



Phase I Environmental Site Assessment

**Commercial Property
4904 W Paul Avenue
Tampa, Florida**

Prepared for Westshore Acquisitions
January 30, 2023

Executive Summary

GHD was retained by Westshore Acquisitions to complete a Phase I Environmental Site Assessment (Phase I ESA) of the dormant commercial property located west of S Westshore Boulevard at 4904 West Paul Avenue in Tampa, Hillsborough County, Florida (the Subject Property, herein referred to as the Site). The purpose of this Phase I ESA is to identify Recognized Environmental Conditions (RECs), as defined in ASTM International (ASTM) Standard E1527-21 (the Standard), at the Site. This Phase I ESA was conducted to assist Westshore Acquisitions in conducting All Appropriate Inquiries (AAI) into the previous ownership and use of the Site.

GHD conducted the reconnaissance of the Site on January 30, 2023.

The Site consists of two contiguous legal parcels on the south side of West Paul Avenue and west of S Westshore Boulevard, totaling approximately 0.5 acres of land. The eastern tract is vacant commercially zoned land, whereas the western tract is improved with a one-story commercial building, constructed in 1967, with metal sheeting placed over a wood frame and roof trusses, interior masonry block walls, and no built-in HVAC. The Site is now connected to municipal water and sewer, but at one time was serviced via a water well and a septic system.

The property is surrounded by a chain-link fence that is locked. The Site building is positioned on the far west side of the Site and is constructed with an above-grade wood floor, wood supports, paneled walls, and a sheet metal roof. As reported by Mr. Bachmann, the building was historically used for wood milling and building furniture and other wood products, but has been largely inactive since 2017. Mr. Bachmann is in the process of selling off the woodworking equipment (air compressor, lathes, joiners, drill presses, table saws) and hand tools. A rear paint room vented at the rear exterior wall was used for painting, stripping, staining, and sealing wood products. An air compressor unit was once positioned outside the paint room and the sole restroom. An array of lumber pieces and a relatively limited number (around a dozen) of containers of paints, thinners and adhesives are still present inside the building. Mr. Bachmann informed GHD that the building is now partly compromised due to termite damage.

East of the main building is an open-ended shed, which currently houses a lawn tractor, several portable gasoline containers, an inactive dishwasher, and some miscellaneous tools. A camper trailer is currently occupied by Mr. Bachmann's son as a property caretaker. A pull trailer, a boat on a trailer, a canoe, and some exterior patio furniture are present on the property.

The Site is adjoined by high-density residential development on the north and west, a storage lot to the east, and undeveloped (former residential) land to the south.

Based on review of historical records and interviews, the Site existed as raw land until around 1967 when the initial building was configured for use as a woodworking shop by the Bachmann family. The structure was enlarged several times until reaching its current configuration around 1984. West Paul Avenue was constructed along the north side of the Site by the 1950s as extending well to the west, but by 2007 was reconfigured to its present alignment along the west side of the Site. Residences were present on the south adjoining property by at least 1957, and these were progressively removed starting around 1984 until cleared by the early-2000s. The present-day commercial structure (cabinet shop and later towing and auto repair businesses) was present on the north adjoining property by the mid-1970s. A large commercial warehouse (general contractor, gutters, interior design) was constructed on the west adjoining property by the early-1970s, and it was removed by the mid-2000s. The east adjoining property was first cleared in the late-1970s and has been used as a storage yard. The present-day high-density residential housing was constructed on a portion of the north adjoining and all of the west adjoining property between 2015 and 2019.

The historical woodworking operations were never identified by the local regulatory agency as warranting registration as a hazardous waste generator or needing an air permit. The Site was not identified in the regulatory database search. However, the east adjoining property once operated as a waste oil hauler and recycler and was the subject of a Federal cleanup action when abandoned by the owners.

Findings and Opinion

Based on this Phase I ESA, the following finding(s) is identified as significant with respect to RECs, Controlled RECs (CRECs), Historical RECs (HRECs), or *de minimis* conditions, as defined in the Standard:

- **On-East Adjoining Former Danmark Reclamation Facility:** This historical operation was a used oil hauler, collection, and recycling facility. In 1992, a soil cleanup was implemented after oily waters were released from the facility impacted a boundary ditch and nearby detention pond to the east. Soil and groundwater sampling reportedly confirmed post-removal conditions as below State action levels. In 1996, several hundred 55-gallon drums, several roll-off containers, tanker trucks, truck trailers, and two soil piles were observed on the abandoned property during an FDEP Preliminary Assessment. Sampling investigations confirmed elevated levels of petroleum hydrocarbons and chlorinated hydrocarbons in stored wastes. Removal/disposal actions, including approximately 80,000-gallons of waste oil and wastewater, were completed by Federal authorities. No suspected releases warranting soil or groundwater sample collection are evident in the available file records. The Site Owner dating back to the 1960s informed GHD he has no recollection of spillage onto the subject Site. He provided a copy of a letter issued by USEPA stating the agency was not aware of any impact to the subject Site from the former Danmark facility. Thus, no reasonably ascertainable information was obtained which suggests that this former facility has impacted the soil, surface and/or groundwater at the subject Site. Therefore, no REC is identified.
- **Historical On-Site Septic System:** The subject Site was originally constructed to use a septic system consisting of an exterior tank and drainfield on the far west side. The current Site Owner could not recall the timeframe at which he hooked into the municipal sewer system that had been installed along W Paul Avenue. The Site woodworking operations were never identified by regulatory authorities as requiring registration as a hazardous waste generator, but various hazardous substances are known to have been used. No information was found to suggest a likely release of hazardous substances or petroleum products to the septic system, and therefore, no REC is identified. However, the past use of a septic system and leach field should be considered when evaluating future land use on the subject Site.
- **Historical On-Site Paint Booth:** Woodworking operations included the use a paint booth for painting, stripping, staining, and sealing wood products. The exhaust vent is on the rear wall with potential discharge to uncovered soil. Site operations were never identified by regulatory authorities as requiring an air permit for hazardous air pollutant emissions, but various hazardous substances are known to have been used. No information was found to suggest a likely release of hazardous substances or petroleum products to Site soils, and therefore, no REC is identified. However, the past use of a paint room exhaust vent should be considered when evaluating future land use on the subject Site.

Conclusions

GHD has completed this Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-21 of the dormant commercial property located west of S Westshore Boulevard at 4904 West Paul Avenue in Tampa, Hillsborough County, Florida. Any exceptions to, or deletions from, this practice are described in Section 1 of this report.

Recognized Environmental Conditions

This assessment has not identified any RECs or Controlled RECs (CRECs).

This summary does not present all of the information that is found in the full report. This Phase I ESA should be read in its entirety to obtain a more complete understanding of the information provided, and to aid in any decisions made, or actions taken, based on this information.

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Key Terms

The following key terms used in this report are defined in the ASTM International Standard E1527-21 as follows:

- **Recognized Environmental Condition (REC)** is (1) the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment. (For the purposes of this definition, “likely” is that which is neither certain nor proved but can be expected or believed by a reasonable observer based on the logic and/or experience of the Environmental Professional, and/or available evidence, as stated in the report to support the opinions given therein.)
- **Controlled Recognized Environmental Condition (CREC)** is a REC affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, activity and use limitations or other property use limitations). A past release that previously qualified as a CREC may no longer constitute a CREC at the time of the Phase I ESA if new conditions or information have been identified such as, among other things, a change in regulatory criteria, a change of use at the Site, or a subsequently identified migration pathway that was not previously known or evaluated.
- **Historical Recognized Environmental Condition (HREC)** is a previous release of hazardous substances or petroleum products affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by the applicable regulatory authority or authorities without subjecting the subject property to any controls (for example, activity and use limitations or other property use limitations). An HREC is not a REC.

A past release that qualified as an HREC may no longer qualify as an HREC if new conditions or information have been identified, such as, among other things, a change in regulatory criteria or a subsequently identified migration pathway that was not previously known or evaluated.
- **De minimis condition** is a condition related to a release that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. A condition determined to be a *de minimis* condition is not a REC nor a CREC.
- **Activity and Use Limitations (AULs)** are legal or physical restrictions or limitations on the use of, or access to, a site or facility: (1) to reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil, soil vapor, groundwater, and/or surface water on a property, or (2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment. These legal or physical restrictions, which may include institutional and/or engineering controls, are intended to prevent adverse impacts to individuals or populations that may be exposed to hazardous substances and petroleum products in the soil, soil vapor, groundwater, and/or surface water on a property.
- **Business Environmental Risk (BER)** is a risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of commercial real estate, not necessarily related to those environmental issues required to be investigated in this practice (i.e., ASTM E1527). Consideration of BER issues may involve addressing one or more non-scope considerations, some of which are identified in Section 13 of the ASTM Standard Practice.
- **Data gap** is a lack of or inability to obtain information required by this practice (i.e., ASTM E1527) despite good faith efforts by the Environmental Professional to gather such information. Data gaps may result from incompleteness in any of the activities required by this practice (i.e., ASTM E1527), including, but not limited to,

site reconnaissance (for example, and inability to conduct the Site visit), and interviews (for example, an inability to interview the Key Site Manager, regulatory officials).

- **Significant data gap** is a data gap that affects the ability of the Environmental Professional to identify a REC.
- **Limiting conditions** are general limitations and basis of review, including limitations imposed by physical obstructions such as adjacent buildings, bodies of water, asphalt, or other paved areas, and other physical constraints (for example, snow, rain, flooding, etc.) shall be noted during the site visit and documented in the report.
- **Reasonably ascertainable** is information that is (1) publicly available, (2) obtainable from its source within reasonable time and cost constraints, and (3) practically reviewable.
- **Adjoining properties** are any real property or properties the border of which is contiguous or partially contiguous with that of the subject property, or that would be contiguous or partially contiguous with that of the subject property but for a street, road, or other public thoroughfare separating them.
- **Key Site Manager** is the person identified by the owner or operator of a subject property as having good knowledge of the uses and physical characteristics of the subject property.
- The **User** is the party seeking to use ASTM Standard Practice E1527 to complete an environmental site assessment of the subject property.

1. Introduction

GHD was retained by Westshore Acquisitions to complete a Phase I Environmental Site Assessment (Phase I ESA) of the dormant commercial property located west of S Westshore Boulevard at 4904 West Paul Avenue in Tampa, Hillsborough County, Florida (the Subject Property, herein referred to as the Site). The User of this Phase I ESA is Westshore Acquisitions. The purpose of this Phase I ESA is to identify Recognized Environmental Conditions (RECs), as defined in ASTM International (ASTM) Standard E1527-21 (the Standard), at the Site. This Phase I ESA was conducted to assist Westshore Acquisitions in conducting All Appropriate Inquiries (AAI) into the previous ownership and use of the Site.

GHD conducted the reconnaissance of the Site on January 30, 2023.

A Site location map is provided in Figure 1. A Site plan is provided in Figure 2. Photographs taken during the Site reconnaissance are presented in Appendix A.

This assessment has been performed in general accordance with the Standard for conducting Phase I ESAs. This Phase I ESA has been prepared by Kenneth R. Caldwell and Nicholas Albergo of GHD, both of whom are Environmental Professionals, as defined in the Standard. These Environmental Professionals were involved in the review and interpretation of the information used to form the basis of the findings, opinions and conclusions as presented in this Phase I ESA. Copies of curricula vitae outlining their qualifications are included in Appendix B.

The following tasks were completed during the assessment:

- Interviews with personnel associated with the Site
- Review of publicly available Federal and State (particularly Florida Department of Environmental Protection [FDEP]) environmental databases, local agency records, and historical records (e.g., fire insurance maps, topographic maps, city directories) of the Site and surrounding properties as applicable
- Review of historical aerial photographs of the Site and surrounding properties
- Review of past and current Site use and adjoining property occupancy
- Reconnaissance of the Site and structures, equipment, utility services, operations, and review of associated Site records
- Observations of conditions that represent releases, or likely releases, or a material threat of a release of hazardous substances or petroleum products to the ground, surface waters, or groundwater of the Site
- Review of chemical use and storage and spill/release incidents associated with the Site
- Review of waste handling, accumulation, storage, and disposal practices
- Review of air emissions and wastewater discharges
- Review of aboveground storage tank (AST) and underground storage tank (UST) records
- Review of previous environmental reports prepared for the Site

GHD relied on information received from third parties and during the Phase I ESA interviews to the extent that the information was reasonably ascertainable and assumed the information received to be accurate unless contradicted by written documentation or field observations.

The following report summarizes the information gathered by GHD during the Phase I ESA and identifies RECs, Historical RECs (HRECs), Controlled RECs (CRECs), and *de minimis* conditions as defined in the Standard at the Site.

1.1 Data Gaps, Limiting Conditions, and Deletions



The following data gaps, limiting conditions, and/or deletions to the Standard were encountered in the completion of this Phase I ESA:

- Mr. Heinz Bachmann, the current Owner, has been associated with the Site since 1966 and had limited knowledge on the history of former operations/uses conducted at the Site before his tenure.
- Standard historical sources reviewed for this Phase I ESA were not available at the 5-year intervals described in Section 8.3.2.1 of the Standard. Additional information sources were not considered reasonably ascertainable.

The significance of the above has been evaluated relative to the findings and conclusions of this Phase I ESA. Opinions regarding significant data gaps, as defined in the Standard, and their impact on the findings of this Phase I ESA are provided in Section 5.3.

1.2 Interviews

To the extent available, questions of past and present owners, operators, and occupants of the Site were asked by a GHD Environmental Professional in an attempt to obtain information about current and past features, uses, activities, and conditions. Interviews with past and present owners, operators, and occupants of the Site who are likely to have material information regarding the potential for contamination at the Site were conducted to the extent that they were identified and available. To the extent practical, attempts were made to interview a reasonable number of occupants when multi-tenants were involved, which included large or significant tenants and those other occupants whose operations are likely to indicate RECs in connection with the Site.

1.2.1 Owner and Key Site Manager

Before the reconnaissance of the Site, the User was asked to identify a person with good knowledge of the uses and physical characteristics of the Site (i.e., the Key Site Manager). In addition to questions about current and past features, uses, activities, and conditions associated with the Site, the User, Site Owner, and/or Key Site Manager were asked about any helpful documents that are available.

GHD was accompanied during the Site reconnaissance and collected information from the following Site-related personnel for this ESA.

Site Personnel	Position	Years Familiar with the Site
Mr. Heinz Bachmann	Site Owner	50+

Mr. Bachmann provided information regarding Site operations and historical Site use.

1.3 Significance and Use

The purpose of the E1527 Phase I Standard Practice is to define good commercial and customary practice in the United States of America for conducting an environmental site assessment for commercial real estate concerning the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) (i.e., Hazardous Substances - 42 U.S.C. §9601) and petroleum products. Petroleum products are included within the scope of this practice because they are of concern with respect to commercial real estate, and current custom and usage are to include an inquiry into the presence of petroleum products when conducting an environmental site assessment of commercial real estate. Inclusion of petroleum products within the scope of this practice is not based upon the applicability if any, of CERCLA to petroleum products.

It is also important to note that the Standard does not address requirements of any state or local laws or federal laws other than the AAI provisions of the Landowner Liability Protections to CERCLA. Users are cautioned that federal, state, and local laws may impose environmental assessment obligations beyond this practice's scope (e.g., those associated with emerging contaminants). Users should also be aware that there are likely to be other legal obligations concerning hazardous substances or petroleum products discovered in, on, or at the Site that are not addressed in this practice and may pose risks of civil and/or criminal sanctions for non-compliance.

This Phase I ESA was conducted consistent with that level of care and skill exercised by members of the environmental engineering and science profession currently practicing under similar conditions and was based upon the information made available to GHD representatives at the time of this assessment. It remains important to recognize that no Phase I ESA can wholly eliminate uncertainty regarding the potential for RECs in connection with the Site. The performance of the assessment is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs in connection with a Site. As defined in the Standard, the User must recognize the reasonable time and cost limits. For this Phase I ESA, the User has been identified as Westshore Acquisitions.

This Phase I ESA has been prepared for the use of Westshore Acquisitions and may not be relied upon by any other party without GHD's written consent. Per Section 4.6 of the Standard, this Phase I ESA is viable until July 15, 2023, or 180 days from the oldest primary component of the Phase I ESA.

1.4 User Questionnaire

The User Questionnaire assists the User and the Environmental Professionals in gathering information that may be material to identifying RECs, and as such, a User Questionnaire was submitted to Westshore Acquisitions for completion to address specific User responsibilities following the Standard. A copy of the completed User Questionnaire is provided in Appendix C. The answers to the User Questionnaire were considered when determining the findings of this report.

2. Site Description and Location

2.1 Site Description

The Site consists of two contiguous legal parcels on the south side of West Paul Avenue and west of S Westshore Boulevard, totaling approximately 0.5 acres of land in Tampa, Hillsborough County, Florida.

Per Hillsborough County Property Appraiser records, Folio 131914-0000 is vacant commercially zoned land, whereas Folio 131913-0000 is improved with a one-story commercial building, constructed in 1967, with metal sheeting placed over a wood frame and roof trusses, interior masonry block walls, and no built-in HVAC or plumbing services.

As observed during the Site reconnaissance, the property is surrounded by a chain-link fence that is locked. The Site building is positioned on the far west side of the Site and is constructed with an above-grade wood floor, wood supports, paneled walls, and a sheet metal roof. As reported by Mr. Bachmann, the building was historically used for wood milling and building furniture and other wood products, but has been largely inactive since 2017. Mr. Bachmann is in the process of selling off the woodworking equipment (air compressor, lathes, joiners, drill presses, table saws) and hand tools. A rear paint room vented at the rear exterior wall was used for painting, stripping, staining, and sealing wood products. An air compressor unit was once positioned outside the paint room and the sole restroom. An array of lumber pieces and a relatively limited number (around a dozen) of containers of paints, thinners and adhesives are still present inside the building. Mr. Bachmann informed GHD that the building is now partly compromised due to termite damage.

Outside the main building on the east is an open-ended shed, which currently houses a lawn tractor, several portable gasoline containers, an inactive dishwasher, and some miscellaneous tools. A camper trailer is currently occupied by Mr. Bachmann's son as a property caretaker. A pull trailer, a boat on a trailer, a canoe, and some exterior patio furniture are present on the property.

The Site is adjoined by high-density residential development on the north and west, a storage lot to the east, and undeveloped land to the south.

Based on review of historical records and interviews, the Site existed as raw land until around 1967 when the initial building was configured for use as a woodworking shop by the Bachmann family. The structure was enlarged several

times until reaching its current configuration around 1984. West Paul Avenue was constructed along the north side of the Site by the 1950s as extending well to the west, but by 2007 was reconfigured to its present alignment along the west side of the Site. Residences were present on the south adjoining property by at least 1957, and these were progressively removed starting around 1984 until cleared by the early-2000s. The present-day commercial structure (cabinet shop and later towing and auto repair businesses) was present on the north adjoining property by the mid-1970s. A large commercial warehouse (general contractor, gutters, interior design) was constructed on the west adjoining property by the early-1970s, and it was removed by the mid-2000s. The east adjoining property was first cleared in the late-1970s and has been used as a storage yard. The present-day high-density residential housing was constructed on a portion of the north adjoining and all of the west adjoining property between 2015 and 2019.

2.2 Environmental Setting

The Site is located in a mixed use area (historically commercial and light industrial being partially converted to multi-use residential) in Tampa, Hillsborough County, Florida. General topographic gradient at the Site and surrounding area is westerly, based on the United States Geological Survey (USGS) topographic map and information provided in the GeoCheck section of the Environmental Data Resources (EDR) Radius Map report.

No surface water bodies are present on the Site. Old Tampa Bay is located approximately 700 feet west of the Site.

According to Southwest Florida Water Management District (SWFWMD) publications, the generalized lithostratigraphic sequence from well logs in this area of Hillsborough County reveal undifferentiated deposits of Recent and Pleistocene age extending from the surface to depths of approximately 25 to 35 feet. These deposits are typically described as poorly indurated clastic deposits of quartz sands, shells, clay and organic material, with hard pan common within the quartz sands. Pliocene and Miocene Age sediments underlie the Pleistocene deposits. These occur in an approximately 50-foot thick unit and are described as typically consisting of dark green/blue/gray clay, with sandy and phosphatic beds. These materials comprise a portion of the Hawthorn Group. Underlying the Miocene deposits are several hundred feet of Eocene limestones and dolomites.

Three major hydrostratigraphic divisions correspond to the major geologic sequences which occur in Hillsborough County. These divisions include an unconfined water table aquifer in the Pleistocene and Recent undifferentiated sediments, a regionally extensive confining unit known as the Hawthorn Group of Pliocene and Miocene Age, and the Floridan Aquifer which occurs in the Eocene limestones and dolomites. The unconfined water table typically represents a subdued expression of the overlying topography, whereas the Floridan Aquifer is confined under pressure. An upgradient source is defined as one that lies hydraulically upstream, where released contaminants could potentially migrate and impact the property. Downgradient or cross gradient sources lay respectively either hydraulically downstream or at equal level to the property and have impact only if hydraulically connected by a geological feature.

According to information provided in the GeoCheck section of the EDR Radius Map report, soils underlying the Site consist of Wabasso fine sand, which is nearly level, and poorly drained but not a hydric soil. It is on plains and flatwoods. In most years, a seasonal high water table fluctuates from the soil surface to a depth of 10 inches for 2 months and recedes to a depth of 40 inches during prolonged dry periods. Permeability is rapid in the surface and subsurface layers. It is moderate in the upper part of the subsoil and slow in the lower part, and it is rapid in the substratum. The available water capacity is low or moderate. Corrosion potential is moderate for uncoated steel.

Based on the USGS 7.5 Minute 2018 Gandy Bridge, Florida and the 2018 Port Tampa, Florida Topographic Maps, the pre-development grade at the Site was situated at approximately 4 feet above mean sea level. Based on the general topographic gradient of the Site and the presence of Old Tampa Bay to the west, it is inferred that shallow groundwater at the Site would flow generally to the west, as well as being tidally influenced. Based on assessments previously performed by others for the immediate Site vicinity, the groundwater flow direction is toward the west, the depth to the water table is reported to be in the range of 4 to 6 feet below grade.

3. Environmental Databases Search and Document Review

3.1 Environmental Databases Search

GHD contracted EDR to search federal and state environmental databases. Based on the address of the Site and the Site boundaries, the database searches were completed, as of January 23, 2023, to assist in the identification of RECs in connection with the Site and assess the likelihood of an impact to the Site from migrating hazardous substances or petroleum products.

The following Standard Environmental Records were searched within the approximate minimum search distance (AMSD) specified in the Standard, and Additional Environmental Records were searched as listed below:

Database	Search Radius
Standard Environmental Records	
National Priority List (NPL)	1.0 mile
Proposed NPL	1.0 mile
Federal Superfund Liens (NPL Liens)	Site only
National Priority List Deletions (Delisted NPL)	1.0 mile
Federal Facility Site Information Listing (FEDERAL FACILITY)	0.5 mile
Superfund Enterprise Management System (SEMS)	0.5 mile
Superfund Enterprise Management System Archive (SEMS-ARCHIVE)	0.5 mile
Corrective Action Report (CORRACTS)	1.0 mile
Resource Conservation and Recovery Act Information (RCRA) Treatment, Storage or Disposal Facility (RCRA-TSDF)	0.5 mile
RCRA-Large Quantity Generator (RCRA-LQG)	Site/Adjoining Property
RCRA-Small Quantity Generator (RCRA-SQG)	Site/Adjoining Property
RCRA-Very Small Quantity Generator (RCRA-VSQG)	Site/Adjoining Property
Land Use Control Information System (LUCIS)	0.5 mile
Engineering Controls Sites List (US ENG CONTROLS)	0.5 mile
Institutional Controls (US INST CONTROLS)	0.5 mile
Emergency Response Notification System (ERNS)	Site only
Solid Waste Sites & Facilities (SWF/LF)	0.5 mile
Open Dump Waste Sites (OPEN DUMPS)	0.5 mile
State Hazardous Waste Sites (SHWS)	1.0 mile
Leaking Underground Storage Tank on Indian Land (Indian LUST)	0.5 mile
Leaking Underground Storage Tank (LUST)	0.5 mile
Underground Storage Tank Database (UST)	Site/Adjoining Property
USTs on Indian Land (Indian UST)	Site/Adjoining Property
Federal Emergency Management Agency (FEMA UST)	Site/Adjoining Property
Aboveground Storage Tank Database (AST)	Site/Adjoining Property

Database	Search Radius
Sites with Restrictions (AUL)	0.5 mile
Voluntary Cleanup Priority Listing (Indian VCP)	0.5 mile
Voluntary Remediation Program Site List (VCP)	0.5 mile
Brownfields	0.5 mile
Additional Environmental Records	
Spill Incidents (SPILLS)	Site only
Drycleaner Facility Listing (Drycleaners)	0.25 mile
State Coalition for Remediation of Drycleaners Listing (SCRD Drycleaners)	0.25 mile
State Cleanup Program Sites (SCP)	0.5 mile
EDR Exclusive Historical Cleaners (EDR Hist Cleaner)	0.125 mile
EDR Exclusive Historical Gas Stations (EDR Hist Auto)	Site/Adjoining Property
Recovered Government Archive LUST (RGA LUST)	0.5 mile
Per- or Poly- Fluoroalkyl Substances (PFAS)	0.5 mile

A copy of the database search is included in Appendix D, which includes definitions for the above-referenced databases. It should be recognized that the availability, accuracy, and completeness of the record information may vary among information sources, including governmental sources. GHD reviewed information for properties identified within the referenced AMSD. GHD considers a variety of factors in determining which off-Site properties, if any, can impact the Site. These factors include, but are not limited to, the following:

- Type of database on which property was identified
- Information presented in the EDR Radius Map report and reasonably ascertainable government databases
- Direction and distance of the property from the Site
- Suspected or known groundwater flow direction at or near the Site
- The likelihood that released contaminants, if any, could migrate to the Site
- Surface and subsurface features (e.g., soil types, utility corridors)

The following is a summary of the databases searched with the findings as listed.

3.1.1 Database Listings for the Site

The Site location was not listed in any of the following afore-mentioned database searched.

3.1.2 Database Listings for Adjoining Properties

The following adjoining properties are listed in the afore-mentioned databases searched with the status as listed:

Property Address	Listed Entity	Listing/Status
4808 West Paul Avenue (east adjoining)	Danmark Reclamation	CLEANUP SITES (open) DWM CONTAM (open) RESP PARTY (open)
	Danmark Site	SEMS (NFRAP) ICIS (cost recovery)

The **Danmark Reclamation/Danmark Site**, which historically operated on the east adjoining property, is listed as a RCRA NonGen/NLR facility (Facility ID FLD982081937), and State and EPA corrective actions facility.

According to the databases, this facility did not qualify for the Federal NPL based on preliminary information collected. Based on review of files available at the Hillsborough County Environmental Protection Commission (EPC), an Initial Remedial Action for a Petroleum Spill Cleanup Report was prepared by The Danmark Companies and dated September 1992. According to the report, approximately 5,000-gallons of used oil and oily water were discharged off the property into an adjoining ditch and nearby retention pond (note at the apartment complex to the east). Another 5,000 gallons was retained in on-property secondary containment. Contaminated surface water was removed from the drainage ditch, pumped into storage tanks, and then disposed offsite. A preliminary assessment included the collection of composite soil samples and the installation of two temporary monitoring wells. Approximately 80 cubic yards of soil were excavated. After soil removal was completed, post-cleanup samples were collected prior to backfilling activities. The groundwater samples were analyzed for mixed petroleum group compounds (volatiles, semi-volatiles, and total recoverable petroleum hydrocarbons [TRPH]) and target metals. Post-closure soil screening and the results of the groundwater samples from the two temporary monitoring wells did not exceed State cleanup levels. However, numerous subsequent complaints were received by the EPC regarding oily sheens observed in the drainage ditch along the property boundary.

An affidavit signed by Ronald A. Cope with the EPC stated that he performed an inspection of the facility on September 24, 1993. The facility had been abandoned by that time.

Stormwater/rainwater was observed discharging from the property via the facility's entrance drive apron. The discharge source was identified as a number of leaks in the secondary containment structure which housed the used oil tanks. The secondary containment structure was observed to be half full of water with a notable amount of used oil. Sixty 55-gallon drums containing used oil filters and contaminated soil were abandoned onsite, and several of the drums were leaking. Used oil and/or contaminated oil was observed to be leaking from two semi-tank trailers. Three roll-off containers, half full of contaminated soil, were also abandoned. Approximately 20 cubic yards of contaminated soil remained on the property.

Based on a review of FDEP web-based files, a Preliminary Assessment prepared by the FDEP and dated October 16, 1996 reported that this facility was a former used oil hauler, collection, and recycling facility. Several hundred 55-gallon drums, several roll-off containers, tanker trucks, truck trailers, and two soil piles were observed on the property. Sampling investigations confirmed elevated levels of petroleum hydrocarbons and chlorinated hydrocarbons in stored wastes.

Removal/disposal actions were completed by the USEPA between July 1995 and March 1996. Approximately 80,000 gallons of waste oil and wastewater were removed from the property. No suspected releases warranting soil or groundwater sample collection are evident in the available file records.

According to a Press Release from the US Department of Justice dated September 30, 1998, the United States filed charges against Michael Shaw, the owner and president of Danmark Companies. Between 1990 and 1993, Shaw operated a used oil recycling company at 4808 West Paul Avenue. In August 1993, Shaw abandoned the Danmark facility leaving 80,000 gallons of contaminated liquid waste and 150 tons of contaminated soil onsite. This facility was declared a priority federal cleanup site and cleaned up by federal authorities at a cost of over \$500,000.

Correspondence from Leslie Campbell with the EPC, and dated October 5, 1998, indicated that on September 30, 1998, the US Department of Justice filed felony hazardous waste charges against Shaw and he pled guilty. Ms. Campbell indicated the local agency file was closed and the majority of the file was at the US Attorney's office.

Copies of selected regulatory file records are provided as Appendix K.

Based on the available information, including the reported details regarding the federal cleanup action completed, and the closed nature of the regulatory compliance file, no reasonably ascertainable information was obtained demonstrating the facility has, through migration, impacted the soil, surface or groundwater (i.e., the environment) of the subject Site. Therefore, no REC has been identified

3.1.3 Database Listings for Area Properties

In addition to the above, the following Area Properties (i.e., properties located within the effective AMSD of the Site) are listed in the afore-mentioned databases searched with the status as listed:

Property Address	Listed Entity	LISTING/STATUS
5015 S Westshore Blvd (approx. 260 ft E)	Paresa Dry Cleaners Inc.	EDR Historical Cleaner (2006-2012)
2900 Paul Avenue (approx. 290 ft E)	Danmark Transportation Corp. (suspected office location)	RCRA NonGen/NLR (no violations)
4802 Gandy Blvd (approx. 535 ft NE)	Lowell S 66 Service Station	EDR Historical Auto (1959-1982)
4905 S Westshore Blvd (approx. 560 ft NE)	Danmark Reclamation Corp (suspected office location)	RCRA NonGen/NLR (violations cited/corrected)
5201 South Westshore Boulevard (approx. 575 ft SSE)	Balimoy Manufacturing	INST CONTROL (Land use – soil) LUST (Completed – NFAC, 2006) DWM CONTAM (Closed) SPILLS (closed) TANKS (ER spill, closed) RCRA-VSQG (violations cited/corrected)
5102 S Westshore Blvd (approx. 600 ft ESE)	Radiometric Instruments	RCRA NonGen/NLR (no violations)
5002 S Westshore Blvd (Approx 640 ft ENE)	Master Collision Repair of South Tampa	RCRA-VSQG (no violations)
4919 S Westshore Blvd (approx. 650 ft NE)	Inland Waters Pollution Control	RCRA NonGen/NLR (no violations)
4908 S Westshore Blvd (approx. 650 ft NE)	Roy's Body Shop	RCRA NonGen/NLR (no violations)
5000 W Gandy Boulevard (approx. 670 ft NNW)	Former Imperial Yacht Basin Marina	LUST (Completed – SRCR, 2013) DWM CONTAM (Closed) UST (5, removed) SPILLS (closed)
5107 South West Shore Boulevard (approx. 700 ft SSW)	Hendry Corp Rattlesnake Terminal	LUST (completed - SRCR, 2018) UST (1, removed) AST (6, removed) CLEANUP SITES (closed) DWM CONTAM (closed) RESP PARTY (closed) NPDES RCRA NonGen/NLR (violations cited/corrected)
5002 W Gandy Boulevard (approx. 800 ft NNW)	Coastal Mart #603	LUST (Completed - NFA, 2015) DWM CONTAM (Closed) UST (4, removed) AST (1, removed)

Property Address	Listed Entity	LISTING/STATUS
4801 W Gandy Blvd (approx. 880 ft NNE)	Circle K #8811 Barbozan Smoke House Circle K Circle K #270811	RCRA-VSQG (no violations) LUST (completed – NREQ, 2017) UST (3, removed) DWM CONTAM (completed) LUST (completed – LNFA, 2017) UST (3 removed, 2 in service) INST CONTROL (LSSI, groundwater) DWM CONTAM (closed)
4746 W Gandy Blvd (approx. 900 ft NE)	Bay Motors	RCRA-VSQG (no violations)
4747 W Gandy Blvd (approx. 1050 ft NE)	7-Eleven Store #37149 Shell Oil Co	LUST (completed – NFA, 2014) UST (4 removed, 2 in service) DWM CONTAM (closed) RCRA NonGen/NLR (no violations) RCRA-VSQG (no violations)
5301 N Westshore Boulevard (approx. 1140 ft SSE)	Pioneer Fuel Oil Inc	LUST (On-going) CLEANUP SITES (open) DWM CONTAM (open) UST (8 removed)
4706 W Gandy Blvd (approx. 1165 ft ENE).	Mendiveile Paint & Body Shop	RCRA NonGen/NLR (no violations)
4702 W Gandy Blvd (approx. 1200 ft ENE)	Citgo Gas Station #372	RCRA-VSQG (no violations) UST (4 removed, 3 in service) AST (2 removed) DWM CONTAM (open) LUST (On-going) CLEANUP SITES (open)
5001 West Tyson Avenue (approx. 1275 ft SSW)	MD Moody & Sons Westshore Marina District	AST (4 removed) RCRA Non/Gen/NLR (no violations)

As a supplement to the ASTM Standard Environmental Record Sources, EDR searched additional non-standard record sources, including the following: EDR's proprietary US Historical Auto Station database (identifier of suspected auto repair or service station facilities based on city directory research) and EDR's proprietary US Historical Cleaners (identifier of suspected drycleaners based on city directory research). One (1) EDR US Historical Cleaners facility was identified directly east during a period (2006-2012) when strict State regulations for drycleaners compliance were in force, and no discharges are apparent for this address. One (1) EDR Historical Auto Station facility was identified at a location that would be cross-gradient from the Site. Based on the locations and information reviewed, it is considered unlikely that they have impacted the soil, surface and/or groundwater at the subject Site.

Danmark Reclamation Corp was located northeast of the Site and **Danmark Transportation Corp** was located east of the Site. The facility is listed as a RCRA NonGen/NLR facility (Facility ID FLD982136251). A violation was reported in 1990 and resolved in 1995. Based on a review of FDEP web-based files, an FDEP letter dated April 12, 2011 reported that the facility's registration to transport used oil expired on July 1, 1994. These are suspected office listings for the main Danmark facility operations that were discussed in the Section above.

Balimoy Manufacturing Company is located southeast of the Site. According to the database report, this facility is listed as a VSQG (Facility ID FLD152704151). Multiple violations have been reported and resolved. This facility is also listed as having petroleum releases in December 2002 and August 2003 (Facility ID 9805549). A Conditional SRCO was issued by the FDEP on September 18, 2006 with an institutional control in place restricting the land use to

commercial/industrial only. Based on the inferred cross-gradient location and information reviewed, it is considered unlikely that they have impacted the soil, surface and/or groundwater at the subject Site.

The **Former Imperial Yacht Basin** was located west from the subject Site. According to the database report, this facility is listed as having two 6,000-gallon leaded gasoline USTs removed in 1988, one 6,000-gallon diesel UST removed in 1988, one 10,000-gallon unleaded gasoline UST removed in 2005, and one 10,000-gallon diesel UST removed in 2005 (Facility ID 8625418). A petroleum release was reported on December 1, 2005. Based on a review of FDEP web-based files, approximately 150 cubic yards of petroleum-impacted soil was removed from the excavation and sent for off-site disposal. Groundwater samples indicated that MTBE was detected in the source area well, MW-1, slightly above its State of Florida Groundwater Cleanup Target Level (GCTL). The shallow groundwater flow direction was reported to be toward the west. After additional investigations, no petroleum constituents were reported in soil samples above their respective State of Florida Soil Cleanup Target Levels (SCTLs) and no petroleum constituents were reported above their respective GCTLs. The shallow groundwater flow direction was reported to the southwest (i.e., away from the subject Site). The FDEP issued a Site Rehabilitation Completion Order (SRCO) granting unconditional no further action on March 15, 2013. Based on the inferred downgradient location and information reviewed, it is considered unlikely that they have impacted the soil, surface and/or groundwater at the subject Site.

The former **Hendry Corporation - Rattlesnake Terminal**, historically located on waterfront property to the west, is listed as a RCRA NonGen/NLR facility (Facility ID FLD982081937). According to the database report, the facility generated ignitable wastes, methyl ethyl ketone, spent halogenated solvents used in degreasing (F001), and spent non-halogenated solvents (F003 and F005). Numerous violations have been issued for the facility. In particular, the facility, which operated as a dredging contractor with a large ship repair and maintenance facility for approximately 40 years, was issued a Consent Order by the FDEP in 1990. Constituents of concern included Volatile Organic Aromatics (VOAs), polycyclic aromatic hydrocarbons (PAHs), and heavy metals. Assessment activities at the Hendry property have primarily occurred in three areas of concern, which are detailed as follows:

- Area 1 – Previously contained a 10,000-gallon used oil AST. Additionally, bilge waster was pumped into a retention pond located further to the east.
- Area 2 – Locales where “black beauty” blasting residue was dumped and where unused product was stored.
- Area 3 – Vicinity of two transformer storage buildings, a spray paint trailer, an electric motor cleaning area and the septic/drainfield for the diesel shop.
- Area 4 - Former location of an electric shop and an area south of a former diesel repair shop.

Extensive source removal reportedly occurred at the facility during the late 1990s/early 2000s. Additionally remedial efforts at the Hendry property included free product/groundwater fluid removal and bio-treatment of contaminated soils. Six quarters of groundwater monitoring were performed. Assessment/remediation activities then ceased until 2015. According to a Limited Site Assessment prepared by Apex Companies, LLC (Apex) and dated July 6, 2015, correspondence with the FDEP indicated that the previous groundwater monitoring was sufficient, and that assessment activities were needed to further delineate soil impacts for anticipated future source removal. Fifteen soil borings were advanced at FDEP- approved locations and sampled. Exceedances of respective State Soil Cleanup Target Levels (SCTLs) were detected for TRPH (ranging up to 4,990 mg/kg), Benzo(a)pyrene (ranging from 0.12 mg/kg to 0.54 mg/kg), Benzo(a)pyrene Equivalents (ranging from 0.117 mg/kg to 0.774 mg/kg), arsenic (3.3 mg/kg and 3.4 mg/kg) and lead (706 mg/kg). Additionally, concentrations of chromium (38.7 mg/kg and 164 mg/kg) exceeded default levels for leachability based on groundwater criteria. In particular, SCTLs were exceeded at three locations near the western seawall and at four locations on property further to the east. Five locations within an elevated fill pad on the east adjoining property indicated no SCTL exceedances. Apex noted that development plans for the encompassing property would include placement of 3 to 9 feet of clean fill soils above the current grade.

Based on the results of previous assessment, which included additional soil testing in December 2015 and February 2016, The FGS Group (FGS) developed an Interim Source Removal & Management Plan (ISRMP), which included excavations to address the petroleum and heavy metal impacts identified. Initial source removal activities were performed in May/June 2016. A reported total of 2,830 cubic yards of impacted soils were excavated from four areas. The soils were stockpiled in the warehouse structure located on south side of the property, and composite samples were analyzed in accordance with the FDEP guidelines for “Disturbance and Use of Old Closed Landfills or Waste

Disposal Areas in Florida” to further characterize the excavated soil. Although initial sample results indicated an exceedance of Benzo(a)pyrene (0.22 mg/kg) and Benzo(a)pyrene equivalents (0.32 mg/kg) in one sample, FGS reported that after some mixing activities, soils analysis yielded target constituents of concern (PAHs) below respective SCTLs. Groundwater testing performed post source removal at four monitoring wells located beyond the limits of the excavation yielded no target constituents of concern above respective State groundwater cleanup target levels (GCTLs). Additional groundwater testing performed in August 2016 within the footprint of the excavated areas reported no target constituents of concern above respective GCTLs.

Assessment activities to address petroleum impacts stemming from a January 14, 1992 discharge were initiated in August 2016 by FGS. According to FGS, the discharge was deemed eligible for the Petroleum Cleanup Participation Program (PCPP) on October 25, 1996; however, the eligible area was limited to impacts within the former AST area. According to a Site Assessment Report and Interim Source Removal Plan prepared by FGS dated October 28, 2016, petroleum impacts were identified in soils and groundwater. Soil impacts included benzo(a)pyrene (0.47 mg/kg) and TRPH (8,440 mg/kg). Additionally, concentrations of 1-Methylnaphthalene (19.7 mg/kg) and 2-Methylnaphthalene (29.9 mg/kg) exceeded default leachability to groundwater standards. Subsequent TRPH fractionation analysis revealed no concentrations above alternate SCTLs for TRPH sub-class fractions, and soil leachate testing using synthetic precipitate leaching procedure (SPLP) testing revealed no constituents of concern above GCTLs. Groundwater sampling revealed exceedances of GCTLs for Naphthalene compounds, but levels of TRPH and target volatile aromatics were below GCTLs. Additional source removal/assessment activities were performed by FGS in February and March 2017, wherein approximately 3,782 tons of petroleum-impacted soils were excavated and were transported off the property for proper disposal. Subsequent groundwater monitoring revealed no constituents of concern exceeding the respective GCTLs. Unconditional Site Rehabilitation Completion Orders (SRCOs) were issued by FDEP for the heavy metal impacts on December 6, 2017 and for the petroleum impacts on March 7, 2018. Based on the inferred downgradient location and information reviewed, it is considered unlikely that they have impacted the soil, surface and/or groundwater at the subject Site.

The former **Coastal Mart #602** was located on waterfront property northwest from the Site. According to the database report, this facility is listed as having two 4,000-gallon leaded gasoline USTs removed in 1991 and two 4,000-gallon gasohol USTs removed in 1991 (Facility ID 8625224). Petroleum releases were reported in January 1988 and August 1991. Based on a review of FDEP web-based files, assessment work reported a groundwater flow direction variable from west to southwest and groundwater exceedances were inferred to be limited to an area between the tanks and the dispenser canopy located to the north. The FDEP subsequently issued a Monitoring Only Plan (MOP) in July 1994. One monitoring event was performed in September 1994 and thereafter work was suspended. A Supplemental Site Assessment Report prepared by APEX dated October 31, 2014 reported that no petroleum constituents were detected in the soil above their respective SCTLs and no petroleum constituents were detected above their respective GCTLs. The shallow groundwater flow direction was reported to the southwest (i.e., away from the subject Site). The FDEP issued an SRCO granting unconditional no further action on February 27, 2015. Based on the inferred cross-gradient location and information reviewed, it is considered unlikely that they have impacted the soil, surface and/or groundwater at the subject Site.

Circle K #8811 is located northeast from the Site and is listed as a CESQG (Facility ID FLD984250613). No violations are evident. Barbozan Smoke House Circle K is also listed on this property as having three 888-gallon USTs containing an unknown/unreported substance removed (Facility ID 8732519). Circle K #2708811 is listed as having three 10,000-gallon leaded gasoline USTs removed in 1988 and two 9,816-gallon unleaded gasoline USTs installed in 1988 (Facility ID 8735366). Petroleum releases were reported in February 1987, May 1991, and August 1996. Based on a review of FDEP web-based files, three groundwater monitoring wells were installed and sampled. Elevated levels of petroleum constituents were detected in the groundwater above State action levels. Later work reported in 2013 indicated that no excessively contaminated soil was encountered above the water table and the groundwater plume was reported to be stable or shrinking and limited in extent to one monitoring well. The shallow groundwater flow direction was reported as being variable to the northwest and east (i.e., away from the subject Site). An FDEP letter dated May 13, 2013 granted conditional No Further Action for the May 1991 and August 1996 releases. An institutional control is in place restricting the use of groundwater. Based on the inferred cross-gradient location and

information reviewed, it is considered unlikely that they have impacted the soil, surface and/or groundwater at the subject Site.

7-Eleven Store #37149, located northeast from the Site, is identified as a LUST, UST, and DWM CONTAM facility (ID 8625042). According to the database report, a petroleum discharge was reported in December 1988 and was deemed eligible for State-funded cleanup. No Further Action status after soil and groundwater cleanup was granted in June 2014. Registered storage tanks include three (3) 9728-gallon unleaded gasoline USTs (removed 2006), a 550-gallon waste oil UST (removed in 1995), and two 10,000-gallon gasoline and diesel USTs (in service, installed in 2014). The waste generator listing (FLD040867186) is associated with retail station operations (ignitables and benzene) and no violations are evident. Based on the inferred cross-gradient location and information reviewed, it is considered unlikely that they have impacted the soil, surface and/or groundwater at the subject Site.

The former **Pioneer Fuel Oil Inc.**, located southeast from the Site, is identified as a UST facility (Facility ID 8943192). According to the database report, this facility was a former bulk storage facility that maintained two (2) 4,000-gallon unleaded gasoline USTs, two (2) 10,000-gallon kerosene USTs, two (2) 20,000-gallon kerosene USTs, one (1) 20,000-gallon fuel oil distribution UST, and one (1) 19,000-gallon fuel oil distribution UST. All eight (8) USTs were removed in 1993. A petroleum release was reported in December 1988 and deemed eligible for State-funded cleanup with a low priority ranking score of 10 for groundwater impacts. Based on separation distance and the available information, no REC is identified. Based on the inferred cross-gradient location and information reviewed, it is considered unlikely that they have impacted the soil, surface and/or groundwater at the subject Site.

Citgo Gas Station #372, located northeast from the Site is identified as a UST, AST, and DWM CONTAM facility (ID 8625042). According to the database report, a petroleum discharge was reported and was deemed eligible for State-funded cleanup for soil and groundwater impacts. Cleanup activity is ongoing. Registered storage tanks include a three (3) 4000-gallon unleaded gasoline USTs (removed 2006), a 4000-gallon diesel UST (removed in 2006), two 10,000-gallon unleaded gasoline USTs (in service, installed in 2006), and 10,000-gallon diesel UST (in service, installed in 2006), and a 6000-gallon kerosene AST (removed in 1992), a 6000-gallon diesel AST (removed in 1992). The waste generator listing (FLT060078144) is associated with retail station operations and no violations are evident. Based on the inferred cross-gradient location and information reviewed, it is considered unlikely that they have impacted the soil, surface and/or groundwater at the subject Site.

The former **MD Moody & Sons Inc.**, listed on waterfront property to the west, is identified as an AST facility (Facility ID 8736476). According to the database report, two 1,000-gallon vehicular diesel ASTs, one 575-gallon vehicular diesel AST, and one 280-gallon miscellaneous petroleum-based product AST were removed from the facility in 2005. Based on a review of FDEP web-based files, the ASTs were located on a concrete pad with secondary containment, approximately 64 feet north of the northeast corner of the warehouse building. An illustration included within the tank registration records also depicts two waste oil ASTs and one mineral spirits AST within the secondary containment compound. No reported discharges are evident. The facility is also listed as a RCRA-SQG facility (Facility ID FLR000091389). According to the database report, the facility generated ignitable wastes. Based on information reported by the Hillsborough County Environmental Protection Commission (EPC), a complaint was filed against MD Moody & Sons on August 17, 1999. The complaint stated that “MD Moody & Sons have known soil contamination on the site at the NW side of the building – where the used oil tanks are stored. Used oil has been overflowing continuously – oil is stored in buckets and overflows when it rains. Soil staining is visible. On the NE side of the building was the pad area where vehicles & heavy equipment is cleaned – solvents, etc. is washed into the ground. Heavy equipment onsite leaks hydraulic fluid.” An inspection by the EPC on November 14, 1999 found “minor soil staining” adjacent to 5-gallon buckets of used oil. The complaint was closed on November 14, 1999, and no record of issuance of a warning notice is evident. No additional reported violations or reported discharges are evident. Based on the inferred downgradient location and information reviewed, it is considered unlikely that they have impacted the soil, surface and/or groundwater at the subject Site.

The remaining listed facilities are reported at distances greater than one quarter mile from the Site or clearly in the downgradient direction from the Site; therefore, based on the distances from the Site, it is considered unlikely that they have impacted the environment of the subject Site.

Based on the factors listed in Section 3.1, no evidence of the likelihood for a hazardous substance or petroleum product release impacting the Site through migration from the above-mentioned Area Properties was identified based on information provided in the EDR Radius Map report.

3.1.4 Unmapped Properties

In addition to the properties identified above, the database search identified one property that could not be mapped based on the address information within the database system, also referred to as "orphan" sites in the database search results. The unmapped property is included in Appendix D.

GHD reviewed the unmapped property and confirmed that the listed property is not adjoining or close to the Site based on the available information and observations made during the Site reconnaissance.

3.2 Historical Records Review

GHD reviewed the following information, where reasonably ascertainable, to identify the historical usage of the Site and adjoining properties:

- Sanborn Fire Insurance Maps
- Property Title Search
- Historical Aerial Photographs
- City Directories
- Historical Topographic Maps

3.2.1 Sanborn Fire Insurance Maps

Sanborn Fire Insurance maps assist in identifying historical land use and commonly illustrate the existence and location of ASTs, USTs, structures, improvements, and Site operations.

No Sanborn maps were reported to be available for the Site in the EDR Sanborn Library, LLC collection.

A copy of the Certified Sanborn Map report is presented in Appendix E.

3.2.2 Property Title Search

Property title information for the Site was not made available from Westshore Acquisitions. According to the Hillsborough County Property Appraiser, the Site is owned by Heinz O. Bachmann, Trustee and Sieglinde E. Bachmann, Trustee (see Appendix F).

A copy of a title commitment issued by Commonwealth Land Title Insurance Company, which was issued with a commitment date of December 12, 2022, was provided to GHD by the User for review. No environmental liens or activity use limitations of an environmental nature were noted by GHD. A copy of the Commitment for Title Insurance, with the attending deed exhibits, is presented in Appendix F.

3.2.3 Historical Aerial Photographs

Aerial photographs assist in the identification of Site features and outdoor activities of potential environmental concern. Aerial photographs of the Site for the years 1938, 1957, 1965, 1969, 1973, 1976, 1980, 1984, 1991, 1995, 1999, 2007, 2010, 2015, and 2019 were available from EDR and were reviewed by GHD. The specific details observed at the Site and adjoining properties are dependent on the scale and quality of the aerial photographs reviewed. Additionally, more recent aerial imagery available from Google Earth™ was reviewed by GHD for this ESA. The following is a summary of observations based on a review of the aerial photographs:

- 1938: The Site and the adjoining properties are depicted as undeveloped. Prepped alignments for West Paul Avenue on the north boundary, West Price Avenue to the south, and former Bridge Street to the west are evident. An unimproved north-south roadway is depicted in the location of present-day South Westshore Boulevard to the east of the Site.
- 1957, 1965: The Site and the north and east adjoining properties remain undeveloped. Apparent residences are present on the south and west adjoining properties. The streets are now paved. Abundant commercial/light industrial activity, including piers and docks for ships are evident along Old Tampa Bay to the west.
- 1969: The Site has been improved with a single building dirt drive/parking area on the north side. The south adjoining property remains residential. The west adjoining property is now cleared land. The north and east adjoining properties remain undeveloped. Additional development is evident along the waterfront to the west.
- 1973: The Site building has been expanded to the south. A large warehouse structure is present on the west adjoining property on the south side of the historical westward extension for West Paul Avenue. The northern, southern, and eastern adjoining properties remain substantially unchanged. Additional commercial development is present along South Westshore Boulevard to the west.
- 1976: The Site appears substantially unchanged. The present-day commercial structure on the east side of north adjoining property has been constructed. The west, south, and east adjoining properties appear substantially unchanged. An apparent residence and garage are now present on the north side of West Paul Avenue to the east. Additional commercial development is present along South Westshore Boulevard to the west.
- 1980: The Site appears substantially unchanged. The east adjoining property has been cleared suspected vehicle or equipment staging. The north, west, and south adjoining properties remain substantially unchanged.
- 1984: The Site building configuration has been enlarged. The east adjoining property appears to be inactive and the former cleared area has re-vegetated. The eastern-most structure on the south adjoining property has been removed. The west and north adjoining properties appear substantially unchanged.
- 1991: The Site appears substantially unchanged. The eastern adjoining property is now fenced and occupied by multiple trailers and a possible upright silo or tank. The central structure on the south adjoining property has been removed. The west and north adjoining properties remain substantially unchanged. Further to the east, the present-day apartments are present on the south side of West Paul Avenue. Additional high-density residential development is evident to the north.
- 1995, 1999: The Site and adjoining properties appear to be substantially unchanged. The possible tank or silo on the east adjoining property is no longer visible. Additional commercial development is present to the east along the north side of West Paul Avenue.
- 2007: The Site and the east and north adjoining property remain substantially unchanged. The west adjoining warehouse has been removed and the present-day continuation of West Paul Avenue around the north and west sides of the Site has been constructed. No structures remain on the south adjoining property. To the northwest, west, and southwest, the former waterfront activities have ceased and land is cleared and graded.
- 2010, 2015: The Site and adjoining property are substantially unchanged.
- 2019: The Site and eastern and southern adjoining properties remain substantially unchanged. The present day high-density residential housing has been constructed on the west part of the north adjoining and all of the western adjoining property. Additional residential development has been constructed further to the west as well as directly northeast from the Site.

2021: (see Figure 2) The Site and adjoining properties appear to be substantially unchanged and essentially in the present-day configurations.

Copies of reviewed aerial photographs provided by EDR are presented in Appendix G.

3.2.4 City Directories

A city directory search was conducted by EDR from the first available directory to the present. Directories were available and were reviewed by EDR at approximately 5-year intervals beginning in 1920 and ending in 2017.

The Site location was listed in the city directories based on an address of 4904 West Paul Avenue as follows:

Address	Entity	Year(s)
4904 W Paul Ave	H O Bachman Master Woodcraftsman	2004 to 2009
	Ibsler Bacldina, Wood Craftsan	2004
	H O Bachman Master Woodcraftsman, cabinetmaker	1969 to 1999

The following entities, other than residential properties, were identified in close proximity to the Site:

Address	Entity	Year(s)
4808 W Paul Ave (east adjoining)	Parsons Landscaping & Design	2009
	Charles Parsons	2004
4807 W Paul Ave (NE adjoining)	William Logan	2017
	Occupant Unknown	2009, 2014
	Catherine Tamayo	2004
	No Current Listing	1999
	Vacant	1993
	Vacant	1983, 1988
	Norman McFarland	1978
	Heinz Backman	1974
	Vacant	1969
4909 W Paul Ave (north adjoining)	John W de Aguirre	1959
	Maria Pulos-Hardy	2014
4901 W Paul Ave (north adjoining)	Occupant unknown	2004
	No Current Listing	1999
	Metro of Tampa Bay Auto Repair	1994
	Vacant	1993
	Metro Towing Co.	1988
4907 W Paul Ave (north adjoining)	Ottos Cabinet Shop	1978, 1983
	Vacant	1962
4908 W Paul Ave (west adjoining)	Vacant.	1983, 1998, 1993
	Five Hills Gutters Insulation, Diversified Interiors	1974, 1978
	Maria L Ramirez	1962
4920 W Paul Ave (west)	Maria L Ramirez	1959
4813 W Paul Ave (east)	Vacant	1983
4905 W Price Ave (south adjoining)	No Return	1983
	Martin Cooper	1974, 1978

Address	Entity	Year(s)
	James Spaulding	1969
	Vacant	1962
4909 W Price Ave (south adjoining)	Vacant	1988
	Angelo Martinez	1983
	Senta T Hulag	1974, 1978
	John H Sass	1969
	HL Thornton	1959, 1962
4907 W Price Ave (south adjoining)	Arnold Arnett	1959
4919 W Price Ave (west)	Vacant	1983
	Payne Brothers, construction	1978
	Hudson Electric Co. Inc., general contractor	
	Vacant	1974
	Peter Suraski	1969
	Bert L Martin	1959, 1962
4915 W Price Ave (west)	Occupant Unknown	2004
	Herman H Ranzinger	1994, 1999
	Vacant	1962, 1969, 1978, 1983, 1988
	Wade J Smith	1959
4815 W Price Ave (southeast)	H Vohdinray	1999
5009,5011, 5013, 5015, 5017 S Westshore Blvd (east)	Residential	2009, 2014, 2017
5007 S Westshore Blvd (east)	American Lifting Products	2004, 2009, 2014
	Intertrim Marine Products, American Rigging Inc.	1993, 1994, 1999
	America Mech Group (mfg auto bins), Florida Bin Inc.	1983, 1988
	Florida Bin & Shelving.	1978
5103 S Westshore Blvd (southeast)	Puppy Manor	2017
	Ed Golly Studio	1999, 2004
	Phillips Construction Co.	1993, 1994
	Hockett Systems of Florida, sand blasting equip	1988
	Southern Shipyard Inc, Hockett Systems of Florida	1983
	Sys Inc., Danka Industries Inc., advanced business	1978
5001 S Westshore Blvd (north)	Johns Auto Sales	2009, 2014, 2017
	Occupant Unknown	2004
5002 S Westshore Blvd (east)	Master Collision Repair/Gerber Collision & Glass	2009, 2014, 2017
	Roy's Paint & Body	1999, 2004
5100 S Westshore Blvd (east)	Rhea Johnson, Mildred Johnson	1955, 1969, 1978, 1993, 1988, 1993, 1999, 2009, 2014, 2017
5107 S. Westshore Blvd (southeast) (north)	Hendry Corp.	1978, 1983, 1988, 1993, 1999, 2004, 2009

The city directory review revealed the presence of multiple suspected commercial/light industrial businesses in the immediate Site vicinity to the east along South Westshore Boulevard and more recent conversion to high-density residential uses.

A copy of the city directory search is presented in Appendix H.

3.2.5 Historical Topographic Maps

Historical topographic maps were reviewed to assist in the identification of historical land use, to document the general development of the Site and properties in the vicinity of the Site, and to identify potential on Site fill activities. Historical topographic maps of the Site and surrounding areas for the years 1912, 1921, 1943, 1947, 1956, 1969, 1979, 1981, 1987, 1998, 2012, 2105, and 2018 were available from EDR and were reviewed by GHD. The 1912 and 1921 topographic maps were reviewed at a scale of 1: 62500. The 1934 topographic map was reviewed at a scale of 1:31680, and the 1979 topographic map was reviewed at a scale of 1:50000. The remaining topographic maps were reviewed at a scale of 1:24000. The following is a summary of observations based on a review of the historical topographic maps:

- 1912-1921: The Site and immediate vicinity are shown as undeveloped. The coastline of Old Tampa Bay is inferred to run just west of the generalized location of the Site. The Atlantic Coast Line railroad is depicted further east of the Site.
- 1943-1947: No buildings are depicted on the Site or adjoining properties on the 1943 topographic map. A north-south roadway in the location of present-day Westshore Boulevard is depicted east of the Site and paved road are depicted further north and south. Former Bridge Street is depicted west of the Site. Apparent commercial/industrial development is depicted to the northwest, west, and southwest along the waterfront.
- 1956: No buildings are depicted on the Site or adjoining property, but the area is shaded as “developed” in the 1956 topographic map. Additional commercial/industrial development is present to the northwest, west, and southwest. The area east of Westshore Boulevard is depicted as developed.
- 1969-1981: The Site and adjoining property are depicted the same in the prior map. Additional commercial/industrial development is present to the north, northwest, west, southwest, and south.
- 1987: The Site building is depicted, as well as small structures to the west and northeast on the 1987 topographic map. Additional commercial/industrial development is present to the north, northwest, west, southwest, and south.
- 1998: The 1998 topographic map again depicts the Site and adjoining properties and the immediate vicinity as “developed.” The former “sewage disposal” is no longer depicted. The Site and remaining adjoining properties remain undeveloped.
- 2012-2018: Due to the level of detail provided in the 2012, 2015, and 2018 topographic maps, no features are depicted on the Site or on the adjoining properties other than roadways. The removal of former Bridge Street to the west is shown.

It should be noted that topographic maps do not always accurately depict structures and development as of the date of the map

Copies of reviewed historical topographic maps are presented in Appendix I.

3.3 Government Records Review

GHD submitted FOIA requests for the historical address for the property encompassing the Site to:

- Florida Department of Environmental Protection (FDEP)
- The Hillsborough County Environmental Protection Commission (EPC)
- Florida Department of Health

Environmental records associated with utilities (i.e., septic systems, wells, etc.), hazardous and solid waste, water, air, remediation, emergency responses, spills/releases, underground and aboveground storage tanks were requested. It should be noted that summarized information received from the agencies is not intended to be all inclusive of the complete files obtained from the agencies; but only to briefly summarize significant findings.

The public records liaison for FDEP informed GHD that no records were on file for the Site address.

The public records liaison for EPC informed GHD that no air permit records were on file, and therefore the scope of past operations must have only generated small quantities of particulates. Waste Management Division file records detailed agency verification inspections for waste generators in October 1995 and April 2020 that identified no solid waste, water or stormwater discharges, no environmental complaints received, no hazardous wastes accumulated, and no recommendations for corrective actions for the facility operations.

The FDOH representative acknowledged that municipal water and sewer were available to the area and the agency had no records on file for the Site address regarding drinking water or septic sewer systems.

Records of FOIA requests and responses are included as Appendix J.

3.4 Recorded Environmental Cleanup Liens

The Site address was not listed in the EDR Radius Map report as having any environmental liens or AULs. Site personnel reported being unaware of any environmental liens or AULs associated with the Site address.

3.5 Adjoining Properties

The following properties border the Site:

North: By high-density residential housing and an inactive commercial building beyond W Paul Avenue

East: By an active storage lot (trailers, recreational vehicles, etc.)

South: By undeveloped tree-covered land

West: By high-density residential housing beyond W Paul Avenue

No activities were observed on the adjoining properties during the Site reconnaissance, as viewed from the Site and publicly accessible areas that appeared to pose an obvious risk of migration of hazardous substances or petroleum products to the Site.

Based on available information in the EDR Radius Map report, the following facilities were identified with the use or storage of hazardous substances or petroleum products:

- The Damark Reclamation/Danmark facility historically operated on the east adjoining property and is listed as a State and EPA corrective actions facility. In 1992 an estimated 5,000-gallons of oily water were discharged off the property into an adjoining ditch and nearby retention pond at the apartment complex to the east). The contaminated surface water was removed and disposed offsite. Approximately 80 cubic yards of soil were excavated. Post-closure soil screening and the results of the groundwater samples from two temporary monitoring wells did not exceed State cleanup levels. The facility was abandoned in 1993, and complaints were received by the EPC regarding oily sheens observed in the drainage ditch along the property boundary. A Preliminary Assessment prepared by the FDEP in 1996 reported several hundred 55-gallon drums, several roll-off containers, tanker trucks, truck trailers, and two soil piles observed on the property. Sampling confirmed elevated levels of petroleum hydrocarbons and chlorinated hydrocarbons in stored wastes. Removal/disposal actions were completed by the USEPA between July 1995 and March 1996. Approximately 80,000 gallons of waste oil

and wastewater were removed from the property. No suspected releases warranting soil or groundwater sample collection are evident in the available file records. The US Department of Justice filed charges the owner of Danmark Companies for federal cleanup at a cost of over \$500,000.

Mr. Bachmann stated that he is unaware of the release or likely release of hazardous substances or petroleum products that would potentially migrate to the Site from the adjoining properties. He provided a copy of a letter received from the USEPA in November 1996 regarding the east-adjoining Danmark cleanup. The USEPA stated that the agency completed a removal action in April 1996 for wastes abandoned by the facility in early 1993. The letter states that *“EPA found no evident that any contamination had migrated off the Danmark Property. The properties adjacent to the Danmark site, specifically lots 4902 and 4904 Paul Avenue, revealed no evidence of contamination.”* A copy of the EPA letter is provided in Appendix K.

Based on the available information reviewed during this Phase I ESA, no adjoining properties were identified that pose an obvious risk of groundwater or soil vapor migration of hazardous substances or petroleum products to the Site that require further evaluation.

3.6 Previous Investigations/ESAs

Based on communication with the User, no previous ESAs or investigation reports are known to have been prepared for the Site.

4. Site Visit

On January 30, 2023, Ken Caldwell of GHD completed a reconnaissance of the buildings and related property that comprises the Site. The visit included a reconnaissance of the Site, review of relevant Site records available to GHD, visual observations of adjoining properties as viewed from the Site and surrounding roadways (to identify features, activities, uses, and conditions that may indicate recognized environmental conditions at the Site), and an interview with Site-related personnel was conducted using a prepared questionnaire covering environmental and other Site-related topics. GHD employs a systematic approach to the Site reconnaissance process that includes the Environmental Professional who remains involved in planning the interviews and the Site reconnaissance. The goal of the Site reconnaissance process is to seek to obtain information indicating the likelihood of identifying RECs in connection with the Site, including exterior observations and those associated with the interior of structures, as applicable on the Site.

4.1 Utility Services

Mr. Bachmann informed GHD that the facility was originally on well water, but when the streets and municipal utility services were finished he hooked up to the City water supply. The location of the former well is unknown and may be covered by the current building. No water oil/gas, monitoring, or dry wells are currently on the Site or are historically known to have been located on the Site, according to Site personnel. No obvious evidence of any water supply, oil/gas, irrigation, monitoring, or dry wells was observed by GHD during the Site reconnaissance.

Mr. Bachmann informed GHD that the facility was originally on a septic system, but when the streets and municipal utility services were finished he hooked up to the City sewer system. A large concrete lid marking the septic tank is present outside the west wall of the Site building. The drainfield was presumably oriented to the south.

4.2 Underground Storage Tanks

According to Site personnel, no USTs are currently located at the Site or are known to have previously been located at the Site. No obvious evidence of USTs (e.g., vent pipes, fill ports, etc.) was observed by GHD during the Site

reconnaissance. The Site location was not listed in the databases reviewed as having any USTs or releases therefrom.

4.3 Aboveground Storage Tanks

According to Site personnel, no ASTs are currently or are known to have historically been located at the Site. GHD observed no evidence of current or former ASTs during the Site reconnaissance. The Site location was not listed in the AST database reviewed.

4.4 Raw Material and Chemical Use and Storage

Abundant quantities of cut lumber are stored inside the main Site building. A limited number (around a dozen) of containers of paints, thinners and adhesives are still present inside the building. Outside the main building and in open-ended shed, several plastic gasoline containers for the lawn tractor are present. The business has been inactive since around 2017, and no obvious visible evidence of spills or releases was noted during the Site reconnaissance.

4.5 Non-Hazardous Waste

Based on observations during the Site reconnaissance, low quantities of general refuse are now generated by the inactive woodworking business, and these are placed in trash cans for pickup by a municipal contractor streetside. On the date of the reconnaissance, GHD observed Mr. Bachmann loading decayed wood flooring and frame due to termite damage into a trash can.

Mr. Bachmann informed GHD he is not aware of any non-hazardous wastes having been disposed or buried on the Site. No obvious evidence of the on-Site disposal of non-hazardous waste was observed by GHD during the Site reconnaissance or in the aerial photographs reviewed.

4.6 Hazardous Waste/Universal Waste

According to Site personnel, the Site is not known to have generated any hazardous wastes. No obvious evidence of the on-Site generation or management of hazardous waste at the now inactive facility was observed by GHD during the Site reconnaissance. The Site location is not listed in the databases reviewed as a hazardous waste generator or management facility. The local agency inspections noted in Section 3.3 above reported no hazardous waste generation.

4.7 Wastewater/Sewers

According to Site personnel, no significant quantities of process wastewater is known to have ever been generated or discharged on Site. A facility restroom with small sink was once connected to a septic system but has for many years been connected to the municipal sewer system. No obvious evidence of wastewater generation or discharge at the now inactive facility was observed at the Site.

4.8 Stormwater

Stormwater runoff is generated from the building roofs and generally infiltrates the undeveloped Site surfaces.

4.9 Air Emissions

No significant air emission sources were observed at the inactive facility during the Site reconnaissance. However, it is noted that during past operations, emissions from a rear paint booth were vented outside the rear wall of the facility and sawdust from woodworking operations was vented through a roof stack.

4.10 Polychlorinated Biphenyls

Among the most common sources of PCBs are hydraulic fluids and cooling fluids in electrical transformers and capacitors. No transformers or capacitors were observed on the Site.

4.11 Spills/Releases

No obvious evidence of any significant spills or releases of hazardous substances or petroleum products was observed by GHD during the Site reconnaissance. According to the Site personnel, no significant spills or releases are known to have occurred on the Site.

5. Findings and Opinions

5.1 Findings and Opinion

Based on this Phase I ESA, the following significant findings were identified:

- 1. East Adjoining Former Danmark Reclamation Facility:** This historical operation was a used oil hauler, collection, and recycling facility. In 1992, a soil cleanup was implemented after oily waters were released from the facility impacted a boundary ditch and nearby detention pond to the east. Soil and groundwater sampling reportedly confirmed post-removal conditions as below State action levels. In 1996, several hundred 55-gallon drums, several roll-off containers, tanker trucks, truck trailers, and two soil piles were observed on the abandoned property during an FDEP Preliminary Assessment. Sampling investigations confirmed elevated levels of petroleum hydrocarbons and chlorinated hydrocarbons in stored wastes. Removal/disposal actions, including approximately 80,000-gallons of waste oil and wastewater, were completed by Federal authorities. No suspected releases warranting soil or groundwater sample collection are evident in the available file records. The Site Owner dating back to the 1960s informed GHD he has no recollection of spillage onto the subject Site. He provided a copy of a letter issued by USEPA stating the agency was not aware of any impact to the subject Site from the former Danmark facility. Thus, no reasonably ascertainable information was obtained which suggests that this former facility has impacted the soil, surface and/or groundwater at the subject Site. Therefore, no REC is identified.
- 2. Historical On-Site Septic System:** The subject Site was originally constructed to use a septic system consisting of an exterior tank and drainfield on the far west side. The current Site Owner could not recall the timeframe at which he hooked into the municipal sewer system that had been installed along W Paul Avenue. The Site woodworking operations were never identified by regulatory authorities as requiring registration as a hazardous waste generator, but various hazardous substances are known to have been used. No information was found to suggest a likely release of hazardous substances or petroleum products to the septic system, and therefore, no REC is identified. However, the past use of a septic system and leach field should be considered when evaluating future land use on the subject Site.
- 3. Historical On-Site Paint Booth:** Woodworking operations included the use a paint booth for painting, stripping, staining, and sealing wood products. The exhaust vent is on the rear wall with potential discharge to uncovered soil. Site operations were never identified by regulatory authorities as requiring an air permit for hazardous air pollutant emissions, but various hazardous substances are known to have been used. No information was found to suggest a likely release of hazardous substances or petroleum products to Site soils, and therefore, no REC is identified. However, the past use of a paint room exhaust vent should be considered when evaluating future land use on the subject Site.

5.2 Conclusions

GHD has completed this Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-21 of the Yacht Harbor Residences property located west of S Westshore Boulevard and Brown Daniel Drive in Tampa, Florida. Any exceptions to, or deletions from, this practice are described in Section 1 of this report.

5.2.1 Recognized Environmental Conditions

This assessment has revealed no RECs or CRECs.

5.3 Significant Data Gaps

No significant data gaps were encountered in the completion of this Phase I ESA.

6. Environmental Professional Statement

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 of 40 CFR §312. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Site. We have developed and performed the AAI in conformance with the standards and practices set forth in 40 CFR Part 312.

7. References

- ASTM Standard E1527-21, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process
- The EDR Radius Map™ Report with GeoCheck®, W Paul Avenue, January 23, 2023
- Certified Sanborn® Map W Paul Avenue, January 23, 2023
- EDR City Directory Abstract, W Paul Avenue, January 23, 2023
- EDR Aerial Photo Decade Package, W Paul Avenue, January 23, 2023
- EDR Historical Topo Quad Report, W Paul Avenue, January 23, 2023.
- Florida Department of Environmental Protection Oculus Internet Website, <http://dwmedms.dep.state.fl.us/Oculus/servlet/login>, accessed January 2023
- FDEP Gateway Map Direct Website, accessed January 2023
- Hillsborough County Property Appraiser website, January 2023
- Interview with Mr. Heinz Bachmann, Site Owner, January 30, 2023

All of Which is Respectfully Submitted,
GHD

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ghd.com

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