HSA
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December 20, 2004

Kendar Corporation
441 Cortez Road W.
Bradenton, Florida 34207

Attention: *David Levitt*

Subject: **PHASE I ENVIRONMENTAL SITE ASSESSMENT**
Ramada Inn
6502 Surfside Boulevard
Hillsborough County, Apollo Beach, Florida
HSA Project Number 60-15-3441-00

Dear Mr. Levitt:

HSA Scientists & Engineers (HSA) is pleased to provide you with this report which presents the results of our findings based on the Environmental Site Assessment (**ESA**) performed at the above referenced site. Our report describes the general methodology, field investigation results, and information obtained as a result of a regulatory and historical data review. This document also includes an Executive Summary that describes our findings and our opinion as it relates to the environmental integrity of the subject property.

We believe that our services have been responsive to your needs, and will continue to assist you in whichever environmental consulting capacity you deem appropriate. Should you have any questions, please feel free to contact us.

Sincerely,
HSA Engineers & Scientists

Kim Lamrouex
Environmental Scientist

Nicholas Albergo, P.E., DEE
Chairman

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EXECUTIVE SUMMARY

HSA has completed the Phase I Environmental Site Assessment (**ESA**) for the Ramada Inn located at 6502 Surfside Boulevard in Apollo Beach, Hillsborough County, Florida (*i.e.,* the "subject property"). This ESA includes our efforts in the performance of an area reconnaissance of the properties immediately adjacent to and abutting, and readily accessible for visual examination from, the subject property. We have also reviewed maps, aerial photographs, as well as other practically reviewable, publicly available and reasonably ascertainable records and reports.

This assessment was performed in general accordance with the scope and limitations of the American Society for Testing and Materials (ASTM) Standard E 1527-00, modified and amended to comply with the contract between HSA and **Kendar Corporation** dated December 6, 2004. Assessment of other environmental issues to evaluate business environmental risks that are beyond the scope of the ASTM E 1527-00 standard of practice was not conducted.

The subject property encompasses approximately 2.55 acres of commercially developed land. Based upon a review of historical aerial photographs of the subject property, the subject site was developed in its current configuration in 1972. The property is developed with an approximately 19,515 square-foot two-story hotel. The hotel structure consists of 100-units, lobby area, maintenance office, laundry/housekeeping facility, and restaurant. Additional improvements include: a pool area, asphalt parking, metal storage shed, and wooden deck.

With respect to contamination sources from sources on the subject property, HSA did not observe evidence of contamination that would pose a material threat to the environmental integrity of the subject property.

With respect to potential contamination from properties in close proximity, our limited survey of the surrounding properties confirmed by our database search and research of public record files, there is no observable evidence or documentation in reasonably ascertainable public record files to suggest that contamination has migrated to the subject property from a property in close proximity.

This assessment has revealed no evidence of Recognized Environmental Conditions in connection with the subject property.

This summary does not contain all of the information that is found in the full report. The report 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.

1.0 INTRODUCTION

1.1 Background

In light of various promulgated federal hazardous waste statutes, it is becoming increasingly prudent for corporations, firms, banks, or individuals involved in real estate transactions to obtain professional services to evaluate the potential for Hazardous Substances, Petroleum Products, Hazardous Wastes or other contamination to occur on a site. Contamination may occur within buildings, surface waters, groundwater, soils and/or the air as a result of past or current on-site activities such as the mishandling, or improper treatment, storage or disposal of contaminants. In addition, contaminants may also be present on-site due to migration from adjacent or other off-site sources.

The first step towards the evaluation of the environmental condition of a property is a Phase I environmental site assessment (ESA). The Phase I ESA is performed to search for evidence of recognized environmental conditions that may have an adverse environmental impact upon the property being investigated.

1.2 Purpose

Based upon information provided to HSA, it is our understanding that this Phase I ESA was requested as part of a pending real estate transaction. Based on the information provided, HSA assumes that the purpose in requesting this Phase I ESA is to assist **Kendar Corporation** in their pursuit of the requirements that may be necessary to qualify for considerations under the "Innocent Landowner Defense" to CERCLA (*a.k.a.*, Superfund) liability. Although performance of an ESA in a manner that is generally consistent with the ASTM E 1527-00 Standard is of benefit, it should be realized that the Standard of "all appropriate inquiry" or "good commercial or customary practice" can only be made on a case-by-case basis, and is subject to judicial interpretation. Where applicable, we have also incorporated any site-specific requirements that have been outlined in the assessment contract dated **December 6, 2004.**

In defining a standard of good commercial and customary practice for conducting an Environmental Site Assessment of a property, the goal is to identify Recognized Environmental Conditions. The term "Recognized Environmental Conditions" means the presence or likely presence of Hazardous Substances or Petroleum Products on a Property under conditions that indicate an existing release, a past release, or a material threat of a release of Hazardous Substances or Petroleum Products into structures on the Property or into the ground, groundwater or surface water of the Property.

The term includes Hazardous Substances or Petroleum Products even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public 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 glossary of ASTM definitions is included in **Appendix A**.

Environmental site assessment activities entail the independent investigation of key issues or facts related to a property's overall conditions and potential historical uses. A proper site assessment investigation identifies potential problem areas and often involves independent verification of important facts supplied by the buyer or seller. Environmental site assessment studies can encompass many areas, including:

- On-site contingent liabilities due to past or current practices involving the use, storage, treatment, or disposal of Petroleum Products, Hazardous Substances, or Hazardous Wastes;
- Off-site contingent liabilities involving past or current off-site disposal practices; and,
- Regulatory compliance and permit status of the subject Property.

An additional purpose of the Phase I ESA may be the user's need for evaluation of certain business environmental risks that are beyond the scope of the ASTM E 1527-00 standard of practice, but that still have a material impact on the property. When requested, the assessment of ASTM non-scope issues are performed in general accordance with the authorized contract and good commercial and customary engineering practice.

1.3 Limitations and Exceptions of Assessment

No ESA can wholly eliminate uncertainty regarding the potential for Recognized Environmental Conditions in connection with the Property. The performance of the assessment is intended to reduce, *but not eliminate*, uncertainty regarding the potential for Recognized Environmental Conditions in connection with a Property. The user must recognize reasonable limits of time and cost.

Appropriate Inquiry does not mean an exhaustive assessment of a clean property. There is a point at which the cost of information obtained, or the time required to gather it, outweighs the usefulness of the information and, in fact, may be a material detriment to the orderly completion of this transaction. One of the purposes of our assessment was to identify a balance between the competing goals of limiting the costs and time demands inherent in performing ESA's, and the reduction of uncertainty about unknown conditions resulting from additional information.

Not every property will warrant the same level of inquiry. In an attempt to be consistent with general commercial or customary practices, the type of property subject to assessment, the expertise and risk tolerance of the user, and the information developed in the course of the inquiry will guide the appropriate level of ESA. It should not be concluded or assumed that an inquiry was not Appropriate Inquiry merely because the inquiry did not identify Recognized Environmental Conditions in connection with a Property. ESA's must be evaluated based on the reasonableness of judgments made at the time and under the circumstances in which they were made. Subsequent ESA's should not be considered valid standards to judge the appropriateness of any prior assessment based on hindsight, new information, use in developing technology or analytical techniques, or other factors.

Only a limited environmental review was performed at the Property. Such a review cannot be expected to reveal all activities or conditions where Hazardous Substances, Hazardous Wastes, or Petroleum Products, might be present on-site. It is therefore recognized that the possibility exists that some Hazardous Substances, Hazardous Wastes, or Petroleum Products, may not be detected because it is beyond the level of this type of study. In order to quantify the presence of hazardous building materials and/or the quality of soil, groundwater, and surface water conditions within a subject area, it is necessary to obtain and analyze a number of representative samples throughout the site. This ESA was conducted in a manner consistent with that level of care and skill exercised by members of the profession currently practicing under similar conditions, and was based upon the information made available to HSA representatives at the time of this assessment.

1.4 Scope of Services

Included herewith, is HSA's Environmental Site Assessment of the subject property referred to as Apollo Beach Ramada Inn ESA. HSA's Scope of Services for the Phase I study (herein referred to as the "ESA") of the subject property included the following tasks:

1. Review of Reasonably Ascertainable, Practically Reviewable, and Publicly Available records, in particular, those contained within the State of Florida Department of Environmental Protection (FDEP), the Hillsborough County Environmental Protection Commission (HCEPC), and the United States Environmental Protection Agency (EPA) records. Such information may include permits, notice of violations, materials handling practices, and registered underground storage tank (UST) data.

2. Review of readily available aerial photographs and topographic records of the site and its environs for evidence of the past uses, excavations, landfills or other potential waste producing activities in the area.

3. A site reconnaissance performed by an environmental professional experienced in the observance of environmental phenomena. The purpose of the site reconnaissance is to obtain current first-hand knowledge of the site and to field verify or reverify the evidence of the review as described above. The reconnaissance identifies signs which indicate the possibility of contamination. Such signs may include spills, discolored vegetation, or any unusual soil anomalies. Such activities are primarily confined to the site under evaluation, although problematic off-site activities were also reviewed. During the site reconnaissance, a photographic record of pertinent features was obtained.

Data gathered during the review of historical records, site reconnaissance, and interviews were utilized in the preparation of this report. Although this document may not disclose all potential liabilities associated with the current environmental status of the subject property, every reasonable attempt has been made to do so within the scope of work as presented within this document, and as agreed upon by HSA and our "Client", **Kendar Corporation**

1.5 Authorization

Authorization to perform this assessment was given on December 6, 2004 by a signed copy of HSA Proposal Number *P5059-2004*, between **Kendar Corporation** and HSA.

Mr. David Levitt, provided instructions as to the location of the property, access, and an explanation of the property and facilities to be assessed.

1.6 Use By Third Parties

This report was prepared pursuant to the contract HSA has with **Kendar Corporation.** That contractual relationship included an exchange of information about the property that was unique and between HSA and **Kendar Corporation** and serves as the basis upon which this report was prepared. Because of the importance of the communication between HSA and our client, reliance or any use of this report by anyone other than **Kendar Corporation** for whom it was prepared, is prohibited and therefore not foreseeable to HSA.

Reliance or use by any such third party without explicit authorization in the report does not make said third party a third party beneficiary to HSA's contract with **Kendar Corporation.** Any such unauthorized reliance on or use of this report, including any of its information or conclusions, will be at the third party's risk. For the same reasons, no warranties or representations, expressed or implied in this report, are made to any such third party.

Third party reliance letters may be issued on request and upon payment of the, then current fee for such letters. All third parties relying on HSA's reports, by such reliance, agree to be bound by the proposal and HSA's General Conditions. No reliance by any party is permitted without such agreement, regardless of the content of the reliance letter itself.

1.7 Other Resources and Environmental Professional Qualifications

Other resources and information accessed for purposes of this site assessment are discussed in appropriate sections of this report. Published references used in the completion of this Phase I ESA not previously listed are cited at the location they are referred to in the report. Credentials and qualifications of the environmental professionals responsible for preparation of this report are included in **Appendix B**.

2.0 SITE DESCRIPTION

2.1 Site Description and Surrounding Vicinity

The subject property encompasses approximately 2.55 acres of commercially developed land located at 6502 Surfside Boulevard in Tampa, Hillsborough County, Florida (see **Figure 1**). The property is currently developed with a 19,515 square-foot two-story hotel. The hotel consists of 100-units, lobby area, maintenance office, laundry/housekeeping facility, and restaurant. Additional improvements include: a pool area, metal storage shed, asphalt parking, and wooden deck.

The surrounding properties are predominantly residentially developed and include: a multi-story condominium to the north; Apollo Beach Marina to the northeast; vacant land to the east and southeast; Bay Vista residential subdivision to the south; and Tampa Bay to the west (see **Figure 2**).

2.2 Historical Uses of the Property

The objective of consulting historical sources is to develop a history of the previous site uses or occupancies of the Property and surrounding area in order to identify those activities that are likely to have led to Recognized Environmental Conditions in connection with the Property. Several information sources were utilized to assist in determining previous owners and past land use of the subject and adjacent sites. A 50-year title search was not provided for this assessment.

A history of the previous uses of the property, and properties in the surrounding area to the extent that this information was revealed in the course of researching the subject property, was developed consistent with practices specified in ASTM Standard E 1527-00 § 7.3. A summary of the standard historical sources and data reviewed by HSA is listed below. Where considered appropriate, copies of representative historical source information are provided in applicable Appendices.

Based upon research and interviews, the subject property was developed for use as a hotel in 1972. HSA performed a review of information contained within the City Directory of Tampa (Suburban), Florida, published by R.L. Polk and Company, for the years 1966, 1969, 1971, 1974, 1977, 1979, 1983, 1986, and 1991. The subject property was not listed in the reviewed city directories.

HSA conducted a review of the Sanborn Maps for the subject property at the University of South Florida – Tampa Campus. Sanborn Maps were not available for the subject site.

A review of historical aerial photographs was performed to assess the condition of the subject property over time. This was performed by identifying structures, specific land features, and topographic attributes within the subject property, and the relationships of each, over a series of different years.

Significant observations and interpretations of the available aerial photographs are provided as follows:

1938 The subject, northern, eastern, and southern properties are depicted as undeveloped. Tampa Bay is located along the western property boundary.

1968 The subject and surrounding properties are substantially unchanged. Apollo Beach Boulevard is depicted as under construction to the south of the subject property.

1972 The Ramada Inn is depicted in its current configuration. An apparent parking area and pier are depicted on the northern adjacent property. Several boats and a canal are depicted to the northeast. Surfside Boulevard and Apollo Beach Boulevard are depicted to the east. Vacant land is depicted beyond Surfside Boulevard and on the southern adjacent property.

1979 The subject, western, southern, and eastern adjacent properties are significantly unchanged. The present-day multi-story condominium structure is depicted on the northern adjacent property.

1985 The subject, northern, western, and southern adjacent properties are significantly unchanged. The Apollo Beach Marina is depicted in its current configuration on the northeast adjacent property. Two structures are depicted on the eastern adjacent property across Surfside Boulevard.

1988 The subject, western, and northern adjacent properties are significantly unchanged. The two structures located on the eastern adjacent property are no longer depicted. An apparent trailer is depicted on the northeast corner of the southern adjacent property.

1991 The trailer located on the southern adjacent property is no longer depicted. The subject and remaining surrounding properties are significantly unchanged.

1994 The subject and adjacent properties are substantially unchanged.

1997 The subject and adjacent properties are substantially unchanged.

2002 The Bay Vista subdivision appears to be under construction on the southern adjacent property. The subject and remaining surrounding properties are significantly unchanged.

2004 The subject and adjacent properties are substantially unchanged.

HSA's aerial photographic interpretation did not identify or observe signs of environmental distress on the subject property. Historical information sources researched in this assessment allowed uses of the property to be traced from the present back to 1938. This predates the property's obvious first developed use and meets the 1940-minimum research limit per ASTM Standard E 1527-00 § 7.3.2. **Figure 3** depicts the subject property as recorded by the most recent aerial photograph (2002).

Specific details concerning the types of activities taking place within the subject property and on adjacent properties could not be determined based solely on this historical aerial review.

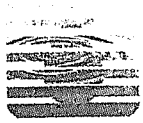
2.3 Physical Setting Source

A current USGS 7.5 Minute Topographic Map illustrating the area on which the property is located, was reviewed during the ESA (see **Figure 4**). This review is required as specified in ASTM Standard E 1527-00 § 7.2.3. This map is particularly useful when conditions have been identified in which Hazardous Substances or Petroleum Products are likely to migrate to the Property or from within the Property, into the groundwater or soil. The 1974 (photorevised 1987) USGS "Gibsonton, Florida" quadrangle map was reviewed. The subject property is located in Section 17, Township 31, and Range 19 East. According to the topographic map review, the subject property and surrounding areas are located approximately 5 feet above mean sea level.

The following discretionary physical setting sources pursuant to ASTM Standard E 1527-00 § 7.2.3 were obtained and reviewed to provide supplemental information regarding the geology/hydrogeology and surficial soils in the vicinity of the property.

2.3.1 Hydrogeology

Three major hydrostratigraphic divisions correspond to the major geologic sequences, which occur in Hillsborough County. These divisions include an unconfined water table aquifer, a regionally extensive confining unit known as the Hawthorn Group, and the Floridan aquifer. The unconfined water table typically represents a subdued expression of the overlying topography, whereas the Floridan aquifer, in many areas, is confined under pressure. Therefore, near-surface



ground water flow typically follows surface topography to drainages that intersect the water table. An up gradient source is defined as one that lies hydraulically upstream, where released contaminants could potentially migrate and impact the property. Down gradient or cross gradient sources lie respectively either hydraulically downstream or at equal level to the property and have impact only if hydraulically connected by a geological feature. Based on the surface contour lines, as represented on the USGS map in the area of the property, shallow unconfined groundwater flow is presumed to follow the southwest toward Tampa Bay. Thus, properties located to the northeast are considered to be upgradient.

2.3.2 Surficial Soils

According to the "Soil Survey of Hillsborough County, Florida" publication, developed by the U.S. Department of Agriculture, Soil Conservation Service, in cooperation with the University of Florida, issued May 1989, the soils on the subject property are characterized as St. Augustine fine sand. St. Augustine fine sand is nearly level and somewhat poorly drained. The slope is 0 to 2 percent. In most years, the seasonal high water table is at a depth of 20 to 30 inches for 2 to 6 months and recedes to a depth of 50 inches during prolonged dry periods. Permeability is moderately rapid or rapid.

3.0 RECORDS REVIEW

Information pertaining to the standard Federal and state environmental record sources that are specified in the ASTM Standard E 1527-00 § 7.2.1.1 was obtained through DataMap Technology Corporation (DTC). The database information was reviewed to assist in the identification of evidence of recognized environmental conditions in connection with the property. Unmappable (*i.e.*, orphan) sites listed in the database with insufficient address or geocoding information to be located, were evaluated for potential location within the approximate minimum search distance (AMSD). Copies of the DTC research data and a description of the databases are included in **Appendix C** of this report.

3.1 Environmental Record Sources, Federal, State, and Local

The purpose of a records review is to obtain and review records that will assist in identifying Recognized Environmental Conditions in connection with the subject Property. Some records to be reviewed pertain not just to the Property, but also pertain to properties within an additional Approximate Minimum Search Distance in order to help assess the likelihood of problems from migrating Hazardous Substances or Petroleum Products. The term Approximate Minimum Search Distance (AMSD) is used in lieu of radius in order to include irregularly shaped properties. The authors of this document determined the AMSD for a particular record. Factors considered in reducing the AMSD included: (1) the density (*e.g.*, urban, rural or suburban) of the setting in which the property is located; (2) the distance that the Hazardous Substances or Petroleum Products are likely to migrate based on local geologic or hydrogeologic conditions; and (3) other reasonable factors. Only Reasonably Ascertainable record information was reviewed and included: (1) information that was Publicly Available, (2) information that was obtainable from its source within reasonable time and cost constraints, and (3) information that was Practically Reviewable.

It should be recognized that the accuracy and completeness of the record information may vary among information sources, including governmental sources. The availability of record information varied from information source to information source, including governmental jurisdictions.

3.1.1 Federal Regulatory Agency (USEPA)

Information from databases derived from several departments within the U.S. Environmental Protection Agency (EPA) Region IV office located in Atlanta, Georgia was reviewed. This agency publishes information regarding facilities that are involved in the generation, transportation, treatment, storage, and disposal of Hazardous Wastes; information concerning the control and use of hazardous chemicals in the environment; and permits for facilities which may

affect the environmental integrity of its surroundings. The EPA also provides information concerning sites involved in the Superfund cleanup program.

- **National Priorities List (NPL)** - The NPL was devised as a method for the EPA to prioritize confirmed contaminated sites for the purpose of initiating remedial action as funded by the Hazardous Waste Substances Superfund Program. The program was initially established under the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA) and reinstated under the Superfund Amendments and Reauthorization Act of 1986 (SARA). To date, EPA has identified 1,450 hazardous waste sites as being the most serious in the nation. There were **no NPL sites** located within an AMSD of *one mile* of the subject property investigated during this ESA.

- **Comprehensive Environmental Response, Compensation & Liability Index System (CERCLIS)** - The EPA maintains a list of sites nominated to (or accepted for) the Superfund program. Inclusion of sites on this list does not automatically imply the presence of an existing or threatening release of Hazardous Substances since these sites are to be field evaluated by EPA to determine their significance. These sites may also appear on the NPL list as being slated for EPA funded response action, or they may be under other Federal or State enforcement action.

  Once a site has been identified as exhibiting a potential environmental inadequacy, the EPA or a duly authorized representative performs a Preliminary Assessment (PA). Based upon data gathered during the assessment, either further assessment is granted and the site is placed on a priority list according to its level of contamination, or the site is designated as "NFRAP," or No Further Remedial Action Planned. There are currently 15,000 NFRAP sites on the CERCLIS list of 40,000 sites. There were **no CERCLIS sites** currently listed within an AMSD of *one-half of a mile* from the subject property investigated during this ESA.

- **Resource Conservation Recovery Act/Hazardous Waste Data Management System (RCRA/HWDMS)** - These facilities include 430,000 facilities whose operations generate, transport, treat, store or dispose of hazardous waste as per definitions and requirements of 40 CFR 261 and 270. These facilities are subdivided into four (4) categories: (1) Small and Very Small Quantity Generators (SQG's), (2) Large Quantity Generators (LQG's), (3) Transporters, and (4) Treatment, Storage or Disposal facilities (TSD's). There were **no RCRA sites** currently listed within an AMSD researched for the subject property.

- **The Emergency Response Notification System (ERNS)** - This database contains information reported to federal authorities (the EPA), for facilities that have reported accidental releases of oil and hazardous substances. There were **no ERNS sites** identified within the AMSD researched for the subject property. This information is important to recognize from the standpoint that the previous listed hazardous waste generation facilities were not on this list.

3.1.2 State Regulatory Agency (FDEP)

Although petroleum contains Hazardous Substances (*e.g.*, benzene, toluene, and xylene), petroleum and refined Petroleum Products, such as gasoline, are excluded from Superfund liability 42 U.S.C. §9601(14). This exclusion does not apply to Petroleum Products that are mixed with other Hazardous Wastes, thereby causing the entire mixture to be deemed hazardous, and therefore, subject to RCRA and CERCLA regulation.

EPA allows the State of Florida to administer a portion of the hazardous waste program authority of RCRA. Florida laws regulating hazardous wastes, such as the State Superfund, UST regulations, air pollution, and water pollution laws, tend to parallel the Federal regulations, but some sections of the State regulations differ from their Federal counterparts. For instance, although most states consider waste oil alone a listed Hazardous Waste, RCRA does not, unless the waste oil is mixed with a Federally listed hazardous waste.

It should be noted that due to a recent court case (Shell Oil Company vs. U.S. EPA), the EPA has now placed restrictions on waste oil. While it previously had a "petroleum exemption" applied to it (with relaxed restrictions), this court case identified that "hazardous waste-related constituents" could be introduced to the waste stream wherein a land disposal restricted waste had the potential to be improperly disposed.

- **Florida Dry Cleaners (DRYCLN)** – The DRYCLN List is maintained by the Florida Department of Environmental Protection (FDEP). The listings are maintained within the Florida Drycleaner Cleanup Program, which is designed to provide funding for assessing and remediating drycleaner sites. There were **no DRYCLN sites** identified within the AMSD of *one-fourth of a mile* of the subject property.

  The State Priority List (SPL) - The Florida Department of Environmental Protection (FDEP) maintains several environmental databases. One database of specific interest is the State Priority List (SPL). The SPL database contains information on sites considered to be actually or potentially contaminated and presenting a possible threat to human health and the environment. There were **no SPL sites** identified in the database within an AMSD of one mile for the subject property.

- **Solid Waste Landfills (SWLF)** - This report contains files for sites that are solid waste disposal facilities or landfills. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Section 2004 criteria for solid waste landfills or disposal sites. There were **no SWLF sites** specifically identified within the AMSD of one-half mile for the subject property.

- **Florida Leaking Storage Tank Report (LSTR)** - The LSTR (formerly, The Petroleum Contaminated Tracking System, or PCT) is a comprehensive listing of all reported leaking storage tanks reported within the State of Florida. Information from this database was extracted from the Florida Stationary Tank Inventory. There were **no LSTR sites** identified, within the AMSD of *one-half mile* for the subject property.

- **Registered Storage Tank (RST)** - This Florida Stationary Tank Inventory is a comprehensive listing of all registered Aboveground Storage Tanks (ASTs) and Underground Storage Tanks (USTs) within the State of Florida.

  The listings in the RST database are for sites that have registered their storage tanks. The appearance of a site on the RST list does not necessarily indicate environmental inadequacies at the site, but rather that the potential for environmental degradation to occur on the site or on adjacent sites is increased should the storage tanks undergo physical damage or experience leakage. There was **one (1) RST site** identified within the AMSD of *one-quarter of a mile* for the subject property. The sites are identified below:

Apollo Beach Marina 1335 Apollo Beach Boulevard Apollo Beach, Florida Located on the northeast adjacent property

The Apollo Beach Marina site is located on the northeast adjacent property across Surfside Boulevard. This site is listed as having two underground storage tanks (USTs) containing non-regulated substances in service. No discharges are listed for this facility.

3.1.3 County Agencies *(Hillsborough County)*

An HSA Environmental Professional contacted the Hillsborough County Environmental Protection Commission (HCEPC), to obtain additional information regarding facility non-compliance, spills, historical contamination, and/or any other site inconsistencies which have occurred at the site or within its near proximity. Businesses that either maintain storage tanks or

produce hazardous waste are required by law to have their facilities registered, where applicable. On the other hand, it has been recognized that there are many facilities that operate tanks or use hazardous materials without proper regulatory authorization. Therefore, the standard State and Federal databases are not necessarily inclusive of all facilities.

An interview with Ms. Joyce Moore, a representative of HCEPC, was conducted; however, no additional information concerning any environmental issues related to the subject property or its immediate surroundings were on file. HSA also performed a drive-by inspection of the residential neighborhoods to the north, southeast and west in order to identify features considered to be inconsistent with regulatory agency findings. No additional facilities which would generate hazardous waste, or require the use of UST's, were noted during the drive-by inspection of the subject property and properties in close proximity.

3.2 Information Reported by User

Pursuant to ASTM E 1527-00 § 5.2 and § 5.3, HSA requested that **Kendar Corporation** (*i.e.*, User) provide information on any environmental liens or activity and use limitations recorded against the subject property, communicate any specialized knowledge or experience that is material to recognized environmental conditions in connection with the property, and identify key site managers for interviewing purposes. Information that was reported has been incorporated into, and is discussed in, appropriate sections of this report and are listed below:

- A Phase I Environmental Site Assessment Investigation of the subject property prepared by GLE Associates, Inc., dated September 2001. According to the report, no potential environmental concerns associated with the subject or adjacent properties were identified. GLE recommended no further assessment of the subject site.

3.3 Additional Record Sources

The following are several non-scope considerations that persons may want to assess in connection with commercial real estate. No implication is intended as to the relative importance of the inquiry into such non-scope considerations, and this list of non-scope considerations is not intended to be all-inclusive:

- ~ Asbestos-containing Materials;
- ~ Radon;
- ~ Lead Based Paint;
- ~ Lead in Drinking Water.
- ~ Wetlands;
- ~ Regulatory Compliance;
- ~ Cultural and Historic Resources;

- Industrial Hygiene;
- Health and Safety;
- Ecological Resources;
- Endangered Species;
- Indoor Air Quality; and
- High Voltage Powerlines.

4.0 SITE RECONNAISSANCE

On December 13, 2004, an HSA Environmental Professional, experienced in the observance of environmental phenomena, performed a site reconnaissance of the subject property. The reconnaissance consisted of observing the periphery of the property and viewing the site from accessible adjacent public thoroughfares. Interior portions of the property were systematically traversed to provide an overlapping field of view, wherever possible. The periphery of structures, where present on the property, were observed along with interior accessible common areas, maintenance and repair areas, and a representative number of occupant spaces. Visual reconnaissance of adjoining properties was limited to areas and facilities that were readily observable from the subject property or from public access areas. Photographs were taken to document the features observed during the reconnaissance and environmental conditions of concern, where possible. A photographic log and copies of the photographs are included in **Appendix D**. Findings of the site reconnaissance have been incorporated throughout this report. During the site reconnaissance, particular attention was afforded to site features that are typically indicative of potential environmental inadequacies.

A summary of uses and conditions consistent with ASTM Standard E 1527-00 § 8.4 indicating the likelihood of recognized environmental conditions in connection with the property is provided below. For each of the uses or conditions identified on the property, detailed information is discussed following a summary along with an opinion about the significance of the listing to the analysis of recognized environmental conditions in connection with the subject property.

4.1 Property Reconnaissance Findings

IDENTIFIED

Yes	No	
☐	☒	Hazardous Substance in connection with identified uses
☐	☒	Petroleum products in connection with identified uses
☒	☐	Aboveground or underground storage tanks (ASTs/USTs) or appurtenances
☐	☒	Suspect containers not in connection with identified uses
☐	☒	Electrical or mechanical equipment with signs of leakage
☐	☒	Extreme instances of interior stains or corrosion
☒	☐	Drains or sumps
☐	☒	Wastewater discharges
☐	☒	Septic or sewage tanks
☐	☒	Pits, Ponds, or lagoons
☐	☒	Pools of liquid or standing water

Yes	No	
☐	☒	Solid waste dumping, landfills, soil subsidence, or suspect fill materials
☐	☒	Non *de minimis* stained soil or pavement
☐	☒	Stressed vegetation
☐	☒	Wells
☐	☒	Odors
☐	☒	Other uses or conditions of concern

To the extent observed or identified through interviews, the following information was obtained. The weather conditions during the site reconnaissance were described as clear and approximately 91 degrees Fahrenheit. The surrounding properties are predominantly residentially developed and include: a multi-story condominium to the north; Apollo Beach Marina to the northeast; vacant land to the east and southeast; Bay Vista residential subdivision to the south; and Tampa Bay to the west (see **Figure 2**).

During the site reconnaissance, the subject property received a combination driving tour and walk-through examination. The subject property encompasses approximately 2.55-acres of commercially developed land. An approximately 19,515 square-foot two-story hotel was observed on the central portion of the site **(Appendix D, Photographs 1 and 2)**. The hotel consists of 100-units, lobby area, maintenance office, laundry/housekeeping facility, restaurant, and metal storage shed. Additional improvements include: a pool area, maintenance shed, asphalt parking, and wooden deck.

Two manhole covers were observed within the northwest and southeast portions of the parking area **(Appendix D, Photographs 3 and 4)**. According to Mr. Caesar (last name withheld), two approximately 500-gallon underground storage tanks (USTs) containing propane fuel are located in these areas. Mr. Caesar indicated that the fuel is utilized as a power source for the kitchen and laundry areas. Two, approximately 300-gallon water heaters were also observed within a storage area located on the southeast portion of the site **(Appendix D, Photograph 5)**.

Several storm drains were observed throughout the site. No debris or sheen was noted in or around the drains. According to Mr. Paul (last name withheld), the Kitchen Manager, several drains are located within the kitchen area. The drains in the kitchen are reportedly connected to a grease trap located on the east portion of the property. According to Mr. Paul, the grease trap is serviced and drained every eight weeks by a contracted firm. No debris, staining, or sheen was observed on or around the drains.

Various household cleaning and maintenance supplies were observed throughout the property. Pool chemicals, including chlorinating solution, were observed within 55-gallon drums located within the pool pump area **(Appendix D, Photographs 6 and 7)**. According to Mr. Caesar, the

chlorinating solution is pumped through the system. Maintenance supplies were also observed a metal shed and laundry area located on the southeast portion of the site **(Appendix D, Photograph 8)**. Several 5-gallon containers of paint and sealers, and various maintenance materials and cleaners in containers of less than 1-gallon in size were observed in the shed. A 1-gallon container of gasoline was also observed within the metal shed. Additionally several household cleaners were observed in the laundry/housekeeping facility. The containers appeared to be sealed and no obvious stains or leaks were observed in or around the containers. Commercial-size dryers and washers were also observed in the laundry/housekeeping area. According to Mr. Caesar, no dry cleaning is performed onsite.

A pad-mounted transformer is located on the southeast side of the hotel. The transformer appeared to be in "good" condition. The transformer appeared to be free of corrosion and no leaks appeared to be emanating from it.

Utility systems identified at the property, as specified in ASTM Standard E 1527-00 § 8.4.1 and § 8.4.3 are as follows:

- Propane fuel is provided by Tampa Electric Company.
- Potable water is provided by Hillsborough County Utilities.
- Sewage disposal is provided by Hillsborough County Utilities.
- The facility's heating ventilating and air conditioning (HVAC) system is provided by individual units located within each room.
-

4.2 Adjoining Property Reconnaissance Findings

A summary of uses and conditions identified on adjoining properties consistent with ASTM Standard E 1527-00 § 8.4 indicating the likelihood of recognized environmental conditions in connection with the property is provided below. For each of the uses or conditions identified on the adjoining properties, detailed information is discussed following a summary along with an opinion about the significance of the listing to the analysis of recognized environmental conditions in connection with the subject property.

IDENTIFIED

Yes	No	
☐	☒	Hazardous Substance in connection with identified uses
☐	☒	Petroleum products in connection with identified uses
☐	☒	Aboveground or underground storage tanks (ASTs/USTs) or appurtenances
☐	☒	Suspect containers not in connection with identified uses

☐ ☒ Electrical or mechanical equipment with signs of leakage
☐ ☒ Extreme instances of interior stains or corrosion
☐ ☒ Drains or sumps
☐ ☒ Wastewater discharges
☐ ☒ Septic or sewage tanks
☐ ☒ Pits, Ponds, or lagoons
☐ ☒ Pools of liquid or standing water
☐ ☒ Solid waste dumping, landfills, soil subsidence, or suspect fill materials
☐ ☒ Non *de minimis* stained soil or pavement
☐ ☒ Stressed vegetation
☐ ☒ Wells
☐ ☒ Odors
☐ ☒ Other uses or conditions of concern

The surrounding properties are predominantly residentially developed. A multi-story condominium was observed to the north of the subject property along Surfside Boulevard **(Appendix D, Photograph 9)**. The Apollo Beach Marina was observed to the northeast. Several boats were observed to be stored throughout the site **(Appendix D, Photograph 10)**. According to Mr. Ken (last name withheld), a representative of the marina, no maintenance activities are performed onsite. A canal was observed on the central portion of the property. Vacant land was observed to the east and southeast across Surfside Boulevard **(Appendix D, Photograph 11)**. The Bay Vista subdivision was observed on the southern adjacent property **(Appendix D, Photograph 12)**. Tampa Bay was observed to the west of the subject property **(Appendix D, Photograph 13)**.

4.3 Limitations of Assessment

Along with all of the limitations set forth in various sections of the ASTM Standard E 1527-00 protocol, the accuracy and completeness of this report is necessarily limited by the following:

- Access Limitations – None
- Physical Obstructions to Observations – None
- Outstanding Information Requests – None
- Historical Data Source Failure – None
- Key Site Manager Contact – Mr. Caesar (last name withheld) and Mr. David Levitt
- 50-year chain-of-title (User responsibility) – Not Reviewed
- Other – None

4.4 Significant Assumptions

HSA has made the following significant assumptions in the preparation of this report:

- Groundwater flow direction – The direction of groundwater flow in the area of the property had been inferred based on site observations of topographic slope, proximity of nearby water bodies, file record information, contamination assessment reports, an a review of the current USGS topographic map. The groundwater flow direction may be variable in this area due to a number of nearby influences.

- Regulatory Records Information – HSA assumes that all information provided by DataMap Technology Corporation regarding the regulatory status of facilities within the AMSD is complete, accurate, and current.

- Other - None

5.0 FINDINGS

The subject property encompasses approximately 2.55 acres of commercially developed land located at 6502 Surfside Boulevard in Apollo Beach, Hillsborough County, Florida. Based upon a review of historical aerial photographs of the subject property, the subject site was developed in its current configuration in 1972. The property is developed with an approximately 19,515 square-foot two-story hotel. The hotel consists of 100-units, lobby area, maintenance office, laundry/housekeeping facility, restaurant, and metal storage shed. Additional improvements include: a pool area, asphalt parking, metal shed, and wooden deck.

During the site reconnaissance, various household cleaning and maintenance supplies were observed throughout the property. The supplies included: chlorine solution, several 5-gallon containers of paint and sealers, and various maintenance materials and cleaners in containers of 2.5-gallons or less. The supplies are utilized in the maintenance of the hotel property. The containers appeared to be sealed and no obvious stains or leaks were observed in or around the containers.

Floor drains were observed throughout the site. The drains located in the kitchen are reportedly connected to a grease separator system located on the eastern portion of the property. No debris, staining, or sheen was observed on or around the drains.

With respect to the remaining listed sites, the regulatory database search identified one (1) site within the Approximate Minimum Search Distance (AMSD) of the property. This site is listed as having two underground storage tanks (USTs) containing non-regulated substances. According to Mr. Ken (last name withheld), a representative of the marina, no maintenance activities are performed onsite. No discharges are listed for this facility.

6.0 OPINION

When the observations of our site reconnaissance are reviewed together with information obtained from our interviews and records review relative to the subject property and properties in close proximity, it is our professional opinion that:

1. With respect to contamination sources from sources on the subject property, HSA did not observe evidence of contamination that would pose a material threat to the environmental integrity of the subject property.

2. With respect to potential contamination from properties in close proximity, our limited survey of the surrounding properties confirmed by our database search and research of public record files, there is no observable evidence or documentation in reasonably ascertainable public record files to suggest that contamination has migrated to the subject property from a property in close proximity.

7.0 CONCLUSIONS

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-00 of the Ramada Inn site in Tampa, Hillsborough County, Florida, the subject property. **No Recognized Environmental Conditions (REC) in connection with the subject property were identified during this assessment.**

8.0 WARRANTY

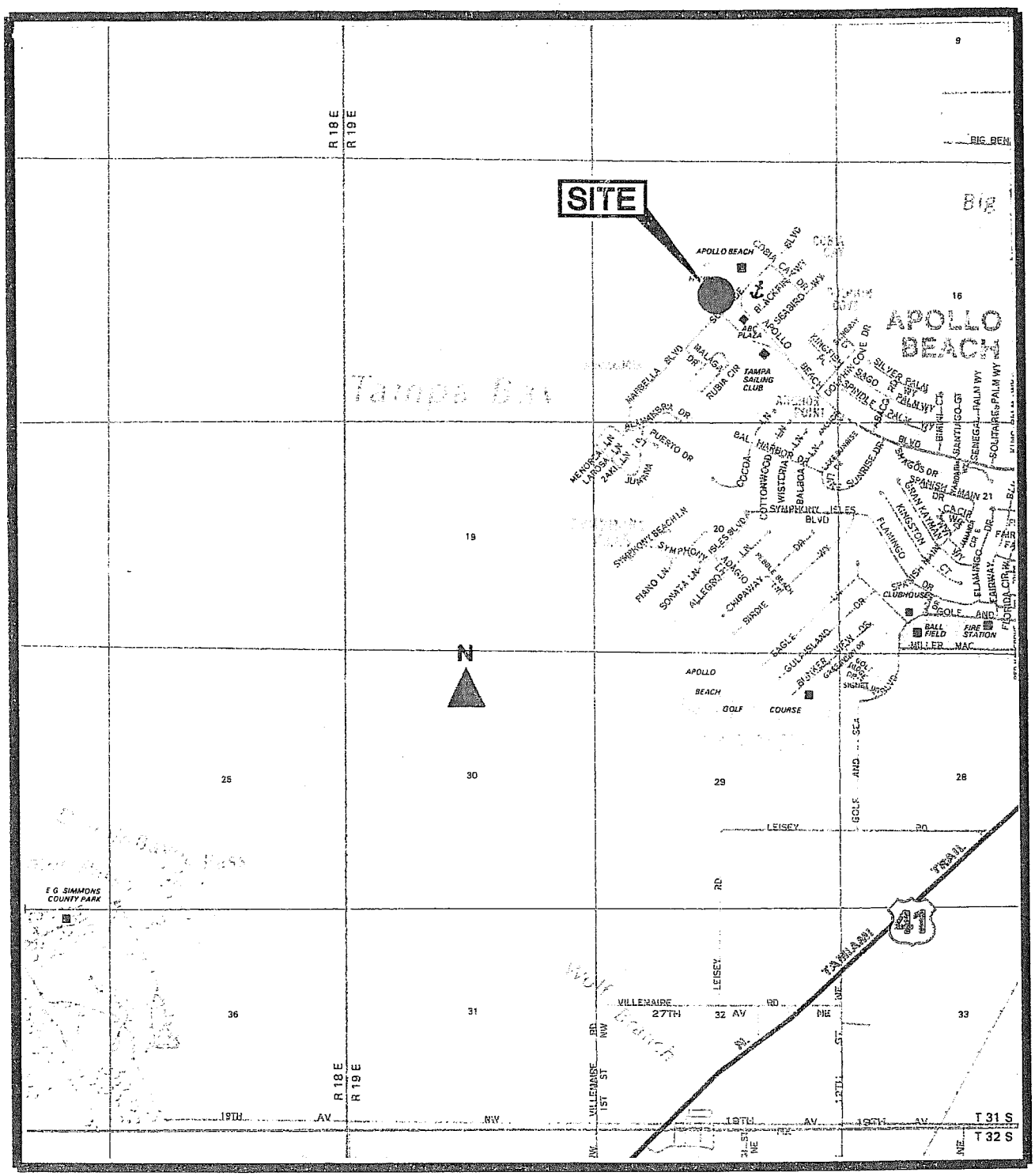
HSA warrants that the findings and conclusions contained herein were accomplished in general accordance with the methodologies set forth in the ASTM Standard E 1527-00 protocol. These methodologies are described by the Standard as representing good commercial and customary practice for conducting an Environmental Site Assessment of a parcel of property for the purpose of identifying recognized environmental conditions. However, these findings and conclusions contain all of the limitations inherent in these methodologies which are referred to in the protocol and some of which that are more specifically set forth as follows.

On January 11, 2002, § 9601(35)(B) was amended to recognize the use of the previous E 1527-97 ASTM version of the Standard, until the EPA promulgates a rule effecting a new due diligence standard, as required by the statutory amendment. The statute does not explicitly state that the interim use of this previous version is to the exclusion of any other method. Further, ASTM has not promulgated any revision to the Standard in regard to the statutory change. We are not aware of consultants, at least locally, using this older Standard so as to implement the amendment's "literal" recognition, and we make no comment upon the effect of performing our services consistent with the new ASTM E 1527-00 Standard.

There is a possibility that even with proper application of these methodologies, conditions may exist on the property that could not be identified within the scope of the assessment or that were not reasonably identifiable from the available information. HSA believes that the information obtained from the records review and the interviews concerning the property is reliable. However, HSA cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete. The methodologies of this assessment are not intended to produce all inclusive or comprehensive results, but rather to provide our client with information regarding apparent suspicions of existing and potential adverse environmental conditions relating to the subject property. No other warranties are implied or expressed.

FIGURES

SECTION 17, TOWNSHIP 31 SOUTH, RANGE 19 EAST
HILLSBOROUGH COUNTY, FLORIDA



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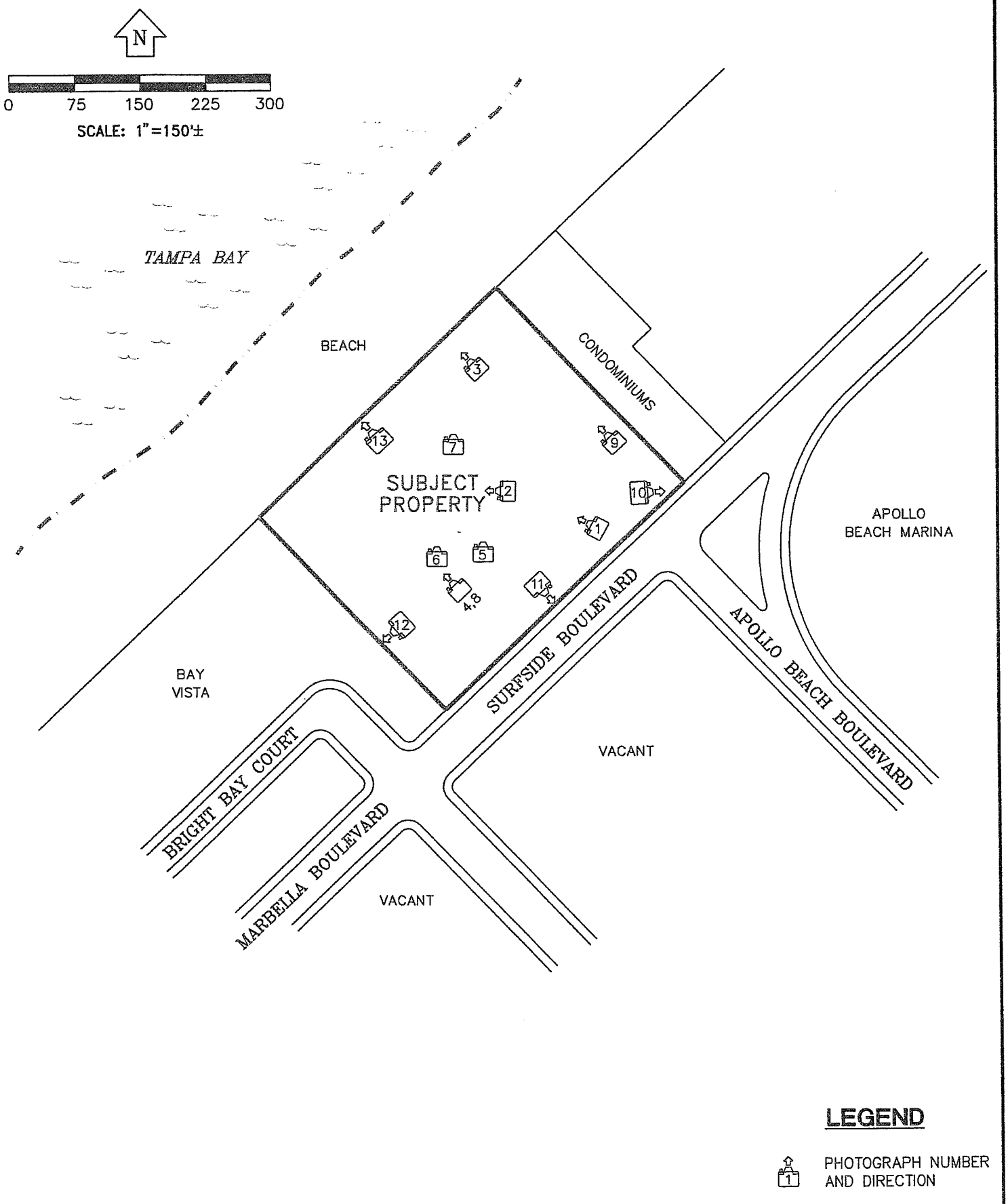
JOB NO.: 6015344100
CAD NO.: 344100-01
DATE: 12/15/04

HSA
ENGINEERS & SCIENTISTS
4019 E. Fowler Avenue Tampa, Florida 33617 Tel: (813) 971-3882

RAMADA INN APOLLO BEACH
6502 SURFSIDE BOULEVARD
APOLLO, FLORIDA

SHEET TITLE
SITE LOCATION MAP

FIGURE 1



LEGEND

1 PHOTOGRAPH NUMBER AND DIRECTION

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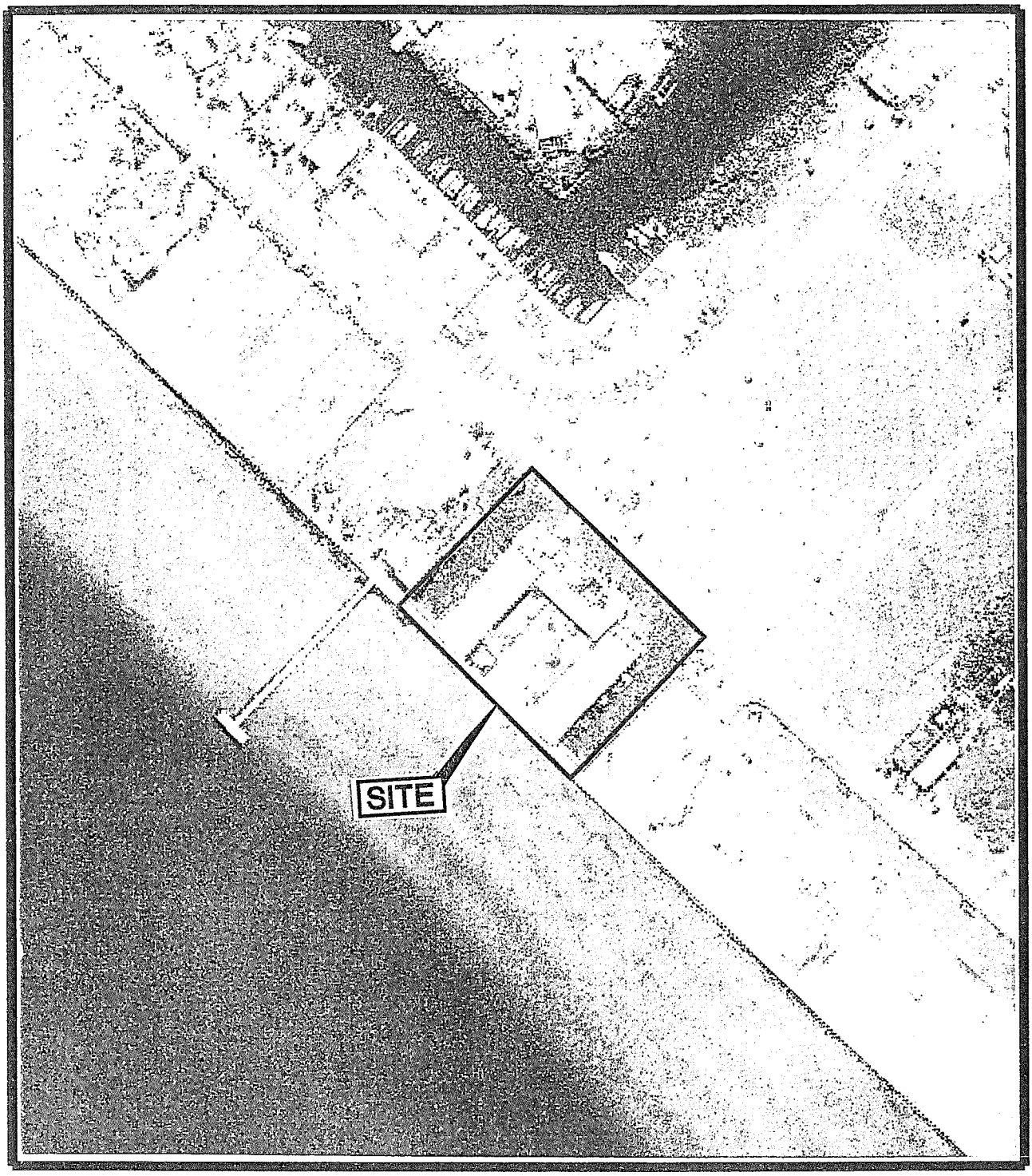
6502 SURFSIDE BOULEVARD
APOLLO, FLORIDA

SHEET TITLE
SITE MAP

FIGURE 2



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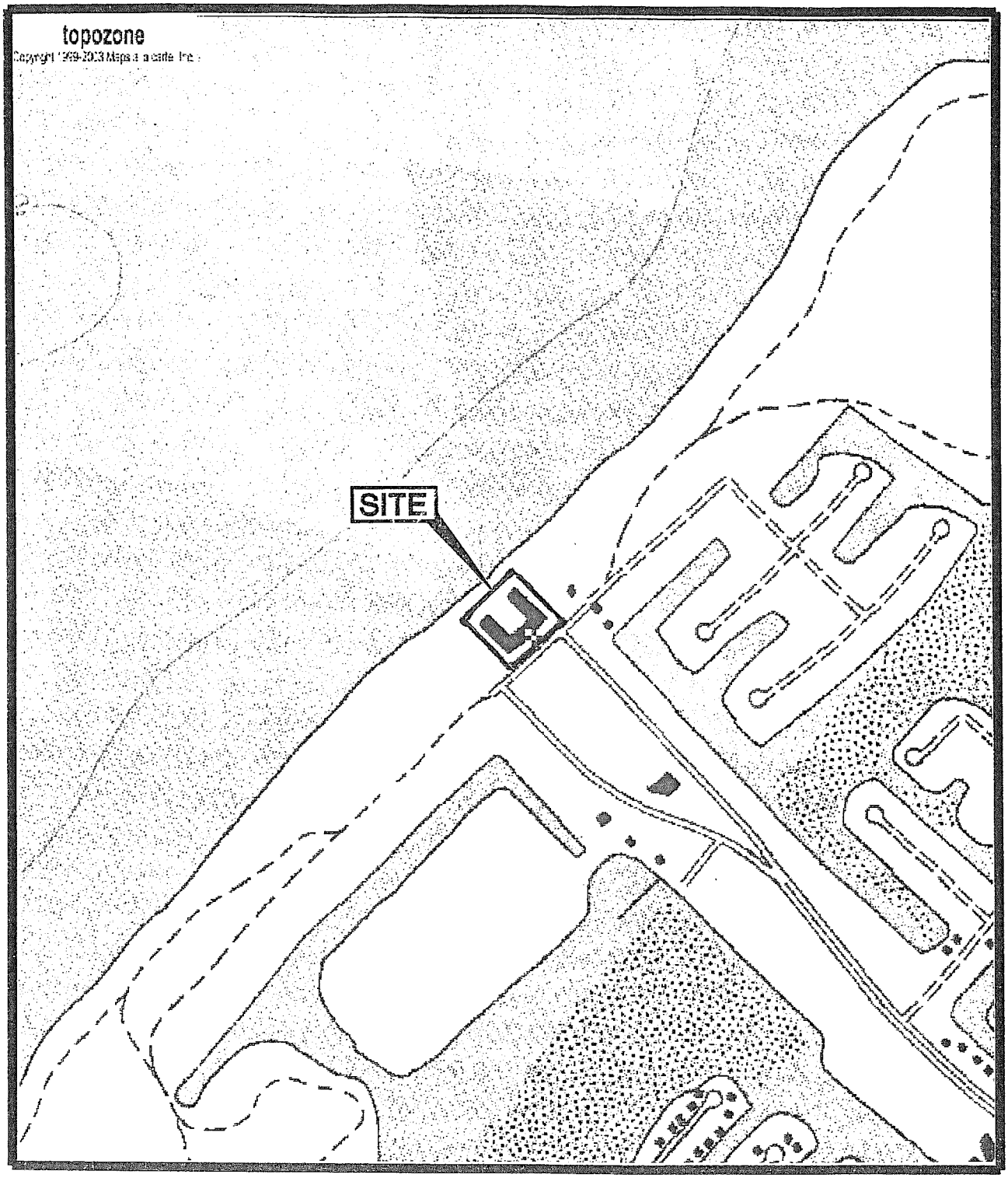
RAMADA INN APOLLO BEACH
6502 SURFSIDE BOULEVARD
APOLLO, FLORIDA

SHEET TITLE
2002
AERIAL
PHOTOGRAPH

FIGURE 3



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SCALE IN MILES

SOURCE: GIBSONTON, FLA., U.S.G.S. QUADRANGLE MAP 1987

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CAD NO.: 344100-01
DATE: 12/15/04

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RAMADA INN APOLLO BEACH
6502 SURFSIDE BOULEVARD
APOLLO, FLORIDA

SHEET TITLE
U.S.G.S. QUADRANGLE MAP

FIGURE 4

APPENDIX A

ASTM Glossary

GLOSSARY AND SELECTED TERMINOLOGY FROM THE STANDARD PRACTICE FOR ENVIRONMENTAL SITE ASSESSMENTS:

Terminology

This section provides definitions, descriptions of terms, and a list of acronyms for many of the words used in this Environmental Site Assessment. The terms are an integral part of the ESA practice and is critical to understanding the practices and it's use.

1. *Recognized Environmental Conditions*--In defining a standard of good commercial and customary practice for conducting an *environmental site assessment* of a parcel of *property*, the goal of the processes established by this practice is to identify *recognized environmental conditions.* The term *recognized environmental conditions* means the presence or likely presence of any *hazardous substances* or *petroleum products* on a *property* under conditions that indicate an existing release, a past release, or a material threat of a release of any *hazardous substances* or *petroleum products* into structures on the *property* or into the ground, groundwater, or surface water of the *property.* The term includes *hazardous substances* or *petroleum products* even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public 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.

2. *Asbestos*--six naturally occurring fibrous minerals found in certain types of rock formations. Of the six, the minerals chrysotile, amosite, and crocidolite have been most commonly used in building products. When mined and processed, asbestos is typically separated into very thin fibers. Because asbestos is strong, incombustible, and corrosion-resistant, asbestos was used in many commercial products beginning early in this century and peaking in the period from World War II into the 1970s. When inhaled in sufficient quantities, asbestos fibers can cause serious health problems. *Asbestos containing material (ACM)*--any material or product that contains more the 1% asbestos.

3. *Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)*--the list of sites compiled by EPA that EPA has investigated or is currently investigating for potential hazardous substance contamination for possible inclusion on the National Priorities List.

4. *Construction debris*--concrete, brick, asphalt, and other such building materials discarded in the construction of a building or other improvement to property.

5. *Contaminated public wells*--public wells used for drinking water that have been designated by a government entity as contaminated by toxic substances (*e.g.*, chlorinated solvents), or as having water unsafe to drink without treatment.

6. *Demolition debris*--concrete, brick, asphalt and other such building materials discarded n the demolition of a building or other improvement to property.

7. *Drum*--a container (typically, but not necessarily, holding 55 gal (208 L) of liquid) that may be used to store *hazardous substances* or *petroleum products*.

8. *Dry wells*--underground areas where soil has been removed and replaced with pea gravel, coarse sand, or large rocks. Dry wells are used for drainage, to control storm runoff, for the collection of spilled liquids (international and non-international) and wastewater disposal (often illegal).

9. *Dwelling*--structure of portion thereof used for residential habitation.

10. *Environmental lien*--a charge, security, or encumbrance upon title to a *property* to secure the payment of a cost, damage, debt, obligation, or duty arising out of response actions, cleanup, or other remediation of *hazardous substances* or *petroleum products* upon a *property*, including (but not limited to) liens imposed pursuant to CERCLA 42 USC § 9607(1) and similar state or local laws.

11. *ERNS list*--EPA's emergency response notification system list of reported CERCLA hazardous substance release or spills in quantities greater than the reportable quantity, as maintained at the National Response Center. Notification requirements for such releases or spills are codified in 40 CFR Parts 302 and 355.

12. *Federal Register, (FR)*--publication of the United States government published daily (except for federal holidays and weekends) containing all proposed and final regulations and some other activities of the federal government. When regulations become final, they are included in the Code of Federal Regulations (CFR), as well as published in the Federal Register.

13. *Fire insurance maps*--maps produced for private fire insurance map companies that indicate uses of properties at specified dates and that encompass the property. These maps are often available at local libraries, historical societies, private resellers, or from the map companies who produced them. See Question 23 of the transaction screen process in Practice E 1528 and 7.3.4.2 of this practice.

14. *Hazardous substance*--A substance defined as a hazardous substance pursuant to CERCLA 42 USC § 9601(14), as interpreted by EPA regulations and the courts: "(A) any substance designated pursuant to section 1321(b)(2)(A) of Title 33, (B) any element, compound, mixture, solution, or substance designated pursuant to section 9602 of this title, (C) any hazardous waste having the characteristics identified under or listed pursuant to section 3001 of the Solid Waste Disposal Act (42 USC § 6921) (but not including any waste the regulation of which under the Solid Waste Disposal Act (42 USC § 6901 *et seq.*) has been suspended by Act of Congress), (D) any toxic pollutant listed under section 1317 (a) of Title 33, (E) any hazardous air pollutant listed under section 112 of the Clean Air Act (42 USC § 7412), and (F) any imminently hazardous chemical substance or mixture with respect to which the Administrator (of EPA) has taken action pursuant to section 2606 of Title 15.

    The term does not include petroleum, including crude oil or any fraction thereof which is not otherwise specifically listed or designated as a hazardous substance under subparagraphs (A) through (F) of this paragraph, and the term does not include natural gas, natural gas liquids, liquefied natural gas, or synthetic gas usable for fuel (or mixtures of natural gas and such synthetic gas)." (See **Appendix X1**).

15. *Hazardous waste*--any hazardous waste having the characteristics identified under or listed pursuant to section 3001 of the Solid Waste Disposal Act (42 USC § 6921) (but not including any waste the regulation of which under the Solid Waste Disposal Act (42 USC § 6901 *et seq.*) has been suspended by Act of Congress). The Solid Waste Disposal Act of 1980 amended RCRA. RCRA defines a hazardous waste, in 42 USC § 6903, as "a solid waste, or combination of solid wastes, which because of its quantity, concentration, or physical, chemical, or infectious characteristics may--(A) cause, or significantly contribute to an increase in mortality or an increase in serious irreversible, or incapacitating reversible, illness; or (B) pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, or disposed of, or otherwise managed."

16. *Landfill*--a place, location, tract of land, area, or premises used for the disposal of solid wastes as defined by stated solid waste regulations. The term is synonymous with the term *solid waste disposal site* and is also known as a garbage dump, trash dump, or similar term.

17. *Local street directories*--directories published by private (or sometimes government) sources that show ownership, occupancy, and/or use of sites by reference to street addresses. Often local street directories are available at libraries of local governments, colleges or universities, or historical societies.

18. *Material safety data sheet (MSDS)*--written or printed material concerning a hazardous substance which is prepared by chemical manufacturers, importers, and employers for hazardous chemicals pursuant to OSHA's Hazard Communication Standard, 29 CFR 1910.1200.

19. *National Contingency Plan (NCP)*--the National Oil and Hazardous Substances Pollution Contingency Plan found at 40 CFR § 300, that is the EPA's blueprint on how hazardous substances are to be cleaned up pursuant to CERCLA.

20. *National Priorities List (NPL)*--list compiled by EPA pursuant to CERCLA 42 USC § 9605(a)(8)(B) of properties with the highest priority for cleanup pursuant to EPA's Hazard Ranking System. See 40 CFR Part 300.

21. *Occupants*--those tenants, subtenants, or other persons or entities using the *property* or a portion of the *property*.

22. *Owner*--generally the fee owner of record of the *property*.

23. *Petroleum exclusion*--The exclusion from CERCLA liability provided in 42 USC §9601(14), as interpreted by the courts and EPA: "The term (hazardous substance) does not include petroleum, including crude oil or any fraction thereof which is not otherwise specifically listed or designated as a hazardous substance under subparagraphs (A) through (F) of this paragraph, and the term does not include natural gas, natural gas liquids, liquefied natural gas, or synthetic gas usable for fuel (or mixtures of natural gas and such synthetic gas)."

24. *Petroleum products*--those substances included within the meaning of the *petroleum exclusion* to CERCLA, 42 USC § 9601(14), as interpreted by the courts and EPA, that is: petroleum, including crude oil or any fraction thereof which is not otherwise specifically listed or designated as hazardous substance under Subparagraphs (A) through (F) of 42 USC § 9601 (14), natural gas, natural gas liquids, liquefied natural gas, and synthetic gas usable for fuel (or mixtures of natural gas and such synthetic gas). (The word fraction refers to certain distillates of crude oil, including gasoline, kerosene, diesel oil, jet fuels, and fuel oil, pursuant to *Standard Definitions of Petroleum Statistics --Petroleum products* are included within the scope of inquiry because they are of concern with respect to many parcels of *commercial real estate* and current custom and usage is to include an inquiry into the presence of *petroleum products* when doing an *environmental site assessment* of *commercial real estate*.

25. *Pits, ponds, or lagoons*--man-made or natural depressions in a ground surface that are likely to hold liquids or sludge containing *hazardous substances* or *petroleum products.* The likelihood of such liquids or sludge being present is determined by evidence of factors associated with the pit, pond, or lagoon, including, but not limited to, discolored water, distressed vegetation, or the presence of an obvious wastewater discharge.

26. *Property*--the real property that is the subject of the *environmental site assessment* described in this practice. Real property includes buildings and other fixtures and improvements located on the property and affixed to the land.

27. *Property tax files*--the files kept for property tax purposes by the local jurisdiction where the property is located and includes records of past ownership, appraisals, maps, sketches, photos, or other information that is reasonably ascertainable and pertaining to the property. See 7.3.4.3.

28. *RCRA generators*--those persons or entities that generate hazardous wastes, as defined and regulated by "RCRA" (Resource Conservation and Recovery Act).

29. *RCRA generators list*--list kept by EPA of those persons or entities that generate hazardous wastes as defined and regulated by RCRA.

30. *RCRA TSD facilities*--those facilities on which treatment, storage, and/or disposal of hazardous wastes takes place, as defined and regulated by RCRA.

31. *RCRA TSD facilities list*--list kept by EPA of those facilities on which treatment, storage, and/or disposal of hazardous wastes takes place, as defined and regulated by RCRA.

32. *Recorded land title records*--records of fee ownership, leases, land contracts, easements, liens, and other encumbrances on or of the property recorded in the place where land title records are, by law or custom, recorded for the local jurisdiction in which the *property* is located. (Often such records are kept by a municipal or county recorder or clerk.) Such records may be obtained from title companies or directly from the local government agency. Information about the title to the property that is recorded in a U.S. district court or any place other than where land title records are, by law or custom, recorded for the local jurisdiction in which the property is located are not considered part of recorded land title records.

33. *Records of emergency release notifications* (SARA §304)--Section 304 of EPCRA or Title III of SARA requires operators of facilities to notify their local emergency planning committee (as defined in EPCRA) and state emergency response commission (as defined in EPCRA) of any release beyond the facility's boundary of any reportable quantity of any

extremely hazardous substance. Often the local fire department is the local emergency planning committee. Records of such notifications are "Records of Emergency Release Notifications" (SARA §304).

34. *Solid waste disposal site*--a place, location, tract of land, area, or premises used for the disposal of solid wastes as defined by state solid waste regulations. The term is synonymous with the term *landfill* and is also known as a garbage dump, trash dump, or similar term.

35. *Solvent*--a chemical compound that is capable of dissolving another substance and is itself a *hazardous substance*, used in a number of manufacturing/industrial processes including but not limited to the manufacture of paints and coatings for industrial and household purposes, equipment clean-up, and surface degreasing in metal fabricating industries.

36. *State registered USTs*--state lists of underground storage tanks required to be registered under Subtitle I, Section 9002 of RCRA.

37. *Sump*--a pit, cistern, cesspool, or similar receptacle where liquids drain, collect, or are stored.

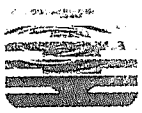
38. *TSD facility*--treatment, storage, or disposal facility (see RCRA TSD facilities).

39. *Underground storage tank (UST)*--any tank, including underground piping connected to the tank, that is or has been used to contain *hazardous substances* or *petroleum products* and the volume of which is 10% or more beneath the surface of the ground.

40. *USGS 7.5 Minute Topographic Map*--the map (if any) available from or produced by the United States Geological Survey (USGS), entitled "USGS 7.5 Minute Topographic Map," showing the property.

41. *Wastewater*--water that (1) is or has been used in an industrial or manufacturing process, (2) conveys or has conveyed sewage, or (3) is directly related to manufacturing, processing, or raw materials storage areas at an industrial plant. Wastewater does not include water originating on or passing through or adjacent to a site, such as stormwater flows, that has not been used in industrial or manufacturing processes, has not been combined with sewage, or is not directly related to manufacturing, processing, or raw materials storage areas at an industrial plant.

42. *Zoning/land use records*--those records of the local government in which the *property* is located indicating the uses permitted by the local government in particular zones within



its jurisdiction. The records may consist of maps and/or written records. They are often located in the planning department of a municipality or county.

Descriptions of Terms Specific to the ASTM Standard:

actual knowledge--the knowledge actually possessed by an individual who is a real person, rather than an entity. Actual knowledge is to be distinguished from constructive knowledge that is knowledge imputed to an individual or entity.

adjoining properties--any real property or properties the border of which is contiguous or partially contiguous with that of the property, or that would be contiguous or partially contiguous with that of the property but for a street, road, or other public thoroughfare separating them.

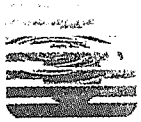
aerial photographs--photographs taken from an airplane or helicopter (from a low enough altitude to allow identification of development and activities) of areas encompassing the property. Aerial photographs are often available from government agencies or private collections unique to a local area.

appropriate inquiry--that inquiry constituting "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice" as defined in CERCLA, 42 USC §9601 (35)(B), that will give a party to a *commercial real estate* transaction the *innocent landowner defense* to CERCLA liability (42 USC §9601(A) and (B) and §9607(b)(3)), assuming compliance with other elements of the defense.

approximate minimum search distance--the area for which records must be obtained and reviewed, subject limitations are provided specifically in the report. This may include areas outside the *property* and shall be measured from the nearest *property* boundary. This term is used in lieu of radius to include irregularly shaped properties.

building department records--those records of the local government in which the property is located indicating permission of the local government to construct, alter, or demolish improvements on the property. Often building department records are located in the building department of a municipality or county.

commercial real estate--any real property except a dwelling or property with no more than four dwelling units exclusively for residential use (except that a dwelling or property with no more than four dwelling units exclusively for residential use is included in this term when it has a commercial function, as in



the building of such dwellings for profit). This term includes but is not limited to underdeveloped real property and real property used for industrial, retail, office, agricultural, other commercial, medical, or educational purposes; property used for residential purposes that has more than four residential dwelling units; and property with no more than four dwelling units for residential use when it has a commercial function, as in the building of such dwellings for profit.

commercial real estate transaction--a transfer of title to or possession of real property or receipt of a security interest in real property, except that it does not include transfer of title to or possession of real property or the receipt of a security interest in real property with respect to an individual dwelling or building containing fewer than five dwelling units, nor does it include the purchase of a lot or lots to construct a dwelling for occupancy by a purchaser, but a commercial real estate transaction does include real property purchased or leased by persons or entities in the business of building or developing dwelling units.

due diligence--the process of inquiring into the environmental characteristics of a parcel of *commercial real estate* or other conditions, usually in connection with a commercial real estate transaction. The degree and kind of due diligence vary for different properties and differing purposes.

environmental audit--the investigative process to determine if the operations of an existing facility are in compliance with applicable environmental laws and regulations. This term should not be used to describe the ASTM Practice (E1528) although an environmental audit may include an *environmental site assessment* or, if prior audits are available, may be part of an environmental site assessment.

environmental professional--a person possessing sufficient training and experience necessary to conduct a *site reconnaissance, interviews,* and other activities in accordance with this practice, and from the information generated by such activities, having the ability to develop conclusions regarding *recognized environmental conditions* in connection with the *property* in question. An individual's status as an environmental professional may be limited to the type of assessment to be performed or to specific segments of the assessment for which the professional is responsible. The person may be an independent contractor or an employee of the *user*.

environmental site assessment (ESA)--the process by which a person or entity seeks to determine if a particular parcel of real *property* (including improvements) is subject to *recognized environmental conditions*. At the option of the user, an environmental site assessment may include more inquiry than that constituting *appropriate inquiry* or, if the user is not concerned about qualifying for the *innocent landowner defense,* less inquiry than that constituting *appropriate inquiry*. An environmental site assessment is both different from and less rigorous that an *environmental audit.*

fill dirt--dirt, soil, sand, or other earth, that is obtained off-site, that is used to fill holes or depressions, create mounds, or otherwise artificially change the grade or elevation of real property. It does not include material that is used in limited quantities for normal landscaping activities.

hazardous waste/contaminated sites--sites on which a release has occurred, or is suspected to have occurred, or any *hazardous substance, hazardous waste,* or *petroleum products*, and that release or suspected release has been reported to a government entity.

innocent landowner defense--that defense to CERCLA liability provided in 42 USC §9601(35) and §9607(b)(3). One of the requirements to qualify for this defense is that the party make "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice" There *are* additional requirements to qualify for this defense.

interviews--those portions of this practice that are contained in the *Site* and *Area Reconnaissance* Sections of the report thereof and address questions to be asked of *owners* and *occupants* of the *property* and questions to be asked of local government officials.

key site manager--the person identified by the *owner* of a *property* as having good knowledge of the uses and physical characteristics of the property.

local government agencies--those agencies of municipal or county government having jurisdiction over the *property*. Municipal and county government agencies include but are not limited to cities, parishes, townships, and similar entities.

LUST sites--state lists of leaking underground storage tank sites. Section 9003 (h) of Subtitle I of RCRA gives EPA and states, under cooperative agreements with EPA, authority to clean up releases from UST systems or require owners and operators to do so.

major occupants--those tenants, subtenants, or other persons or entities each of which uses at least 40% of the leaseable area of the *property* or any anchor tenant when the *property* is a shopping center.

obvious--that which is plain or evident; a condition or fact that could not be ignored or overlooked by a reasonable observer while *visually or physically observing the property.*

other historical sources--any source or sources other than those designated in the "Historical Record Review" portion of this report that are credible to a reasonable person and that identify past uses or occupancies of the property. The term includes records in the files and/or personal knowledge of the *property owner* and/or *occupants*.

physical setting sources--sources that provide information about the geologic, hydrogeologic, hydrologic, or topographic characteristics of a *property*.

practically reviewable--information that is practically reviewable means that the information is provided by the source in a manner and in a form that, upon examination, yields information relevant to the *property* without the need for extraordinary analysis of irrelevant data. The form of the information shall be such that the user can review the records for a limited geographic area. Records that cannot be feasibly retrieved by reference to the location of the *property* or a geographic area in which the *property* is located are not generally *practically reviewable*. Most databases of public records are *practically reviewable* if they can be obtained from the source agency by the county, city, zip code, or other geographic area of the facilities listed in the record system. Records that are sorted, filed, organized, or maintained by the source agency only chronologically are not generally practically reviewable. For large databases with numerous facility records (such as RCRA hazardous waste generators and registered underground storage tanks), the records are not *practically reviewable* unless they can be obtained from the source agency in the smaller geographic area of zip codes. Even when information is provided by zip code for some large databases, it is common for an unmanageable number of sites to be identified within a given zip code. In these cases, it is not necessary to review the impact of all of the sites that are likely to be listed in any given zip code because that

information would not be *practically reviewable.* In other words, when so much data is generated that it cannot be feasibly reviewed for its impact on the *property*, it is not *practically reviewable.*

preparer--the person preparing the *transaction screen questionnaire* pursuant to ASTM Practice-E 1528, who may be either the user or the person to whom the user has delegated the preparation of the *transaction screen questionnaire.*

publicly available--information that is publicly available means that the source of the information allows access to the information by anyone upon request.

reasonable ascertainable--for purposes of both this practice and Practice E 1528, information that is (1) *publicly available,* (2) obtainable from its source within reasonable time and cost constraints, and (3) *practically reviewable.*

recognized environmental conditions--the presence of likely presence of any *hazardous substances* or *petroleum products* on a *property* under conditions that indicate an existing release, a past release, or a material threat of a release of any *hazardous substances* or *petroleum products* into structures on the *property* or into the ground, groundwater, or surface water of the *property.* The term includes *hazardous substances* or *petroleum products* even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public 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.

site reconnaissance--that part this is contained in the designated section of the practice and addresses what should be done in connection with the *site visit.* The site reconnaissance includes, but is not limited to, the *site visit* done in connection with such a Phase I Environmental Site Assessment.

site visit--the visit to the property during which observations are made constituting the *site reconnaissance* section of the report and the *site visit* requirement of ASTM Practice E 1528.

standard historical sources--those sources of information about the history of uses of property specified within the report.

standard physical setting source--a current USGS 7.5 minute topographic map (if any) showing the area on which the property is located.

standard practice(s)--the activities set forth in either and both this practice and ASTM Practice E 1528.

standard sources--sources of environmental physical setting, or historical records specified in the various sections of the report.

user--the party seeking the use of ASTM Practice E 1528 to perform an *environmental site assessment* of the *property*. A user may include, without limitation, a purchaser of *property*, a potential tenant of property, an *owner of property*, a lender, or a property manager.

visually and/or physically observed--during a *site visit* pursuant to the ASTM Practice E 1528, or pursuant to this report, this term means observations made by vision while walking through a *property* and the structures located on it and observations made by the sense of smell, particularly observations of noxious or foul odors. The term "walking through" is not meant to imply that disabled persons who cannot physically walk may not conduct a *site visit*; they may do so by the means at their disposal for moving through the *property* and the structures located on it.

Acronyms:

ASTM--American Society for Testing and Materials.
CERCLA--Comprehensive Environmental Response, Compensation and Liability Act of 1980 (as amended, 42 USC §9601 *et seq*).
CERCLIS--Comprehensive Environmental Response, Compensation and Liability Information System (maintained by EPA).
CFR--Code of Federal Regulations.
EPA--United States Environmental Protection Agency.
EPCRA--Emergency Planning and Community Right to Know Act (also known as SARA Title III), 42 USC §11001 *et seq.*).
ERNS--emergency response notification system.
ESA--environmental site assessment (different than an *environmental audit*; see 3.3.12).
FOIA--U.S. Freedom of Information Act (5 USC 552 *et seq.*).
FR--Federal Register.
LUST--leaking underground storage tank.
MSDS--material safety data sheet.
NCP--National Contingency Plan.
NPDES--national pollution discharge elimination system.
NPL--national priorities list.
PCBs--polychlorinated biphenyls.
PRP--potentially responsible party (pursuant to CERCLA 42 USC §9607(a)).
RCRA--Resource Conservation and Recovery Act (as amended, 42 USC §6901 *et seq.*).
SARA--Superfund Amendments and Reauthorization Act of 1986 (amendment to CERCLA).
USC--United States Code.
USGS--United States Geological Survey.
UST--underground storage tank.

APPENDIX B

Credentials and Qualifications

NICHOLAS ALBERGO, P.E., DEE

Chairman & CEO

HSA Engineers & Scientists

EDUCATION: Ph.D. Candidate, Environmental Science, *University of South Florida*
Master of Science, Civil Engineering, *University of South Florida*
Bachelor of Science, Environmental Science, *University of South Florida*

REGISTRATION: Professional Engineer: Florida, #38518; South Carolina, #17533; Georgia, #22462); North Carolina, #16106; Pennsylvania, #038205 (inactive); Delaware, #PE7732 (inactive); New Jersey, #33554 (inactive)
American Academy of Environmental Engineers – Diplomate #93-10018
(Specialty Certification - Hazardous Waste Management)
American College of Forensic Examiners – Diplomate #17743
Certified Supervisor of Asbestos Abatement Projects, #4287
Certified Hazardous Materials Manager (CHMM)
Certified ASTM Trainer for Environmental Assessment Standard E1527-97

PATENTS: Apparatus for Utilization in Subsurface Bioremediation
U.S. Patent Number 5,133,625

PROFESSIONAL AFFILIATIONS:
ASTM Committee on Environmental Assessment Standards
National Council of Examiners for Engineers and Surveyors
(Committee on Professional Registration - Exam Questions)
American Society of Civil Engineers - Technical Paper Reviewer
American Water Works Association - Technical Paper Reviewer
American Water Resources Association - Water Policy/Mgmt/Law
National Registry of Environmental Professionals
National Society of Professional Engineers
National Groundwater Association
The Environmental Manager's Compliance Advisor – Board of Experts
Association of Groundwater Scientists and Engineers
Florida Engineering Society

SUMMARY OF EXPERIENCE:

Nicholas Albergo is the Chairman and CEO of HSA Engineers & Scientists, a 115 person environmental engineering consulting firm based in Tampa, Florida. Mr. Albergo possesses extensive domestic and international experience in contamination assessment, degradation and migration analysis, wastewater treatment, and soil and groundwater remedial strategy. He has provided expert testimony on cases involving environmental assessment, contaminant impacts, advanced hydrogeology, geochemistry, water quality, and sensitive regulatory compliance issues both in the U.S. and abroad. He is well versed in both domestic and international environmental regulations, and helped form the guidelines which are routinely used as the environmental blueprint for the assessment of properties involved in real estate transactions. He is routinely invited to speak at various academic, public interest, and corporate seminars on environmental issues. He

has chaired several scientific conferences, served on expert advisory Boards, and has over 140 technical publications to his credit. The emphasis of his graduate work has been in the area of bioremediation, which was funded by the U.S. Department of Defense. His current research involves development of models that predict the competitive effects of inorganic elements when exposed to zeolites.

SELECT SEMINAR PRESENTATIONS

Conference Chair Florida Remediation Conference: Orlando, Florida, November 1995, 1996, 1997, 1999, 2000, 2001, 2002

Trainer - ASTM Environmental Assessment Standard E1527-00 & E1528-00, Philadelphia, Pa., 4/94 & 10/97; Tampa, Fl., 11/94, 10/95, 1/96, 2/98, 2/99 & 3/01; Orlando, Fl., 1/97; Atlanta, Ga., 2/95, 4/99, 11/00 & 9/01; Butte, Mn., 4/95; Dayton, Oh., 8/95; Chicago, Ill., 9/96, 6/98, 10/99, 10/00 & 9/02 (also Phase II E1903-97), Memphis TN., 2/97; Myrtle Beach, SC., 3/97; Cincinnati, OH., 4/97 & 9/98; San Francisco CA., 7/98, Ft. Lauderdale, Fl. 12/00, Tampa, FL, 03/01, Atlanta, GA 09/01, San Juan P.R. 10/02

Guest Lecturer - Florida Department of Environmental Protection: *DNAPL Fate, Migration and Degradation*; Tallahassee, Florida, October, 1994; Daytona Beach, Florida, October, 1996

Technical Session Chairman - Environmental Resources Expo '96: *Innovative Technologies for Site Remediation*, Orlando, Florida, May 1996

Technical Session Chairman - Florida Environmental Expo '95: *Site Remediation*, Tampa, Florida, September 1995

Guest Speaker - National Assoc. of Legal Assts: *Risk Assessment*, Tampa, Florida, May, 1995

Technical Session Moderator - Environmental Resources Expo '95: *DNAPL - High Stakes Hide & Seek*, Orlando, Florida, June 1995

Presenter - In Situ and On-Site Bioreclamation: *The Third International Symposium*, San Diego, California, April, 1995

Technical Session Chairman - Florida Environmental Expo '94: *Update - RCRA Corrective Actions*, Tampa, Florida, October 1994

Guest Speaker - The Florida Bar: Environmental and Land Use Law Section: *DNAPL Assessment and Site Restoration - A Technology Update*, Orlando, Florida, May 1994

Guest Lecturer - Southeastern Fabricare Association Convention: *PCE: Assessment and Remediation difficulties*, Savannah, Georgia, March, 1995

Technical Session Chairman - Environmental Resources Conference '94, Florida Environmental Expo '93, Tampa, Florida, October 1993

Technical Session Chairman - 34th Annual Association of Engineering Geologists Meeting: *Biomedical Waste: How Can It Be Controlled?*, Chicago, Illinois, October 1991

Guest Speaker - ASCE National Conference on Environmental Engineering: *Risk Assessment Concerns in the Utilization of Engineered Organisms in Bioremediation*, Reno, Nevada, April, 1991

Keynote Speaker - 1990 Environmental Control/Hazardous Waste Management Conference, Toronto, Ontario, May 1990

MISC. SPEAKING ENGAGEMENTS

Federal Deposit Insurance Corporation * Resolution Trust Corporation * First Union Bank * Florida Power * Marriott Corporation * NationsBank * City of Tampa * Florida Bar Assoc.

OTHER DISTINCTIONS:

Past Instructor - University of South Florida
1995 Small Business of the Year - Tampa Bay
#13 - '95 Suncoast Fast 50 (Fastest Growing Publicly and Privately Held Technology-Related Companies; 506% increase in Sales 1990 - 1994)
#285 - 1995 National 500 Technology List
#24 - '96 Suncoast Fast 50 (Fastest Growing Publicly and Privately Held Technology-Related Companies; 302% increase in Sales 1991 - 1995)
#25 - '97 Suncoast Fast 50 (Fastest Growing Publicly and Privately Held Technology-Related Companies; 302% increase in Sales 1992 - 1996)
#35 - '98 Suncoast Fast 50 (Fastest Growing Publicly and Privately Held Technology-Related Companies; 164% increase in Sales 1993 - 1997)
Member of the University of South Florida President's Council
Established Engineering Scholarship Fund for Underprivileged Students
Founding Contributor to Aquarist Circle - The Florida Aquarium
Contributor to Athletic Scholarship Fund at USF

PEER-REVIEWED PUBLICATIONS:

New and Improved Site Assessment Standard, N. Albergo, ASTM Standardization News, Volume 29, No 3, March 2001

Year 2000: Are You Ready? N. Albergo, Civil Engineering, Volume 68, No. 9, September 1998

Year 2000: Will Y2K Bug Bite You?, N. Albergo, Environmental Technology, Volume 8, Issue 4, July/August 1998

Aromatic Solvent Bioreclamation in a Highly Anaerobic Aquifer, R.E. Moon and N. Albergo, in Applied Bioremediation of Petroleum Hydrocarbons, Battelle Press, 1995, R.E. Hinchee, J.A. Kittel and H.J. Reisinger Eds.

Nonequilibrium Sorption: The Achilles Heal of Groundwater Remediation, N. Albergo, Environmental Resources Expo '95, Conference Proceedings, Orlando, Florida, June 1995

DNAPL Assessment and Site Restoration: A Technology Update, N. Albergo, Environmental Resources Conference '94 Proceedings, Orlando, Florida, May 1994

Analytical Technology Development Raises Serious Questions For The Environmental Profession, N. Albergo, Journal of Environmental Engineering, Volume 120, No. 2, March/April 1994

Defensive Engineering Can Be Dangerous, N. Albergo, Civil Engineering, Volume 62, No. 10, October 1992

Biomedical Waste: How Can It Be Controlled? N. Albergo, W.E. Lee, 1991 Association of Engineering Geologists National Conference Proceedings, Chicago, Illinois, October 1991

Risk Assessment Concerns in the Utilization of Engineered Organisms in Bioremediation, N. Albergo, W.E. Lee, 1991 Association of Engineering Geologists National Conference Proceedings, Chicago, Illinois, October 1991

Risk Assessment Concerns in the Utilization of Engineered Organisms in Bioremediation, N. Albergo, W.E. Lee, 1991 ASCE National Conference Proceedings on Environmental Engineering, Reno, Nevada, July 1991

Biomedical Waste: How Can It Be Controlled? W.E. Lee, N. Albergo, Proceedings of the Haztech Canada International Conference, Toronto, Ontario 1990

Site Remediation Via In-Situ Bioremediation, W.E. Lee, N. Albergo, P. Hildebrand, Proceedings of the Haztech Canada International Conference, Toronto, Ontario 1990

Innovative Technologies for the Investigation of Hazardous Waste Sites, N. Albergo, P. Hildebrand, W.E. Lee, Proceedings of the Haztech Canada International Conference, Toronto, Ontario/Edmonton, Alberta, 1989; and Proceedings of the United States Hazwaste Symposium, Chicago, 1989

On-Site Solutions to Waste Management Through Bioremediation, N. Albergo, W.E. Lee, Proceedings of the Haztech Canada International Conference, Toronto, Ontario/Edmonton, Alberta, 1989; and Proceedings of the United States Hazwaste Symposium, Chicago, 1989

Anaerobic Fixed Film, Plug Flow Reactors for Dissimilatory Nitrate Reduction of Munitions Waste, N. Albergo, University of South Florida - Thesis, 1986

INDUSTRY PUBLICATIONS:

Brownfields Revitalization Act Raises More Questions than it Answers, N. Albergo, F. Stanonis, The Florida Specifier, Volume 24, No. 3, March 2002

Brownfields Law Raises More Questions than it Answers, N. Albergo, F. Stanonis, The Environmental Manager's Compliance Advisor, Issue No. 561, February 18, 2002

The Arsenic Scare *Are America's Playgrounds Safe for our Children?* The Environmental Manager's Compliance Advisor, Issue No. 548, August 6, 2001

ESA Standards Get A Makeover, N. Albergo, Environmental Protection, Volume 12, No. 4, April 2001

Environmental Industry Tightens, but Trends Indicate Opportunities, N. Albergo, The Florida Specifier, Volume 23, No. 2, February 2001

New ASTM ESA Standards Represent Significant Changes for Users, N. Albergo, The Florida Specifier, Volume 23, No. 1, January 2001

Knowledge – The Key Resource for Future Environmental Consulting & Engineering Firms, N. Albergo, The Florida Specifier, Volume 21, No. 9, September 1999

Remedial System Efficiency Remains a Function of Fundamental Design Assumptions, N. Albergo, The Florida Specifier, Volume 20, No. 11, November 1998

Courts Attempt to Clarify Whether Engineering Testimony Differs from Scientific Testimony, N. Albergo, The Florida Specifier, Volume 20, No. 8, August 1998

Senate Bill 244 Marks a Revision of the State's Drycleaner Remediation Effort, N. Albergo, The Florida Specifier, Volume 20, No. 7, July 1998

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The Coming of Risk Assessment in Florida, N. Albergo, R. Lewis, The Florida Specifier, Volume 19, No. 7, July 1997

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In this Treatment System, a "Boiling Stone" Gathers Moss... by Design, N. Albergo, G.R. Thomas, The Florida Specifier, Volume 18, No. 11, November 1996

What Does a Nose Know When it Comes to Chemicals?, N. Albergo, W.E. Lee, Florida Environments, Volume X, No. X, October 1996

Caution: Cleanup Liability can Flow from Leaking Pipes, N. Albergo, W.E. Lee, Florida Environments, Volume X, No. VII, July 1996

Real Estate Implications of Remediation, N. Albergo, The Florida Specifier, Volume 18, No. 7, July 1996

Today's Environmental Professional: A Career on a Precipice, N. Albergo, The Florida Specifier, Volume 18, No. 5, May 1996

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New Technologies Expand Site Investigator's Tool Kit, W.E. Lee, N. Albergo, Florida Environments, Volume X, No. III, March 1996

First Florida Field Pilot to Test Reductive Dehalogenation by Zero-Valent Iron Metal, N. Albergo, The Florida Specifier, Volume 18, No. 3, March 1996

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Categorizing Metals Creates Better Enviro Understanding, W.E. Lee, N. Albergo, Florida Environments, Volume IX, No. XII, December 1995

Murky Water? What it can Mean for Site Investigations, W.E. Lee, N. Albergo, Florida Environments, Volume IX, No. XI, November 1995

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Metal Finishing can Create a Messy Environment, W.E. Lee, N. Albergo, Florida Environments, Volume IX, No. X, October 1995

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Critical Gas Monitoring, Controls Missing from many Existing Landfill Permits, N. Albergo, The Florida Specifier, Volume 17, No. 8, August 1995

Agencies Use Models to Help Assess Site Threats, W.E. Lee, N. Albergo, Florida Environments, Volume IX, No. VIII, August 1995

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Sorption/Desorption Phenomena Likely Culprits Impeding Effective DNAPL Cure, N. Albergo, The Florida Specifier, Volume 16, No. 10, October 1994

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Ag Chemicals Can Make Site Investigations Difficult, W.E. Lee, N. Albergo, Florida Environments, Volume IX, No. IV, April 1994

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Animal Parasite Control Can Harm Groundwater, W.E. Lee, N. Albergo, Florida Environments, Volume 8, No. 1, January 1994

Detecting Contamination Easier with Microbial Tests, W.E. Lee, N. Albergo, Florida Environments, Volume 7, No. 12, December 1993

ASTM Environmental Assessment Standards: The Professional's Friend or Foe?, N. Albergo, The Florida Specifier, Volume 15, No. 12, December 1993

Busting Historic Sites Could Get Investigators Busted, W.E. Lee, N. Albergo, J.R. Williams, Y. Wahgray, Florida Environments, Volume 7, No. 11, November 1993

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Analytical Technology Development Raises Serious Questions For Professionals, N. Albergo, The Florida Specifier, Volume 15, No. 10, October 1993

Testing Chemical Effects Necessary with Farm Soil, W.E. Lee, N. Albergo, D.D. Dunigan, A.K. McNulty, Florida Environments, Volume 7, No. 9, September 1993

Combining Methods Improves Site Analysis, W.E. Lee, N. Albergo, Florida Environments, Volume 7, No. 8, August 1993

Dry Cleaning Industry Will Require Innovative Remediation Concepts, N. Albergo, The Florida Specifier, Volume 15, No. 8, August 1993

Metal, Chemical Hazards Rampant in Dental Offices, W.E. Lee, N. Albergo, Florida Environments, Volume 7, No. 7, July 1993

Understanding Transport Critical to Pesticide Contamination Assessment, N. Albergo, W.E. Lee, The Florida Specifier, Volume 15, No. 7, July 1993

Sampling Errors Yield False Fear of Landfill Explosions, W.E. Lee, N. Albergo, D.D. Scott, Florida Environments, Volume 7, No. 6, June 1993

Look Beyond Incinerators for Source of Everglades Mercury, N. Albergo, Fort Myers News-Press, May 2, 1993

Widespread Use of Coal Tar Means Big Misuse Potential, W.E. Lee, N. Albergo, Florida Environments, Volume 7, No. 5, May 1993

Improving the Quality of Consulting Begins with a Management Decision, N. Albergo, The Florida Specifier, Volume 15, No. 5, May 1993

The Nose Knows Organic Contaminants...Within Limits, W.E. Lee, N. Albergo, Florida Environments, Volume 7, No. 4, April 1993

Contamination Treatments Using Ultraviolet Light Improving With Age, N. Albergo, The Florida Specifier, Volume 15, No. 3, March 1993

Boring Methods Tell Soil Stories, W.E. Lee, N. Albergo, D.D. Scott, Florida Environments, March 1993

Incinerator Foes Overlook Mercury Origins in Geologic Environment, N. Albergo, The Florida Specifier, Volume 15, No. 2, February 1993

Natural Communities Savvy Helps Investigators at Undeveloped Sites, W.E. Lee, N. Albergo, J.A. Rice, Florida Environments, January 1993

Multitude of Dyes, Pigments can Confound Site Investigators, W.E. Lee, N. Albergo, Florida Environments, December 1992

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Compartment Models Help Track Contaminants, Predict Dispersion, W.E. Lee, N. Albergo, Florida Environments, November 1992

EPA Ponders Two Alternatives For Hazardous Waste Identification, N. Albergo, The Florida Specifier, Volume 14, No. 11, November 1992

High-Tech Plants are Likeliest Sources of Nickel Contamination, W.E. Lee, N. Albergo, Florida Environments, October 1992

RCRA's Hazardous Waste Identification Rule is Changing...Again, N. Albergo, The Florida Specifier, Volume 14, No. 10, October 1992

EPA's Battle to Control Pesticides May be a Losing Proposition, N. Albergo, The Florida Specifier, Volume 14, No. 8, August 1992

Down-hole Sampling Promises: Accuracy, Convenience, Safety, W.E. Lee, N. Albergo, Florida Environments, August 1992

Analyzing Ecosystems Helps Pinpoint Downstream Contamination, W.E. Lee, N. Albergo, Florida Environments, July 1992

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pH, Conductivity, are Keys to the Corrosive Fate of Metals in Water, W.E. Lee, N. Albergo, Florida Environments, June 1992

Environmental Modeling's Promise: You Are Guaranteed An Output, N. Albergo, W.E. Lee, The Florida Specifier, Volume 14, No. 5, May 1992

Society's Free Hand with Leaded Products Left a Roadside Legacy, W.E. Lee, N. Albergo, C.A. Houchin, Florida Environments, May 1992

Contaminant Reporting: A Legal & Ethical Overview, N. Albergo, F.L. Stanonis, Hillsborough County Bar Association Law Review, Volume 2, No. 7, April 1992

Initial, Inexpensive Test Methods Help Site Investigators Find Organic Contaminants, W.E. Lee, N. Albergo, C.A. Houchin, Florida Environments, April 1992

Alternative Remedial Technologies Abound, Yet Limitations Persist, N. Albergo, W.E. Lee, The Florida Specifier, Volume 14, No. 4, April 1992

Versatile Direct-Push Truck Rigs Save Time, Money on Water Sampling, W.E. Lee, N. Albergo, Florida Environments, March 1992

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Ocean Incineration, an Overlooked Waste Management Technology, N. Albergo, The Florida Specifier, Volume 14, No. 2, February 1992

Lost Cause: Evaluating Lab Results Without a Basic Understanding of Analytical Methods, N. Albergo, W.E. Lee, Florida Environments, February 1992

Reporting Contaminant Spills Raises Legal, Ethical Questions, N. Albergo, F.L. Stanonis, The Florida Specifier, Volume 14, No. 1, January 1992

Biological Waste Disinfectants can create Additional Health Hazards, W.E. Lee, N. Albergo, Florida Environments, January 1992

Explosions, Fires can Foul Resources Well Beyond Reach of the Flames, W.E. Lee, N. Albergo, Florida Environments, December 1991

Soil Washing Shows Promise as a Viable Remediation Technique, N. Albergo, The Florida Specifier, Volume 13, No. 12, December 1991

Vegetative Stress is often best clue to Contamination at Undeveloped Sites, N. Albergo, S.M. Scheda, W.E. Lee, Florida Environments, November 1991

Microbial Activity Suppression: A Bioremediation Technology, N. Albergo, The Florida Specifier, Volume 13, No. 11, November 1991

Take Advantage of Lab Expertise to investigate Petro-product Leaks, W.E. Lee, N. Albergo, K. Sheffield, Florida Environments, October 1991

Will the Real Environmental Experts Please Stand Up!, N. Albergo, The Florida Specifier, Volume 13, No. 10, October 1991

Florida Must Prepare for Hazardous Waste Incineration Technology, N. Albergo, The Florida Specifier, Volume 13, No. 9, September 1991

Biotechnology Must Be Permitted to Devise Remediation Alternatives, N. Albergo, The Florida Specifier, Volume 13, No. 8, August 1991

Soil Studies Incomplete When Microorganisms Are Ignored, W.E. Lee, N. Albergo, Florida Environments, August 1991

Environmental Engineering Field Evolves as its Science Develops, N. Albergo, The Florida Specifier, Volume 13, No. 7, July 1991

On-line Databases are Key to ID-ing Unknown Chemicals, W.E. Lee, N. Albergo, Florida Environments, July 1991

Contaminant Transport Modeling A Useful Tool - With Some Drawbacks, N. Albergo, The Florida Specifier, Volume 13, No. 6, June 1991

MSDS Key Effective Environmental Site Assessments & Cleanup, W.E. Lee, N. Albergo, Florida Environments, June 1991

Pump-and-Treat Cleanup Method has Critical Use Limitations, N. Albergo, The Florida Specifier, Volume 13, No. 5, May 1991

Painting a picture of Site Investigations: Paint Plants, W.E. Lee, N. Albergo, Florida Environments, May 1991

CFS Technology - In Situ Processes, N. Albergo, The Florida Specifier, Volume 13, No. 4, April 1991

Potential Sources of Contamination: Dry cleaning Operations, W.E. Lee, N. Albergo, Florida Environments, April 1991.

CFS Technology - When is the Engineering Complete? N. Albergo, The Florida Specifier, Volume 13, No. 3, March 1991

If the Waste is Solidified, Why Worry? N. Albergo, The Florida Specifier, Volume 13, No. 2, February 1991

Stabilization/Solidification Has Arrived, N. Albergo, The Florida Specifier, Volume 13, No. 1, January 1991

Haz-Waste Regs Float in a Bowl of Alphabet Soup, W.E. Lee, N. Albergo, Florida Environments, August, 1990

Decaying Corpses - Overlooked Source of Water Pollution? W.E. Lee, N. Albergo, Florida Environments, June, 1990

The Increasing Need for Biotechnology, N. Albergo, The Florida Specifier, Volume 11, No. 3, March 1990

APPENDIX C

Environmental First Search Report

FirstSearch Technology Corporation

Environmental FirstSearch™ Report

TARGET PROPERTY:

6502 SURFSIDE BLVD

APOLLO BEACH FL 33572

Job Number: PO#270

PREPARED FOR:

12-09-04

Tel: (781) 551-0470 *Fax: (781) 551-0471*

Environmental FirstSearch
Search Summary Report

Target Site: 6502 SURFSIDE BLVD
APOLLO BEACH FL 33572

FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	09-12-04	1.00	0	0	0	0	0	0	0
CERCLIS	Y	09-13-04	0.50	0	0	0	0	-	0	0
NFRAP	Y	06-23-04	0.15	0	0	0	-	-	0	0
RCRA TSD	Y	09-12-04	0.50	0	0	0	0	-	0	0
RCRA COR	Y	09-12-04	1.00	0	0	0	0	0	0	0
RCRA GEN	Y	09-12-04	0.15	0	0	0	-	-	0	0
RCRA NLR	Y	07-12-04	0.25	0	0	0	-	-	0	0
ERNS	Y	12-31-03	0.15	0	0	0	-	-	0	0
State Sites	Y	05-11-04	1.00	0	0	0	0	0	0	0
Spills-1990	Y	09-28-04	0.15	0	0	0	-	-	0	0
SWL	Y	07-03-03	0.50	0	0	0	0	-	0	0
Other	Y	09-28-04	0.25	0	0	0	-	-	0	0
REG UST/AST	Y	09-28-04	0.15	0	0	1	-	-	0	1
Leaking UST	Y	09-28-04	0.50	0	0	0	0	-	0	0
- TOTALS -				0	0	1	0	0	0	1

Notice of Disclaimer

Due to the limitations, constraints, inaccuracies and incompleteness of government information and computer mapping data currently available to FirstSearch Technology Corp., certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in FirstSearch Technology Corp.'s databases. All EPA NPL and state landfill sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent the eastern and western most longitudes; the northern and southern most latitudes. As such, the mapped areas may exceed the actual areas and do not represent the actual boundaries of these properties. All other sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated property. Actual boundaries and locations of individual properties can be found in the files residing at the agency responsible for such information.

Waiver of Liability

Although FirstSearch Technology Corp. uses its best efforts to research the actual location of each site, FirstSearch Technology Corp. does not and can not warrant the accuracy of these sites with regard to exact location and size. All authorized users of FirstSearch Technology Corp.'s services proceeding are signifying an understanding of FirstSearch Technology Corp.'s searching and mapping conventions, and agree to waive any and all liability claims associated with search and map results showing incomplete and or inaccurate site locations.

Environmental FirstSearch
Site Information Report

Request Date:	12-09-04	**Search Type:**	COORD
Requestor Name:	kim	**Job Number:**	PO#270
Standard:	ASTM		**Filtered Report**

TARGET ADDRESS: 6502 SURFSIDE BLVD
APOLLO BEACH FL 33572

Demographics

Sites:	1	**Non-Geocoded:**	0	**Population:**	NA
Radon:	NA				

Site Location

	Degrees (Decimal)	**Degrees (Min/Sec)**		**UTMs**
Longitude:	-82.426012	-82:25:34	**Easting:**	359502.113
Latitude:	27.78456	27:47:4	**Northing:**	3073981.735
			Zone:	17

Comment

Comment:

Additional Requests/Services

Adjacent ZIP Codes: 0 Mile(s)

ZIP Code	City Name	ST	Dist/Dir	Sel

Services:

	Requested?	Date
Sanborns	No	
Aerial Photographs	No	
Topographical Maps	No	
City Directories	No	
Title Search	No	
Municipal Reports	No	
Online Topos	No	

Environmental FirstSearch
Sites Summary Report

TARGET SITE: 6502 SURFSIDE BLVD
APOLLO BEACH FL 33572

JOB: PO#270

TOTAL: 1 **GEOCODED:** 1 **NON GEOCODED:** 0 **SELECTED:** 0

Page No.	ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
1	1	UST	APOLLO BEACH MARINA 299102497/OPEN	1335 APOLLA BEACH BLVD APOLLO BEACH FL 33572	0.14 NE	1

Environmental FirstSearch
Site Detail Report

TARGET SITE: 6502 SURFSIDE BLVD
APOLLO BEACH FL 33572

JOB: PO#270

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 1 **DIST/DIR:** 0.14 NE **MAP ID:** 1

NAME:	APOLLO BEACH MARINA	**REV:**	9/28/04
ADDRESS:	1335 APOLLA BEACH BLVD	**ID1:**	299102497
	APOLLO BEACH FL 33572	**ID2:**	9102497.00
	HILLSBOROUGH	**STATUS:**	OPEN
CONTACT:	PHIL RICHARDSON	**PHONE:**	(614) 869-2050

SITE INFORMATION

TOTAL NUMBER OF TANKS: 2

FACILITY TYPE: V - MARINE/COASTAL FUELING LOCATION
DEP CO: N

TANK INFORMATION

TANK ID:	1	STATUS:	OPEN
TVI:	TANK	DEP CO:	N
INSTALLED:	01-JUN-1991	STAT DATE:	22-OCT-2001

TK STAT: Z - NONREGUL SUBSTANCE
CAPACITY(GAL): 2000
CONTENT: Z - OTHER NON REGULATED
PLACE: UNDERGROUND
TYPE: V - MARINE/COASTAL FUELING LOCATION

TANK ID:	2	STATUS:	OPEN
TVI:	TANK	DEP CO:	N
INSTALLED:	01-JUN-1991	STAT DATE:	22-OCT-2001

TK STAT: Z - NONREGUL SUBSTANCE
CAPACITY(GAL): 2000
CONTENT: Z - OTHER NON REGULATED
PLACE: UNDERGROUND
TYPE: V - MARINE/COASTAL FUELING LOCATION

Environmental FirstSearch
Street Name Report for Streets within .25 Mile(s) of Target Property

TARGET SITE: 6502 SURFSIDE BLVD
APOLLO BEACH FL 33572

JOB: PO#270

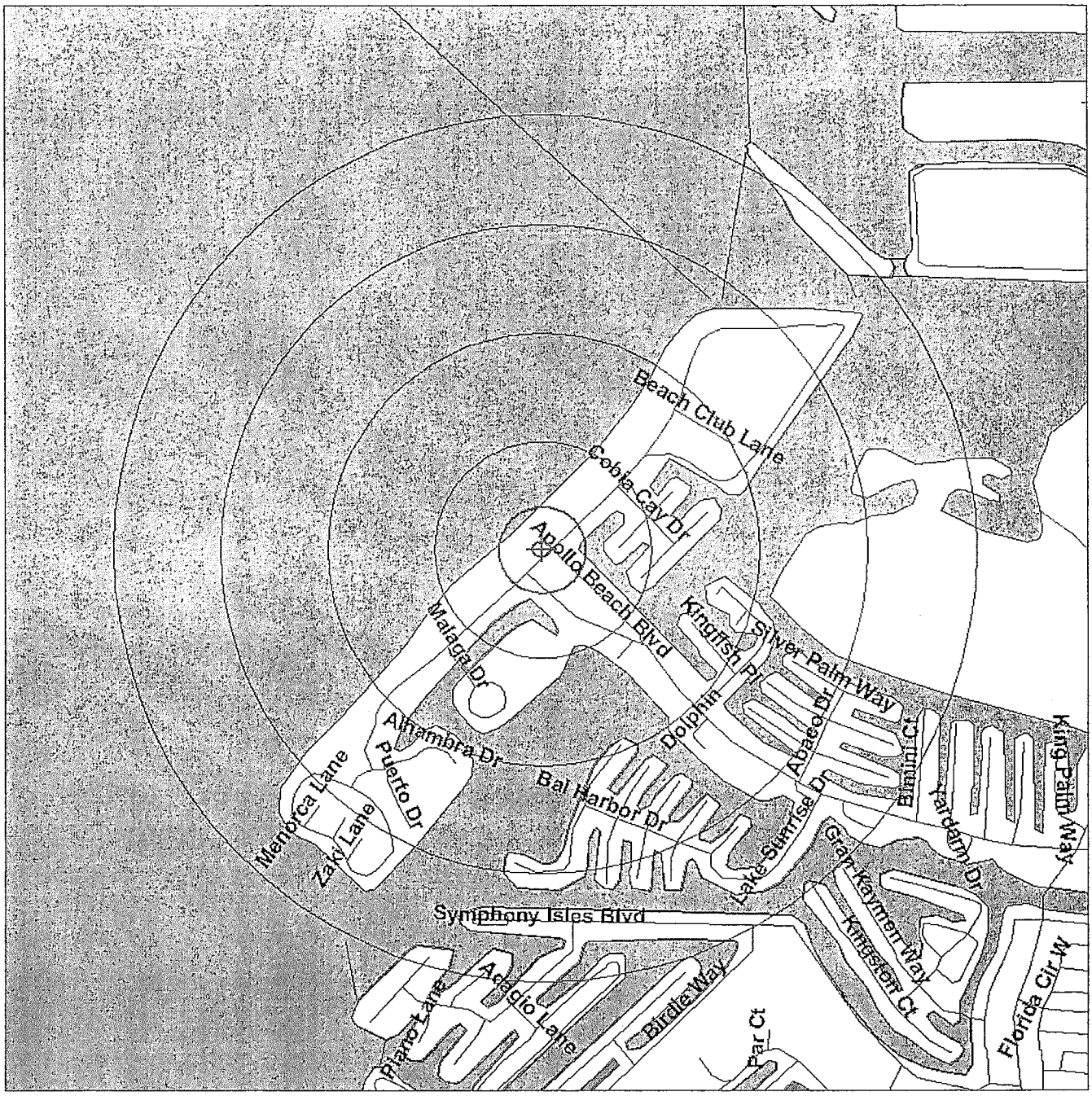
Street Name	Dist/Dir	Street Name	Dist/Dir
Apollo Beach Blvd	0.02 NE		
Black Fin Way	0.18 NE		
Cobia Cay Dr	0.23 NE		
Seabird Way	0.24 SE		
Surfside Blvd	0.02 NE		

Environmental FirstSearch

1 Mile Radius

ASTM Map: NPL, RCRACOR, STATE Sites

6502 SURFSIDE BLVD, APOLLO BEACH FL 33572



Source: 2002 U.S. Census TIGER Files

Target Site (Latitude: 27.78456 Longitude: -82.426012) .....

Identified Site, Multiple Sites, Receptor .....

NPL, Brownfield, Solid Waste Landfill (SWL) or Hazardous Waste .....

Railroads .....

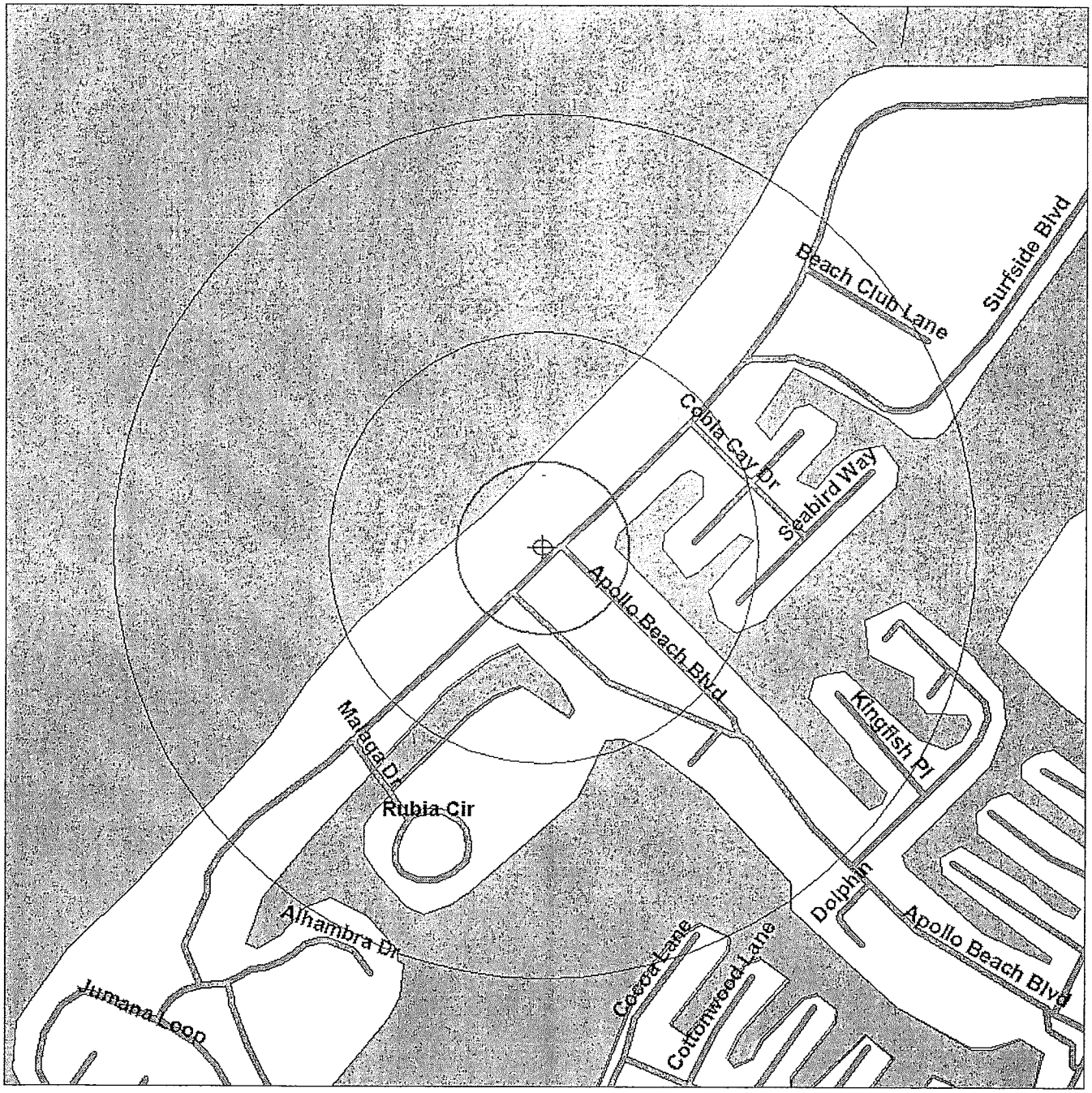
Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius

Environmental FirstSearch

.5 Mile Radius

ASTM Map: CERCLIS, RCRATSD, LUST, SWL

6502 SURFSIDE BLVD, APOLLO BEACH FL 33572



Source: 2002 U.S. Census TIGER Files

Target Site (Latitude: 27.78456 Longitude: -82.426012) .....

Identified Site, Multiple Sites, Receptor .....

NPL, Brownfield, Solid Waste Landfill (SWL) or Hazardous Waste .....

Railroads .....

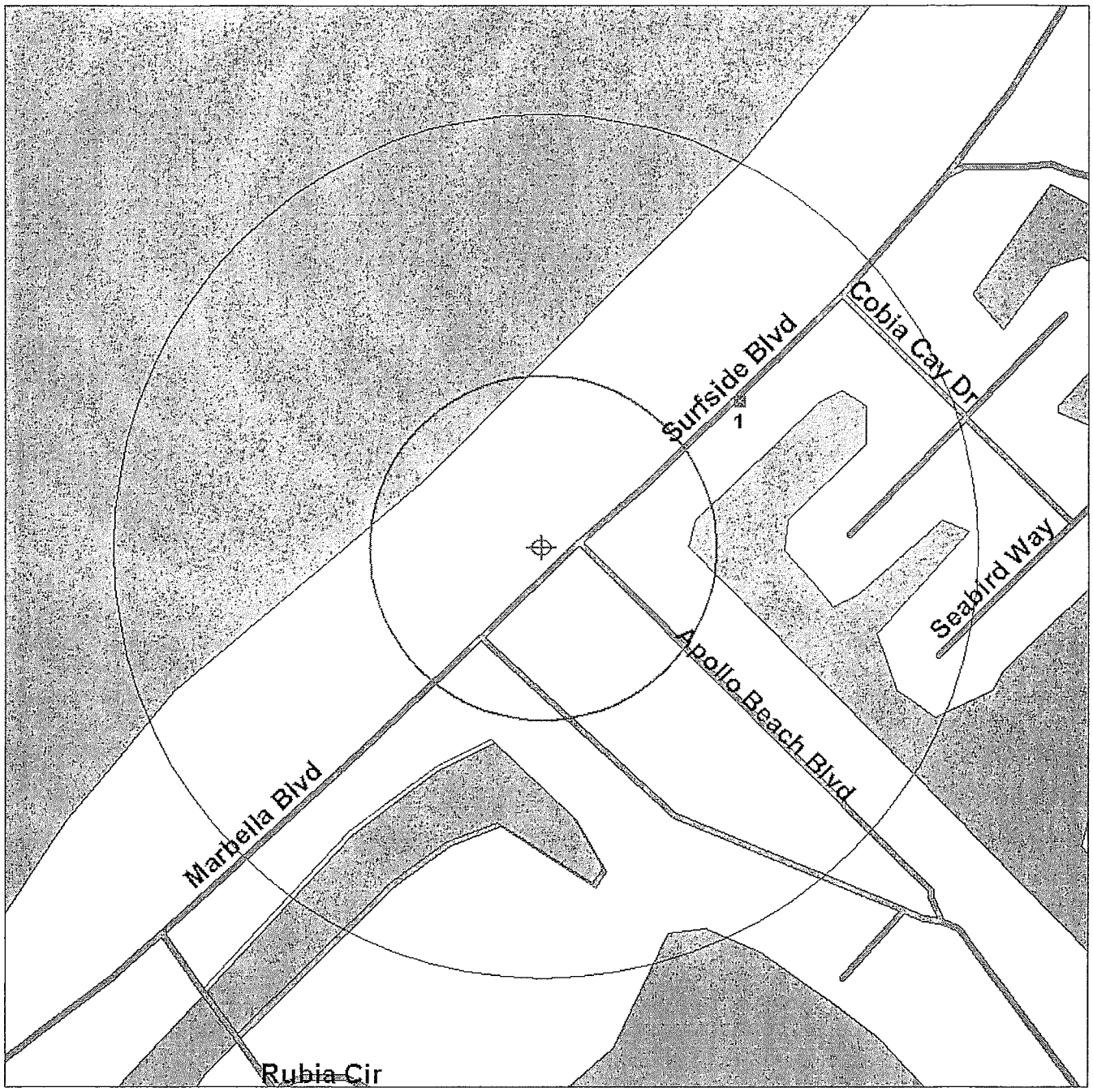
Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius

Environmental FirstSearch

.25 Mile Radius

ASTM Map: RCRAGEN, ERNS, UST

6502 SURFSIDE BLVD, APOLLO BEACH FL 33572



Source: 2002 U.S. Census TIGER Files

Target Site (Latitude: 27.78456 Longitude: -82.426012) .....

Identified Site, Multiple Sites, Receptor .....

NPL, Brownfield, Solid Waste Landfill (SWL) or Hazardous Waste .....

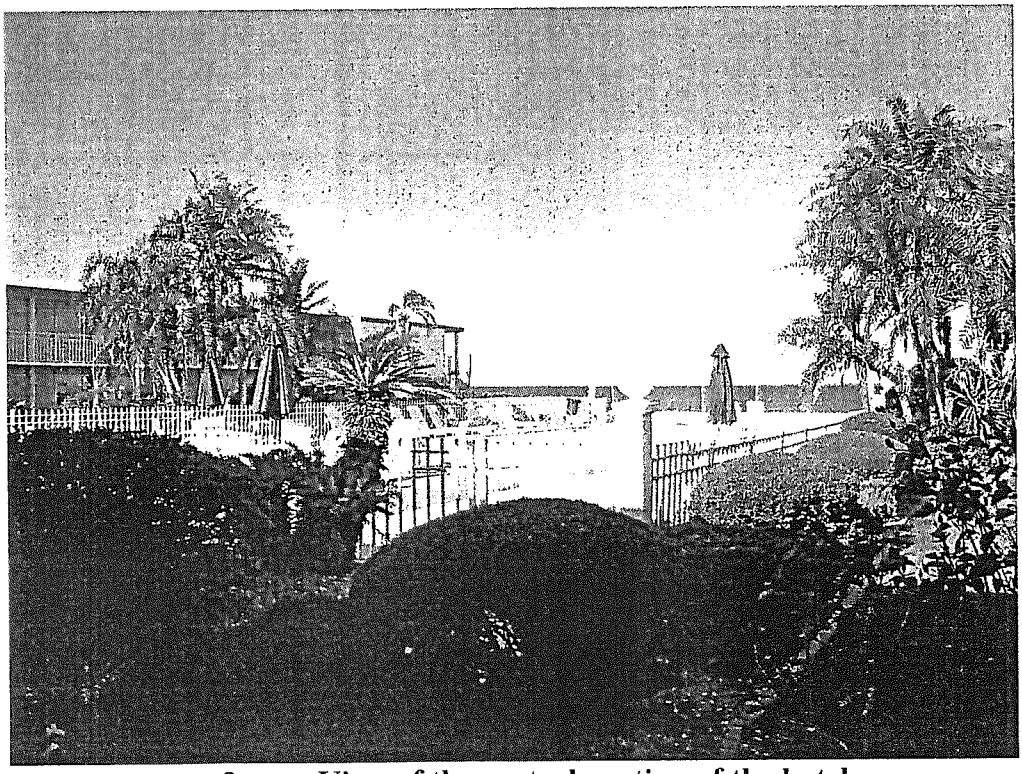
Railroads .....

Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius

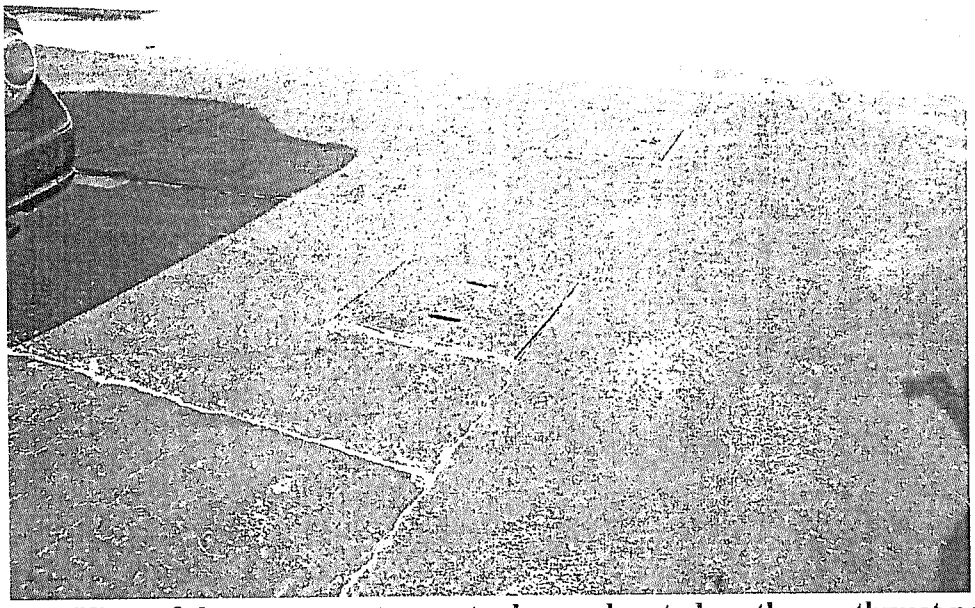
APPENDIX D

Selected Site Photographs

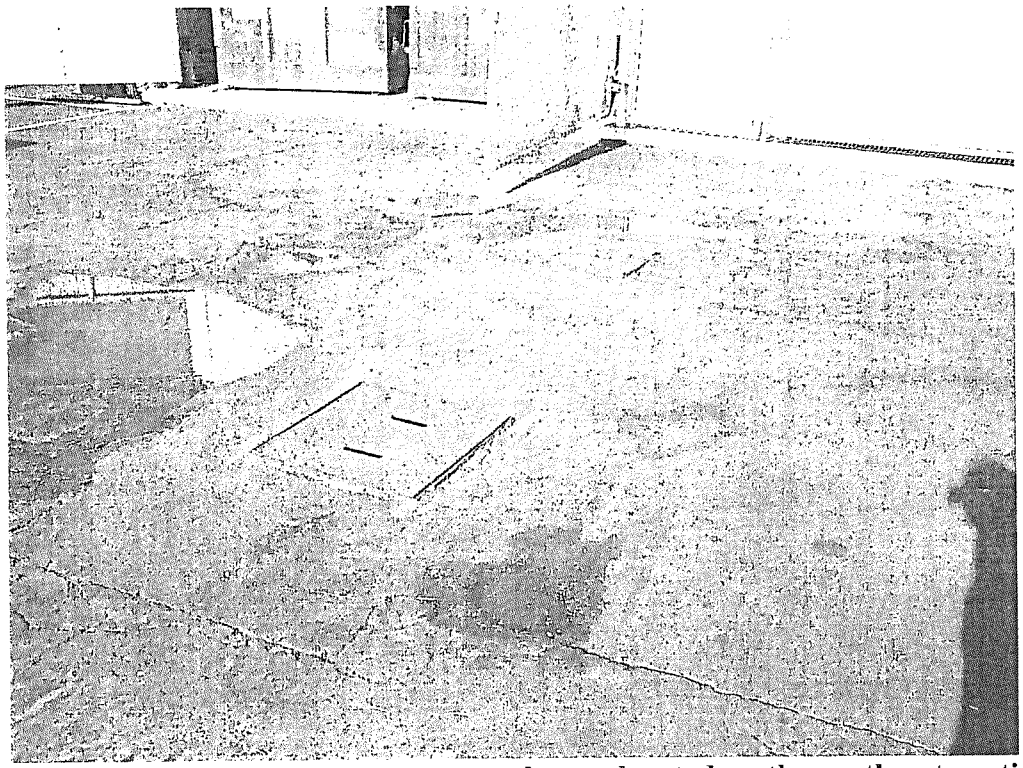
1. View of the subject property, facing southwest.



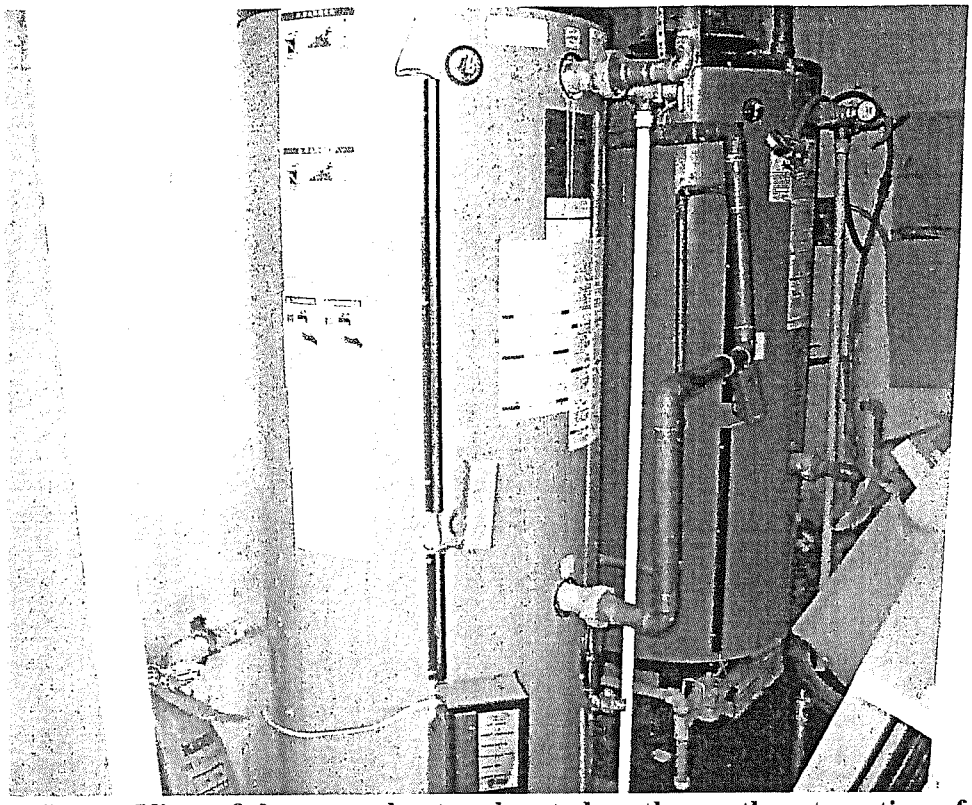
2. View of the central portion of the hotel.



3. View of the propane storage tank area located on the northwest portion of the subject property.



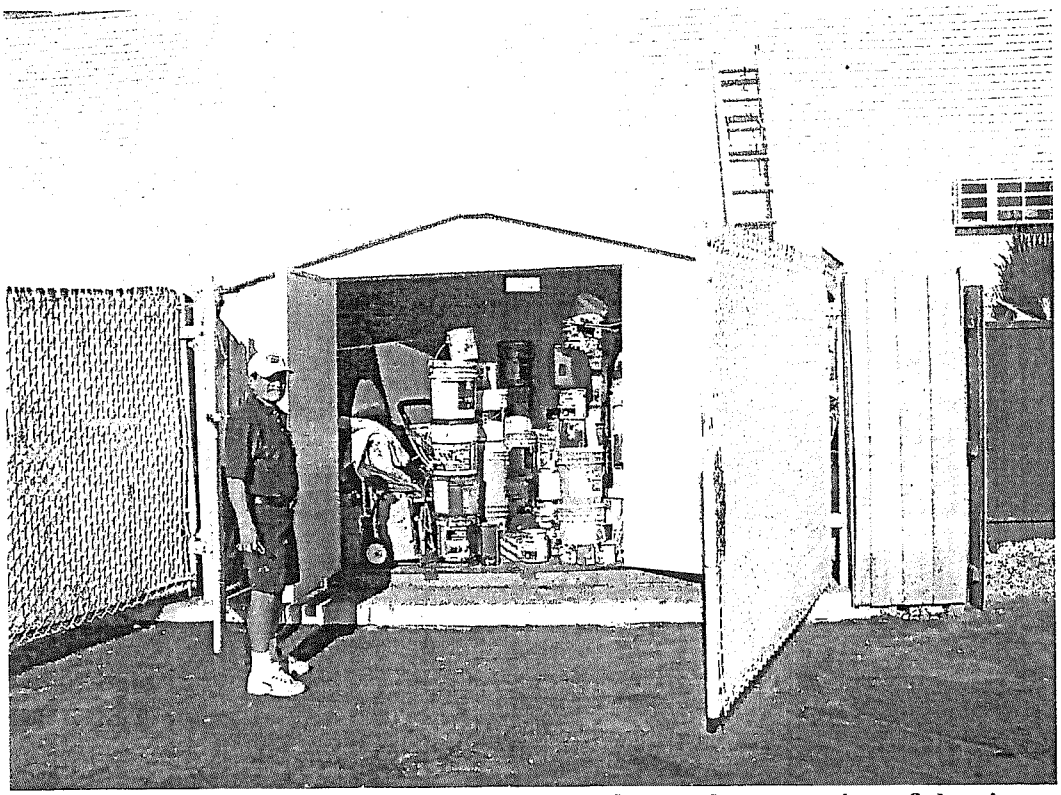
4. View of the propane storage tank area located on the southeast portion of the subject property.



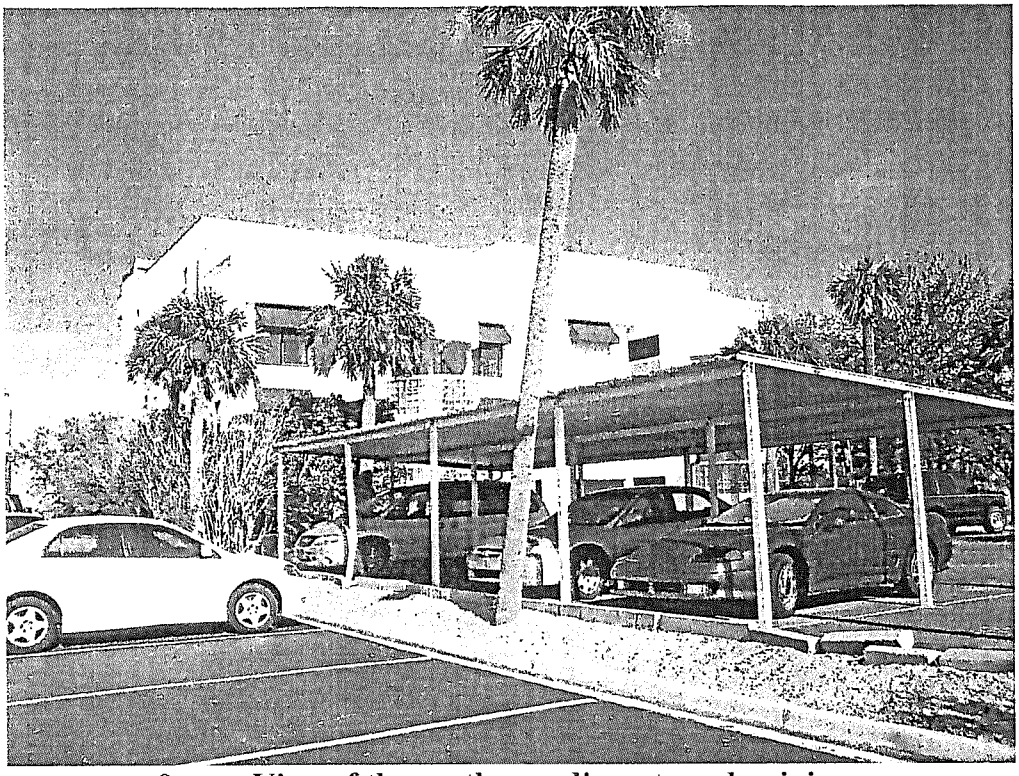
5. View of the water heaters located on the southeast portion of the site.

6. View of the interior of the maintenance/laundry facility.

7. View of the interior of the pool pumphouse.



8. View of the metal shed located on the southern portion of the site.

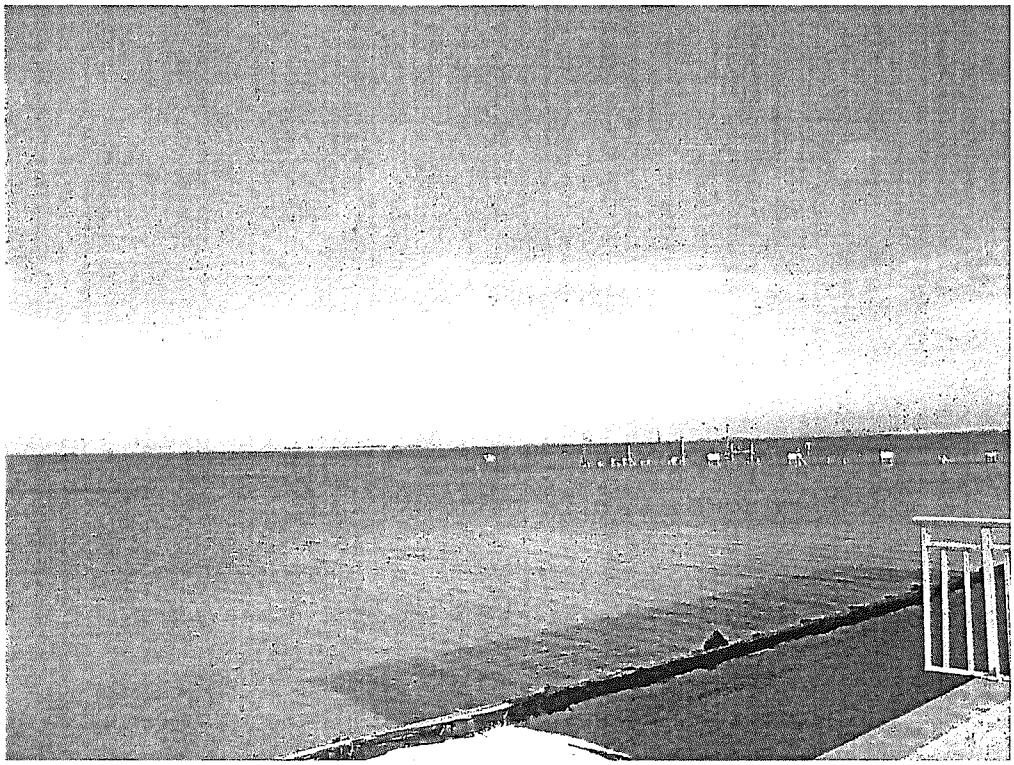


9. View of the northern adjacent condominium.

10. View of the northeastern adjacent Apollo Beach Marina.

11. View of the northeastern adjacent vacant land.

12. View of the Bay Vista subdivision located on the southern adjacent property.



13. View of the western adjacent Tampa Bay.

APPENDIX E

Environmental Site Assessment Questionnaire

Environmental Site Assessment Questionnaire

Name/Title of Owner or User: Apollo Bayside Management Corp

Name/Title of Facility: Ramada Bayside Inn

Address: 8414 Surfside Blvd Apollo Beach

Phone: 585-473-8910 Fax: 585-473-1258

1. Is the property or any adjoining property used for an industrial use?

   Yes ___ No X Unknown/No Response ___

2. To the best of your knowledge, has the property or any adjoining property been used for an industrial use in the past?

   Yes ___ No X Unknown/No Response ___

3. Is the property or any adjoining property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?

   Yes ___ No X Unknown/No Response ___

4. To the best of your knowledge, has the property or any adjoining property been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?

   Yes ___ No X Unknown/No Response ___

5. Are there currently, or to the best of your knowledge have there been previously, any damaged or discarded automotive or industrial batteries, or pesticides, paints, or other chemicals in individual containers or greater than 5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the property or facility?

Yes ___ No X Unknown/No Response ___

6. Are there currently, or to the best of your knowledge have there been previously, any industrial drums (typically 55 gal (208L)) or sacks of chemicals located n the property or at the facility?

Yes ___ No ___ Unknown/No Response X

liquid fertilizer, pesticides

7. Has fill dirt been brought onto the property that originated from a contaminated site or that is of unknown origin?

Yes ___ No X Unknown/No Response ___

8. Are there currently, or to the best of your knowledge have there been previously, any pits, tanks, ponds, or lagoons located on the property in connection with waste treatment or waste disposal?

Yes ___ No X Unknown/No Response ___

9. Is there currently, or to the best of your knowledge has there been previously, any stained soil on the property?

Yes ___ No X Unknown/No Response ___

10. Is there currently, or to the best of your knowledge has there been previously, any registered or unregistered storage tanks (above or under ground) located on the property?

Yes X No ___ Unknown/No Response ___

11. Is there currently, or to the best of your knowledge have there been previously, any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property?

Yes ___ No X Unknown/No Response ___

12. Is there currently, or to the best of your knowledge have there been previously, any flooring, drains, or walls located within the facility that are stained by substances other than water or are foul smelling?

Yes ___ No X Unknown/No Response ___

13. If the property is served by a private well or non-public water system, have contaminants been identified in the well or system that exceed guidelines applicable to the water system or has the well been designated as contaminated by any governmental agency?

Yes ___ No ___ Unknown/No Response X

14. Does the owner or occupant of the property have any knowledge of environmental liens or governmental notification relating to past or recurrent violations of environmental laws with respect to the property or any facility located on the property.

Yes ___ No X Unknown/No Response ___

15. Has the owner or occupant of the property been informed of the past or current existence of hazardous substances or petroleum products or environmental violations with respect to the property or any facility located on the property?

Yes ___ No X Unknown/No Response ___

16. Does the owner or occupant of the property have any knowledge of any environmental site assessment of the property or facility that indicated a presence of hazardous substances or petroleum products on, or contamination of, the property or recommended further assessment of the property?

Yes ___ No X Unknown/No Response ___

17. Does the owner or occupant of the property know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substance or petroleum products involving the property by any owner or occupant of the property?

Yes ____ No X Unknown/No Response ____

18. Does the property discharge waste water on or adjacent to the property other than storm water into a sanitary sewer system?

Yes ____ No X Unknown/No Response ____

19. To the best of your knowledge, have any hazardous substances or petroleum products, unidentified waste materials, tires, automotive or industrial batteries or any other waste materials been dumped above grade, buried and/or burned on the property?

Yes ____ No X Unknown/No Response ____

20. Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCB's?

Yes ____ No X Unknown/No Response ____

APPENDIX F

Information Provided by User

KENDAR

Orange Blossom Plaza
441 Cortez Road W.
Bradenton, FL 34207
Phone: 941-758-7572
Fax: 941-758-7303

TO: Kim Lamrouex
HSA Engineers & Scientists

FAX #: 813-971-1862

OF PAGES: 22

FROM: David M. Levitt

DATE: 12/3/2004

RE: Apollo Beach

Good morning Kim,

I have attached a Phase I Environmental Site Assessment which was performed in 2001.

Please review the report and call me with your questions and comments. I can be reached on my office phone at 941-758-7572 or my cell phone at 941-238-7036.

Thank you.

Dave Levitt

If there are any problems with the fax, please call Kathleen S. Torok at 941-758-7572.

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Conducted on

Ramada Inn
6414 Surfside Boulevard
Apollo Beach, Florida

for

Mr. Richard Jensen
Vice President
Madison Bank
35388 U.S. Highway 19 North
Palm Harbor, Florida 34684

September 7, 2001

Matthew C. Coe
Project Manager

Signature

Michael W. Rothenburg
Director of Tampa Operations

Signature

Prepared by:
GLE Associates, Inc.
1451 Channelside Drive, Suite 200
Tampa, Florida 33605
Phone (813) 241-8350 FAX (813) 241-8737

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APPENDICES

1.0 EXECUTIVE SUMMARY

1.1 Site/Property Name

Ramada Inn
6414 Surfside Boulevard
Apollo Beach, Florida

1.2 Inspection Date(s)

August 31, 2001

1.3 Name of the Inspector(s)

Matthew C. Coe

1.4 Executive Summary of Findings, Conclusions and Recommendations

GLE Associates, Inc. (GLE) has performed a Phase I Environmental Site Assessment in compliance with the scope and instructions of ASTM Practice E 1527-00 for the Ramada Inn, the subject site. Any exceptions to, or deletions from, this practice are described in Section 2.0 of this report. The Executive Summary presents the significant findings associated with this ESA, with the respective conclusions and recommendations. The Executive Summary serves as an overall summary of the ESA, however, this summary should not be considered a stand-alone document, and must be evaluated in conjunction with the discussions, supporting documentation, and limitations within this ESA report. This Phase I Environmental Site Assessment was prepared for and is certified to the following parties:

- Madison Bank, c/o Mr. Richard Jensen, Vice President

This assessment identified the following conditions:

On-Site Concerns	Observations
Petroleum Constituents	None Observed
Hazardous/Regulated Materials or Wastes	None Observed
PCBs	None Observed
Other	None Observed

Off-Site Concerns	Observations
Petroleum Constituents	None Observed
Hazardous/Regulated Materials or Wastes	None Observed
PCBs	None Observed
Other	None Observed

Conclusions

This assessment has revealed potential/no potential environmental concerns associated with the subject site or adjacent properties as defined by ASTM Standard Practice E1527-00.

Recommendations

GLE recommends no further assessment of the subject site property.

2.0 INTRODUCTION AND OBJECTIVES

2.1 Purpose and Scope of The Environmental Site Assessment

The purpose of this ESA was to identify, to the extent feasible, pursuant to the processes described below, if hazardous environmental conditions resulting from petroleum or hazardous substances were associated with the subject site, and if surrounding properties have the potential to create adverse environmental conditions at the subject site.

Within the report items may be listed as "none were observed" or "none were identified". These statements reflect that the inspector did not physically observe the particular item or could not identify that such data existed for the subject site or surrounding property (i.e., if an EPA generator number for a facility was not found for the facility through the records review, it would be stated that "none was identified").

Within the scope of the records review conducted as part of this Phase I ESA, it cannot be assured that the public records are complete and current, however, we depend on data from regulatory agency sources to be current, complete, and correct.

2.2 Limitations of the Environmental Site Assessment

2.2.1 Environmental Investigation Proceeding

All attempts were made to present an objective and accurate report that represents the condition of the subject property at the date of this writing. All opinions are based on information obtained during the study. If additional information becomes available, which might impact the environmental conclusions, the opportunity is requested to review and modify this report, if warranted.

Although this assessment has attempted to identify the potential for contamination of the subject property, potential sources of contamination may have escaped detection due to the inaccuracy of public records, or the presence of undetected and unreported environmental incidents. The identification of rare or endangered species, geological hazards, potential air quality and lead hazards, and noise impacts are not included in the scope of this assessment.

GLE has conducted these environmental investigations in accordance with the American Society for Testing and Materials (ASTM) Standard Practice for Conducting Phase I Environmental Site Assessments - Designation E 1527-00. GLE's environmental investigations were performed within industry accepted standards to show "due diligence" prior to a real estate transaction, refinancing a loan, or foreclosure. GLE will not be responsible for conclusions or recommendations made by others based on the data contained herein.

2.2.2 Records Review

GLE obtained, reviewed and evaluated information readily available from the client, property owner and local, state or federal public entities, and the environmental regulatory database search. In addition, GLE depends on the client, tenant and other site personnel to provide data pertinent to determining the environmental status of the site, which may not exist within the public records. The conclusions and recommendations of this report are based, in part, on this information. The data observed during this investigation appeared to be accurate. However, the provided services do not include the verification of the accuracy or authenticity of information provided by others.

2.2.3 Site Reconnaissance

GLE performed a site reconnaissance to document current conditions. Every effort was made to conduct the site reconnaissance within the limitations of the project budget, and to focus on areas deemed likely to exhibit adverse hazardous environmental conditions.

2.2.4 Interpretation of Results - Final Report

This report is based upon the information provided by the client, the observations made during the site reconnaissance and the information obtained from review of records. Given the inherent limitations of environmental assessment work, GLE will not guarantee that any site is free of hazardous or potentially hazardous materials, or that latent or undiscovered conditions will not become evident in the future. This report was prepared within the professional conduct of the industry, and in accordance with the proposal and the standard terms and conditions presented in the Contract. No other warranties, representations, or certifications are made.

2.3 Limiting Conditions and Process, Procedures and Methodologies Used In Acquiring Information and Recording Data

The information sources listed below were reviewed to determine the environmental status of the subject site and surrounding properties.

2.3.1 Records Review

Historical Research

Sources such as historical aerial photographs, city directories and insurance maps were reviewed to determine the historical usage of the subject site and surrounding properties. Additionally, a 50-year historical chain-of-title search may have been conducted to determine previous ownership and past usage of the subject site. The subject site may have been used for pasture, agriculture, residential, commercial or possibly industrial purposes. Identification of previous land usage can provide an indication of the current environmental status of the subject site and surrounding area.

Regional Characteristics

Various maps, reports and technical publications were reviewed, and observations of site conditions were made to determine the hydrogeologic/geologic conditions (i.e., topography, surface-water flow directions, soil characteristics, etc.) associated with the subject site and surrounding properties.

These data can provide pertinent information about the subject site including soil classification, surface-water flow directions; whether the site is on lowlands or uplands; and possibly, an indication of the local direction of surficial aquifer groundwater flow.

Environmental Public Records Review (subject site, abutting and adjacent properties, and surrounding properties)

Available federal, state, and local environmental records and the regulatory database search were reviewed to determine if the potential for hazardous environmental conditions exists at or in the vicinity of the subject site. Public records identifying storage tanks, hazardous waste facilities, landfills, contaminated sites, etc., can provide indications of the potential for hazardous environmental conditions to be present at the subject site.

Registered aboveground and underground storage tank usage at the subject site and adjacent properties was identified by reviewing the local county environmental agency files or State Department of Environmental Protection files. Hazardous waste activity at or near the subject site was researched by reviewing sources such as the Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS), and the State Hazardous Sites List (HWS), which identify facilities that have had releases of hazardous materials or generate, store and/or dispose of hazardous wastes.

Other files were also reviewed to determine if facilities in the immediate vicinity of the subject site and regulated by the Resource Conservation and Recovery Act (RCRA) (active facilities whose operations produce, store, treat, or dispose of hazardous waste) were in violation or were operating under an enforcement action brought on by a regulatory agency. Databases and records reviewed during this ESA are listed in Section 4.1.

When appropriate, copies of the environmental public records are obtained and included as Appendix C of this ESA Report. A copy of the regulatory database search is included in Appendix C.

2.3.2 Reconnaissance

On-Site Reconnaissance

Visual inspections conducted as part of this investigation included a thorough "walk through" of the subject site, inspection along the perimeter, followed by a grid pattern inspection throughout the interior of the property, where accessible. Additionally, observations of access to,and egress from the site, were noted, as well as the presence and condition of any on-site buildings, utilities, or other improvements. During these inspections, an emphasis was placed upon detecting the operations or conditions exhibiting the potential to create environmental damage.

The site inspector focused upon identifying items such as under and aboveground storage tanks, industrial activity, electrical equipment (possibly containing polychlorinated biphenyl [PCB] dielectric fluid), and signs of adverse environmental conditions such as stressed vegetation or stained soils. Other areas of potential environmental concern included waste disposal and chemical storage areas, if present, as well as industrial operations conducted on the subject site. All phases of the site reconnaissance inspection were documented and photographs were taken of any areas exhibiting the potential to create hazardous environmental conditions. The site inspector identified concerns on the subject site either as "observed" and provided details, or "not observed" during this reconnaissance.

Off-Site Reconnaissance (adjacent and abutting properties)

Visual inspections conducted as part of this investigation included an inspection of adjacent or abutting properties from the property boundary of the subject site. During these inspections, an emphasis was placed on detecting the presence of operations exhibiting the potential to create environmental damage (i.e., under and aboveground storage tanks, industrial activity that may fall under RCRA regulations, etc.). The site inspector identified potential environmental concerns of the properties that are abutting or adjacent to the subject site, and also documented conditions or activities exhibiting the potential for hazardous environmental conditions to impact the subject site.

Off-Site Reconnaissance (properties within one-half mile)

A vehicular reconnaissance of the surrounding properties was conducted to identify potential sources of adverse environmental impact to the subject site. The site inspector identified facilities such as gas stations, industrial/manufacturing facilities, repair facilities, etc., which may have petroleum tanks or appeared to use materials under the jurisdiction of RCRA regulations. The site inspector documented the names and locations of the facilities, reviewed environmental public records and may conduct interviews, to determine the potential for environmental concerns to the subject site from these off-site sources.

2.3.3 References

Records of Communication and Published References

When feasible on a timely basis, interviews were conducted by personnel, either in person or by telephone, with individuals regarding environmental issues which could have an effect on the environmental status of the subject site. The interviewing process is most extensively used when additional information is needed to determine the details associated with an area of environmental concern (i.e., land use history, occurrence of hazardous waste spills, etc.).

Additionally, published reference sources (United States Geological Survey [USGS] and Water Management District reports) were reviewed to obtain pertinent information regarding the environmental conditions at the subject site and surrounding areas.

3.0 SITE DESCRIPTION

3.1 Site Location

The subject site is located at 6414 Surfside Boulevard in the City of Apollo Beach in Hillsborough County, Florida. The site is located in the northwest quarter of Section 17, Township 31 South, Range 19 East. A USGS Quadrangle Map with the subject site location is provided in Appendix A, Figure A-1.

3.2 Site and Vicinity Characteristics

The subject site comprises approximately 2.7-acres of property that primarily consists of a 102-room hotel with a restaurant and associated asphalt parking.

The vicinity of the subject site is characterized by predominantly residential and light commercial properties.

3.3 Description of Site Improvements

3.3.1 Existing Subject Site Structures

Five, two-story and one, single-story masonry block buildings were observed on the subject site.

Observed Means of Surface Access and Egress to the Subject Site

Motor vehicle access to the subject site is via the southeast, via Surfside Boulevard. As the subject site is not fenced, access by foot is not limited.

Means of Heating and Cooling

Heat pumps are used for the heating and cooling of the subject site building.

Floor Drains and Sumps

Floor drains were observed throughout the facility, all observed drains appeared to connect to the municipal sanitary sewer.

3.3.2 **Utility Services for the Subject Site (if applicable; information provided through interviews/site observations)**

Wells: Irrigation, potable, dry, etc.

None were observed.

Solid Waste "Household Waste" Disposal

Waste Management, Inc.

Hazardous/Regulated Waste Disposal

Not applicable.

Electrical Service

Tampa Electric Company, TECO.

Natural Gas Service

Four underground propane storage tanks, of unknown capacity, were observed on the subject site. All four tanks are serviced by Tampa Electric Company, TECO.

Sewage Service

Hillsborough County.

Potable Water

Hillsborough County.

3.4 Information Reported by User/Specialized Knowledge of Site

No information regarding environmental liens or other specialized knowledge was reported by the user.

3.5 Current Uses of the Property

The subject property is currently being utilized as a 402-room hotel with an associated restaurant.

3.6 Visual Indications of Past Uses of the Property

Based on visual observations during the site reconnaissance, no specific characteristics of past use could be determined for the subject site.

3.6.1 Other Observed Structures, Foundations and Old Ruins

No other structures or remnants of past structures were observed at the site.

3.7 Current and Past Uses of Adjoining Properties That are of Potential Environmental Concern

3.7.1 Description of Abutting and Adjacent Properties

Northeast: Property abutting to the subject site—a small condominium complex.
Southeast: Property adjacent to the subject site—a vacant undeveloped parcel, separated from the subject site by Surfside Boulevard.
Southwest: Property abutting to the subject site—a single-family residential community, observed to be under development.
Northwest: Property abutting to the subject site—Tampa Bay.

Current Activities

Current activities on abutting and adjacent properties do not appear to have created the potential for contamination of the subject site.

Prior Activities

Prior activities on abutting and adjacent properties, which may have had the potential to create an adverse environmental impact to the subject site, were not identified.

3.7.2 Potential Environmental Concerns to the Subject Site from Off-Site Sources within a One-Half Mile Radius of the Subject Site

Along with the regulatory database search, on August 31, 2001, a vehicular reconnaissance of accessible, commercial areas in the vicinity of the subject site was performed. This investigation did not identify any additional facilities with potential environmental concerns to the subject site, others than those identified in Section 4.

3.8 Site Sketch

A site sketch is provided in Appendix A, Figure A-2.

4.0 RECORDS REVIEW

4.1 Environmental Public Records Review

4.1.1 Subject Site

EPA Identification Number

None was identified.

Subject Site Listed on ERNS

Subject site not listed.

4.1.2 Subject Site, Abutting, and Adjacent Properties

Registered ASTs and USTs

None were identified.

4.1.3 Subject Site and Surrounding Properties

NPL Sites within One Mile

None were identified.

TSD Sites within One Mile

None were identified.

CERCLIS Sites within One-Half Mile

None were identified.

Registered ASTs and USTs

One UST facility (Apollo Beach Marina, 6513 Surfside Boulevard) was identified approximately 200 feet to the east from the subject site. This facility has no documented discharges and is listed as having its underground storage tanks temporarily out of service. Therefore, this UST facility does not appear to pose a recognized environmental concern to the subject site at this time due to distance, direction and/or environmental status.

Solid Waste/Landfill Facilities within One-Half Mile

None were identified.

Leaking AST and UST Sites within One-Half Mile

None were identified.

RCRIS Database Sites within One-Quarter Mile

None were identified.

HWS Database Sites within One Mile

None were identified.

4.2 Regional Characteristics/Physical Setting Sources

4.2.1 Review of USGS Quadrangle Map

The United States Geological Survey (USGS) quadrangle map of Gibsonton, Florida, dated 1956, and photo, revised in 1987, (Appendix A, Figure A-1) was reviewed.

Based on review of the topographical map, it appears that the subject site is located at approximately five feet above mean sea level (MSL), with a gradual topographical gradient to the northwest, towards Tampa Bay.

4.2.2 Review of Soil Survey

The United States Department of Agriculture (USDA) Soil Conservation Service Soil Survey of Hillsborough County, Florida, soils classification map (issued 1989) indicates that the soil type at the subject site is Saint Augustine fine sand. This soil is nearly level and is somewhat poorly drained. It is on flats and ridges bordering Tampa Bay. It is subject to flooding for very brief periods during hurricanes. The slope is 0 to 2 percent.

Potential for Leachate Migration

During the subject site visit on August 31, 2001, the majority of the surface of the subject site was covered by asphalt paving, and building improvements. Due to the presence of unconsolidated beach sands, transmissivity at the subject site property would be expected to be high.

Potential for Excessive Radon Levels

The Indoor Radon Abatement Act of 1988 directed the Environmental Protection Agency (EPA) to develop a screening map for extrapolating radon potential at the county level. The EPA Radon Potential Map assigns a geologic provincial potential to each county, that predicts the average radon screening level. The Map predictions are not to be used as absolutes, but as a targeting tool for radon. EPA defines radon potential using levels one through three. Level one, being the highest radon potential, is defined with the average indoor radon level greater than 4 pCi/l. Level two is defined as the average indoor radon level greater than or equal to 2 pCi/l but less than or equal to 4 pCi/l. Level three, being the lowest radon potential, is defined with an average indoor radon level less than 2 pCi/l. The level of 4.0 pCi/L has been established as the acceptable level, which radon gas can exist without presenting a significant health risk as determined by the EPA.

Based on the National Radon Database developed by the EPA, Hillsborough County has been designated as Radon Level 2. Based on this information, there is a moderate potential for elevated levels of radon to be present at the subject site.

This information should not be used for predicting indoor radon levels. Structures within the same zip code area may have dramatically different indoor radon levels. Inferring indoor radon levels for untested buildings, based on indoor radon data from tested buildings is not recommended. Additionally, radon resistant construction techniques should be incorporated in new construction in areas of known elevated radon potential.

4.2.3 Regional Hydrogeologic Characteristics

Primary and Secondary Aquifers

In the west-central portion of Florida, there are three near-surface units. From youngest to oldest, the three units are the Plio-Pleistocene undifferentiated sand and clay deposits, the Hawthorn Group, and Suwannee Limestone. The Hawthorn Groups consists of two formations—in descending order, the Peace River Formation with the Bone Valley Member, and the Arcadia Formation with the Tampa Member.

The Plio-Pleistocene undifferentiated deposits are a heterogeneous group of sediments consisting of sands, silty sands, silt, silty clay, clay, organic material, and fossiliferous deposits. In the site area, the deposits generally range in thickness from 60 to 80 feet.

The Miocene Peace River Formation is a new formational rank name implemented for the combined upper Hawthorn siliciclastic strata and Bone Valley Member. The quartz sands are clayey, calcareous to dolomitic, phosphatic and very fine to medium grained. The clay beds are quartz sandy, silty, and calcareous to dolomitic, phosphatic, and poorly to moderately indurated. Carbonates occur throughout the formation as sandy, clayey, phosphatic limestones and dolostones.

The Bone Valley Member was reclassified as a member of the Peace River Formation due to the limited aerial extent and gradational nature of the boundary. The Bone Valley Member is a clastic unit of sand to gravel sized phosphate fragments in a matrix of quartz sand and clay. The Bone Valley Member exists east of the area and disconformably overlies the Arcadia Formation.

The Arcadia Formation is a new formation name for the lower Hawthorn carbonates that include the limestones of the Tampa Member. The Arcadia Formation generally consists predominantly of limestone and dolostone containing varying amounts of quartz sand, clay, and phosphate grains. The Tampa Member generally consists of limestones similar to the Arcadia Formation, and grades into the Suwannee Limestone with depth.

In the site area, the Tampa Member is approximately 50 to 75 feet thick and contains a relatively impermeable silty clay at the top. The silty clay varies in thickness from approximately five to 20 feet. The upper portion of the limestone lithology of the Tampa Member has numerous fracture zones and cavities. Generally, the cavities are less that two feet in thickness; however, cavities up to 10 feet thick have been encountered in the area. The fracture zones in the limestone generally occur trending northwest to southeast and northeast to southwest.

The Suwannee Limestone is generally a pure to slightly sandy cryptocrystalline dense limestone. The Suwannee Limestone completly underlies the entire region. Underlying the Suwannee Limestone are the limestones of the Ocala formation. The Tampa Member, the Suwannee Limestone and the Ocala formation are the main lithological units of the Floridan Aquifer System.

Established Directional Flow of Groundwater in Regional Area

The rate and direction of groundwater flow within the surficial aquifer at the subject site may be locally influenced by site improvements, topography and nearby surface waters. The exact direction of surficial aquifer groundwater flow at the subject site may not be consistent with the regional groundwater flow. Based upon a review of the USGS quadrangle map (Appendix A Figure A-1), and from the observations of site conditions the surficial aquifer groundwater flow direction in the vicinity of the subject site appears to be generally to the northwest, following topography towards Tampa Bay. Although, due to the close proximity to Tampa Bay, the direction of groundwater flow within the surficial aquifer at the subject site is most likely tidally influenced. However, the exact direction of the surficial aquifer groundwater flow direction was not determined as part of the scope of work for this Phase I ESA.

4.2.4 Regional Hydrology Characteristics

Surface water within one-half mile of subject site

Tampa Bay was identified abutting the subject site to the northwest.

Wetlands within one-half mile of the subject site

A wetland delineation survey was not conducted as part of the scope of work for this Phase I ESA, however, based upon review of the USGS quadrangle map, no wetland resources were identified within one-half mile of the subject site. Wetlands may exist along the banks of the surface water resources identified above. Also the Coastal Construction Control Line (CCCL) would be expected to bisect the property, paralleling the beach. This is a line established as the waterward extent of allowable construction.

4.3 Historical Use Information

4.3.1 Review of Historical Aerial Photographs

Aerial photographs reviewed during this investigation included:

Hillsborough County aerial photographs dated 1966 (Appendix A, Figure A-3), 1972, 1979 (Appendix A, Figure A-4), 1985, 1988 (Appendix A, Figure A-5), 1991, 1994, 1997 and 2000 (Appendix A, Figure A-6).

A review of the aerial photographs provided evidence to indicate the following:

Summary of Review of Historical Aerial Photographs

Year	Subject Site Status (i.e., Improvements/activities)	Other Observations
1966	The subject site appears as a vacant undeveloped parcel.	Surfside Boulevard and Apollo Beach Boulevard South appear under construction.
1972	The subject site appears essentially as it is seen today.	What appears as a tennis court with small associated buildings appear abutting the subject site to the northeast. Apollo Beach Marina appears approximately 200 feet east of the subject site.
1979	No significant changes are noted on the subject site since the 1972 aerial photograph.	No significant changes are noted on the surrounding properties since the 1972 aerial photograph.
1985	No significant changes are noted on the subject site since the 1972 aerial photograph.	No significant changes are noted on the surrounding properties since the 1972 aerial photograph.

Summary of Review of Historical Aerial Photographs		
Year	Subject Site Status (i.e. improvements/activities)	Other Observations
1988	No significant changes are noted on the subject site since the 1972 aerial photograph.	The only significant change noted on the surrounding properties since the 1972 aerial photograph is the replacement of the tennis court and the associated buildings with the small condominium complex, abutting the subject site to the northeast, appearing essentially as it is seen today.
1991	No significant changes are noted on the subject site since the 1972 aerial photograph.	No significant changes are noted on the surrounding properties since the 1988 aerial photograph.
1994	No significant changes are noted on the subject site since the 1972 aerial photograph.	No significant changes are noted on the surrounding properties since the 1988 aerial photograph.
1997	No significant changes are noted on the subject site since the 1972 aerial photograph.	No significant changes are noted on the surrounding properties since the 1988 aerial photograph.
2000	No significant changes are noted on the subject site since the 1972 aerial photograph.	No significant changes are noted on the surrounding properties since the 1988 aerial photograph.

4.3.2 Current and Prior Ownership (Chain-of-Title Review)

A 50-year Chain-of-Title search was not conducted, nor authorized as part of the scope of services for this ESA.

4.3.3 City Directories

City directory listings for the subject site were not available.

4.3.4 Insurance (Flood [FEMA], Fire) maps

Sanborn and FEMA insurance maps for the subject site were not available for review during preparation of this Phase I ESA report.

Sanborn Fire Insurance Map coverage does not exist in the area of the subject site.

The FEMA map (community 120112, panel 0491, suffix C) indicates that the subject site appears to be in a 100-year zoned flood area.

5.0 INFORMATION FROM SITE RECONNAISSANCE AND INTERVIEWS

5.1 General

5.1.1 On-Site Reconnaissance

Site Survey Checklist		
Item Description	Observed Or Evidence Of	Refer To
Stained/Distressed Vegetation/Soils	None	N/A
Water Bodies	None	N/A
Drainage Pathways/Erosion Plains	None	N/A
Railroads/Elect. Trans. Lines	None	N/A
Utilities/Drains/Septic Systems	None	N/A
Foundations/Ruins	None	N/A
Equipment/Tankers/Spray Rigs	None	N/A
Smells/Foul Odors	None	N/A
Landfills/Dumping/Direct Burial	None	N/A
Surface Impoundments	None	N/A
Holding Ponds	None	N/A
Air Emissions	None	N/A
Waste Water Discharges	None	N/A
Industrial/Manufacturing Activities	None	N/A
Monitoring Wells/Remedial Activities	None	N/A
Leachate/Seeps	None	N/A
Chemical Spills/Releases	None	N/A
Groundwater Contamination	None	N/A
Surface Water Contamination	None	N/A
Oil or Gas Well Exploration	None	N/A
Refinery Activities	None	N/A
Farm Wastes/Manure Stockpiles	None	N/A
Prolonged Use of Pesticides/Herbicides	None	N/A
Run-Off from Off-Site Sources	None	N/A
Containers/Drums Stored On-Site	None	N/A
Visible Hazard Signs	None	N/A
Aboveground/Underground Storage Tanks	Four propane underground storage tanks, of unknown capacity, were observed on the subject site.	5.3.1