



PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

Ascend South Creek

3060 Southcreek Boulevard
Orlando, Florida 32824

Report Date: July 29, 2022
Partner Project No. 22-378483.1



Prepared for:

Versity

20 Enterprise, Suite 400
Aliso Viejo, California 92656

July 29, 2022

Michael Buysse
Versity
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Aliso Viejo, California 92656

Subject: Phase I Environmental Site Assessment
Ascend South Creek
3060 Southcreek Boulevard
Orlando, Florida 32824
Partner Project No. 22-378483.1

Dear Mr. Buysse:

Partner Engineering and Science, Inc. (Partner) is pleased to provide this *Phase I Environmental Site Assessment* (Phase I ESA) report of the abovementioned address (the "subject property"). This assessment was performed in conformance with the scope and limitations as detailed in the ASTM Practice E1527-13 and E1527-21 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process and Client Agreement.

This assessment included a site reconnaissance as well as research and interviews with representatives of the public, property ownership, site manager, and regulatory agencies. An assessment was made, conclusions stated, and recommendations outlined.

We appreciate your trust in Partner and the opportunity to provide environmental services to you. If you have any questions concerning this report, or if we can assist you in any other matter, please contact me at (805) 452-8421.

Sincerely,



Jenny Redlin
Relationship Manager

EXECUTIVE SUMMARY

Partner Engineering and Science, Inc. (Partner) has performed a Phase I Environmental Site Assessment (ESA) in accordance with the scope of work and limitations of ASTM Standard Practice E1527-13 and E1527-21, the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (AAI) (40 CFR Part 312) and set forth by Versity for the property located at 3060 Southcreek Boulevard in Orlando, Orange County, Florida (the "subject property").

Property Description

The subject property is located on the south side of East Wetherbee Road within a mixed industrial and residential area of Orange County. Please refer to the table below for further description of the subject property:

Subject Property Data

Address(es):	3060 Southcreek Boulevard, Orlando, Florida
Property Use:	Multi-family Residential
Land Acreage (Ac):	24.85 Ac
Number of Buildings:	10 apartment buildings, five garages, one clubhouse/leasing office, one pavilion and one mail kiosk
Number of Floors:	Three
Gross Building Area (SF):	371,403 SF (Total)
Net Rentable Area (SF):	304,260 SF (Total)
Date of Construction:	2021/2022
Assessor's Parcel Number (APN):	20-24-30-7641-01-000
Type of Construction:	Concrete
Current Tenants:	Ascend South Creek consisting of 300 residential units
Site Assessment Performed By:	Mallory Armstrong of Partner
Site Assessment Conducted On:	July 26, 2022
Regulatory Radius Report Date:	July 13, 2022
Report Date:	July 29, 2022
FOIAs Date:	July 2022

The subject property is currently occupied by Ascend South Creek for multi-family residential use. Onsite operations consist of residential living, unit leasing, general facility and pool maintenance and onsite administration. The subject property consists of ten three-story buildings and one one-story building located throughout the property. In addition to the current structures, the subject property is improved with asphalt-paved parking areas, associated landscaping, drainage features, one pool, perimeter fence, and electric vehicle charging stations.

According to available historical sources, the subject property was formerly cleared land between 1947 and circa 2017; and developed with the current structures in 2021/2022. Tenants on the subject property include Ascend South Creek (2021-Present).

The adjoining properties are tabulated below:

<i>Adjoining Properties</i>	
North:	East Wetherbee Road beyond which is Bainbridge Nona North (2410 Canopy, North Breeze Court)
Northeast:	7-Eleven (4488 East Wetherbee Road)
East:	Orlando Airport Park and Siemens Logistics (4494 and 4600 East Wetherbee Road)
Southeast:	Boggy Creek Swamp conservation land
South:	Vacant land
West:	Alderidge Street beyond which is vacant land

According to topographic map interpretation and Environmental Risk Information Services (ERIS), the physical setting features of the subject property identify the terrain as sloping to the southeast with the depth to groundwater in the vicinity of the subject property inferred to be approximately five feet below ground surface (bgs) and groundwater flow inferred to be toward the southeast.

Findings and Opinions

Recognized Environmental Condition

A *recognized environmental condition (REC)* refers to the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment. The following was identified during the course of this assessment:

- Partner did not identify any RECs during the course of this assessment.

Controlled Recognized Environmental Condition

A *controlled recognized environmental condition (CREC)* refers to a REC affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to implementation of required controls (for example, activity and use limitations or other property use limitations). The following was identified during the course of this assessment:

- Partner did not identify any CRECs during the course of this assessment.

Historical Recognized Environmental Condition

A *historical recognized environmental condition (HREC)* refers to a previous release of hazardous substances or petroleum products affecting the that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by the applicable regulatory authority or authorities without subjecting the subject property to any controls (for example, activity and use limitations or other property use limitations). The following was identified during the course of this assessment:

- Partner did not identify any HRECs during the course of this assessment.

Business Environmental Risk

A *Business Environmental Risk (BER)* is a risk which can have a material environmental or environmentally driven impact on the business associated with the current or planned use of commercial real estate, not necessarily related to those environmental issues required to be investigated in this practice. The following was identified during the course of this assessment:

- Partner did not identify any BERs during the course of this assessment.

Significant Data Gaps

No significant data gaps were encountered during this assessment.

Conclusions and Recommendations

Partner has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 and E1527-21 of 3060 Southcreek Boulevard in Orlando, Orange County, Florida (the "subject property"). Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report.

This assessment has revealed no evidence of RECs, CRECs, HRECs, or BERs in connection with the subject property. Based on the conclusions of this assessment, Partner recommends no further investigation of the subject property at this time.

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1.0 INTRODUCTION

Partner Engineering and Science, Inc. (Partner) has performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Standard Practice E1527-13 and E1527-21 and the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (AAI) (40 CFR Part 312) for the property located at 3060 Southcreek Boulevard in Orlando, Orange County, Florida (the "subject property"). Any exceptions to, or deletions from, this scope of work are described in the report.

1.1 Purpose

The purpose of this ESA is to identify existing or potential Recognized Environmental Conditions (as defined by ASTM Standard E1527-13 and E1527-21) affecting the subject property that: 1) constitute or result in a material violation or a potential material violation of any applicable environmental law; 2) impose any material constraints on the operation of the subject property or require a material change in the use thereof; 3) require clean-up, remedial action or other response with respect to Hazardous Substances or Petroleum Products on or affecting the subject property under any applicable environmental law; 4) may affect the value of the subject property; and 5) may require specific actions to be performed with regard to such conditions and circumstances. The information contained in the ESA Report will be used by Client to: 1) evaluate its legal and financial liabilities for transactions related to foreclosure, purchase, sale, loan origination, loan workout or seller financing; 2) evaluate the subject property's overall development potential, the associated market value and the impact of applicable laws that restrict financial and other types of assistance for the future development of the subject property; and/or 3) determine whether specific actions are required to be performed prior to the foreclosure, purchase, sale, loan origination, loan workout or seller financing of the subject property.

This ESA was performed to permit the *User* to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) liability (hereinafter, the "*landowner liability protections*," or "*LLPs*"). ASTM Standard E1527-13 constitutes "*all appropriate inquiry* into the previous ownership and uses of the *property* consistent with good commercial or customary practice" as defined at 42 U.S.C. §9601(35)(B).

1.2 Scope of Work

The scope of work for this ESA is in accordance with and to the extent necessary to achieve the goal of the requirements set forth in the ASTM Standard E1527-13 and E1527-21. This assessment included: 1) a property and adjoining site reconnaissance; 2) interviews with key personnel; 3) a review of historical sources; 4) a review of regulatory agency records; and 5) a review of a regulatory database report provided by a third-party vendor. Partner contacted local agencies, such as environmental health departments, fire departments and building departments to obtain readily ascertainable information to determine any current and/or former hazardous substances usage, storage and/or releases of hazardous substances on the subject property. Additionally, Partner researched readily available information on the presence of activity and use limitations (AULs) at these agencies. As defined by ASTM E1527-21, AULs include both legal (that is, institutional) and physical (that is, engineering) controls that may include legal

or physical restrictions or limitations on the use of, or access to, a site or facility: 1) to reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil, soil vapor, groundwater, or surface water on the subject property; or 2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment. These legal or physical restrictions, which may include institutional and/or engineering controls (IC/ECs), are intended to prevent adverse impacts to individuals or populations that may be exposed to hazardous substances and petroleum products in the soil, soil vapor, groundwater, and/or surface water on a property.

If requested by Client, this report may also include the identification, discussion of, and/or limited sampling of asbestos-containing materials (ACMs), lead-based paint (LBP), mold, and/or radon.

1.3 Limitations

Partner warrants that the findings and conclusions contained herein were accomplished in accordance with the methodologies set forth in the Scope of Work. These methodologies are described as representing good commercial and customary practice for conducting an ESA of a property for the purpose of identifying recognized environmental conditions. There is a possibility that even with the proper application of these methodologies there may exist on the subject property conditions that could not be identified within the scope of the assessment or which were not reasonably identifiable from the available information. Partner believes that the information obtained from the record review and the interviews concerning the subject property is reliable. However, Partner cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete. The conclusions and findings set forth in this report are strictly limited in time and scope to the date of the evaluations. The conclusions presented in the report are based solely on the services described therein, and not on scientific tasks or procedures beyond the scope of agreed-upon services or the time and budgeting restraints imposed by the Client. No other warranties are implied or expressed.

Some of the information provided in this report is based upon personal interviews, and research of available documents, records, and maps held by the appropriate government and private agencies. This report is subject to the limitations of historical documentation, availability, and accuracy of pertinent records, and the personal recollections of those persons contacted.

This practice does not address requirements of any state or local laws or of any federal laws other than the all appropriate inquiry provisions of the LLPs. Further, this report does not intend to address all of the compliance and safety concerns, if any, associated with the subject property.

Environmental concerns, which are beyond the scope of a Phase I ESA as defined by ASTM include the following: ACMs, LBP, radon, and lead in drinking water. These issues may affect environmental risk at the subject property and may warrant discussion and/or assessment; however, are considered non-scope issues. If specifically requested by the Client, these non-scope issues are discussed in Section 6.3.

1.4 User Reliance

All reports both verbal and written are for the sole use and benefit of Versity Invest, LLC ("Client"), Apex South Creek, DST, and any of its affiliates, successors or assigned, and any beneficial interest

holders/investors which may purchase interests from Apex South Creek, DST and their broker/dealers, and also third parties authorized in writing by Versity Invest, LLC and Apex South Creek, DST.

1.5 Limiting Conditions

The findings and conclusions contain all of the limitations inherent in these methodologies that are referred to in ASTM E1527-13 and E1527-21.

Specific limitations and exceptions to this ESA are more specifically set forth below:

- Interviews with past owners, operators and occupants were not reasonably ascertainable and thus constitute a data gap. Based on information obtained from other historical sources (as discussed in Section 3.0), this data gap is not expected to alter the findings of this assessment.
- Partner was not able to document the historical use of the subject property prior to 1947. The following sources were reviewed during the course of this assessment and found to be limited: aerial photographs were not available prior to 1947; city directories were not available prior to 1990; topographic maps prior to 1953 were not reasonably ascertainable from local agencies; and other historical sources such as fire insurance maps did not provide coverage of the subject property. This data failure is not considered critical and does not change the conclusions of this report, as the 1947 aerial photograph revealed the subject property to be cleared land. In addition, the adjoining and surrounding areas are also shown mostly as farmland or cleared land.
- Partner was unable to determine the property use at 5-year intervals, which constitutes a data gap. Information concerning historical use of the subject property was unavailable from 1947 to 1953; 1954 to 1963; 1963 to 1970; 1974 to 1980; and 1984 to 1990.
- Partner observed approximately 10% of all interior units and all common areas. Based on the size and nature of use of the unobserved units (residential), this limited method of survey is not expected to alter the overall findings of this assessment.

2.0 SITE DESCRIPTION

2.1 Site Location and Legal Description

The subject property at 3060 Southcreek Boulevard in Orlando, Florida is located on the south side of East Wetherbee Road. According to the Orange County Property Appraiser, the subject property is legally described as "SOUTH CREEK PHASE 2 104/84 LOT 1". According to Orange County Property Appraiser, ownership is currently vested in DHIC-South Creek LLC since 2019.

Please refer to Figure 1: Site Location Map, Figure 2: Site Plan, Figure 3: Topographic Map, and Appendix A: Site Photographs for the location and site characteristics of the subject property.

2.2 Current Property Use

The subject property is currently occupied by Ascend South Creek for multi-family residential use. Onsite operations consist of residential living, unit leasing, general facility and pool maintenance and onsite administration. The subject property consists of ten three-story buildings and one one-story building located throughout the property. In addition to the current structures, the subject property is improved with asphalt-paved parking areas, associated landscaping, drainage features, one pool, perimeter fence, and electric vehicle charging stations.

The subject property is designated for medium density residential development by Orange County.

The subject property was not identified in the regulatory database report of Section 4.2.

2.3 Current Use of Adjoining Properties

The subject property is located within a mixed industrial and residential area of Orange County. During the vicinity reconnaissance, Partner observed the land uses on adjoining properties as defined in ASTM E1527-13 and E1527-21 as 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. The adjoining properties are tabulated below:

<i>Adjoining Properties</i>	
North:	East Wetherbee Road beyond which is Bainbridge Nona North (2410 Canopy, North Breeze Court)
Northeast:	7-Eleven (4488 East Wetherbee Road)
East:	Orlando Airport Park and Siemens Logistics (4494 and 4600 East Wetherbee Road)
Southeast:	Boggy Creek Swamp conservation land
South:	Vacant land
West:	Alderidge Street beyond which is vacant land

The adjoining property to the northeast was identified as a Storage Tank/Contaminated Facility Search (STCS) and Underground Storage Tanks (UST) site and the adjoining properties to the east were identified as a Storage Tank/Contaminated Facility Search (STCS) and Aboveground Storage Tanks (AST) in the regulatory database report of Section 4.2.

2.4 Physical Setting Sources

2.4.1 Topography

The 2021 United States Geological Survey (USGS) *Saint Cloud North and Pine Castle, Florida* Quadrangle 7.5-minute series topographic map was reviewed for this ESA. According to the contour lines on the topographic map, the subject property is located at approximately 79 feet above mean sea level (MSL). The contour lines in the area of the subject property indicate the area is sloping gently toward the southeast.

A copy of the most recent topographic map is included as Figure 3 of this report.

2.4.2 Hydrology

While under natural and undisturbed conditions shallow groundwater flow most frequently follows the topography of the land surface, natural or man-made features can affect flow direction, and the presumed flow may not match the actual flow directions at the subject property and vicinity. Topographic map interpretation suggests the direction of groundwater flow in the vicinity of the subject property is inferred to be toward the southeast.

According to a subsurface investigation conducted on a nearby property (11762 Boggy Creek Road and case #ERIC_15271), the depth of groundwater in the vicinity of the subject property is inferred to be approximately five feet below ground surface (bgs).

The nearest surface water to the subject property is a canal located approximately 20 feet and geographical west of the subject property. With the exception of a retention pond towards the southeast on the subject property, no other surface water bodies or features were observed.

According to available information, a public water system operated by the Orlando Utilities Commission serves the subject property vicinity. The sources of public water for Orlando are groundwater from the Floridan Aquifer.

2.4.3 Geology/Soils

Based on information obtained from the United States Department of Agriculture (USDA) Natural Resources Conservation Service Web Soil Survey online database, the subject property is mapped as Pomello find sand, St. Johns fine sand, Smyrna-Smyrna west, fine sand, and Zolfo fine sand. Pomello find sand is deep, moderately well drained, and has 0 to 5 percent slopes; St. Johns fine sand is deep, poorly drained sand with 0 to 2 percent slopes; Smyrna-Smyrna fine sand is moderately deep, poorly drained sand with 0 to 2 percent slopes; Zolfo fine sand is deep, somewhat poorly drained sand with 0 to 2 percent slopes.

The geology of peninsular Florida consists of shallow tropical, marine carbonate sediments, coralline (coral reef) limestone and sand, in complex interbedded relationships reflecting changing sea levels and depositional environments during and since the Pleistocene. A younger veneer of discontinuous layers of organic-rich silts and sands overlie marine sands and shell, which, in turn, overlie massive carbonate formations. The surficial deposits are sandy soils and unconsolidated marine medium quartz sand. These post-Pleistocene deposits extend 10' to 14' below mean sea level (msl).

2.4.4 Flood Zone Information

Partner performed a review of the Flood Insurance Rate Map, published by the Federal Emergency Management Agency. According to Community Panel Number 12095C0440F, dated September 25, 2009, the subject property appears to be located in Zone X, an area located outside of the 100-year and 500-year flood plains.

A copy of the reviewed flood map is included in Appendix B of this report.

3.0 HISTORICAL INFORMATION

Partner obtained historical use information about the subject property from a variety of sources. A chronological listing of the historical data found is summarized in the table below:

Historical Use Information

Years	Resource	Description/Use
1947-2017	Aerial Photographs, Topographic Maps, Previous Report	Cleared land
2021-Present	Aerial Photographs, On-site Observations	Multi-Family Residential

Tenants on the subject property include Ascend South Creek (2021-Present).

No potential environmental concerns were identified in association with the current or former use of the subject property.

3.1 Aerial Photograph Review

Partner obtained available aerial photographs of the subject property and surrounding area from Environmental Risk Information Services (ERIS) on July 12, 2022. The inferred uses of the subject property and adjoining properties as interpreted from the aerial photographs in Appendix B are tabulated below:

Date:	1947	Scale:	1"=500'
Subject Property:	Appears to be partially cleared land		
North:	Appears to be a road beyond which is cleared land		
Northeast:	Appears to be agricultural land and a residential dwelling		
East:	Appears to be agricultural land		
Southeast:	Appears to be undeveloped land		
South:	Appears to be undeveloped land		
Southwest:	Appears to be undeveloped land		
West:	Appears to be undeveloped land		
Northwest:	Appears to be a road beyond which is cleared land		

Date:	1954, 1963, 1969, 1974	Scale:	1"=500'
Subject Property:	Appears to be cleared land		
North:	No significant changes visible		
Northeast:	No significant changes visible		
East:	No significant changes visible		
Southeast:	No significant changes visible		
South:	No significant changes visible		
Southwest:	No significant changes visible		
West:	No significant changes visible		
Northwest:	No significant changes visible		

Date:	1984	Scale:	1"=500'
Subject Property:	No significant changes visible		
North:	Appears to be a road beyond which is a racetrack		
Northeast:	No significant changes visible		
East:	No significant changes visible		
Southeast:	No significant changes visible		

Date:	1984	Scale:	1"=500'
South:	No significant changes visible		
Southwest:	No significant changes visible		
West:	No significant changes visible		
Northwest:	No significant changes visible		

Date:	1990, 1994, 1999	Scale:	1"=500'
Subject Property:	No significant changes visible		
North:	No significant changes visible		
Northeast:	No significant changes visible		
East:	Appears to be vacant land		
Southeast:	No significant changes visible		
South:	No significant changes visible		
Southwest:	No significant changes visible		
West:	No significant changes visible		
Northwest:	No significant changes visible		

Date:	2005, 2007	Scale:	1"=500'
Subject Property:	No significant changes visible		
North:	Appears to be a road beyond which is cleared land		
Northeast:	No significant changes visible		
East:	No significant changes visible		
Southeast:	No significant changes visible		
South:	No significant changes visible		
Southwest:	No significant changes visible		
West:	No significant changes visible		
Northwest:	No significant changes visible		

Date:	2010, 2013, 2015	Scale:	1"=500'
Subject Property:	No significant changes visible		
North:	Appears to be a highway beyond which is cleared land		
Northeast:	No significant changes visible		
East:	No significant changes visible		
Southeast:	No significant changes visible		
South:	No significant changes visible		
Southwest:	No significant changes visible		
West:	No significant changes visible		
Northwest:	Appears to be a highway beyond which is cleared land		

Date:	2017	Scale:	1"=500'
Subject Property:	No significant changes visible		
North:	No significant changes visible		
Northeast:	No significant changes visible		
East:	Appears to be developed with a large commercial building		
Southeast:	No significant changes visible		
South:	No significant changes visible		
Southwest:	No significant changes visible		
West:	No significant changes visible		

Date:	2017	Scale:	1"=500'
Northwest:	No significant changes visible		

Date:	2019	Scale:	1"=500'
Subject Property:	Appears to be under construction with current subject property buildings		
North:	No significant changes visible		
Northeast:	No significant changes visible		
East:	Appears to be under construction with current adjoining building		
Southeast:	No significant changes visible		
South:	No significant changes visible		
Southwest:	No significant changes visible		
West:	Appears to be an easement beyond which is cleared land being constructed upon		
Northwest:	No significant changes visible		

Copies of select aerial photographs are included in Appendix B of this report.

3.2 Fire Insurance Maps

Partner reviewed the collection of Fire insurance maps (FIMs) from Environmental Risk Information Services (ERIS) on July 12, 2022. FIM coverage was not available for the subject property.

3.3 City Directories

Partner reviewed historical city directories obtained from Environmental Risk Information Services (ERIS) on July 13, 2022 for past names and businesses that were listed for the subject property and adjoining properties. The findings are tabulated below:

City Directory Search for 3060 Southcreek Boulevard (Subject Property)

Year(s)	Occupant Listed
1925-2020	Not listed

Based on the city directory review, no environmentally sensitive listings were identified for the subject property address.

City Directory Search for North Adjoining Property (2410 Canopy, North Breeze Court)

Year(s)	Occupant Listed
1925-2020	Not listed

City Directory Search for Northeast Adjoining Property (4488 East Wetherbee Road)

Year(s)	Occupant Listed
1990, 1996, 2000, 2003, 2008, 2012, 2016, 2020	Residential listings

City Directory Search for East Adjoining Properties (4494 and 4600 East Wetherbee Road)

Year(s)	Occupant Listed
1925-2020	Not listed

Based on the city directory review, no environmentally sensitive listings were identified for the adjoining property addresses.

Copies of reviewed city directories are included in Appendix B of this report.

3.4 Historical Topographic Maps

Partner reviewed historical topographic maps obtained from Environmental Risk Information Services (ERIS) on July 12, 2022. The following inferred uses of the subject property and adjoining properties interpreted from topographic maps in Appendix B and are tabulated below:

<i>Date:</i> 1953, 1970	
Subject Property:	Depicted as cleared land
North:	Depicted as an improved road beyond which is cleared land
Northeast:	Depicted as agricultural land (orchard) with two structures
East:	Depicted as cleared land
Southeast:	Depicted as cleared land beyond which is marshland
South:	Depicted as cleared land beyond which is Boggy Creek Swamp
Southwest:	Depicted as cleared land
West:	Depicted as a canal beyond which is cleared land
Northwest:	Depicted as an improved road beyond which is cleared land
<i>Date:</i> 1980	
Subject Property:	No significant changes depicted
North:	No significant changes depicted
Northeast:	Depicted as agricultural land (orchard) with four structures
East:	No significant changes depicted
Southeast:	No significant changes depicted
South:	No significant changes depicted
Southwest:	No significant changes depicted
West:	No significant changes depicted
Northwest:	No significant changes depicted

Copies of reviewed topographic maps are included in Appendix B of this report.

4.0 REGULATORY RECORDS REVIEW

4.1 Regulatory Agencies

4.1.1 State Department

Regulatory Agency Data

Name of Agency: Florida Department of Environmental Protection (FDEP)

Point of Contact: OCULUS

Agency Address: 3900 Commonwealth Boulevard, Tallahassee, Florida

Agency Phone Number: (850) 245-2118

Date of Contact: July 15, 2022

Method of Communication: Online

Summary of Communication:

No records regarding hazardous substance use, storage or releases, or the presence of USTs and AULs on the subject property were on file with the FDEP.

4.1.2 Health Department

Regulatory Agency Data

Name of Agency: Orange County Health Department (OCHD)

Point of Contact: Representative, Terri Brinson

Agency Address: 6101 Lake Ellenor Drive, Orlando, Florida

Agency Phone Number: (407) 858-1400

Date of Contact: July 13, 2022

Method of Communication: Email

Summary of Communication:

No records regarding hazardous substance use, storage or releases, or the presence of USTs and AULs on the subject property were on file with the OCHD.

4.1.3 Fire Department

Regulatory Agency Data

Name of Agency: Orange County Fire Rescue (OCFR)

Point of Contact: Representative, Gamal Mack

Agency Phone Number: (407) 836-9050

Date of Contact: July 13, 2022

Method of Communication: Email

Summary of Communication:

No records regarding hazardous substance use, storage or releases, or the presence of USTs and AULs on the subject property were on file with the OCFR.

4.1.4 Building Department

Regulatory Agency Data

Name of Agency: Orange County Division of Building Safety (OCDBS)

Point of Contact: Site Contact, Michael Buysse

Date of Contact: July 15, 2022

Method of Communication: Online

Summary of Communication:

Records were available for review, as further discussed in the following table.

Building Records Reviewed for 3060 Southcreek Boulevard (Subject Property)

Year(s)	Owner/Applicant	Description
2022	DHIC-South Creek LLC	Pool permit
2022	DHIC-South Creek LLC	Building permits
2022	DHIC-South Creek LLC	Fencing permits
2022	DHIC-South Creek LLC	Trash compactor permit
2022	DHIC-South Creek LLC	Mail kiosk permit
2022	DHIC-South Creek LLC	Garage permits

4.1.5 Planning Department

Regulatory Agency Data

Name of Agency: Orange County Planning and Development (OCPD)

Point of Contact: orangecountyfl.net/PlanningDevelopment

Date of Contact: July 14, 2022

Method of Communication: Online

Summary of Communication:

According to records reviewed, the subject property is zoned R-2 for medium density residential development by the OCPD.

4.1.6 Appraiser's Office

Regulatory Agency Data

Name of Agency: Orange County Property Appraiser (OCPA)

Point of Contact: ocpafl.org

Date of Contact: July 14, 2022

Method of Communication: Online

Summary of Communication:

According to records reviewed, the subject property is identified by Appraiser Parcel Number (APN) 20-24-30-7641-01-000 and is currently owned by DHIC-South Creek LLC since 2019. The current buildings were constructed in 2021 and total(s) approximately 375,190 square feet on a 24.85-acre lot.

Copies of pertinent documents are for the above listed agencies are included in Appendix B of this report.

4.2 Mapped Database Records Search

The regulatory database report provided by Environmental Risk Information Services (ERIS) documents the listing of sites identified on federal, state, county, city, and tribal (when applicable) standard source environmental databases within the approximate minimum search distance (AMSD) specified by ASTM E1527-13 and E1527-21. The data from these sources are updated as these data are released and integrated into one database. The information contained in this report was compiled from publicly available sources.

The environmental database information is used to identify environmental concerns in connection with the subject property. The listings also serve to identify the known indications of the storage, use, generation, disposal, or release of hazardous substance at the subject property and the potential for contaminants to migrate onto the subject property from off-site sources in groundwater or soil in the form of liquids or vapor.

Using the ASTM definition of migration, Partner considers the migration of hazardous substances or petroleum products in any form onto the subject property during the evaluation of each site listed on the radius report, which includes solid, liquid, and vapor.

4.2.1 Regulatory Database Summary

The following table lists the number of sites as categorized by the regulatory database within the prescribed AMSD. The locations of the sites are plotted utilizing a geographic information system, which geocodes the site addresses. The accuracy of the geocoded locations is approximately +/-300 feet.

Radius Report Data				
Database	AMSD Radius (mile)	Listings Identified Subject Property	Adjoining Properties	Surrounding Area Sites of Concern
Federal NPL	1.00	N	N	N
Delisted NPL Site	0.50	N	N	N
Federal SEMS Site	0.50	N	N	N
Federal SEMS-ARCHIVE	0.50	N	N	N
Federal RCRA CORRACTS Facility	1.00	N	N	N
Federal RCRA TSDF Facility	0.50	N	N	N
Federal RCRA Generators Site (LQG, SQG, VSQG, CESQG)	Subject and Adjoining	N	N	N/A
Federal IC/EC Registries	Subject Property	N	N/A	N/A
Federal ERNS Site	Subject Property	N	N/A	N/A
State/Tribal Equivalent NPL	1.00	N	N	N
State/Tribal Equivalent CERCLIS	1.00	N	N	N
State/Tribal Landfill/Solid Waste Disposal Site	0.50	N	N	N
State/Tribal Leaking Storage Tank Site (LUST/LPST)	0.50	N	N	N
State/Tribal Registered Storage Tank Sites (UST/AST)	Subject and Adjoining	N	Y	N/A
State/Tribal IC/EC Registries	Subject and Adjoining	N	N	N/A
State/Tribal Voluntary Cleanup Sites (VCP)	0.50	N	N	N
State/Tribal Spills	0.125	N	N	N
Federal Brownfield Sites	0.50	N	N	N
State Brownfield Sites	0.50	N	N	N
Storage Tank/Contaminated Facility Search (STCS)	0.50	N	Y	N

4.2.2 Subject Property Listings

The subject property is not identified in the regulatory database report.

4.2.3 Adjoining Property Listings

The adjoining property to the northeast is identified as a Storage Tank/Contaminated Facility Search (STCS) and Underground Storage Tank (UST) site in the regulatory database report, as discussed below:

- The property, identified as 7-Eleven at 4488 East Wetherbee Road, is located adjoining to the northwest of the subject property. According to the regulatory database review, the site was constructed in 2021 and is in possession of two 20,000-gallon gasoline and diesel USTs, installed in August 2021. May 2022 tightness and integrity tests were performed and both tanks were found to be in compliance. Due to recent installation and compliance during integrity tests, this listing is not expected to represent a significant environmental concern at this time.

The adjoining properties to the east are identified as a Storage Tank/Contaminated Facility Search (STCS) and Aboveground Storage Tank (AST) site in the regulatory database report, as discussed below:

- The properties, identified as Orlando Airport Park at 4494 East Wetherbee Road and Siemens Logistics 4600 East Wetherbee Road, are located adjoining to the east of the subject property. Both are in possession of a diesel emergency generator, with Orlando Airport Park installing the 1,000-gallon AST in 2008 and Siemens installing a 619-gallon AST in 2016. Both sites have had recent minor violations for improper labeling and display of placards but have not had any releases or major compliance violations. Based on the lack of releases and overall proper maintenance of the generators, these listings are not expected to represent a significant environmental concern at this time.

Based on the findings, vapor migration is not expected to represent a significant environmental concern at this time.

4.2.4 Surrounding Area Listings of Concern to Subject Property

No sites of concern are identified in the regulatory database report.

4.2.5 Unplottable Listings

No unplottable listings are identified in the regulatory database report.

A copy of the regulatory database report is included in Appendix C of this report.

5.0 USER PROVIDED INFORMATION AND INTERVIEWS

In order to qualify for one of the *Landowner Liability Protections (LLPs)* offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the *Brownfields Amendments*), the *User* must conduct the following inquiries required by 40 CFR 312.25, 312.28, 312.29, 312.30, and 312.31. The *User* should provide the following information to the *environmental professional*. Failure to provide this information could result in a determination that *all appropriate inquiries* is not complete. The *User* is asked to provide information or knowledge of the following:

- Review Title and Judicial Records for Environmental Liens and AULs
- Specialized Knowledge or Experience of the User
- Actual Knowledge of the User
- Reason for Significantly Lower Purchase Price
- Commonly Known or *Reasonably Ascertainable* information
- Degree of Obviousness
- Reason for Preparation of this Phase I ESA

Fulfillment of these user responsibilities is key to qualification for the identified defenses to CERCLA liability. Partner requested our Client to provide information to satisfy User Responsibilities as identified in Section 6 of the ASTM guidance.

Pursuant to ASTM E1527-13 and E1527-21, Partner requested the following site information from Versity (User of this report).

User Responsibilities		
Item	Provided By User	Not Provided By User
AAI User Questionnaire	X	
Title Records, Environmental Liens, and AULs		X
Specialized Knowledge		X
Actual Knowledge		X
Valuation Reduction for Environmental Issues		X
Identification of Key Site Manager	X	
Reason for Performing Phase I ESA	X	
Prior Environmental Reports	X	
Other		X

5.1 Interviews

5.1.1 Interview with Owner

The owner of the subject property was not available to be interviewed at the time of the assessment.

5.1.2 Interview with Report User

Please refer to Section 5.2 below for information requested from the Report User.

5.1.3 Interview with Key Site Manager

Mr. Juan Almenar, key site manager, indicated that he had no information pertaining to any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the subject property; any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the subject property; or any notices from a governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.

According to Mr. Juan Almenar, the subject property was developed in 2021 for multi-family residential use. Mr. Almenar further stated that the subject property has one clarifier for the onsite carwash and one 1,000-gallon propane UST for the pool heater.

5.1.4 Interviews with Past Owners, Operators, and Occupants

Interviews with past owners, operators and occupants were not reasonably ascertainable and thus constitute a data gap.

5.1.5 Interview with Others

As the subject property is not an abandoned property as defined in ASTM 1527-21, interview with others were not performed.

5.2 User Provided Information

5.2.1 Title Records, Environmental Liens, and AULs

Partner was not provided with title records or environmental lien and AUL information for review as part of this assessment.

5.2.2 Specialized Knowledge

The User did not have specialized knowledge of environmental conditions associated with the subject property at the time of the assessment.

5.2.3 Actual Knowledge of the User

The User was not aware of environmental liens and/or AULs encumbering the subject property or in connection with the subject property at the time of the assessment.

5.2.4 Valuation Reduction for Environmental Issues

The User was not aware of any reductions in property value due to environmental issues.

5.2.5 Commonly Known or Reasonably Ascertainable Information

The User did not provide information that is commonly known or *reasonably ascertainable* within the local community about the subject property at the time of the assessment.

5.2.6 Previous Reports and Other Provided Documentation

The following information was provided to Partner for review during the course of this assessment:

Phase I Environmental Site Assessment Executive Summary, APTIM Government Solutions, LLC (March 25, 2019)

APTIM Government Solutions, LLC (APTIM) prepared this report on behalf of D.R. Horton, Inc. The assessment was reportedly performed in accordance with ASTM Standard E1527-13. The assessment consisted of a site reconnaissance, review of historical information, and a review of federal, state and local regulatory databases. Pertinent information contained in this report is summarized below:

- At the time of the 2019 assessment, the subject property was utilized as pastureland with a cattle pen towards the northeast of the property.

APTIM identified no RECs and recommended no further investigation.

Copies of pertinent pages reviewed are included in Appendix B of this report.

6.0 SITE RECONNAISSANCE

The weather at the time of the site visit was sunny and clear. Refer to Section 1.5 for limitations encountered during the field reconnaissance and Sections 2.1 and 2.2 for subject property operations. The table below provides the site assessment details:

Site Assessment Data

Site Assessment Performed By: Mallory Armstrong

Site Assessment Conducted On: July 26, 2022

The table below provides the subject property personnel interviewed during the field reconnaissance:

Site Visit Personnel for 3060 Southcreek Boulevard (Subject Property)

Name	Title/Role	Contact Number	Site Walk* Yes/No
Juan Almenar	Key Site Manager	(407) 451-1790	Yes

* Accompanied Partner during the field reconnaissance activities and provided information pertaining to the current operations and maintenance of the subject property

No environmental concerns were identified during the onsite reconnaissance.

6.1 General Site Characteristics

6.1.1 Solid Waste Disposal

Solid waste generated at the subject property is disposed of in commercial dumpsters located northeast on the subject property. An independent solid waste disposal contractor, Waste Connections, removes solid waste from the subject property. No evidence of illegal dumping of solid waste was observed during the Partner site reconnaissance.

6.1.2 Sewage Discharge and Disposal

Sanitary discharges on the subject property are directed into the municipal sanitary sewer system. The City of Orlando services the subject property vicinity. No wastewater treatment facilities or septic systems were observed or reported on the subject property.

6.1.3 Stormwater and Surface Water Drainage

Stormwater is removed from the subject property primarily by sheet flow action across the paved surfaces towards stormwater drains located throughout the subject property and in the public right of way. Site stormwater drains from roofs, landscaped areas, and paved areas and is directed to on-site concrete swales, which drain to the public right of way, and to on-site stormwater drains. On-site stormwater drains discharge to a municipal owned and maintained storm sewer system and a stormwater detention pond located southeast on the subject property.

6.1.4 Source of Heating and Cooling

Heating and cooling systems as well as domestic hot water equipment are fueled by electricity provided by Orlando Utilities Commission.

6.1.5 Wells and Cisterns

No aboveground evidence of wells or cisterns was observed during the site reconnaissance.

6.1.6 Wastewater

Domestic wastewater generated at the subject property is disposed by means of the sanitary sewer system. No industrial process is currently performed at the subject property.

6.1.7 Septic Systems

No septic systems were observed or reported on the subject property.

6.1.8 Additional Site Observations

No additional general site characteristics were observed during the site reconnaissance.

6.2 Potential Environmental Hazards

6.2.1 Hazardous Substances and Petroleum Products Used or Stored at the Subject Property

No evidence of the use of reportable quantities of hazardous substances was observed on the subject property. Small quantities of paint, general maintenance supplies, and pool maintenance supplies were found to be properly labeled and stored at the time of the assessment with no signs of leaks, stains, or spills. The storage and use of maintenance supplies does not appear to pose a significant threat to the environmental integrity of the subject property at this time.

6.2.2 Aboveground & Underground Hazardous Substance or Petroleum Product Storage Tanks (ASTs/USTs)

The subject property is equipped with one underground storage tank (UST) located on the west portion of the subject property, to the west of the pool. Please refer to the table below for information pertaining to the current USTs located on the subject property:

UST Data for the subject property

	UST No. 1
Tank Capacity (Gallons):	1,000
Tank Contents:	Propane
Installation Date:	2021
Tank Status	Active
Removal Date:	Not Applicable
Tank Construction:	Unknown
Tank Secondary Containment:	Unknown
Piping Construction:	Unknown

UST Data for the subject property

	UST No. 1
Piping Secondary Containment:	Unknown
Type of Corrosion Protection:	Unknown
Type of Leaking Detection Equipment:	Unknown
Type of Overfill Protection:	Unknown
Evidence of Leaks, Stains, or Spills:	No
Reported Release(s):	No
Compliance with UST Regulations:	Yes

Note: This information was obtained from Alex Lion-Do, onsite development manager.

The tank is used to heat the inground pool onsite and is serviced on an as-needed basis by Sam's Gas. Upon release, propane would dissipate into the ambient air. As such, the presence of the propane UST is not considered a REC.

No evidence of current or former ASTs was identified during the site reconnaissance.

Copies of pertinent documents are included in Appendix B of this report.

6.2.3 Evidence of Releases

No spills, stains or other indications that a surficial release has occurred at the subject property were observed.

6.2.4 Polychlorinated Biphenyls (PCBs)-Containing Items

Older transformers and other electrical equipment could contain PCBs at a level that subjects them to regulation by the U.S. EPA. PCBs in electrical equipment are controlled by United States Environmental Protection Agency regulations 40 CFR, Part 761. Under the regulations, there are three categories into which electrical equipment can be classified: 1) Less than 50 parts per million (ppm) of PCBs – "Non-PCB;" 2) 50 ppm-500 ppm – "PCB-Contaminated;" and, 3) Greater than 500 ppm – "PCB-Containing." The manufacture, process, or distribution in commerce or use of any PCB in any manner other than in a totally enclosed manner was prohibited after July 2, 1979.

The on-site reconnaissance included observations of indoor and outdoor transformers and other hydraulic equipment that may contain PCBs as tabulated below:

<i>Transformers and Hydraulic Equipment</i>				
Type of Equipment	Location	Number	PCB Containing	Concern
Pad-Mounted Transformers	Throughout	Multiple	Unknown	N
Trash Compactor	Northeast	One	Unknown	N

The transformers are not labeled indicating PCB content. No staining or leakage was observed in the vicinity of the transformers. Based on the good condition of the equipment, the transformers are not expected to represent a significant environmental concern.

Partner also identified a trash compactor on the subject property. Based on the good condition of this equipment, the presence of this equipment is not expected to represent a significant environmental concern.

6.2.5 Strong, Pungent, or Noxious Odors

No strong, pungent or noxious odors were evident during the site reconnaissance.

6.2.6 Pools of Liquid

No pools of liquid were observed on the subject property during the site reconnaissance.

6.2.7 Drains, Sumps, and Clarifiers

Partner observed the following drains, sumps, and/or clarifiers located on the subject property:

<i>Drains, Sumps, and Clarifiers Observed Onsite</i>		
	Floor Drain(s)	Clarifier(s)
Number Observed:	Multiple	One
Location:	Bathrooms and car wash	Northeast car wash
Point of Discharge:	Unknown	Unknown
Sealed/Bermed:	Unknown	Unknown

The clarifier, also referred to as an oil/water separator, was installed in 2021 and is used to treat wastewater streams generated from the car wash. Based on the use of the clarifier solely for car washing activities, it is presumed that a release from this feature would be minimal and not represent an environmental concern.

6.2.8 Pits, Ponds, and Lagoons

No pits, ponds or lagoons were observed on the subject property.

6.2.9 Stressed Vegetation

No stressed vegetation was observed on the subject property.

6.2.10 Additional Potential Environmental Hazards

No additional environmental hazards, including landfill activities or radiological hazards, were observed.

6.3 Non-Scope ASTM Considerations

6.3.1 Asbestos-Containing Materials (ACMs)

Asbestos is the name given to a number of naturally occurring, fibrous silicate minerals mined for their useful properties such as thermal insulation, chemical and thermal stability, and high tensile strength. The Occupational Safety and Health Administration (OSHA) regulation 29 CFR 1926.1101 requires certain construction materials to be presumed to contain asbestos, for purposes of this regulation. All thermal system insulation (TSI), surfacing material, and asphalt/vinyl flooring that are present in a building that have not been appropriately tested are "presumed asbestos-containing material" (PACM).

The subject property buildings were constructed in 2021. As such, an asbestos evaluation was not required by the Client's scope of services; however, please refer to the table below for observed materials that would be considered suspect ACMs in the event of a thorough survey:

Suspect ACMs

Suspect ACM	Location	Friable Yes/No	Physical Condition
Drywall Systems	Throughout Building Interior	No	Good
Stucco	Throughout Building Exterior	No	Good

According to the US EPA, ACM and PACM that is intact and in good condition can, in general, be managed safely in-place under an Operations and Maintenance (O&M) Program until removal is dictated by renovation, demolition, or deteriorating material condition. Prior to any disturbance of the construction materials within this facility, a comprehensive ACM survey is recommended under the direction and control of a Florida Licensed Asbestos Consultant (LAC).

6.3.2 Lead-Based Paint (LBP)

Lead is a highly toxic metal that affects virtually every system of the body. LBP is defined as any paint, varnish, stain, or other applied coating that has 1 mg/cm² (or 5,000 ug/g or 0.5% by weight) or more of lead. Congress passed the Residential Lead-Based Paint Hazard Reduction Act of 1992, also known as "Title X", to protect families from exposure to lead from paint, dust, and soil. Under Section 1017 of Title X, intact LBP on most walls and ceilings is not considered a "hazard," although the condition of the paint should be monitored and maintained to ensure that it does not become deteriorated. Further, Section 1018 of this law directed the Housing and Urban Development (HUD) and the US EPA to require the disclosure of known information on LBP and LBP hazards before the sale or lease of most housing built before 1978.

It is unlikely that LBP is present in buildings constructed after 1977. Therefore, due to the age of the subject property buildings, it is unlikely that LBP is present.

6.3.3 Radon

Radon is a colorless, odorless, naturally occurring, radioactive, inert, gaseous element formed by radioactive decay of radium (Ra) atoms. The US EPA has prepared a map to assist National, State, and local organizations to target their resources and to implement radon-resistant building codes. The map divides the country into three Radon Zones, according to the table below:

EPA Radon Zones

EPA Zones	Average Predicted Radon Levels	Potential
Zone 1	Exceed 4.0 pCi/L	Highest
Zone 2	Between 2.0 and 4.0 pCi/L	Moderate
Zone 3	Less than 2.0 pCi/L	Low

It is important to note that the EPA has found homes with elevated levels of radon in all three zones, and the US EPA recommends site-specific testing in order to determine radon levels at a specific location. However, the map does give a valuable indication of the propensity of radon gas accumulation in structures.

Radon sampling was not conducted as part of this assessment. Review of the US EPA Map of Radon Zones places the subject property in Zone 3. Based upon the radon zone classification, radon is not considered to be a significant environmental concern.

6.3.4 Lead in Drinking Water

According to available information, a public water system operated by the Orlando Utilities Commission serves the subject property vicinity. The sources of public water for the City of Orlando are groundwater from Floridan Aquifer. According to the Orlando and the 2021 Annual Water Quality Report, water supplied to the subject property is in compliance with all State and Federal regulations pertaining to drinking water standards, including lead and copper. Water sampling was not conducted to verify water quality.

6.3.5 Mold

Molds are microscopic organisms found virtually everywhere, indoors and outdoors. Mold will grow and multiply under the right conditions, needing only sufficient moisture (e.g., in the form of very high humidity, condensation, or water from a leaking pipe, etc.) and organic material (e.g., ceiling tile, drywall, paper, or natural fiber carpet padding).

Partner observed accessible, interior areas for the subject property buildings for significant evidence of mold growth with the exceptions detailed in Section 1.5 of this report; however, this ESA should not be used as a mold survey or inspection. Additionally, this limited assessment was not designed to assess all areas of potential mold growth that may be affected by mold growth on the subject property. Rather, it is intended to give the client an indication as to whether or not conspicuous (based on observed areas) mold growth is present at the subject property. This evaluation did not include a review of pipe chases, mechanical systems, or areas behind enclosed walls and ceilings.

No obvious indications of water damage or mold growth were observed during Partner's visual assessment.

6.3.6 Wetlands

The subject property does not appear to be a designated wetland area, based on information obtained from the United States Fish & Wildlife Service; however, a comprehensive wetlands survey would be required in order to formally determine actual wetlands on the subject property. Other than one large retention pond on the southeast side of the subject property, no other surface impoundments, wetlands, natural catch basins, settling ponds, or lagoons are located on the subject property.

6.4 Adjoining Property Reconnaissance

The adjoining property reconnaissance consisted of observing the adjoining properties from the subject property premises. With the exception of a newly developed gas station to the northeast (discussed further in Section 4.2.3), no items of environmental concern were identified on the adjoining properties during the site assessment, including hazardous substances, petroleum products, ASTs, USTs, evidence of releases, PCBs, strong or noxious odors, pools of liquids, sumps or clarifiers, pits or lagoons, stressed vegetation, or any other potential environmental hazards.

7.0 VAPOR ENCROACHMENT CONDITIONS

Partner conducted a limited non-intrusive vapor screening on the subject property to identify, to the extent feasible, the potential for vapor encroachment conditions (VECs) in connection with the subject property. This included consideration of chemicals of concern (COC) that may migrate as vapors into the subsurface of the subject property as a result of contaminated soil and groundwater on or near the property.

This screening utilized readily available data sources previously discussed in this Phase I ESA that includes:

- the physical setting of the subject property (Section 2.4),
- standard historical sources for the subject property, adjoining, and surrounding area (Section 3.0),
- known or potentially contaminated sites as identified from information from regulatory agencies and sites on Federal, State, tribal and local databases (Section 4.0), and
- information from the site reconnaissance (Section 6.0) of the subject property and observations of the surrounding properties.

The results of our data collection, reconnaissance, and analysis are tabulated below:

<i>Potential for Vapor Encroachment to Impact the Subject Property</i>	
Area of Concern	Likely or Known VEC to Subject Property
Subject Property Existing Operations or Conditions	None identified that impact the subject property
Historical Uses of the Subject Property	None identified that impact the subject property
Adjoining Property Operations or Existing Conditions	None identified that impact the subject property
Historical Uses of Adjoining Properties or Nearby Properties	None identified that impact the subject property
Regulatory Review of sites identified on Federal, State, tribal and Local Environmental Databases which were located in the AMSD	None identified that impact the subject property

Based on the findings of the limited non-intrusive vapor screening, vapor intrusion is unlikely to be an issue of concern in connection with the existing structures on the subject property. As such, no further assessment is recommended.

8.0 FINDINGS AND CONCLUSIONS

Findings and Opinions

Recognized Environmental Condition

A *recognized environmental condition (REC)* refers to the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment. The following was identified during the course of this assessment:

- Partner did not identify any RECs during the course of this assessment.

Controlled Recognized Environmental Condition

A *controlled recognized environmental condition (CREC)* refers to a REC affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to implementation of required controls (for example, activity and use limitations or other property use limitations). The following was identified during the course of this assessment:

- Partner did not identify any CRECs during the course of this assessment.

Historical Recognized Environmental Condition

A *historical recognized environmental condition (HREC)* refers to a previous release of hazardous substances or petroleum products affecting the that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by the applicable regulatory authority or authorities without subjecting the subject property to any controls (for example, activity and use limitations or other property use limitations). The following was identified during the course of this assessment:

- Partner did not identify any HRECs during the course of this assessment.

Business Environmental Risk

A *Business Environmental Risks (BER)* is a risk which can have a material environmental or environmentally driven impact on the business associated with the current or planned use of commercial real estate, not necessarily related to those environmental issues required to be investigated in this practice. The following was identified during the course of this assessment:

- Partner did not identify any BERs during the course of this assessment.

Significant Data Gaps

No significant data gaps were encountered during this assessment.

Conclusions and Recommendations

Partner has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 and E1527-21 of 3060 Southcreek Boulevard in Orlando, Orange County, Florida (the "subject property"). Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report.


This assessment has revealed no evidence of RECs, CRECs, HRECs, or BERs in connection with the subject property. Based on the conclusions of this assessment, Partner recommends no further investigation of the subject property at this time.

9.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

Partner has performed a Phase I Environmental Site Assessment of the property located at 3060 Southcreek Boulevard in Orlando, Orange County, Florida in conformance with the scope and limitations of the protocol and the limitations stated earlier in this report. Exceptions to or deletions from this protocol are discussed earlier in this report.

By signing below, Partner declares that, to the best of our professional knowledge and belief, we meet the definition of *Environmental Professional* as defined in §312.10 of 40 CFR §312. Partner has the specific qualifications based on education, training, and experience to assess a *property* of the nature, history, and setting of the subject *property*. Partner has developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Prepared By:



Mallory Armstrong
Environmental Scientist

Reviewed By:



David Boyce
Senior Author

10.0 REFERENCES

Reference Documents

American Society for Testing and Materials, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM Designation: E1527-13 and E1527-21.

Environmental Risk Information Services (ERIS), Radius Report, July 2022

Federal Emergency Management Agency, Federal Insurance Administration, National Flood Insurance Program, Flood Insurance Map, accessed via internet, July 2022

United States Department of Agriculture, Natural Resources Conservation Service, accessed via internet, July 2022

United States Department of Agriculture, Natural Resources Conservation Service, Web Soil Survey, accessed via the internet, July 2022

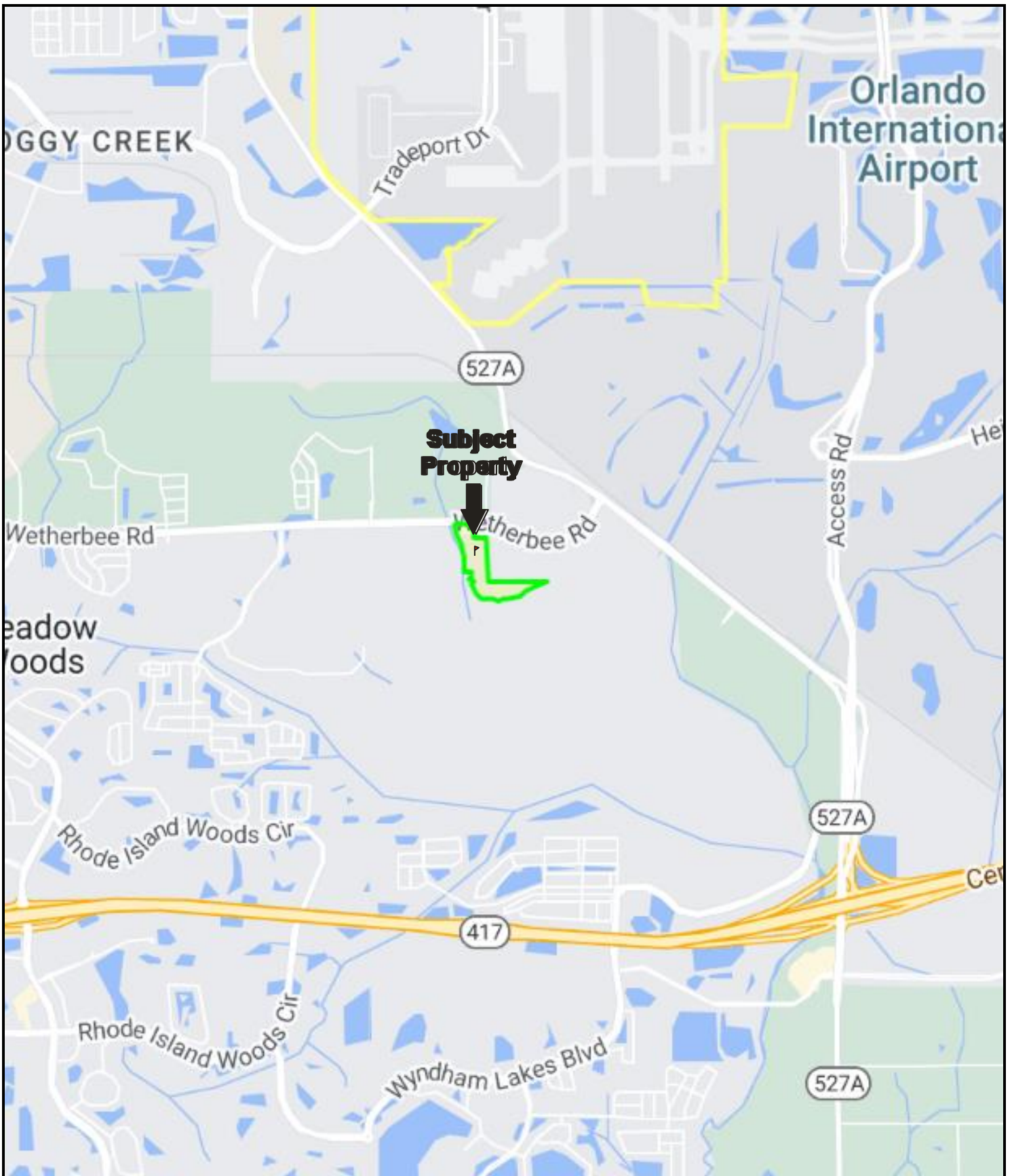
United States Environmental Protection Agency, EPA Map of Radon Zones (Document EPA-402-R-93-071), accessed via the internet, July 2022

United States Geological Survey, accessed via the Internet, July 2022

United States Geological Survey Topographic Map 1995, 7.5-minute series, accessed via internet, July 2022

FIGURES

- 1 SITE LOCATION MAP**
- 2 SITE PLAN**
- 3 TOPOGRAPHIC MAP**



Drawing Not To Scale

KEY:
Subject Property 

FIGURE 1: SITE LOCATION MAP
Project No. 22-378483.1

PARTNER

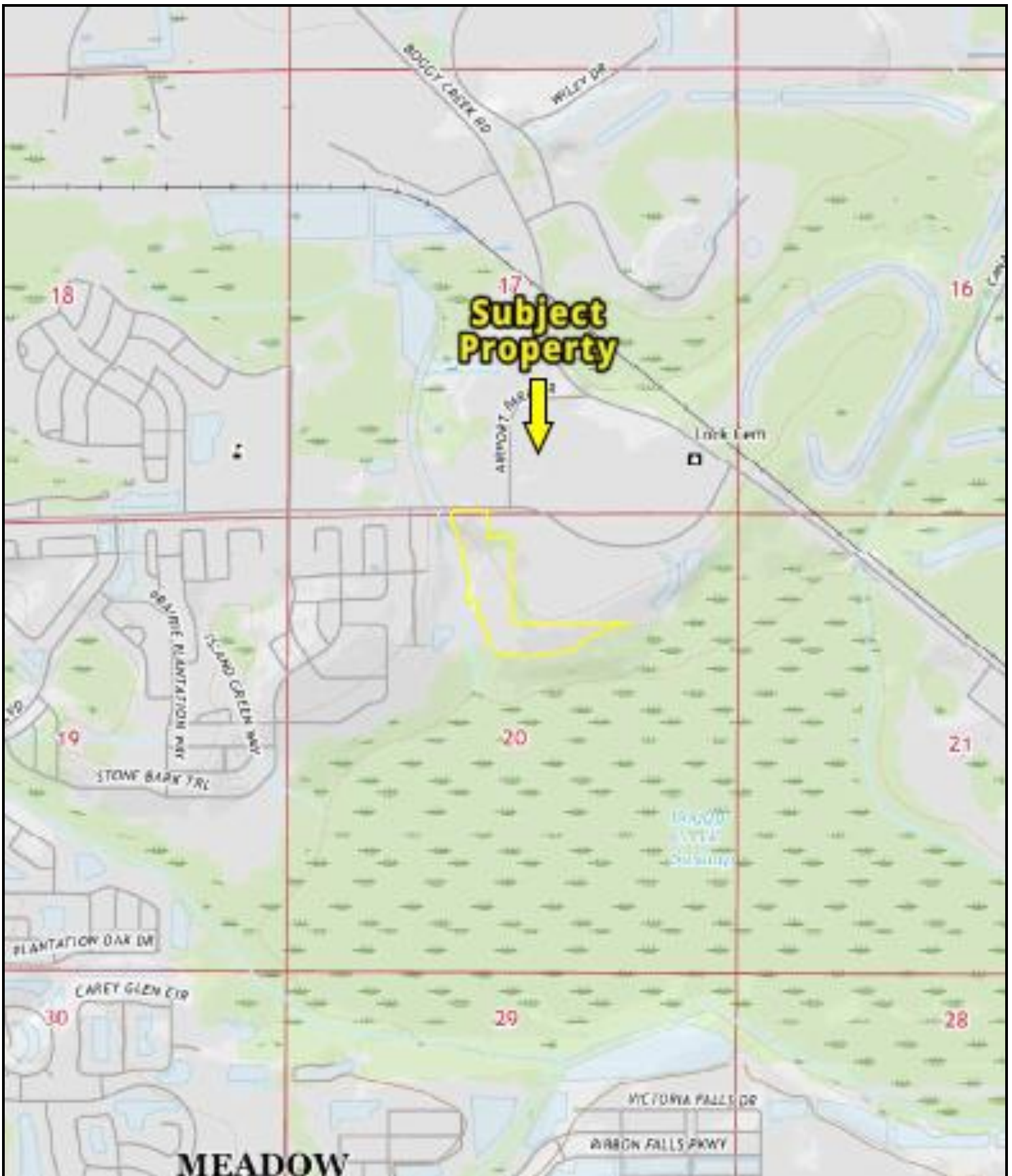


**GROUNDWATER
FLOW**



KEY:
Subject Property 
Oil/Water Separator **OW**

FIGURE 2: SITE PLAN
Project No. 22-378483.1



USGS 7.5 Minute *Saint Cloud and Pine Castle, FL* Quadrangle
Created: 2021

KEY:
Subject Property 

FIGURE 3: TOPOGRAPHIC MAP
Project No. 22-378483.1

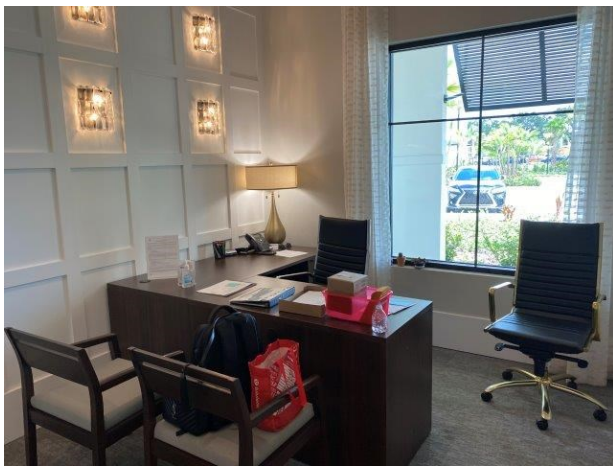
APPENDIX A: SITE PHOTOGRAPHS



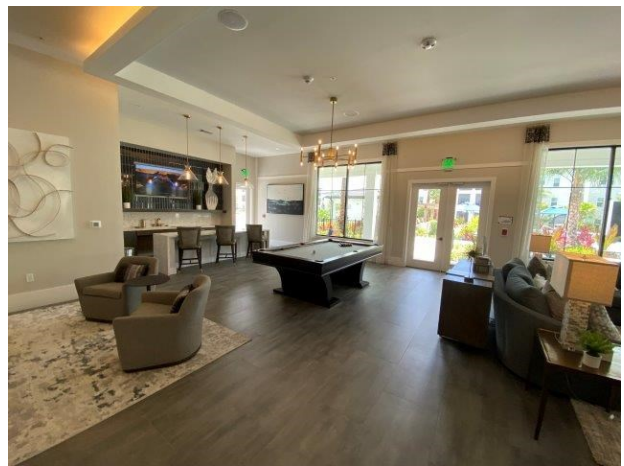
1. Subject property leasing office



2. Leasing office interior



3. Typical office space within leasing office



4. Leasing office recreational area



5. Leasing office maintenance closet



6. Leasing office mechanical closet



7. Leasing office pool area



8. Leasing office gym



9. Pool heater connected to propane UST



10. Typical subject property apartment building



11. Typical subject property apartment building façade



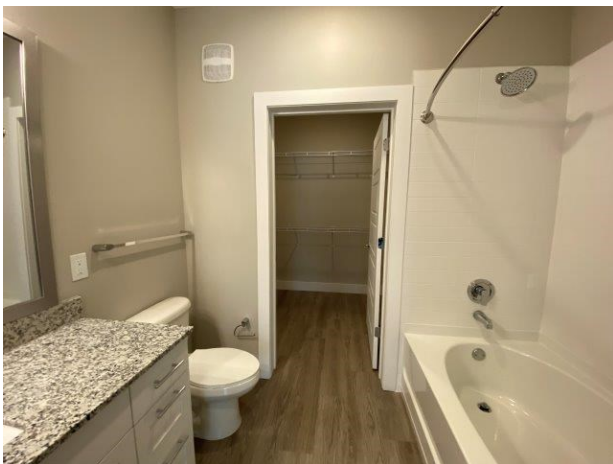
12. Typical apartment building hallway



13. Typical apartment kitchen and living area



14. Typical apartment bedroom



15. Typical apartment bathroom



16. Typical apartment patio area



17. Typical apartment electric water heater



18. Typical subject property generator



19. Subject property electric vehicle charging station



20. Subject property storm drain



21. Subject property storm drain



22. Subject property mail kiosk



23. Subject property entrance gate



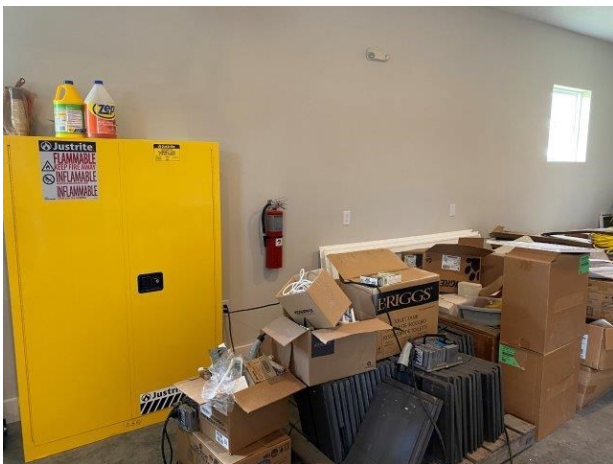
24. Subject property maintenance building with car wash bay and dog wash sink



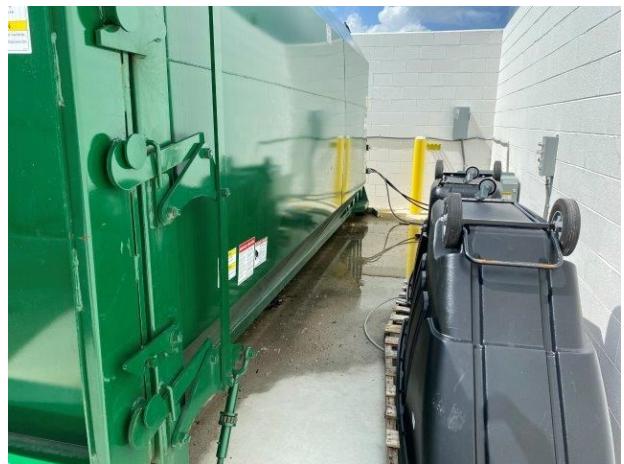
25. Subject property car wash clarifier



26. Stored paint and chemicals in maintenance building



27. Stored chemicals and items in maintenance building



28. Subject property trash compactor area



29. Subject property commercial recycling and dumpster area



30. Subject property retention pond



31. Subject property west boundary facing south



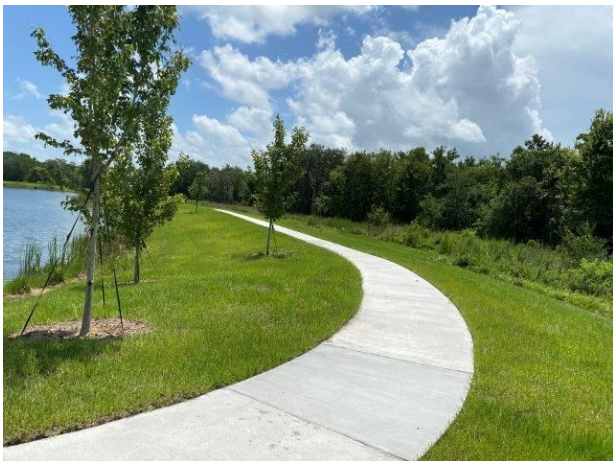
32. Subject property east boundary facing north



33. Subject property east boundary facing east



34. Subject property south boundary facing west



35. Subject property south boundary facing east



36. Subject property north boundary facing west



37. North adjoining property



38. Northeast adjoining property



39. East adjoining property



40. West adjoining property



41. South adjoining property

APPENDIX B: HISTORICAL/REGULATORY DOCUMENTATION

one inch



**Subject
Property**



Year: 1947
Source: ASCS
Scale: 1" = 500'
Comment:

Address: 3060 Southcreek Boulevard, ORLANDO, FL
Approx Center: -81.33456689,28.39027774

Order No: 22071200481

PARTNER

one inch



**Subject
Property**



Year: 1954
Source: ASCS
Scale: 1" = 500'
Comment:

Address: 3060 Southcreek Boulevard, ORLANDO, FL
Approx Center: -81.33456689,28.39027774

Order No: 22071200481

PARTNER

one inch



**Subject
Property**



Year: 1963
Source: ASCS
Scale: 1" = 500'
Comment:

Address: 3060 Southcreek Boulevard, ORLANDO, FL
Approx Center: -81.33456689,28.39027774

Order No: 22071200481

PARTNER

one inch



**Subject
Property**



Year: 1969
Source: ASCS
Scale: 1" = 500'
Comment:

Address: 3060 Southcreek Boulevard, ORLANDO, FL
Approx Center: -81.33456689,28.39027774

Order No: 22071200481

PARTNER

one inch



**Subject
Property**



Year: 1974
Source: FDOT
Scale: 1" = 500'
Comment:

Address: 3060 Southcreek Boulevard, ORLANDO, FL
Approx Center: -81.33456689,28.39027774

Order No: 22071200481

PARTNER

one inch



**Subject
Property**



Year: 1984
Source: FDOT
Scale: 1" = 500'
Comment:

Address: 3060 Southcreek Boulevard, ORLANDO, FL
Approx Center: -81.33456689,28.39027774

Order No: 22071200481

PARTNER

one inch



**Subject
Property**



Year: 1990
Source: USGS
Scale: 1" = 500'
Comment:

Address: 3060 Southcreek Boulevard, ORLANDO, FL
Approx Center: -81.33456689,28.39027774

Order No: 22071200481

PARTNER

one inch

N

**Subject
Property**



Year: 1994
Source: USGS
Scale: 1" = 500'
Comment:

Address: 3060 Southcreek Boulevard, ORLANDO, FL
Approx Center: -81.33456689,28.39027774

Order No: 22071200481

PARTNER

one inch



**Subject
Property**



Year: 1999
Source: USGS
Scale: 1" = 500'
Comment:

Address: 3060 Southcreek Boulevard, ORLANDO, FL
Approx Center: -81.33456689,28.39027774

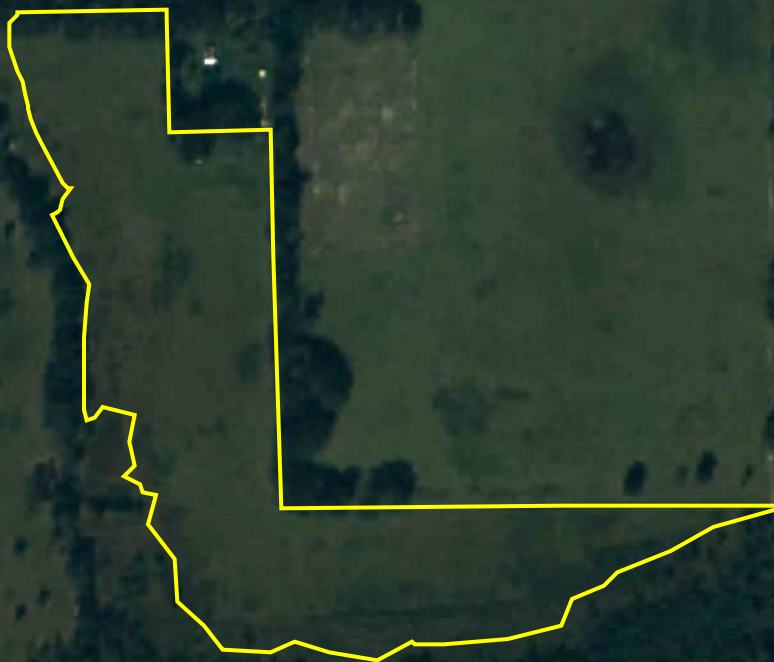
Order No: 22071200481

PARTNER

one inch



**Subject
Property**



Year: 2005
Source: USDA
Scale: 1" = 500'
Comment:

Address: 3060 Southcreek Boulevard, ORLANDO, FL
Approx Center: -81.33456689,28.39027774

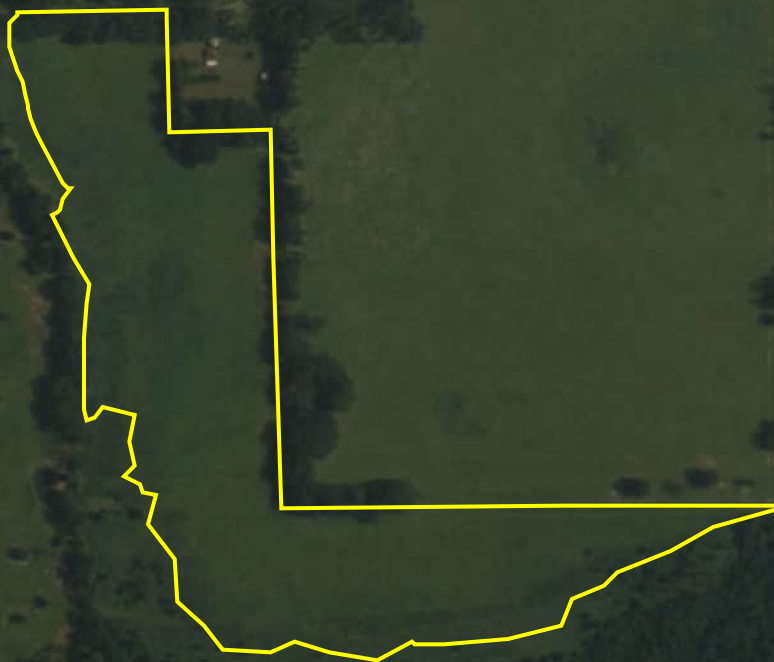
Order No: 22071200481

PARTNER

one inch



**Subject
Property**



Year: 2007
Source: USDA
Scale: 1" = 500'
Comment:

Address: 3060 Southcreek Boulevard, ORLANDO, FL
Approx Center: -81.33456689,28.39027774

Order No: 22071200481

PARTNER

one inch



**Subject
Property**



Year: 2010
Source: USDA
Scale: 1" = 500'
Comment:

Address: 3060 Southcreek Boulevard, ORLANDO, FL
Approx Center: -81.33456689,28.39027774

Order No: 22071200481

PARTNER

one inch



**Subject
Property**



Year: 2013
Source: USDA
Scale: 1" = 500'
Comment:

Address: 3060 Southcreek Boulevard, ORLANDO, FL
Approx Center: -81.33456689,28.39027774

Order No: 22071200481

PARTNER

one inch



**Subject
Property**



Year: 2015
Source: USDA
Scale: 1" = 500'
Comment:

Address: 3060 Southcreek Boulevard, ORLANDO, FL
Approx Center: -81.33456689,28.39027774

Order No: 22071200481

PARTNER

one inch



**Subject
Property**



Year: 2017
Source: USDA
Scale: 1" = 500'
Comment:

Address: 3060 Southcreek Boulevard, ORLANDO, FL
Approx Center: -81.33456689,28.39027774

Order No: 22071200481

PARTNER

one inch



**Subject
Property**



Year: 2019
Source: USDA
Scale: 1" = 500'
Comment:

Address: 3060 Southcreek Boulevard, ORLANDO, FL
Approx Center: -81.33456689,28.39027774

Order No: 22071200481

PARTNER



FIRE INSURANCE MAPS

Project Property: Ascend South Creek
3060 Southcreek Boulevard
ORLANDO FL 32824

Project No: 22-378483.1

Requested By: Partner Engineering and Science, Inc.

Order No: 22071200481

Date Completed: July 12, 2022

Please note that no information was found for your site or adjacent properties.



CITY DIRECTORY

Project Property: *Ascend South Creek
3060 Southcreek Boulevard
ORLANDO, FL 32824*

Project No: *22-378483.1*

Requested By: *Partner Engineering and Science, Inc.*

Order No: *22071200481*

Date Completed: *July 13, 2022*

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

July 13, 2022
RE: CITY DIRECTORY RESEARCH
3060 Southcreek Boulevard
ORLANDO, FL 32824

Thank you for contacting ERIS for an City Directory Search for the site described above. Our staff has conducted a reverse listing City Directory search to determine prior occupants of the subject site and adjacent properties. We have provided the nearest addresses(s) when adjacent addresses are not listed. If we have searched a range of addresses, all addresses in that range found in the Directory are included.

Note: Reverse Listing Directories generally are focused on more highly developed areas. Newly developed areas may be covered in the more recent years, but the older directories will tend to cover only the "central" parts of the city. To complete the search, we have either utilized the ACPL, Library of Congress, State Archives, and/or a regional library or history center as well as multiple digitized directories. These do not claim to be a complete collection of all reverse listing city directories produced.

ERIS has made every effort to provide accurate and complete information but shall not be held liable for missing, incomplete or inaccurate information. To complete this search we used the general range(s) below to search for relevant findings. If you believe there are additional addresses or streets that require searching please contact us at 866-517-5204.

Search Criteria:

All of Airport Park Dr
All of Bowes Branch Rd
All of Lyons Fls Ct
All of Shackelford Ct
All of Southcreek Blvd
4300-4500 of Wetherbee Rd

Search Notes:

Search Results Summary

Date	Source	Comment
2020	DIGITAL BUSINESS DIRECTORY	
2016	DIGITAL BUSINESS DIRECTORY	
2012	DIGITAL BUSINESS DIRECTORY	
2008	DIGITAL BUSINESS DIRECTORY	
2003	DIGITAL BUSINESS DIRECTORY	
2000	DIGITAL BUSINESS DIRECTORY	
1996	CITY PUBLISHING CO	
1990	CITY PUBLISHING CO	
1985	POLKS	
1980	POLKS	
1975	POLKS	
1970	POLKS	
1965	POLKS	
1959	POLKS	
1955	POLKS	
1950	POLKS	
1945	POLKS	
1940	POLKS	
1935	POLKS	
1930	MILLERS	
1925	ORLANDO DIRECTORY CO	

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

2020 AIRPORT PARK DR

SOURCE: DIGITAL BUSINESS DIRECTORY

11731 B H ASPHALT PAVING...PAVING CONTRACTORS
11731 GLOBAL DRILLING...FREIGHT-FORWARDING
11731 WORLD WIDE SHIPPING...SHIPPING AGENTS
11731 WORLD WIDE SHIPPING...FEDERAL GOVERNMENT CONTRACTORS
11775 NATIONAL ELECTRICAL CO...ELECTRIC CONTRACTORS
11823 KATHRYN WALTON...RESIDENTIAL
11912 FRANKLIN NERO...RESIDENTIAL
11912 MARGARET NERO...RESIDENTIAL
12081 ALAN YOUNG...RESIDENTIAL

2020 BOWES BRANCH RD

SOURCE: DIGITAL BUSINESS DIRECTORY

NO LISTING FOUND

NO LISTING FOUND

NO LISTING FOUND

NO LISTING FOUND

4322

STEPHANIE WILLERTON...RESIDENTIAL

4488

BRIAN HALL...RESIDENTIAL

4488

TIFFANY MOLINA...RESIDENTIAL

11731 B & H PAINTING...PAINTERS
11731 GLOBAL DRILLING...FREIGHT-FORWARDING
11731 WORLD WIDE SHIPPING...SHIPPING AGENTS
11775 NATIONAL ELECTRICAL CO...ELECTRIC CONTRACTORS
11912 FRANKLIN NERO...RESIDENTIAL
11912 JOAN NERO...RESIDENTIAL
11912 MARGARET NERO...RESIDENTIAL
12081 ALAN YOUNG...RESIDENTIAL
12081 CAMERON YOUNG...RESIDENTIAL

NO LISTING FOUND

NO LISTING FOUND

NO LISTING FOUND

NO LISTING FOUND

4488

BRIAN HALL...RESIDENTIAL

11775

NATIONAL ELECTRICAL CO...ELECTRIC CONTRACTORS

11912

ADVANCED DEALER MKTNG TEAM INC...BUSINESS MANAGEMENT CONSULTANTS

NO LISTING FOUND

NO LISTING FOUND

NO LISTING FOUND

NO LISTING FOUND

4488

BRIAN HALL...RESIDENTIAL

4488

BRIAN WARREN...RESIDENTIAL

4488

TIFFANY MOLINA...RESIDENTIAL

NO LISTING FOUND

NO LISTING FOUND

NO LISTING FOUND

NO LISTING FOUND

NO LISTING FOUND

4488 BRIAN HALL...RESIDENTIAL

NO LISTING FOUND

NO LISTING FOUND

NO LISTING FOUND

NO LISTING FOUND

NO LISTING FOUND

4488 BRIAN HALL...RESIDENTIAL

2000

AIRPORT PARK DR

SOURCE: DIGITAL BUSINESS DIRECTORY

NO LISTING FOUND

2000

BOWES BRANCH RD

SOURCE: DIGITAL BUSINESS DIRECTORY

NO LISTING FOUND

NO LISTING FOUND

NO LISTING FOUND

NO LISTING FOUND

4488

BRIAN HALL...RESIDENTIAL

STREET NOT LISTED

STREET NOT LISTED

STREET NOT LISTED

STREET NOT LISTED

STREET NOT LISTED

4080

YATES C L

4322

LONG CHARLES A

4488

HALL BRIAN

4513

YOUNG DEAN C

STREET NOT LISTED

STREET NOT LISTED

STREET NOT LISTED

STREET NOT LISTED

STREET NOT LISTED

4080	YATES C L
4322	LONG CHARLES A JR
4488	HALL BRIAN
4500	TIPTON TERRY
4513	YOUNG DEAN C

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STREET NOT LISTED

1980

SOUTHCREEK BLVD

SOURCE: POLKS

STREET NOT LISTED

1980

WETHERBEE RD

SOURCE: POLKS

STREET NOT LISTED

1975

AIRPORT PARK DR

SOURCE: POLKS

STREET NOT LISTED

1975

BOWES BRANCH RD

SOURCE: POLKS

STREET NOT LISTED

STREET NOT LISTED

STREET NOT LISTED

STREET NOT LISTED

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STREET NOT LISTED

STREET NOT LISTED

STREET NOT LISTED

STREET NOT LISTED

1970

SOUTHCREEK BLVD

SOURCE: POLKS

STREET NOT LISTED

1970

WETHERBEE RD

SOURCE: POLKS

STREET NOT LISTED

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STREET NOT LISTED

STREET NOT LISTED

STREET NOT LISTED

STREET NOT LISTED

1935

SOUTHCREEK BLVD

SOURCE: POLKS

STREET NOT LISTED

1935

WETHERBEE RD

SOURCE: POLKS

STREET NOT LISTED

STREET NOT LISTED

STREET NOT LISTED

STREET NOT LISTED

STREET NOT LISTED

1930

SOUTHCREEK BLVD

SOURCE: MILLERS

STREET NOT LISTED

1930

WETHERBEE RD

SOURCE: MILLERS

STREET NOT LISTED

STREET NOT LISTED

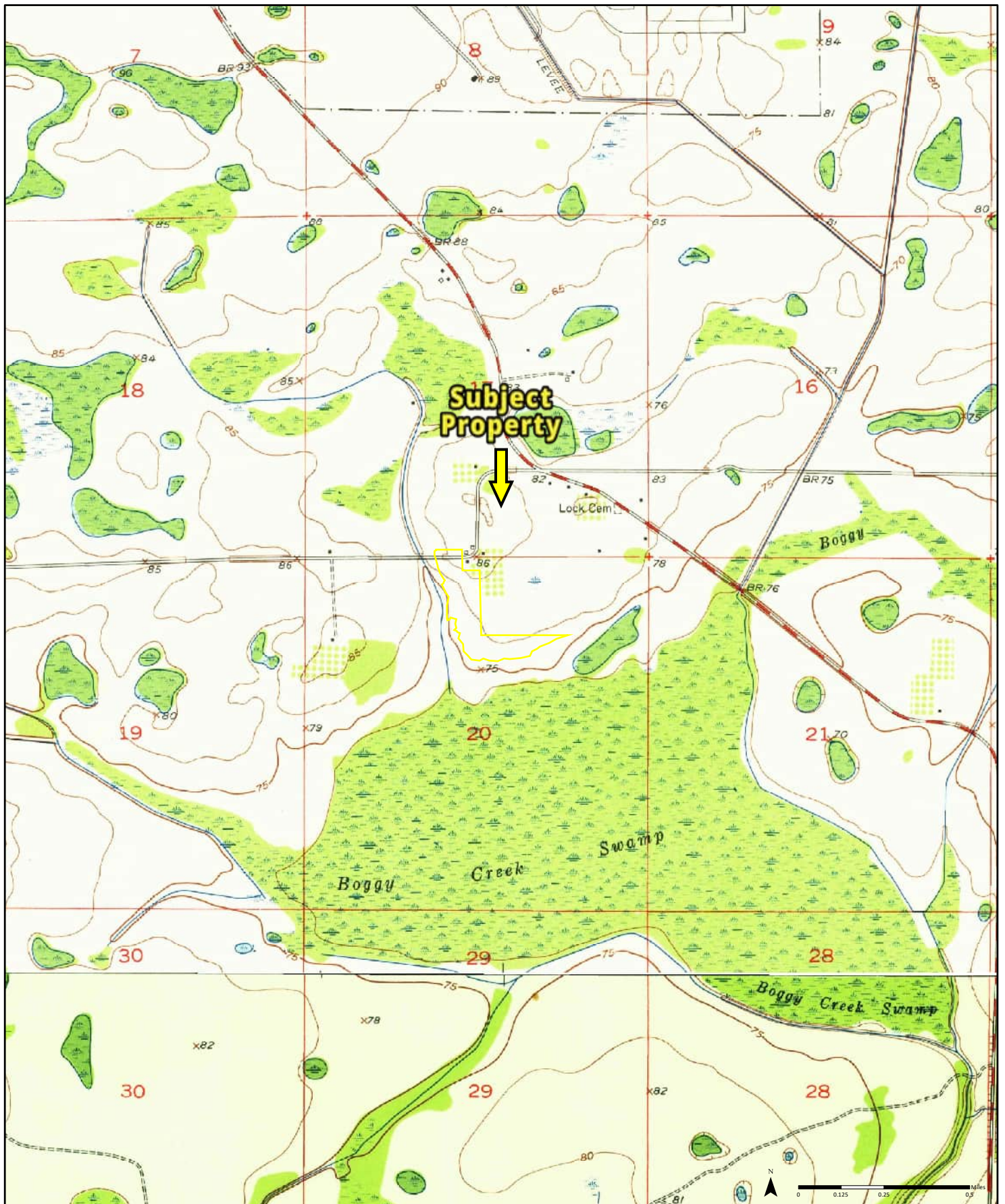
STREET NOT LISTED

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STREET NOT LISTED

STREET NOT LISTED



1953

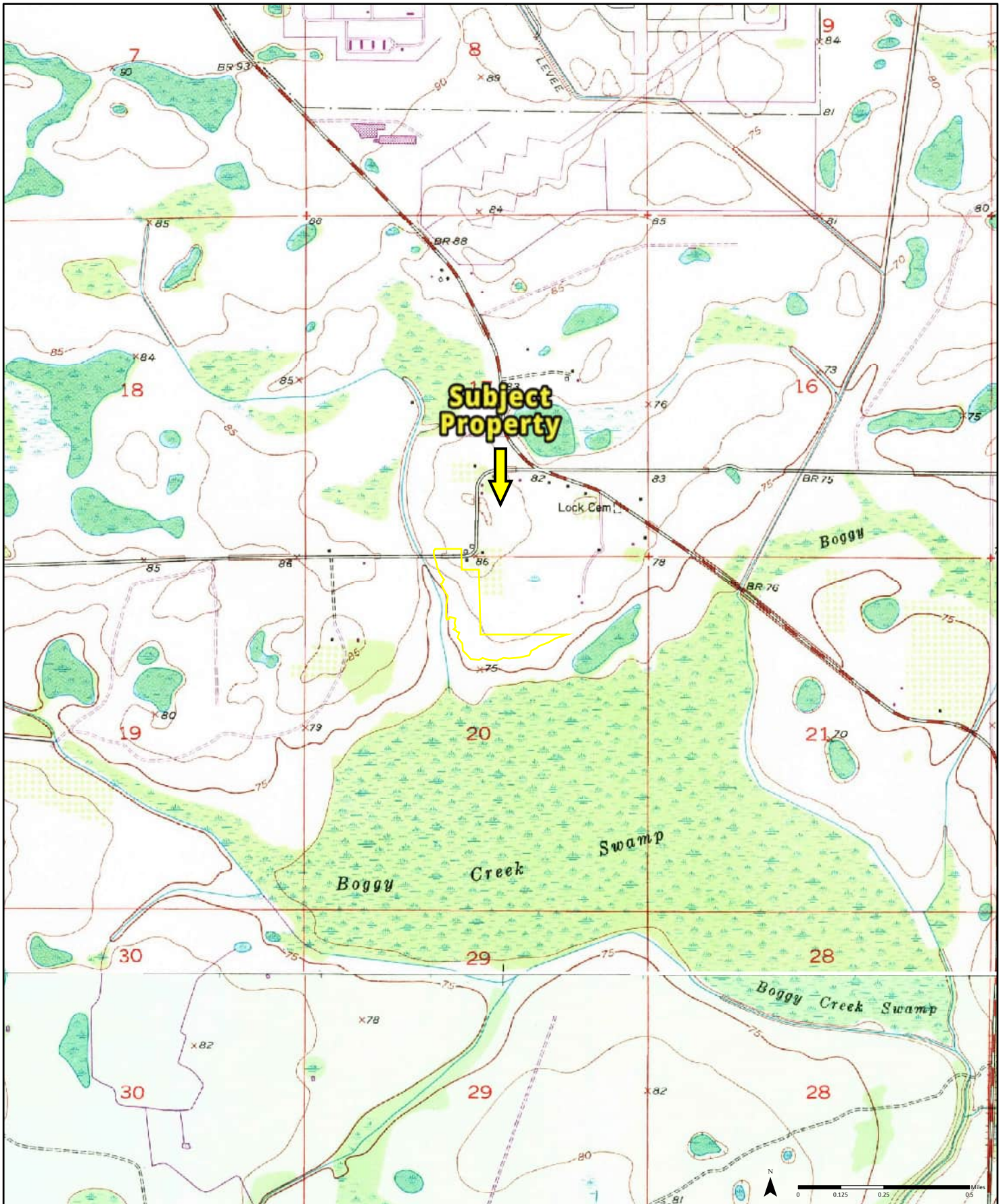
(1-1953) Aerial Photo Year: 1950 (2-1953) Aerial Photo Year: 1950

Quadrangle(s): Pine Castle, FL(1-1953)| St Cloud North, FL(2-1953)|

Order No. 22071200481

Source: USGS 7.5 Minute Topographic Map

PARTNER



1970
(1-1970)
 Aerial Photo Year: 1970
 Photo Revision Year: 1970

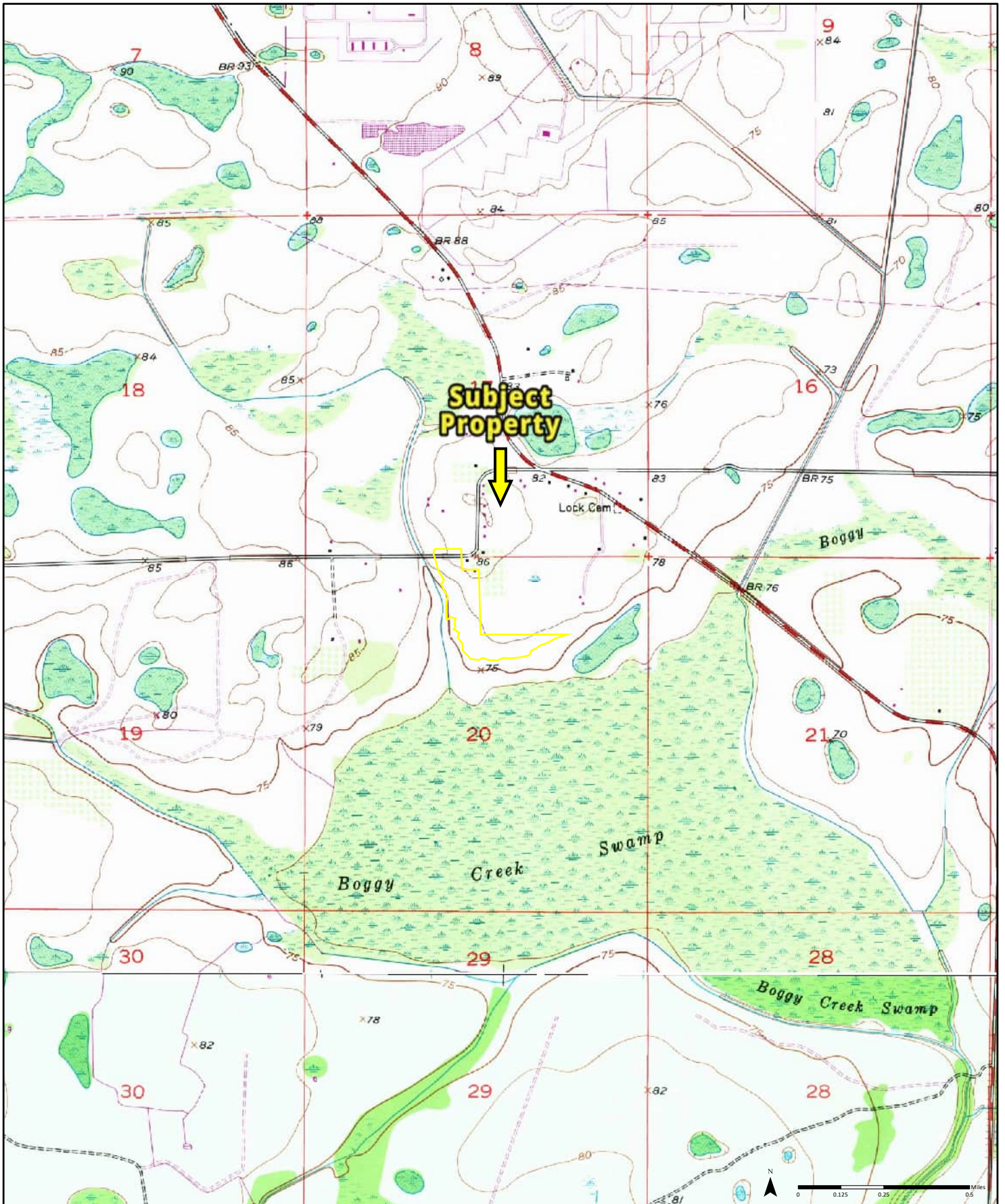
(2-1970)
 Aerial Photo Year: 1970
 Photo Revision Year: 1970

Quadrangle(s): St Cloud North, FL(1-1970)| Pine Castle, FL(2-1970)|

Order No. 22071200481

Source: USGS 7.5 Minute Topographic Map





1980

(1-1980) Aerial Photo Year: 1977
Photo Revision Year: 1980

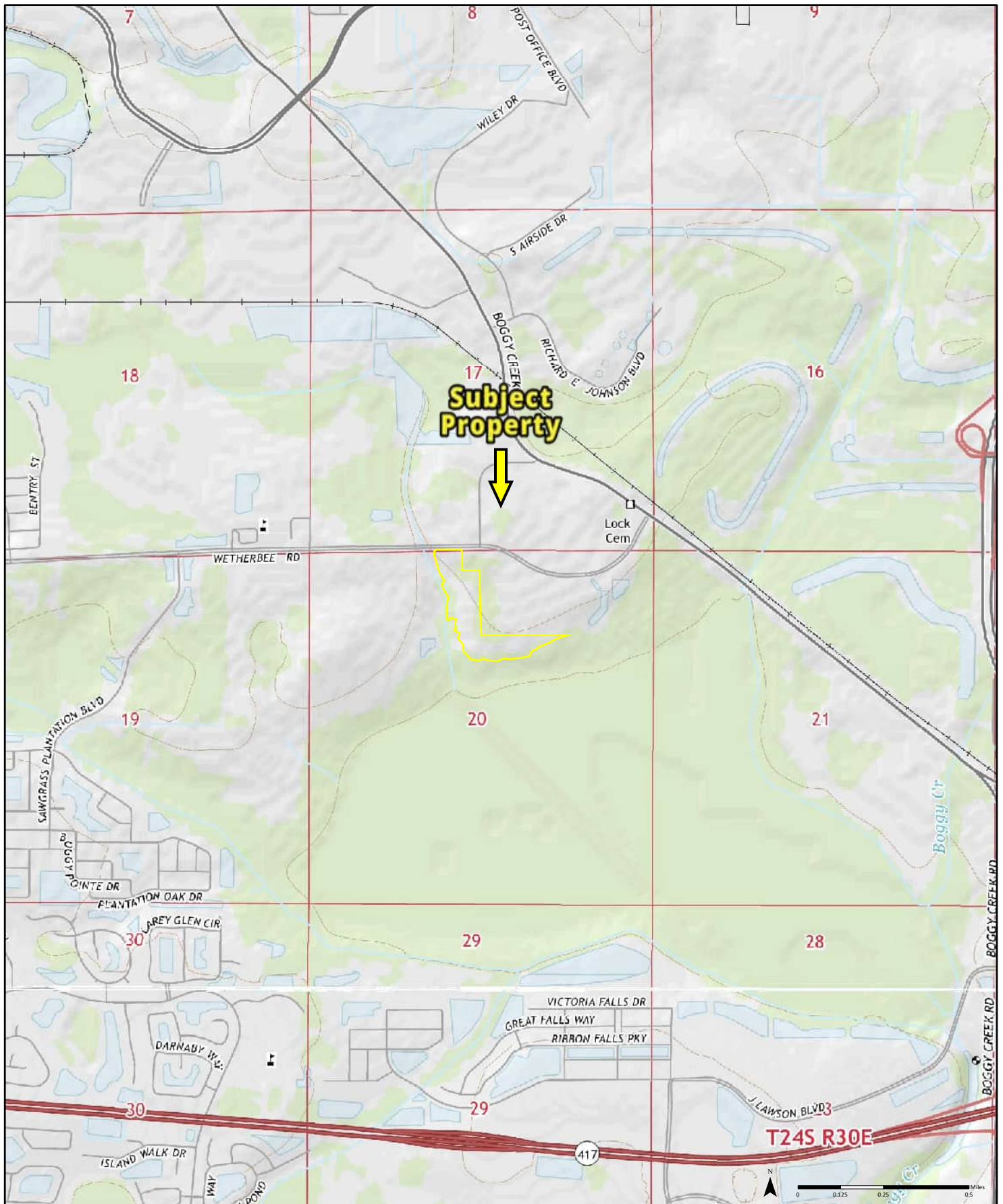
(2-1980) Aerial Photo Year: 1977
Photo Revision Year: 1980

Quadrangle(s): Pine Castle, FL(1-1980) | St Cloud North, FL(2-1980) |

Order No. 22071200481

Source: USGS 7.5 Minute Topographic Map

PARTNER



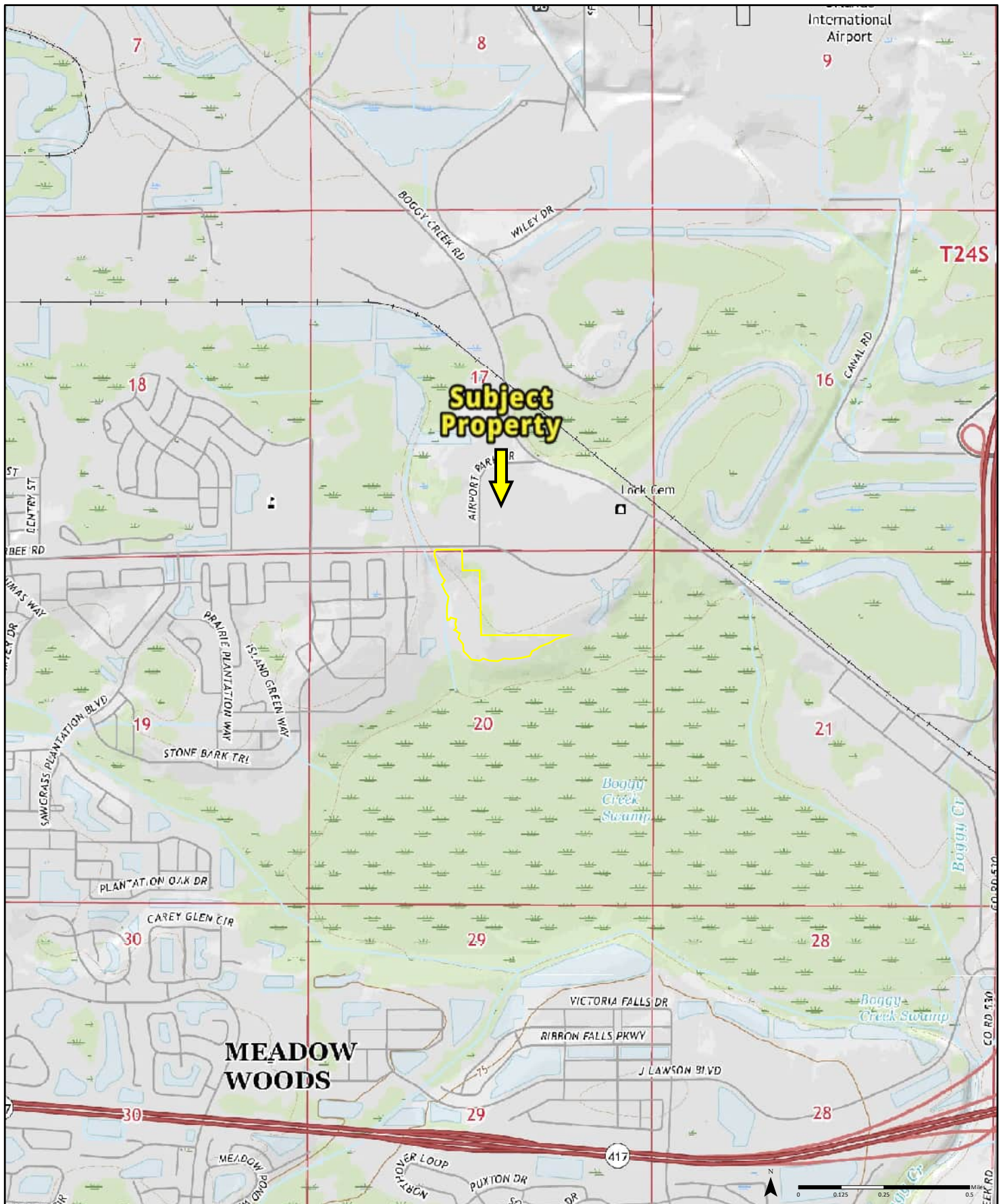
2015

Quadrangle(s): Saint Cloud North, FL, rowsAdj| Pine Castle, FL, rowsMain|

Order No. 22071200481

Source: USGS 7.5 Minute Topographic Map

PARTNER



2021

Quadrangle(s): Saint Cloud North, FL, rowsAdj| Pine Castle, FL, rowsMain|

Order No. 22071200481

Source: USGS 7.5 Minute Topographic Map

PARTNER

EXECUTIVE SUMMARY

(ORL) Wetherbee Multi-Family
4402 Wetherbee Road
Orlando, Florida 32824
March 25, 2019

APTIM Government Solutions, LLC (APTIM), formerly known as CB&I Government Solutions, Inc., has completed a Phase I Environmental Site Assessment in conformance with the scope and limitations of the ASTM International *Designation E1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* of the below listed property. The scope of services, findings, opinions and conclusions completed and presented by APTIM have been developed and expressed for the sole and exclusive use of D.R. Horton, Inc.

Cited below is an overview of the project, including a summary of APTIM's significant findings:

"User" of this Report:	D.R. Horton, Inc.
Reason for requesting the Phase I ESA:	Pre-Acquisition Due Diligence
Date project authorized:	March 4, 2019 by Charisse Worrell-Emmanuel
Date of Site Reconnaissance:	March 8, 2019
Site Assessor:	Marc Hawes

Property Description

The target property consists of approximately 24.8 acres of agricultural/pasture land, a pond, and a creek located at 4402 Wetherbee Road in Orlando, Orange County, Florida 32824. The target property has normal vegetative growth and is readily accessible by Wetherbee Road to the north.

Parcel Numbers: 20-24-30-0000-00-004

Brief Legal/Comments: NE1/4 OF NW1/4 & SE1/4 OF NW1/4 & SW1/4 OF NE1/4 (LESS W 330 FT OF E 1/2 OF NW1/4 & LESS BEG NE COR NE1/4 OF NW1/4 W 270 FT S 322.66 FT E 270 FT N 322.66 FT TO POB) SEC 20-24-30

Site Reconnaissance

The target property consists of approximately 24.8 acres of agricultural/pasture land, a pond, and a creek. No underground utilities are currently installed on-site.

Stormwater controls such as silt fences were not observed on the target property; however, the target property appears to be fully vegetated.

No suspect PCB-containing equipment was observed on the target property at the time of the site reconnaissance.

A cattle pen was observed near the northeast portion of the target property.

No significant quantity of solid waste or evidence of landfills was observed during APTIM's site reconnaissance.

The Orlando International Airport is located approximately 1.5 miles north-northeast from the target property.

The target property is bound to the north by Wetherbee Road followed by agricultural land and residences; to the east by a residence and a stormwater pond followed by a commercial building; to the south by Boggy Creek Swamp; and to the west by residences and agricultural land followed by a residential subdivision.

No recognized environmental conditions (RECs) were identified during the site reconnaissance.

Historical Review

APTIM's review of available historical information went as far back as 1944. The Environmental Database Resources, Inc. (EDR) Certified Sanborn Map Report provided no coverage for the target property. A City Directory Search from 1922 to 2014 was provided by EDR, but the target property was not identified. Adjoining and surrounding properties were identified as residences, a carpenter, and a paving company in the city directory search. Historical aerial photographs and topographic maps were provided by EDR. The topographic maps provided were dated from 1953 to 2012 and aerial photographs were dated from 1944 to 2017.

The target property has historically been partially wooded agricultural/pasture land from as early as 1944 to as late as 1947. By 1951, the entirety of the target property appeared to be cleared for pasture use. The target property continued to be used for agricultural/pasture land from 1954 to 2017. In the 2017 aerial photograph, the target property appears similar to the current configuration.

Surrounding areas consisted of undeveloped land, agricultural land, citrus groves, residential properties, and roadways from as early as 1944 until as late as 1954, when a majority of the properties to the north, east, and west were cleared and converted to pasture and agricultural land; and additional scattered residences were visible to the north and northeast. Few changes were observed on the adjoining and surrounding properties between 1954 and 1970. By 1978, additional scattered residences were visible to the north, east, and west, and an oval-shaped roadway structure resembling a track was observed to the north of the target property. Few changes were observed on the adjoining and surrounding properties between 1978 and 1997. By 2007, commercial properties were observed approximately 1,000 feet to the northeast. By 2010, Wetherbee Road was expanded and extended to its current configuration. Few changes were visible on the 2013 aerial photograph relative to the 2010 aerial photograph. By 2017, the residential subdivision to the west was visible, and the commercial building to the east was visible. During the site reconnaissance, APTIM observed that the eastern adjoining property was undergoing residential subdivision development.

Based on no evidence of on-site agricultural chemical mixing, large quantity storage, or materials processing located on the target property, the historical agricultural use is not a REC.

No RECs, controlled recognized environmental conditions (CRECs), or historical recognized environmental conditions (HRECs) were identified during the historical research.

Regulatory Review

APTIM's review of available regulatory information provided by the EDR Radius Map Report with Geotrack revealed four facilities within the client requested search radius.

Fast Logistics Center located at 4600 E. Wetherbee Road, adjoining the northeast section of the target property, was identified as an AST facility. The facility reports one 619-gallon emergency generator diesel AST that was installed in 2016 and is currently in service. No leaks or releases were reported. Based on the current compliance status, this facility is not considered a REC to the target property.

Yates P E located at 4080 E. Wetherbee Road, approximately 900 feet west and topographically cross-gradient from the target property, was identified as an AST facility. The facility reports one 500-gallon diesel AST that is currently in service. No leaks or releases were reported. Based on the distance, topographic gradient and current compliance status, this facility is not considered a REC to the target property.

Wetherbee PS #F3182 located at 4494 E. Wetherbee Road, approximately 1,000 feet east-northeast and topographically cross-gradient from the target property, was identified as an AST facility. The facility

reports one 1,000-gallon emergency generator diesel AST that was installed in 2008 and is currently in service. No leaks or releases were reported. Based on the distance, topographic gradient and current compliance status, this facility is not considered a REC to the target property.

World-Wide Shipping, LLC located at 4576 Wetherbee Road, approximately 2,000 feet east-northeast and topographically cross-gradient from the target property, was identified as a RCRA-CESQG facility. The facility reports RCRA violations on June 25, 2009; however, all RCRA violations achieved compliance on September 14, 2009. Based on the distance and current compliance status, this facility is not considered a REC to the target property.

The EDR Radius Map identified no Orphan/Non-Locatable Sites for which a geographic location could not be pinpointed due to insufficient address information.

No RECs, CRECs, or HRECs were identified from the regulatory review.

Document Review

APTIM reviewed a Phase I Environmental Site Assessment Report prepared by Terracon Consulting Engineers and Scientist (Terracon) dated November 14, 2005, for the target property. The target property has historically been comprised of pasture land. The historical and regulatory review listed no facilities and no RECs, CRECs, or HRECs and the site reconnaissance listed no RECs. No further investigation was recommended. APTIM generally agrees with the conclusions of the report prepared by Terracon.

APTIM reviewed a Phase I Environmental Site Assessment Update prepared by Bio-tech Consulting, Inc. (BTC) dated March 22, 2017, for the target property. BTC conducted a site visit and reviewed an updated regulatory database search. No notable changes relevant to the previous assessment were observed and no further investigation was recommended. APTIM generally agrees with the conclusions of the report prepared by BTC.

APTIM prepared a Phase I Environmental Site Assessment Report dated October 13, 2017, for the Wetherbee Road Property. The target property has historically been comprised of agricultural/pasture land. The historical and regulatory review listed no facilities and no RECs, CRECs, or HRECs and the site reconnaissance listed no RECs. No further investigation was recommended. No other previous environmental reports were provided to APTIM for review.

APTIM reviewed the National Pipeline Mapping System (NPMS) for potential underground or aboveground pipelines on or near the target property. Based on a review of the NPMS map, no pipelines are noted on-site or adjoining to the target property.

APTIM reviewed the National Wetlands Inventory (NWI) Map and survey provided by the User. Based on APTIM's review, no potential wetland areas are mapped on the target property. Potential wetland areas are mapped on the eastern and southern adjoining properties.

Based on APTIM's review of the FEMA flood zone map (Map 12095C0440F, dated September 25, 2009), the target property appears to be located in Flood Zone X (unshaded), which corresponds to areas determined to be outside the 500-year floodplain.

The target property is located in Orange County, which is in EPA radon zone 3, indicating an average indoor concentration of less than 2 picoCuries per liter (pCi/L). Based on APTIM's review of the Florida Department of Health Residential Building Radon Protection Maps website, Radon Protection Maps are currently not published for Orange County.

No RECs, CRECs, or HRECs were identified during the document review.

On-site Conditions

APTIM did not identify on-site RECs, CRECs, or HRECs. APTIM identified developmental conditions associated with the target property which are listed below:

- The historic use of the property included agricultural land. However, the normal use and application of agricultural chemicals generally does not trigger enforcement actions, assessments by regulatory agencies, or the recommendation for further assessment of the target property, unless there is evidence which indicates that misuse, dumping or improper storage of chemicals is present or has occurred. There are no indications of these types of activities, or evidence of on-site agricultural chemical mixing, large quantity storage, or materials processing located on the target property. As a result, the historical agricultural use is not a REC.
- Stormwater controls such as silt fences were not observed on the target property; however, the target property appears to be fully vegetated. The lack of stormwater controls is a developmental condition to the target property.

Off-site Conditions

APTIM did not identify off-site RECs, CRECs, or HRECs. APTIM notes the following:

- The Orlando International Airport is located approximately 1.5 miles north-northeast from the target property. A Noise Exposure Map was not listed on the Federal Aviation Administration's

website for review. The potential for audible disturbances from the airport could not be verified during the site reconnaissance.

- Based on APTIM's review of the NWI Map, potential wetland areas are mapped on the eastern and southern adjoining properties.
-

Conclusions and Recommendations

APTIM has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of the ASTM Practice E1527-13 of the target property identified above to identify any RECs, in connection with the property, including the presence, or likely presence, of hazardous substances or petroleum products in, on or at the target property, due to any release to the environment, under conditions indicative of a release to the environment, or under conditions that pose a material threat of future release to the environment. This assessment included an evaluation to the extent practicable of the past and present land uses at the target property and on adjoining properties. Any exceptions to, or deletions from, this practice are described in *Section No. 2.3* of this Report.

No RECs, CRECs, or HRECs were identified. The results of this assessment have identified developmental conditions:

- NPDES permit coverage must be obtained prior to conducting any land disturbance / development activities on site. Coverage must be obtained in accordance with the requirements of the State Construction Generic Permit (CGP) which include among other specifics, the preparation of a stormwater pollution prevention plan (SWPPP), and implementation of stormwater control measures and submission of a Notice of Intent (NOI).
- During construction, measures should be implemented to avoid disturbance of potential wetland areas on nearby properties.

APTIM requests notification for further discussion or evaluation of any new conditions discovered during the development of the target property.

This executive summary is presented for convenience only. While the executive summary is an integral part of the report, it should not be used in lieu of reading the entire report, including the appendices.

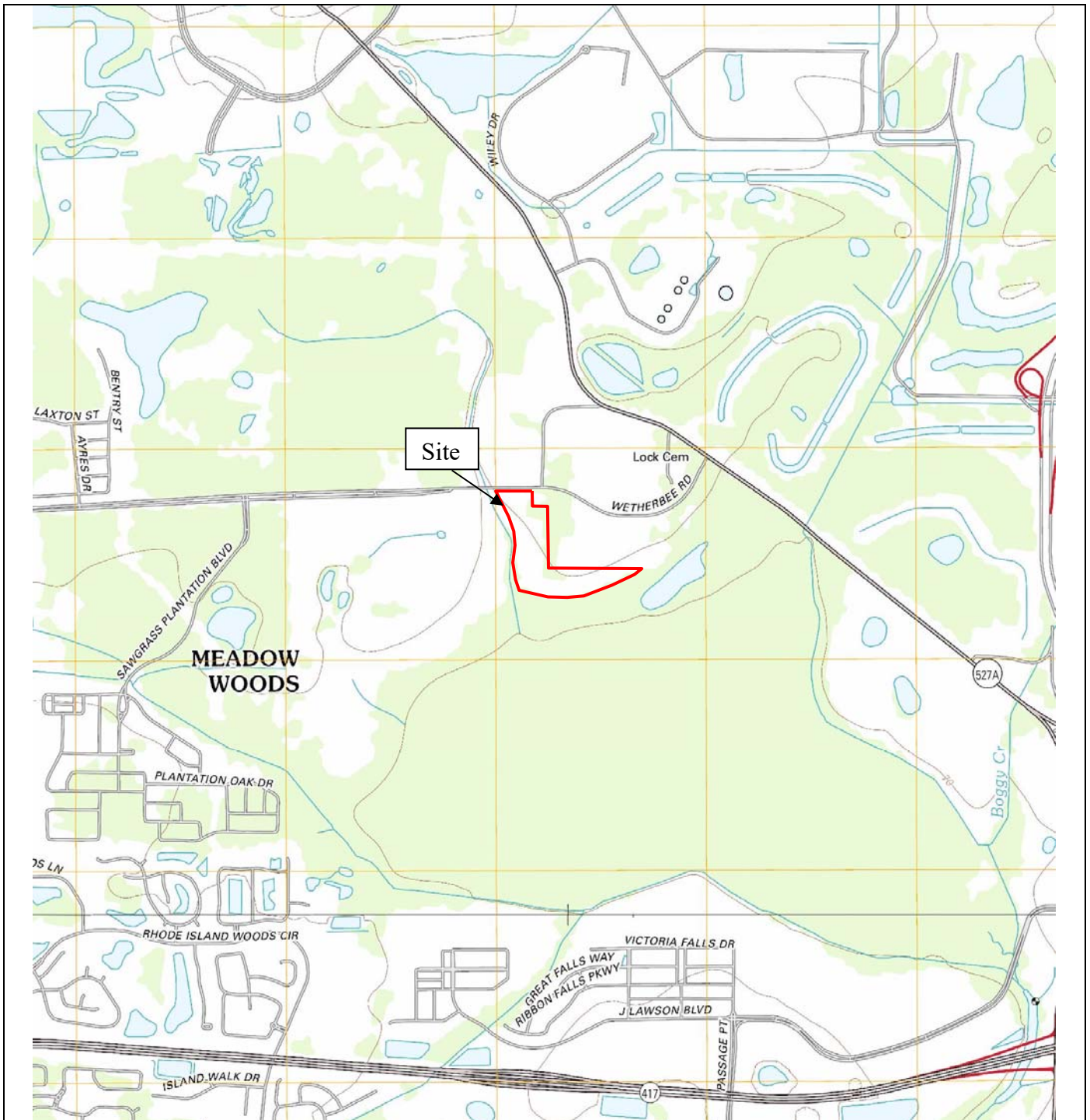


Figure 1: Site Location Map

D.R. Horton, Inc.
(ORL) Wetherbee Multi-Family
4402 Wetherbee Road
Orlando, Florida 32824
Source: USGS Quadrangle: Pine Castle, 2012
Approximate Scale: 1:24,000

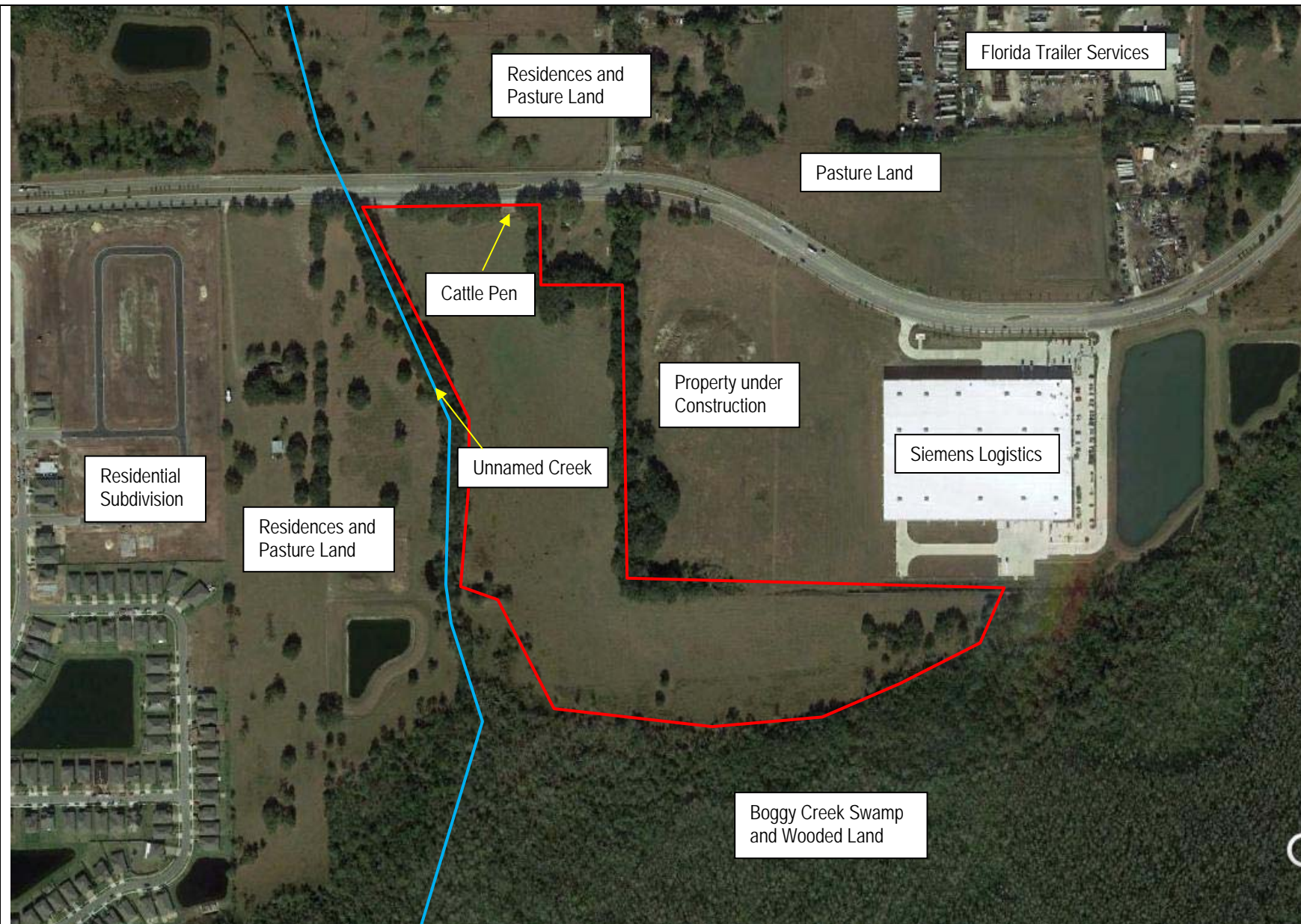


Figure 2: Site Plan
D.R. Horton, Inc.
(ORL) Wetherbee Multi-Family
4402 Wetherbee Road
Orlando, Florida 32824
Source: Google Earth, 2019

(AS PER TITLE COMMITMENT ISSUING AGENT-DHL TITLE (JAX), ISSUING OFFICE FILE NUMBER: 111-221401402 AND FILE NO: 22038109 EB, ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY BEARING AN EFFECTIVE DATE OF MAY 4, 2022 AT 08:00 A.M.)

1. DECEASED, U.S. ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF, BUT PRIOR TO THE DATE, THE PROPOSED INSURED ACCOUNTS FOR, AND RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. (NOT A SURVEY MATTER)
2. FACTS WHICH WOULD BE DISCLOSED BY AN ACCURATE AND COMPREHENSIVE SURVEY OF THE PREMISES HEREIN DESCRIBED. (NOT A SURVEY MATTER)
3. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION. (NOT A SURVEY MATTER)
4. CONSTRUCTION, MECHANICS' CONTRACTORS' OR MATERIALMAN'S LIEN CLAIMS, IF ANY, WHERE NO NOTICE THEREOF APPEARS OF RECORD. (NOT A SURVEY MATTER)
5. EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS.
6. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2022 AND SUBSEQUENT YEARS. (NOT A SURVEY MATTER)
7. WETHERSEE ROAD-PHASE III RIGHT-OF-WAY DEED/ACCOMENT AGREEMENT AMONG WETHERSEE, PATRICIA C. FAWCETT, AUDREY M. STROU, AND JOHN LEE RECORDED MARCH 1, 2005 IN PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. FIRST LEEEN RECORDED SEPTEMBER 1, 2005 IN PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. (NOT A SURVEY MATTER)
8. SLOPE EASEMENT IN FAVOR OF ORANGE COUNTY, A CHARTER COUNTY AND A COUNTY OF FLORIDA, TO THE STATE OF FLORIDA, RECORDED UNDER INSTRUMENT NO. 20200492927, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. (SHOWN HEREIN)
9. DECLARATION OF RESTRICTIVE COVENANTS RECORDED UNDER INSTRUMENT NO. 20200492927, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. (NOT A SURVEY MATTER)
10. ORLANDO UTILITIES COMMISSION UTILITY EASEMENT RECORDED UNDER INSTRUMENT NO. 202010414183, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. (BLANKET IN NATURE)
11. EASEMENT AGREEMENT BETWEEN SOUTH CREEK COMMUNITY ASSOCIATION, INC. AND THE STATE OF FLORIDA, RECORDED UNDER INSTRUMENT NO. 20210978605, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. BLANKET IN NATURE.
12. USE AGREEMENT FOR POND BETWEEN DHG-C-SOUTH CREEK, LLC, SOUTH CREEK COMMUNITY ASSOCIATION, INC. AND ORANGE COUNTY, RECORDED UNDERINSTRUMENT NO. 2022041414, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. (NOT A SURVEY MATTER)
13. USE AGREEMENT BETWEEN DHG-C-SOUTH CREEK, LLC, SOUTH CREEK COMMUNITY ASSOCIATION, INC. AND ORANGE COUNTY, RECORDED UNDER INSTRUMENT NO. 20210044243, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. (NOT A SURVEY MATTER)
14. ALL MATTERS CONTAINED ON THE PLAT OF SOUTH CREEK PHASE 2, AS RECORDED IN PLAT BOOK 104, PAGES 84 AND 85, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. (SHOWN HEREIN)

(AS PER TITLE COMMITMENT ISSUING AGENT: DHI TITLE (JAX), ISSUING OFFICE FILE NUMBER 111-221401402 AND FILE NO.: 22038109 EB, ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY BEARING AN EFFECTIVE DATE OF MAY 24, 2022 AT 08:00 A.M.)

TRACT, MAP FD-1, SOUTH CREEK, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 103, PAGE 126, 127, 128, 129 AND 130, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, ALSO KNOWN AS LOT 1, SOUTH CREEK, PHASE 2, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 104, PAGES 84 AND 85, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

THE ABOVE PARCEL CONTAINING 24.85+ ACRES, MORE OR LESS.

1. MONUMENTS ARE SHOWN.

1. SITE ADDRESS IS 3060 SOUTHCREEK BLVD., ORLANDO, FLORIDA 32824 PER THE GOOGLE MAPS.
2. THE FLOOD ZONE IS ZONE "X".
3. THE FLOOD ZONE IS ZONE "X".
4. THE AREA OF THE PROPERTY IS 24.851 ACRES MORE OR LESS.
5. EXTERIOR BUILDINGS DIMENSIONS ARE SHOWN.
6. EXTERIOR BUILDINGS DIMENSIONS ARE SHOWN.
7. BUILDINGS ARE SHOWN.
8. SUBSTANTIAL FEATURES ARE SHOWN
9. THERE IS NO PARKING OR STRIPPING.
10. OBSERVED EVIDENCE OF UTILITIES IS SHOWN.
11. THE ADJACENT OWNERS ARE SHOWN ACCORDING TO THE ORANGE COUNTY PROPERTY APPRAISERS' WEB SITE.
12. THE DISTANCE TO THE NEAREST INTERSECTION IS ABOUTING ON WEST.
13. THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING ADDITIONS, OR BUILDING ADDITIONS.
14. THERE IS NO OBSERVABLE EVIDENCE OF CHANCE TO STREET RIGHTS-OF-WAY OR STREET AND SIDEWALK CONSTRUCTION.
15. THERE IS NO OBSERVABLE EVIDENCE OF A SOLID WASTE DUMP, SLUMP OR SANITARY LAND FILL.
16. HAMILTON ENGINEERING AND SURVEYING, INC. CARRIES \$1,000,000.00 OR MORE OF PROFESSIONAL LIABILITY INSURANCE.



ACCORDING TO CURRENT FLOOD INSURANCE MAPS ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THE PROPERTY SHOWN APPEARS TO LIE WITHIN ZONE "X" PANEL NO.

APPLICABLE, REPRODUCED (ON 07/25/2009), THE APPROXIMATE FLOOD-NO TRANSITION, IF AVAILABLE, IS SHOWN. THIS SURVEY MAY OR MAY NOT BE SUBJECT TO FLOODING. THE BUILDING DEPARTMENT OR OTHER CUSTODIAL AGENCY FOR FLOOD DETERMINATION WITHIN THIS MUNICIPALITY MAY HAVE ADDITIONAL INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT.

- (1) BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF THE SW 1/4 OF SECTION 20, TOWNSHIP 24 SOUTH, RANGE 30 EAST, HAVING A BEARING OF S 89°25'26" W AND AN UNADJUSTED DISTANCE OF 170.00 FEET TO THE NE CORNER OF SAID SECTION.
- (2) THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF ANY ABSTRACT OR TITLE COMMITMENT AND IS SUBJECT TO ANY DEDICATIONS, LIMITATIONS, RESTRICTIONS, EASEMENTS, RIGHTS OF WAY, AND/OR OWNERSHIP RECORD, NO INSTRUMENTS OF RECORD REFLECTING AS SHOWN.
- (3) THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS AFFECTING THIS PROPERTY THAT HAVE NOT BEEN RECORDED WITHIN PUBLIC RECORDS.
- (4) ALL INFORMATION ON ADJACENT PROPERTY OWNERS OR ADJOINING PROPERTY RECORDING INFORMATION WAS PROVIDED TO THIS SURVEYOR.
- (5) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- (6) THE BOUNDARY CORNERS AND LINES DEPICTED BY THIS SURVEY WERE ESTABLISHED PER INFORMATION AS FURNISHED.
- (7) UNLESS OTHERWISE SHOWN HEREON, NO JURISDICTIONAL WETLAND AREAS OR OTHER PHYSICAL, TOPOGRAPHIC FEATURES HAVE BEEN LOCATED.
- (8) UNDERGROUND ENCROACHMENTS, SUCH AS UTILITIES, STRUCTURES, INSTALLATIONS, IMPROVEMENTS AND FOUNDATIONS THAT MAY EXIST, HAVE NOT BEEN FIELD LOCATED EXCEPT WHERE SHOWN.
- (9) THIS MAP DOES NOT DETERMINE OR REFLECT OWNERSHIP OF PROPERTY. BOUNDARY LINES ARE SHOWN FOR IDENTIFICATION PURPOSES ONLY.
- (10) UNDERGROUND UTILITY LOCATIONS AND IDENTIFICATIONS SHOWN HEREON ARE BASED UPON VISIBLE ABOVE GROUND APPEARANCES AND DO NOT NECESSARILY SHOW ALL UTILITY LOCATIONS. NO SUBTERRANEAN EXCAVATION HAS BEEN MADE TO DETERMINE UNDERGROUND UTILITY LOCATIONS.
- (11) THE MEASURED MATHEMATICAL CLOSE OF THE SURVEYED BOUNDARY EXCEEDS THE ACCURACY STANDARDS FOR AN URBAN CLASS SURVEY AS DEFINED BY THE AMERICAN SURVEYING SOCIETY.
- (12) CONSENSUS ON SURVEYING AND MAPPING AND THE AMERICAN LAND TITLE ASSOCIATION, INC., BEST BUILDING PRACTICES, FENCIBLE CORNERS, SHED CORNERS, ETC., ARE NOT TO BE USED TO RECONSTRUCT THIS SURVEY.
- (13) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS MADE BY OTHER THAN THE PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING SURVEYOR AND MAPPER.
- (14) THIS SURVEY HAS BEEN PREPARED EXPRESSLY FOR THE NAMED ENTITIES AND IS NOT TRANSFERABLE. NO OTHER PERSON OR ENTITY IS ENTITLED TO RELY UPON AND/OR REUSE THIS SURVEY FOR ANY OTHER PURPOSE WHATSOEVER WITHOUT THE EXPRESS WRITTEN CONSENT OF HAMILLTON ENGINEERING & SURVEYING AND THE CERTIFYING PROFESSIONAL SURVEYOR AND MAPPER.
- (15) NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO ON THIS SURVEY.
- (16) FINISHED DIMENSIONS SHOWN ON THE MAP OF SURVEY SUPERSEDE SCALLED DIMENSIONS.
- (17) PAINTED DIMENSIONS SHOWN ON THE MAP OF SURVEY SUPERSEDE SCALLED DIMENSIONS.
- (18) REPRESENTATION OF THIS SURVEY IS EXPRESSLY FORBIDDEN WITHOUT THE WRITTEN PERMISSION FROM THE SIGNING SURVEYOR.
- (19) THE WORD "CERTIFIED" IS UNDERSTOOD TO BE AN EXPRESSION OF THE PROFESSIONAL SURVEYOR'S OPINION BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND THAT IT thus CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY, EITHER EXPRESSED OR IMPLIED.
- (20) THIS SURVEY IS A REPRESENTATION OF EXISTING FIELD CONDITIONS AT THE TIME OF THE FIELD SURVEY DATE AND IS BASED ON FOUND EXISTING MONUMENTATION IN THE FIELD.
- (21) ALL BEARINGS AND DISTANCES ARE PLAT AND FIELD MEASURED.
- (22) THE SIGNATURE DATE DOES NOT UPDATE OR SUPERSEDE THE DATE OF SURVEY.

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PRELIMINARY

06/10/2022

SIGNATURE DATE

HARRY B. ROGERS III, PSM

CERTIFICATE OF AUTHORIZATION LB #7013
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A
FLORIDA PROFESSIONAL SURVEYOR

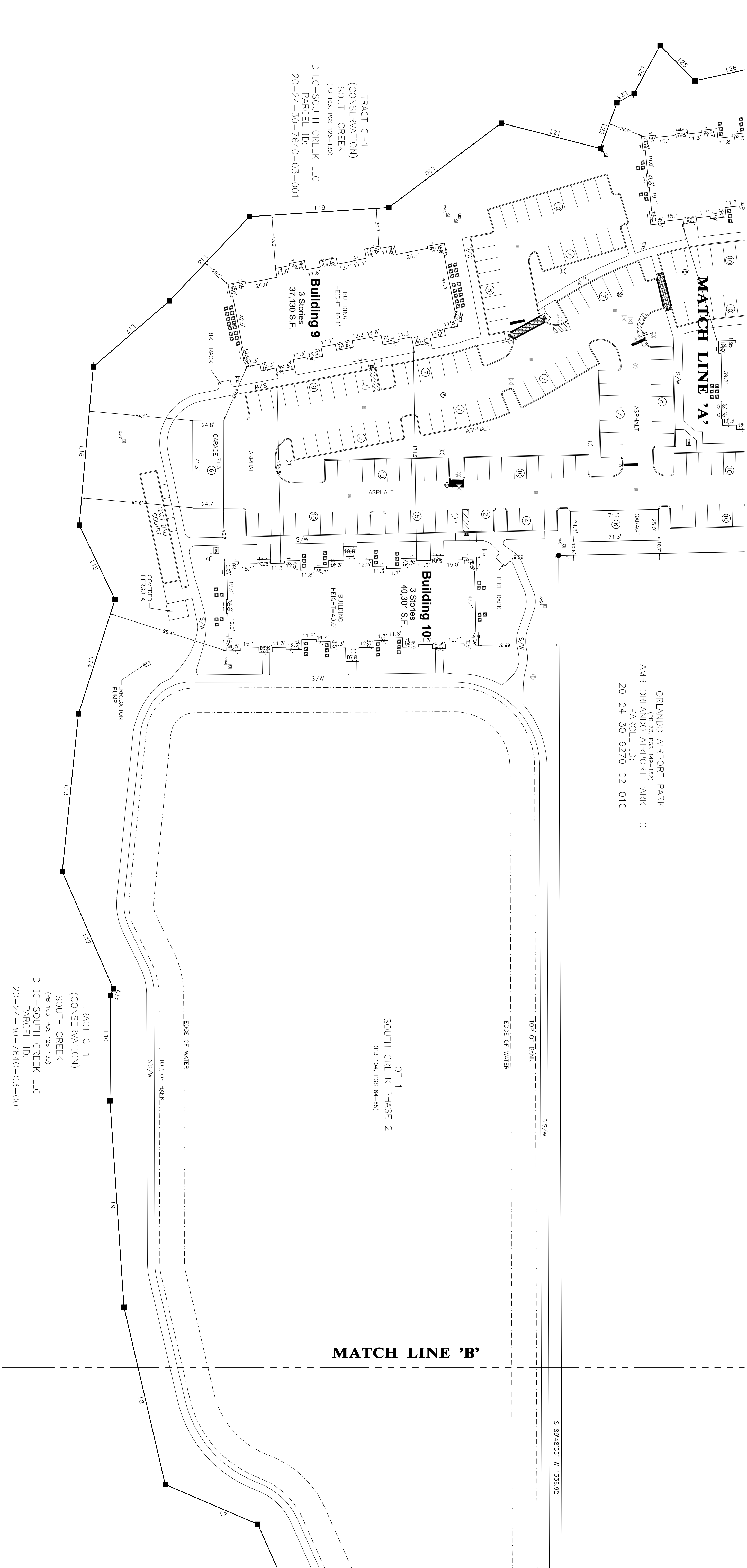
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HAMILTON
ENGINEERING & SURVEYING, LLC

3408 W LEMON ST
TAMPA, FL 33609
TEL: 813.250.3535

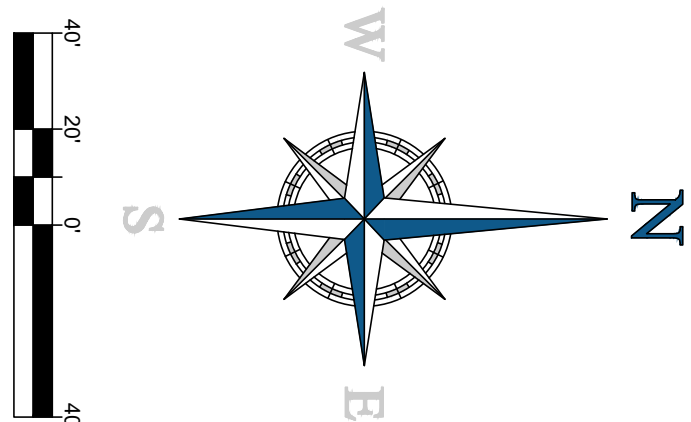
LB #7013 CA #8474
www.HamiltonEngineering.US

775 WARNER LANE
ORLANDO, FL 32803
TEL: 407.362.5929



Legend: (AS APPLICABLE)

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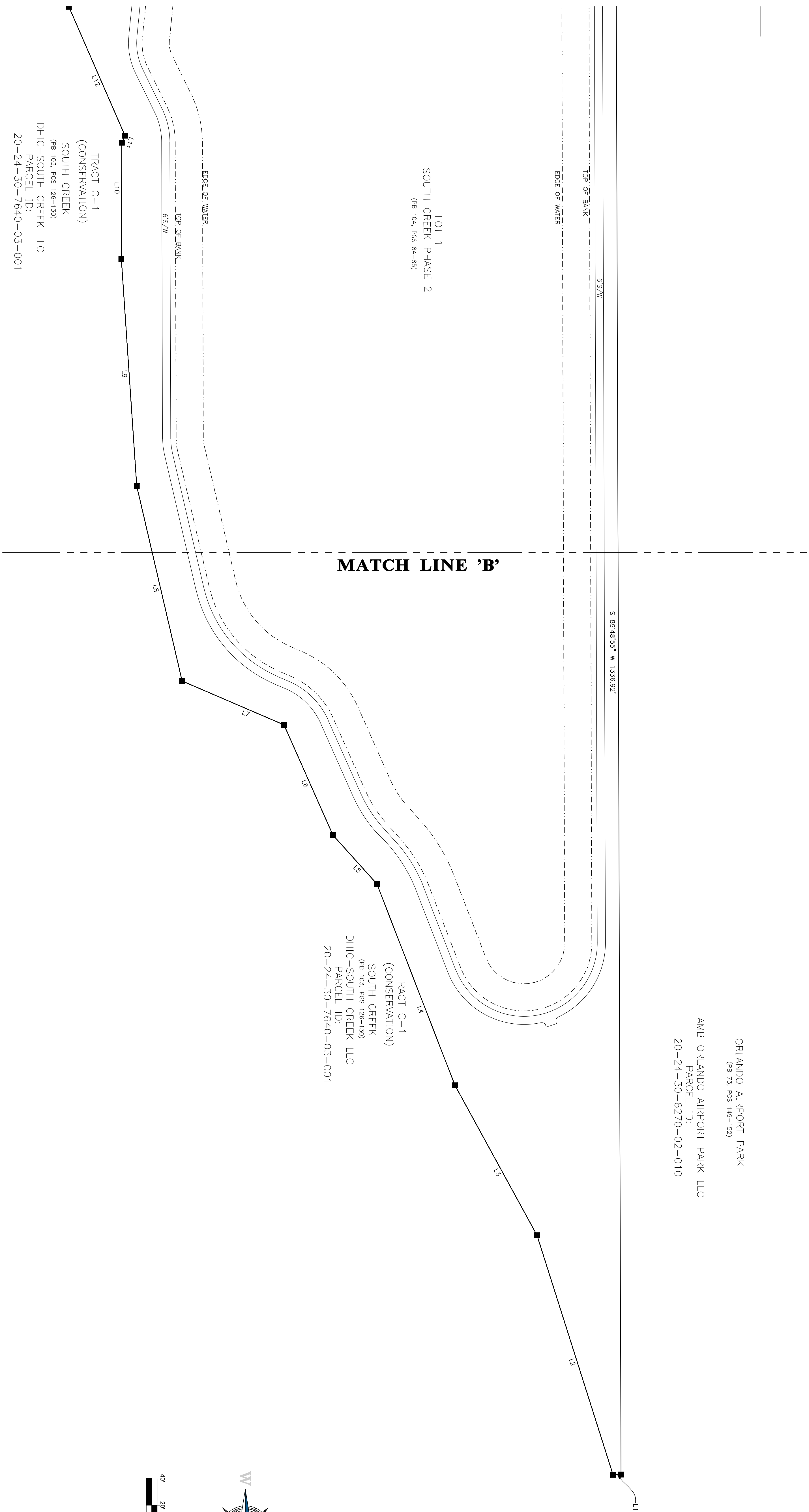


LINE#	DIRECTION	LENGTH
L1	S 01°05'39" E	5.66'
L2	S 72°22'03" W	185.06'
L3	S 61°19'20" W	125.65'
L4	S 68°46'45" E	158.05'
L5	S 48°01'33" W	48.65'
L6	S 60°12'22" W	88.80'
L7	S 23°15'19" W	81.42'
L8	S 78°54'14" W	147.41'
L9	S 86°07'24" W	167.57'
L10	S 89°45'40" W	85.53'
L11	S 65°14'01" W	57.4'
L12	S 66°27'25" W	103.50'
L13	S 88°19'13" W	128.46'
L14	N 77°14'57" W	97.28'
L15	S 64°13'58" W	66.03'
L16	N 8°54'55" W	128.07'
L17	N 05°10'52" W	81.54'
L18	N 46°28'54" W	94.13'
L19	N 42°07'35" W	113.23'
L20	N 35°51'28" W	113.95'

LINE#		LINE	DESCRIPTION	LENGTH
L21	N 14.2935° E	82.78'		
L22	N 26.8413° W	39.38'		
L23	N 68.9443° W	15.40'		
L24	N 61.3258° W	44.62'		
L25	N 48.2107° E	40.27'		
L27	N 13.2037° W	71.15'		
L27	N 17.9029° E	12.65'		
L28	N 77.5934° W	92.32'		
L29	S 30.724° W	27.88'		
L30	S 71.7243° W	32.65'		
L31	N 07.074° W	25.93'		
L32	N 78.927° W	5.55'		
L33	N 03.9272° E	100.95'		
L34	N 07.0456° W	92.07'		
L35	N 08.2835° E	92.11'		
L36	N 07.5751° E	49.91'		
L37	N 31.1445° W	65.68'		
L38	N 25.5713° E	16.34'		
L39	N 64.9224° W	70.99'		
L40	N 43.9347° E	70.99'		

LINE TABLE		
LINE#	DIRECTION	LENGTH
L41	N 30°35.53' E	59.44'
L42	N 29°15.33' W	119.51'
L43	N 09°15.33' W	8.03'
L44	N 00°33.36' W	38.05'
L45	N 44°23.27' E	31.09'
L46	N 00°33.36' W	3.15'

CURVE#	CURVE TABLE			
	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH DELTA
C1	53.96' N 46°16'08" W	27.95'	28.27'	300°11'2"
C2	288.00' N 19°15'33" W	99.33'	99.84'	270°02'02"
C3	314.00' S 17°34'30" E	90.83'	91.15'	163°57'56"
C4	224.00' N 13°13'32" W	96.23'	99.03'	253°15'54"



LINE#	LINE TABLE		
	DIRECTION	LENGTH	
L1	S 0105.38° E	5.86	
L2	S 722.05° W	185.06	
L3	S 611.6° 20' W	125.85	
L4	S 66.48° 45' W	155.95	
L5	S 46.01° 33' W	48.45	
L6	S 20.51° 22' W	88.80	
L7	S 67.02° 19' W	81.62	
L8	S 76.54° 14' W	147.41	
L9	S 86.07° 24' W	167.57	
L10	S 89.74° 40' W	55.63	
L11	N 65.14° 01' W	5.74	
L12	S 66.92° 28' W	103.50	
L13	N 48.08° 19' W	125.46	
L14	N 72.14° 57' W	97.26	
L15	N 64.13° 36' W	66.83	
L16	N 84.54° 55' W	126.87	
L17	N 40.51° 52' W	81.54	
L18	N 62.48° 54' W	94.13	
L19	N 40.47° 35' W	113.23	
L20	N 36.51° 26' W	113.95	

LINE#	DIRECTION	LENGTH
L21	N 142°56' E	82.78'
L22	N 68°58' E	38.38'
L23	N 28°44' 38" W	15.82'
L24	N 61°32' 58" W	44.20'
L25	N 45°23' 07" E	40.27'
L26	N 12°30' 57" W	71.37'
L27	N 130°28' E	72.56'
L28	N 77°59' 44" W	92.32'
L29	S 32°27' 46" W	33.38'
L30	S 71°24' 26" W	27.56'
L31	N 07°07' 42" W	23.91'
L32	N 78°47' 30" W	5.45'
L33	N 30°32' 27" E	100.95'
L34	N 07°04' 56" W	92.10'
L35	N 08°46' 38" E	92.11'
L36	N 37°44' 15" E	48.91'
L37	N 31°44' 15" W	85.66'
L38	N 26°37' 13" W	131.95'
L39	N 62°32' 42" E	16.34'
L40	N 43°26' 42" E	7.09'

LINE TABLE		
LINE#	DIRECTION	LENGTH
L41	N 30°35'53" E	59.44'
L42	N 29°15'33" W	119.51'
L43	N 09°15'33" W	8.03'
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L45	N 44°23'27" E	31.09'
L46	N 00°33'36" W	3.15'

CURVE TABLE					
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C1	53.96'	N 46°16'08" W	27.95'	28.27'	30°01'12"
C2	286.00'	N 19°15'33" W	99.33'	98.84'	20°00'02"
C3	314.00'	S 17°34'30" E	90.83'	91.15'	16°37'56"
C4	224.00'	N 13°13'32" W	98.23'	99.03'	25°19'54"

[illegible]

Other Additional Details

Property Owner(s)

Company Name:	SIEMENS ENERGY INC
Name:	ANGEL FERRER
Address Line 1:	4600 E WETHERBEE RD
Address Line 2:	
City:	Orlando
State:	FL
Zip Code:	32824
Phone Number:	(407) 446-3075
Cell Number:	
Fax Number:	
E-mail Address:	Bradford.hoffmann@SIEMENS.COM

Tank/Vessel Information

If you are editing the Tank ID, Installation Date or Tank Capacity, the new input will not be stored. To modify a Tank ID, Installation Date or Tank Capacity you must contact the Storage Tank registration staff at (850) 245-8839 or by e-mail at TankRegistration@dep.state.fl.us

Tank ID:	A049J9
T/V:	TANK
A/U:	ABOVEGROUND
Capacity:	619
Installed:	10/01/2016
Content:	G
Status:	U
Status Effective Date:	10/01/2016
Construction:	C, G, I, L, P
Piping:	Y
Monitoring:	F, J, Q, Y

Florida Department of Environmental Protection

Bob Martinez Center • 2600 Blair Stone Road • Tallahassee, Florida 32399-2400

Division of Waste Management - Storage Tank Facility Registration Form Registration Instructions and Codes List

Storage tank registration is available online through the DEP Business Portal in lieu of the paper form:

- *DEP Business Portal can be found:* [Online Services Business Portal \(ESSA\)](#)
- *Instructions on how to navigate the DEP Business Portal can be found on the DEP Registration web page:* [Storage Tank Facility Registration](#)

Storage Tank Facility Registration Form

In the first outlined section block, identify the types of information being submitted on the registration form.

[Forms 62-761.900(2) for Underground Storage Tanks (USTs), and 62-762.901(2) for Aboveground Storage Tanks (ASTs). For facilities with both types of tanks, one form may be used].

Check **New Registration** when the **location** is being registered for the first time and no Facility Identification number exists. If submitting a revised Registration form, check all other boxes that apply to designate the type(s) of revisions being submitted.

A. Facility Information

- | | |
|-------------------------|---|
| County | List the county where the storage tank facility is located. |
| Facility ID | Include the DEP Facility Identification number whenever possible. Write in "Pending" when submitting a new registration for the first time. Remember: the Facility ID number identifies the location, and it does not change even when a facility is transferred to a new owner upon sale of the facility. |
| Facility Name | Provide the current name of the business establishment operating at the facility location. When registering an abandoned facility, where tanks exist but there is no operational business, identify the location with the property owner's name, as in "Smith Property", if no other facility name is being used. |
| Facility Address | Include the street number and name. In a rural area with no street number associated with it, provide the parcel ID number along with directions (e.g., 'x' miles N of intersection...). Provide the name and telephone number of a contact person or manager <i>on location</i> , where possible. |
| Facility Type | This information is an explanation or term that most closely describes the operational use of the facility. Select the code(s) that provides the best or most appropriate description of the facility. |
1. If the facility is owned by a government entity, select the appropriate type from the following:

F. Federal Government	H. Local or City Government	N. Native Tribal Lands
G. State Government	I. County Government	
 2. If the facility meets the definition of "bulk product facility" - a waterfront location with at least one aboveground tank with a capacity greater than 30,000 gallons which is used for the storage of pollutants ("Pollutants" includes oil of any kind and in any form, gasoline, pesticides, ammonia, chlorine, and derivatives thereof, excluding liquefied petroleum gas"); select the type from:

T. Coastal bulk product facility - facility, as defined above and located on the Florida coast, may have storage tank systems that store hazardous substances in addition to pollutants. ("Coastline means the line of mean low water along the portion of the coast that is in direct contact with the open sea and the line marking the seaward limit of inland waters, as determined under the Convention on Territorial Seas and the Contiguous Zone, 15 U.S.T. (Pt. 2) 1606.").
S. Inland waterfront bulk product facility – a facility, as defined above and located on "inland waterways" (lakes, rivers), may have storage tank systems that store hazardous substances in addition to pollutants.
 3. When the facility is a "waterfront location", but not a *bulk product facility* as defined above, select the most appropriate type from:

V. Marine fueling facility - a commercial, recreational, or retail coastal facility that provides fuel to vessels and may store other pollutants and/or hazardous substances on site.
--

Facility Type continued

- W.** Waterfront fueling facility - a commercial, recreational, or retail facility located on a non-coastal waterway that provides fuel to vessels and may store other pollutants and/or hazardous substances on site.
4. When the facility is not described as previously stated, select the most appropriate type from:
- A.** Retail Station - primarily supplies vehicular fuel to automotive customers; may store other regulated substances.
- C.** Fuel User, Non-retail - primarily stores motor fuel and/or other pollutants or hazardous substances for consumption by facility/owner/operator.
- D.** Inland Bulk Petroleum Storage - inland facility with no waterfront access, that has multiple active UST and/or AST storage systems used primarily for storage of pollutants intended for distribution. May also store hazardous substances on-site for facility consumption and/or distribution purposes.
- E.** Industrial Plant - inland facility with no waterfront access; may include power plants and facilities designed for manufacturing and/or chemical processing; may have multiple active UST and/or AST storage systems used for storage of pollutants and/or hazardous substances intended for facility consumption.
- J.** Collection Station - maintenance or other related facility that acquires and temporarily stores used and/or waste oil prior to recycling and/or disposal.
- K.** Inland Bulk Chemical Storage - inland facility with no waterfront access, that has multiple active UST and/or AST storage systems and/or compression vessels used for storage of hazardous substances intended for distribution. May also store pollutants on site for facility consumption and/or distribution purposes.
- L.** Chemical User - facility primarily uses regulated hazardous substance tanks on site; may also store pollutants.
- M.** Agricultural - facility actively used in production of crops, plants, or livestock.
- P.** UST Residential (>1100 gallons) - residence with USTs regulated by Federal Environmental Protection Agency.
- Z.** Other - Identify the type of establishment that you are registering.

Financial Responsibility – The demonstration of financial responsibility shall be made by the owner or operator in accordance with 40 CFR 280, Subpart H. Check box for Insurance or Other (includes all other financial responsibility methods).

24 Hour Emergency Contact - Provide the name and telephone number of the Emergency Contact for this facility.

B. Tank Owner Information

1. Provide the name, address, contact name, telephone number, and email address of the individual(s) and/or business(es) that are responsible for the operation of the storage tanks and for the payment of DEP annual Storage Tank Registration fees. The tank owner will also be associated with the role of Account Owner and will be given a STCM Account Number. The Account Owner is responsible for payment of the annual storage tank registration fees, and will receive the annual storage tank registration placard(s) upon payment. Please provide your account owner's (STCM) email address for your Accounts Payable (AP) or the contact to whom all invoices are to be emailed.
2. When submitting revisions to owner name or address information, please include their STCM Account Number, when available.
3. Submit a registration form when the tank ownership changes, complete with the date and new account owner's signature.

C. Property Owner Information

1. Provide the name, address, contact name, telephone number, and email address of the individual(s) and/or business(es) that are vested with ownership, dominion or legal or rightful title to the real property.

2. Submit a registration form when the property ownership changes, complete with the date.

D. Tank/Compression Vessel Information - Complete one row in Section D for each storage tank and/or compression vessel system located at the facility. Use the following system description codes where appropriate.

1. **Tank ID** – number the systems sequentially, or provide a unique ID number; do not use symbols (#, %, -, etc.).
2. **Tank or Vessel Indicator** – choose T or V to describe the system type.
3. **Tank Placement** – choose A or U to designate aboveground or underground placement of the system.
4. **Tank Capacity** – enter the storage tank capacity in gallons.
5. **Installation Date** – record the date of installation in ‘MM/YY’ format; provide a best estimate if unknown.
6. **Tank Content** – record the current content (or last content, if system is closed or out-of-service) from the list below:

A	Leaded Gasoline	M	Fuel Oil: On-site Heating Only; USTs or ASTs < 30K gals [^]	W	Petroleum-based Additive Product
B	Unleaded Gasoline (No Ethanol)	N	Fuel Oil: Distribution; or On-site Heating - ASTs > 30K gals [^]	X	Miscellaneous Petroleum-based Product
D	Diesel Fuel	O	New and Lube Oil	Y	Unknown Substance
E	Aviation Gasoline	Q	Pesticide	Z	Other Substance (please identify)
F	Jet Fuel	R	Ammonia Compound	7	Biodiesel (B20)
G	Diesel Fuel-Emergency Generator	S	Chlorine Compound	8	E10 – Blend of 10% Ethanol/90% Gasoline
J	Used Oil	T	Hazardous Substance (CERCLA)	9	E85 – Blend of 85% Ethanol/15% Gasoline
K	Kerosene	U	Mineral Acid*		
L	Waste Oil	V	Grades 5 & 6 Bunker “C” Residual Oils		

* Mineral Acid = Hydrobromic acid, Hydrochloric acid, Hydrofluoric acid, Phosphoric acid and Sulfuric acid.

[^] M = fuel is used solely to heat the facility premises and must be stored in a tank with capacity < 30,000 gallons; exempt from regulation.

[^] N = fuel is distributed as heating fuel, or fuel is used solely to heat the facility premises, but the storage tank capacity exceeds 30,000 gallons.

** Compartmented tanks – register as a single tank; itemize the size and contents of each compartment. See construction miscellaneous attributes.

** Manifold tanks – register as individual storage tanks; with individual size and content – even though they are “connected”.

7. **Status** – record the current status of the system, and the status effective date (or best estimate) in ‘MM/YY’ format. Update the tank status timely, as necessary for tanks moving between “in service” and “out-of-service” status.
 - A. Properly closed in-place UST filled with sand, concrete or other inert material; AST rendered unusable.
 - B. Removed from the site.
 - D. Deleted – Data Error – Added to STCM in error; may be a duplicate tank (and/or facility), or tank was registered prior to installation and decided not to have tank installed.
 - E. Construction modified – AST constructed as a “mobile tank” or enclosed in a building; no longer retains a “regulated” status.
 - M. Moved to New Site – Designation that identifies a tank as removed from a particular facility and reinstalled at a second facility.
 - T. Out-of-service tank – Tank system that is designated as out-of-service by the owner or operator.
 - U. In-service – Tank system that is NOT designated as out-of-service by the owner or operator.
 - V. Temporary out-of-service – Field erected storage tank system that is designated as temporary out-of-service by the owner or operator.
 - X. Non-regulated use/process – Exempt from regulation due to how the tank or substance is used; i.e., tank stores diesel used in FLOWTHROUGH process.
 - Z. Non-regulated product – Stored in tank; provide status effective date when status relates to a ‘change in product’ from a regulated substance to a non-regulated substance for a particular storage tank.
8. **Construction, Piping, and Monitoring Attributes** – Select from the lists on the following page the codes that best describe the attributes of each storage tank system.

CONSTRUCTION

Primary Construction:	C Steel	X Concrete
	D Unknown	Y Polyethylene
	E Fiberglass	Z Other DEP approved protection method
	F Fiberglass-clad steel	
Overfill/Spill:	A Ball check valve	O Tight fill
	M Spill containment bucket	P Level gauges, high-level alarms
	N Flow shut-off	Q Other DEP approved protection method
Corrosion Protection	G Cathodic protection – sacrificial anode	H Cathodic protection – impressed current
Secondary Containment	I Double-walled construction: single material (outer tank material same as inner tank material)	
	R Double-walled construction: dual material (outer tank – concrete, approved synthetic material, or tank “jacket”)	
	J Synthetic liner in tank excavation	
	K Concrete, synthetic material, and/or off-site clays beneath AST and in containment area	
	S Other DEP approved/registered containment system	
Construction: Miscellaneous Attributes	B Internal Lining	U Field Erected
	L Compartmented	W Built on supports

PIPING

Primary Construction	B Steel or Galvanized Metal	X No piping associated with tank
	C Fiberglass	Y Unknown
	N Approved Synthetic Material	Z Other DEP approved piping material
Corrosion Protection	D External Protective Coating	
	E Cathodically Protected with Sacrificial Anode or Impressed Current	
Secondary Containment	F Double-walled construction: single material (outer pipe material same as inner pipe material)	
	M Double-walled construction: dual material (outer pipe approved synthetic material or pipe “jacket”)	
	G Synthetic liner or box/trench liner in piping excavation or pipe containment area	
	P Internal Piping: contained within an internal sump riser directly connected to tank and located beneath dispenser	
Piping: Miscellaneous Attributes	A Aboveground – no contact with soil	K Dispenser Sumps
	I Suction Piping System	L Bulk Product System
	J Pressurized Piping System	H Airport/Seaport Hydrant System
	W Piping over water	

MONITORING

External	E Monitoring of UST synthetic liner	W Fiber-optics Technologies
	Q Visual Inspection of AST Systems	Z Other DEP approved monitoring methods
	8 Manually Sampled Wells	
Internal	F Interstitial Space – Double-walled Tank	
	R Interstitial Monitoring of AST Tank Bottom	
Piping Monitoring	G Electronic Line Leak Detector with Flow Shutoff	K Interstitial Monitoring – Double-walled Piping
	H Mechanical Line Leak Detector	U Bulk Product Piping Pressure Test
	J Monitoring of Piping Liner	6 External Monitoring
Miscellaneous	I Not Required – See Rule for Exemptions	
	Y Unknown	
	1 Continuous Electronic Sensing Equipment	
	2 Visual Inspections of Piping Sumps	
	3 Electronic Monitoring of Piping Sumps	
	4 Visual Inspections of Dispenser Sumps	
	5 Electronic Monitoring of Dispenser Sumps	

E. Certified Contractor and Certification

Record the name and the ***Department of Business and Professional Regulation License Number*** for the ***Certified Contractor*** whenever an underground storage tank has been installed or removed. Do not rely on the contractor to file this form. Storage Tank Registration Forms are required to be submitted by the storage tank system owner.

Please Remember - The Registration Form cannot be processed without the name and signature of the storage tank system owner and the date of the form submittal. Please print the name legibly in case a representative of the storage tank program should need to contact you.

Submit form to tankregistration@floridadep.gov

If you have questions, please call a storage tank registration representative at (850) 245-8839 or email tankregistration@floridadep.gov for assistance. Thank you for your cooperation.



Florida Department of Environmental Protection
Twin Towers Office Bldg. 2600 Blair Stone Road, Tallahassee, Florida, 32399-2400
Division of Waste Management
Petroleum Storage Systems
Storage Tank Facility Routine Compliance Site Inspection Report

Facility Information:

Facility ID: 9810942 County: ORANGE Inspection Date: 04/07/2020
Facility Type: I - County Government
Facility Name: WETHERBEE PS #F3182 # of inspected ASTs: 1
4494 E WETHERBEE RD USTs: 0
ORLANDO, FL 32824 Mineral Acid Tanks: 0
Latitude: 28° 23' 36.2906"
Longitude: 81° 20' 3.4812"
LL Method: DPHO

Inspection Result:

Result: In Compliance

Signatures:

TKCD - DEP - CD COMPLIANCE ASSURANCE PROGRAM (407) 897-4100

Storage Tank Program Office and Phone Number

Komlan Konvi

Christopher Rossing

Inspector Name

Representative Name

Inspector Signature

Representative Signature

Principal Inspector

Loss Prevention Analyst

DEP - CD COMPLIANCE ASSURANCE PROGRAM

OC Risk Management

Sean bolyes

Representative Name

Representative Signature

Inspector

Florida Department of Environmental Protection

Owners of UST facilities are reminded that the Federal Energy Policy Act of 2005 and 40 CFR 280 Subpart J

requires Operator Training at all facilities by October 13, 2018. For further information please visit:
<https://floridadep.gov/waste/permitting-compliance-assistance/content/underground-storage-tank-operator-training>

Financial Responsibility:

Financial Responsibility: INSURANCE

Insurance Carrier: ILLINOIS UNION INSURANCE COMPANY

Effective Date: 04/01/2018

Expiration Date: 04/01/2021

Completed System Tests

Type	Date Completed	Results	Reviewed	Next Due Date	Comment
Annual Operability - Release Detection	01/06/2020	Passed	04/24/2020	01/06/2021	Krueger Gauge functionality test
Annual Operability - Overfill Protection	02/05/2020	Passed	04/24/2020	02/05/2021	Guillotine tested
Annual Operability - Release Detection	07/18/2017	Passed	04/22/2020	07/18/2018	Float Gauge OK
Annual Operability - Overfill Protection	11/06/2018	Passed	04/24/2020	11/06/2019	Inspected overfill protection
Annual Operability - Overfill Protection	02/05/2020	Passed	04/24/2020	02/05/2021	Krueger Gauge functionality test
Annual Operability - Overfill Protection	11/13/2017	Passed	04/24/2020	11/13/2018	Inspected overfill protection
Annual Operability - Release Detection	07/09/2018	Passed	04/22/2020	07/09/2019	Float Gauge OK
Annual Operability - Release Detection	07/15/2019	Passed	04/22/2020	07/15/2020	Float Gauge OK

Reviewed Records

Record Category	Record type	From Date	To Date	Reviewed Record Comment
Two Years	Certificate of Financial Responsibility	04/07/2020	04/07/2020	
Two Years	Monthly Release Detection Results	01/05/2017	04/07/2020	02/06/17 to 03/16/17, 05/02/17 to 01/08/17, 08/09/17 to 09/20/17, 05/01/18 to 06/11/18, 10/08/18 to 11/15/18 completed greater than 35 days apart

Areas of Concern:

Type:	Area of Concern
Rule:	62-762.601(1)(d), 62-762.601(1)(e)
Violation Text:	Release detection, including visual inspections not being conducted monthly (not to exceed 35 days) for shop fabricated tank systems. For electronically monitored sumps, visual inspections not conducted every 6 months.
Explanation:	Monthly visual inspections for release detection devices from February 6, 2017 to March 16, 2017, May 2, 2017 to June 8, 2017, August 9, 2017 to September 20, 2017 and from May 1, 2018 to June 11, 2018, October 8, 2018 to November 15, 2018 were conducted beyond the allowed 35 days.
Corrective Action:	Monthly visual inspections are to be conducted monthly, not to exceed 35 days

Site Visit Comments

04/07/2020

FDEP and Orange County Risk Management was on-site on April 07, 2020 for a routine compliance inspection. The registration placard was current and available for review. The Certification of Financial Responsibility was current. The AST is located inside a locked fenced area. The area surrounding the AST is clean and well kept. The AST has a capacity of 1000 gallons of diesel fuel, which fuels an emergency generator located in an adjacent building. The AST is made by CONVAULT. The AST is clearly labeled noting the type of fuel in the tank. The exterior of the tank was well maintained and not corroded. The spill bucket's cover is in a good condition and properly color coded. The inside of the spill bucket is clean and dry. The AST piping is stainless steel and is not in contact with soil. The piping exterior was clean, dry and not corroded. The piping running into the generator is clean. The system is equipped with anti-siphon device. The interstitial and safety vents were tested and are properly working. The primary overfill protection method is a Krueger Gauge and a guillotine for redundancy. The AST uses a Krueger Gauge as the primary method for monitoring the interstitial release detection. All the paperwork related to monthly visual inspections of the facility from 2016 to 2020 and annual operability for Release Detection and overfill protection devices from 2017 to 2020 were sent via email.

National Flood Hazard Layer FIRMette



81°20'32"W 28°23'47"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **7/14/2022 at 11:35 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Armstrong, Mallory

From: Gamal.Mack@ocfl.net
Sent: Thursday, July 14, 2022 10:04 AM
To: Armstrong, Mallory
Subject: Orange County Public Records Request - 3060 Southcreek Boulevard

Categories: FOIA

CAUTION: This message originated from outside the Partner organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

After review of your records request for the subject address, no open fire violations were noted.

Gamal Mack
Administrative Specialist
Orange County Fire Rescue
@OCFireRescue

PLEASE NOTE: Florida has a very broad public records law (F. S. 119).
All e-mails to and from County Officials are kept as a public record.
Your e-mail communications, including your e-mail address may be disclosed to the public and media at any time.

Armstrong, Mallory

From: FireRecords@ocfl.net
Sent: Wednesday, July 13, 2022 10:16 AM
To: Armstrong, Mallory
Subject: PRR 91771 WO-11470

Importance: High

CAUTION: This message originated from outside the Partner organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning Mallory,

We received your request regarding PRR 91771, our WO-11470; please be advised that we do not have any Hazardous Incidents reported for the address below. Please let us know that you received this email and if we can further assist you.

3060 Southcreek Blvd

Respectfully,

Fire Records



Orange County Fire Rescue
Records Department
Public Record Requests
Post Office Box 5879
Winter Park, Florida 32793-5879
Main: 407- 836-9050
For more info: [Records](#)

PLEASE NOTE: Florida has a very broad public records law (F. S. 119). All e-mails to and from County Officials are kept as a public record. Your e-mail communications, including your e-mail address may be disclosed to the public and media at any time.

EPD RECORD REQUEST RESPONSE FORM

Date

7/13/2022

Parcel Number

20-24-30-7641-01-000

Date Response Provided

Requestor/Name/Company

Mallory Armstrong
Partner Engineering and Science, Inc.
307 Cranes Roost Boulevard, Suite 2050, Altamonte Springs, Florida 32701

Contact Information

marmstrong@partneresi.com

Phone /Fax

407-743-5152

Address(s) requested

3060 Southcreek Boulevard
Orlando, Florida 32824

20-24-30-7641-01-000

Memo:



NO Files for subject property or address is available at this time.

Point of Contact: Terri.Brinson@ocfl.net



YES. Files for subject property or address is available upon request.

TO REQUEST COPIES OR SCHEDULE A FILE REVIEW PLEASE CONTACT ORANGE COUNTY ENVIRONMENTAL PROTECTION DIVISION at 3165 McCrory Place, Suite 200, ORLANDO, FLORIDA 32803, PHONE# (407) 836-1400, FAX (407) 836-1499 OR BY SECTION STAFF:

Karen.Walton@ocfl.net - Air Quality Management

Sharon.Smeenk@ocfl.net - Petroleum Restoration

Jane.Gregory@ocfl.net - Storage Tank Compliance

EPDComplaints@ocfl.net - Compliance Waste Mgmt

Ruth.Armstrong@ocfl.net - Laboratory Results

Rachael.Tillman@ocfl.net - NPDES

Godfrey.Dicksonjr@ocfl.net - Natural Resources

no
no
no
no
no
no
no

Note: Copy fees are applied upon request and are to be paid in full

*A formal records request must be made to the Orange County Attorney's Office for any records that are in litigation.

Brinson, Terri

From: Walton, Karen
Sent: Thursday, July 14, 2022 2:16 PM
To: Brinson, Terri
Subject: FW: Emailing - PRR 91771 Due 07-25-2022.pdf
Attachments: PRR 91771 Due 07-25-2022.pdf

No Records Found.

Thank you,

Karen Walton
Administrative Specialist
Orange County Environmental Protection Division
Air Quality Management Program
3165 McCrory Place, Suite 200
Orlando, Florida 32803

office: 407-836-1516
fax: 407-836-1499
email: Karen.Walton@ocfl.net
web: www.ocepd.org



From: Brinson, Terri <Terri.Brinson@ocfl.net>
Sent: Wednesday, July 13, 2022 12:34 PM
To: Armstrong, Ruth <Ruth.Armstrong@ocfl.net>; Dickson Jr, Godfrey <Godfrey.DicksonJr@ocfl.net>; EPD Complaints <EPDcomplaints@ocfl.net>; Gregory, Jane W <Jane.Gregory@ocfl.net>; Johnson, Liz <Liz.Johnson@ocfl.net>; Mercado, Arnaldo <Arnaldo.Mercado@ocfl.net>; Parker, Renee <Renee.Parker@ocfl.net>; Smeenk, Sharon D <Sharon.Smeenk@ocfl.net>; Tillman, Rachael <Rachael.Tillman@ocfl.net>; Walton, Karen <Karen.Walton@ocfl.net>
Subject: Emailing - PRR 91771 Due 07-25-2022.pdf

Brinson, Terri

From: Smeenck, Sharon D
Sent: Thursday, July 21, 2022 12:24 PM
To: Brinson, Terri
Subject: RE: Emailing - PRR 91771 Due 07-25-2022.pdf

No PRP files associated with this site.

From: Brinson, Terri <Terri.Brinson@ocfl.net>
Sent: Wednesday, July 13, 2022 12:34 PM
To: Armstrong, Ruth <Ruth.Armstrong@ocfl.net>; Dickson Jr, Godfrey <Godfrey.DicksonJr@ocfl.net>; EPD Complaints <EPDcomplaints@ocfl.net>; Gregory, Jane W <Jane.Gregory@ocfl.net>; Johnson, Liz <Liz.Johnson@ocfl.net>; Mercado, Arnaldo <Arnaldo.Mercado@ocfl.net>; Parker, Renee <Renee.Parker@ocfl.net>; Smeenck, Sharon D <Sharon.Smeenck@ocfl.net>; Tillman, Rachael <Rachael.Tillman@ocfl.net>; Walton, Karen <Karen.Walton@ocfl.net>
Subject: Emailing - PRR 91771 Due 07-25-2022.pdf

Brinson, Terri

From: Gregory, Jane W
Sent: Tuesday, July 19, 2022 11:33 PM
To: Brinson, Terri
Subject: RE: Emailing - PRR 91771 Due 07-25-2022.pdf

3060 Southcreek Boulevard
Orlando, Florida 32824
20-24-30-7641-01-000

No tanks records found.

From: Brinson, Terri <Terri.Brinson@ocfl.net>
Sent: Wednesday, July 13, 2022 12:34 PM
To: Armstrong, Ruth <Ruth.Armstrong@ocfl.net>; Dickson Jr, Godfrey <Godfrey.DicksonJr@ocfl.net>; EPD Complaints <EPDcomplaints@ocfl.net>; Gregory, Jane W <Jane.Gregory@ocfl.net>; Johnson, Liz <Liz.Johnson@ocfl.net>; Mercado, Arnaldo <Arnaldo.Mercado@ocfl.net>; Parker, Renee <Renee.Parker@ocfl.net>; Smeenck, Sharon D <Sharon.Smeenck@ocfl.net>; Tillman, Rachael <Rachael.Tillman@ocfl.net>; Walton, Karen <Karen.Walton@ocfl.net>
Subject: Emailing - PRR 91771 Due 07-25-2022.pdf

Brinson, Terri

From: Armstrong, Ruth
Sent: Tuesday, July 19, 2022 8:56 AM
To: Brinson, Terri
Subject: no responsive records Re: PRR 91771 =due7/25

Water Sciences has no responsive records for the site [Parcel 20-24-30-7641-01-000] presented for search.

Response by Robert Renk, Environmental Team Leader, Water Sciences Section

Message sent by Ruth Armstrong
Administrative Specialist
Environmental Protection Division
Natural Resource Management, Water Sciences
3165 McCrory Place, Suite 200
Orlando, Florida 32803-3727
office: 407-836-1470
fax: 407-836-1499
e-mail: ruth.armstrong@ocfl.net
web: www.ocfl.net/epd



Dive into the Water Atlas: www.orange.wateratlas.org

=== **From:** Brinson, Terri <Terri.Brinson@ocfl.net>
Sent: Wednesday, July 13, 2022 12:34 PM
To: Armstrong, Ruth <Ruth.Armstrong@ocfl.net>; Dickson Jr, Godfrey <Godfrey.DicksonJr@ocfl.net>; EPD Complaints <EPDcomplaints@ocfl.net>; Gregory, Jane W <Jane.Gregory@ocfl.net>; Johnson, Liz <Liz.Johnson@ocfl.net>; Mercado, Arnaldo <Arnaldo.Mercado@ocfl.net>; Parker, Renee <Renee.Parker@ocfl.net>; Smeenck, Sharon D <Sharon.Smeenck@ocfl.net>; Tillman, Rachael <Rachael.Tillman@ocfl.net>; Walton, Karen <Karen.Walton@ocfl.net>
Subject: Emailing - PRR 91771 Due 07-25-2022.pdf

Brinson, Terri

From: Tillman, Rachael
Sent: Wednesday, July 13, 2022 1:21 PM
To: Brinson, Terri
Cc: Thomson, Jennifer E; Repass, Maria L
Subject: PRR 91771

Terri,

There are no NPDES records for PRR 91771.

There are no EPD/Comp and Waste Management records for PRR 91771.

Rachael Tillman
Staff Assistant
Environmental Protection Division
3165 McCrory Place, Suite 200
Orlando, FL 32803
office: (407) 836-1461
fax: (407) 836-1417
e-mail: rachael.tillman@ocfl.net
web: www.ocfl.net/epd

Thanks for
skipping the
nitrogen fertilizer
this summer!



Brinson, Terri

From: Dickson Jr, Godfrey
Sent: Tuesday, July 26, 2022 11:33 AM
To: Brinson, Terri
Subject: RE: Emailing - PRR 91771 Due 07-25-2022.pdf

No Records

The Orange County Environmental Protection Division (EPD) is using electronic correspondence rather than paper mail to deliver documents faster while reducing costs and waste.

If you are interested in reviewing documents from the County's fasttrack system, you can access them here:
https://fasttrack.ocfl.net/OnlineServices/Permit_Environmental.aspx

See our Wetland Conservation Ordinance -

Applicant's Handbook: http://orangecountyfl.net/Portals/0/resource%20library/permits%20-%20licenses/Chp%2015-X%20Wetland%20Permit-Hndbk-20190905_final_ADA-CERT.pdf

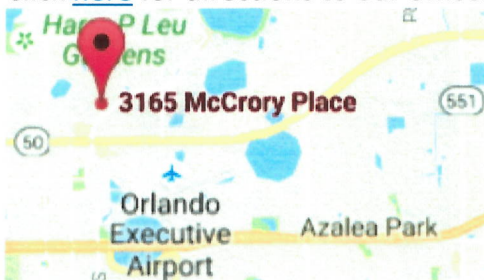
Lakefront Guide for Orange County Lakefront Owners:

http://www.orange.wateratlas.usf.edu/upload/documents/Lakefront_Homeowners_Guide-June2022.pdf

Godfrey F. Dickson, Jr.

Administrative Specialist
Environmental Protection Division
3165 McCrory Place, Suite 200
Orlando, FL 32803
office: 407-836-1449
fax: 407-836-1499
email: godfrey.dicksonjr@ocfl.net
web: www.ocepd.org

Click [here](#) for directions to our office.



Date: 07/13/2022 12:25 PM

PRR-91771 - Public Records Request - 3060 Southcreek Blvd

Public Record Request

Request Number: PRR-91771
Status: Awaiting Information
Received Date: 07/13/2022
Received Date Lock: Yes
Send Confirmation: False

Contact Information

Contact Type: Business
Citizen ID: CID26093
Clear Contact Information: False
Full Name: Mallory Armstrog
Email Address: Marmstrong@partneresi.com
Receive Email: Yes
First Name: Mallory
Last Name: Armstrong
Company Name: Partner Engineering and Science, Inc.
Complete Address: 307 Cranes Roost Boulevard
Addr Unit: Suite 2050
Addr City: Altamonte Springs
Addr State: FL
Addr Zip Code: 32701
Office Phone: 4077435152

Request Information

Record Type: Documents>Environmental Site Assessments
Request Type: Standard
Method of Contact: Email
InActive: False
DeptDivision: Planning, Environmental, and Development Services | Environmental Protection
Dept Liaison: Planning, Environmental, and Development Services
Primary Assignee: Terri Brinson
Notify: False
Notification: Sent
Date Assigned: 07/13/2022 10:10 AM
Request Description: <p>From: marmstrong@partneresi.com</p> <p>All email addresses in CC: </p></p> <p>Subject: Public Records Request - 3060 Southcreek Blvd</p> <p>Message: Good morning,

 I am

looking for information for the below mentioned property.

 3060 Southcreek Boulevard
 Orlando, FL 32824

 Are there records of any USTs/ASTs, incident responses pertaining to petroleum products and or hazardous materials, hazmat reports, inspections, or fire code violations associated with the property?

 Thank you for any assistance you may have,

 Mallory Armstrong
 Staff Assessor

PARTNER ENGINEERING AND SCIENCE, INC.
 307 Cranes Roost Blvd Ste 2050, Altamonte Springs, FL 32701
 T: 407-743-5152
 More Than Just Assessments. Solutions - For a complete list of services, click here.
 Email sent by:marmstrong@partneresi.com</p>

Request Log

Standard Update: Select One

Request Log:

07/13/2022 12:25 PM | Terri Brinson

Forwarded to administrative specialists on 07/13/2022 for research.

07/13/2022 09:11 AM | Email Request

Good morning,

I am looking for information for the below mentioned property.

3060 Southcreek Boulevard
Orlando, FL 32824

Are there records of any USTs/ASTs, incident responses pertaining to petroleum products and or hazardous materials, hazmat reports, inspections, or fire code violations associated with the property?

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T: 407-743-5152
More Than Just Assessments. Solutions - For a complete list of services, click here.
Email sent by:marmstrong@partneresi.com

Cost Information

Estimate Amount: 0.00

Deposit Received: No

Balance Amount: 0.00

Balance Received: No

Date Tracking

Created On: 07/13/2022 09:11 AM

Created By: Email Request

Updated On: 07/13/2022 12:25 PM

Updated By: Terri Brinson

Rules Log

Rules History:

07/13/2022 10:10 AM | Rule

Create Linked Task (Noreen Reginella)

07/13/2022 10:10 AM | Rule

Notify Client when Send Confirmation checked (Noreen Reginella).

[Click Here To Apply Homestead Exemption Online](#)

Print Date: 07/13/2022 System Refresh Date: 07/12/2022

3060 Southcreek Blvd 20-24-30-7641-01-000

Name(s):

Dhic-South Creek LLC

Physical Street Address:

3060 Southcreek Blvd

Property Use:

0310 - Multi-Family II

Mailing Address On File:

1341 Horton Cir
Arlington, TX 76011-4310

[Incorrect Mailing Address?](#)

Postal City and Zip:

Orlando, FL 32824

Municipality:

Un-incorporated



3060 SOUTHCREEK BLVD, UN-INCORPORATED, FL 32824 4/13/2022 3:02 PM

[Upload Photos](#)

Property Name:

Ascend South Creek

[View 2021 Property Record Card](#)



PROPERTY FEATURES



VALUES, EXEMPTIONS AND TAXES



SALES



MARKET STATS



LOCATION

Historical Value and Tax Benefits

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	%	Assessed Value	%
2021	\$4,500,100	\$0	\$0	\$4,500,100	N/A	\$4,500,100	N/A

Tax Year Benefits

Original Homestead Additional Hx Other Exemptions SOH CAP Tax Savings

There are no Tax Benefits to display at this time.

2021 Taxable Value and Certified Taxes

Tax Year

2021

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	%	Taxes	Tax Breakdown
Public Schools: By State Law (Rle)	\$4,500,100	\$0	\$4,500,100	3.4890	-3.3%	\$15,700.85	22%
Public Schools: By Local Board	\$4,500,100	\$0	\$4,500,100	3.2480	0.0%	\$14,616.33	20%
General County	\$4,500,100	\$0	\$4,500,100	4.4347	0.0%	\$19,956.59	28%
Unincorporated County Fire	\$4,500,100	\$0	\$4,500,100	2.2437	0.0%	\$10,096.87	14%
Unincorporated Taxing District	\$4,500,100	\$0	\$4,500,100	1.8043	0.0%	\$8,119.53	11%
Library - Operating Budget	\$4,500,100	\$0	\$4,500,100	0.3748	0.0%	\$1,686.64	2%
South Florida Water Management District	\$4,500,100	\$0	\$4,500,100	0.1061	-3.8%	\$477.46	1%
South Florida Wmd Okeechobee Basin	\$4,500,100	\$0	\$4,500,100	0.1146	-3.9%	\$515.71	1%
South Florida Wmd Everglades Const	\$4,500,100	\$0	\$4,500,100	0.0365	-3.9%	\$164.25	0%
Totals				15.8517		\$71,334.22	

Non-Ad Valorem Assessments

2021 Non-Ad Valorem Assessments

Levying Authority	Assessment Description	Units	Rates	Assessment
COUNTY SPECIAL ASSESSMENT	STREET LIGHTS - LIGHT - (407)836-5770	1.00	81.00	\$81.00
				\$81.00

2021 Gross Tax Total: \$71,415.22

2021 Tax Savings Tax Savings

Your taxes without exemptions would be: \$71,334.22

Your ad-valorem tax with exemptions is: - \$71,334.22

Providing You A Savings Of: = \$0.00



Department of Environmental Protection

2600 Blair Stone Road ♦ Tallahassee, Florida 32399-2400

DEP Form: 62-761.900(5)

Form Title: Certified Contractors Form

Effective Date: July 2019

Incorporated in Rule 62-761.400, F.A.C.

Underground Storage System Installation and Removal Form for Certified Contractors

Pollutant Storage Systems Contractor as defined in Section 489.105, Florida Statutes [Certified Contractor as defined in Rule 62-761.200, Florida Administrative Code (F.A.C.)] shall use this form to certify that the installation, replacement or removal of the underground storage tank system(s) located at the address listed below was performed in accordance with the Reference Guidelines in 62-761.210, F.A.C. This includes system components in contact with soil, such as dispenser sumps, piping sumps, and spill containment systems.

General Facility Information

Facility Name: 7-Eleven DEP Facility ID Number: 48/9818651
Street Address (physical location): 4488 Weatherbee Rd Orlando, FL
County: Orange County Facility Telephone: _____
Owner Name: 7-Eleven Inc Owner Telephone: _____
Owner Address: 3200 Hackberry Rd Irving, TX 75063

Storage Tank System Information

Number of Tanks Installed: 2 Number of Tanks Removed: 0
Date Work Initiated: 8/16/21 Date Work Completed: 7/7/22
Tank(s) Manufactured by: Xerxes

Description of Work Completed

Installed (1) 20k gallon tank and (1) 20k split tank (12k/8k). installed new piping, UDC's, and dispensers

Certification

I hereby certify and attest that I am familiar with the facility that is registered with the Florida Department of Environmental Protection; that to the best of my knowledge and belief, the storage tank system installation, replacement or removal at this facility was conducted in accordance with Chapter 489, Florida Statutes, Section 376.303, Florida Statutes, and Chapter 62-761, F.A.C., and its adopted reference requirements and documents for underground storage tank systems.

(Type or Print)

Ron Fair

Certified Pollutant Storage System Contractor Name

PCC056811

PSSC Number

(Pollutant Storage System Contractor License #)

Certified Pollutant Storage System Contractor Signature

7/1/22

Date

Daryl Mezyk

Field Supervisor's Name

7/1/22

Date

The owner or operator of the facility must register a new storage tank system with the Department and submit to tankregistration@floridadep.gov, prior to installation, see Rule 62-761.400, F.A.C. The installer must submit this form to the County* no more than 21 days after the completion of installation, replacement, or 21 days after removal of a storage tank system and system components in accordance with Rule 62-761.400, F.A.C.

*County means a locally administered governmental program under contract with the Department to perform compliance verification activities at

Armstrong, Mallory

From: Alex Lion-Do <ALionDo@drhorton.com>
Sent: Tuesday, July 26, 2022 1:11 PM
To: Armstrong, Mallory
Subject: Ascend South Creek Propane Tank

CAUTION: This message originated from outside the Partner organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Mallory,
The propane tank is 1,000 gallon.
Thanks, Alex

Alex Lion-Do
Development Manager
Mobile: (407) 496-9677
2500 Maitland Center Parkway, Suite 311
Maitland, FL 32751



Property Record - 20-24-30-7641-01-000

Orange County Property Appraiser •
http://www.ocpafl.org

Property Summary as of 07/14/2022

Property Name

Ascend South Creek

Names

Dhic-South Creek LLC

Municipality

ORG - Un-Incorporated

Property Use

0310 - Multi-Family II

Mailing Address

1341 Horton Cir
Arlington, TX 76011-4310

Physical Address

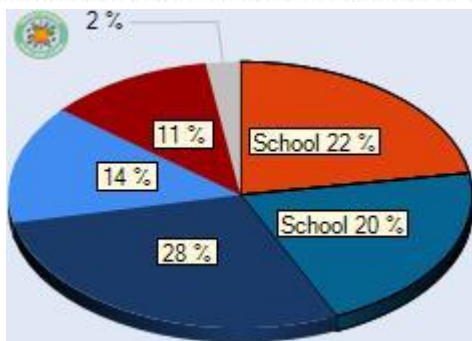
3060 Southcreek Blvd
Orlando, FL 32824



QR Code For Mobile Phone





3060 SOUTHCREEK BLVD, UN-INCORPORATED, FL 32824 4/13/2022 3:02 PM



Value and Taxes

Historical Value and Tax Benefits

Tax Year Values		Land	Building(s)	Feature(s)	Market Value	Assessed Value
2021	 	\$4,500,100	+ \$0	+ \$0	= \$4,500,100	\$4,500,100

2021 Taxable Value and Certified Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	\$4,500,100	\$0	\$4,500,100	3.4890	\$15,700.85	22 %
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Orange County (General)	\$4,500,100	\$0	\$4,500,100	4.4347	\$19,956.59	28 %
Unincorporated County Fire	\$4,500,100	\$0	\$4,500,100	2.2437	\$10,096.87	14 %
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COUNTY SPECIAL ASSESSMENT	STREET LIGHTS - STREET LIGHTS - (407)836-5770	1.00	\$81.00	\$81.00
				\$81.00

Property Features

Property Description

SOUTH CREEK PHASE 2 104/84 LOT 1

Total Land Area


1,082,286 sqft (+/-) | 24.85 acres (+/-) GIS Calculated

Land


Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class	Unit Price	Class Value
0310 - Multi-Family II	P-D	300 UNIT(S)	working...	working...	working...		working...
9530 - Pvt Pond	P-D	1 UNIT(S)	working...	working...	working...		working...

Buildings


Model Code	03 - Multi Fam Residence	Subarea Description	Sqft	Value
Type Code	0310 - Multi-Family II	BAS - Base Area	10309	working...
Building Value	working...	FOP - F/Opn Prch	2037	working...
Estimated New Cost	working...	FSP - F/Scr Prch	2718	working...
Actual Year Built	2021	FST - Fin Storge	144	working...

Beds	3	FUS - F/Up Story	20618	working...
Baths	2.0	UST - Unf Storag	260	working...
Floors	5			
Gross Area	36086 sqft	 sketched SubAreas: BAS: 10309, FUS: 20618, FSP: 2718, FOP: 2037, UST: 260, FST: 144,		
Living Area	30927 sqft			
Exterior Wall	Hardie Brd			
Interior Wall	Drywall			

Model Code	03 - Multi Fam Residence	Subarea Description	Sqft	Value
Type Code	0310 - Multi-Family II	BAS - Base Area	10611	working...
Building Value	working...	CAN - Canopy	29	working...
Estimated New Cost	working...	FDG - F/Det Garg	1781	working...
Actual Year Built	Update Pending	FOP - F/Opn Prch	2004	working...
Beds	3	FSP - F/Scr Prch	3018	working...
Baths	2.0	FST - Fin Storge	144	working...
Floors	3	FUS - F/Up Story	21221	working...
Gross Area	38842 sqft	UST - Unf Storag	34	working...


Living Area	31832 sqft	 sketched SubAreas: BAS: 10611, FUS: 21221, FSP: 3018, FOP: 2004, UST: 34, FST: 144, CAN: 29, FDG: 1781,		
Exterior Wall	Hardie Brd			
Interior Wall	Drywall			
Model Code	03 - Multi Fam Residence			
Type Code	0310 - Multi-Family II			

Building Value	working...	CAN - Canopy	27	working...
Estimated New Cost	working...	FDG - F/Det Garg	1781	working...
Actual Year Built	Update Pending	FOP - F/Opn Prch	5722	working...
Beds	3	FSP - F/Scr Prch	3423	working...
Baths	2.0	FST - Fin Storge	196	working...
Floors	3	FUS - F/Up Story	20516	working...
Gross Area	41958 sqft	UST - Unf Storag	35	working...

Living Area	30774 sqft	 sketched SubAreas: BAS: 10258, FUS: 20516, FSP: 3423, FOP: 5722, UST: 35, FST: 196, CAN: 27, FDG: 1781,		
Exterior Wall	Hardie Brd			
Interior Wall	Drywall			
Model Code	03 - Multi Fam Residence			
Type Code	0310 - Multi-Family II			

Building Value	working...	CAN - Canopy	32	working...
Estimated New Cost	working...	FOP - F/Opn Prch	3555	working...
Actual Year Built	Update Pending	FSP - F/Scr Prch	2850	working...
Beds	3	FST - Fin Storge	144	working...


Baths	2.0	FUS - F/Up Story	17552	working...
Floors	3	UST - Unf Storag	34	working...
Gross Area	32943 sqft			
Living Area	26328 sqft			
Exterior Wall	Hardie Brd			
Interior Wall	Drywall			

 sketched SubAreas:
 BAS: 8776,
 FUS: 17552,
 FSP: 2850,
 FOP: 3555,
 UST: 34,
 FST: 144,
 CAN: 32,

Model Code	03 - Multi Fam Residence	Subarea Description	Sqft	Value
Type Code	0310 - Multi-Family II	BAS - Base Area	10309	working...
Building Value	working...	FOP - F/Opn Prch	2037	working...
Estimated New Cost	working...	FSP - F/Scr Prch	2718	working...
Actual Year Built	2021	FST - Fin Storge	144	working...
Beds	3	FUS - F/Up Story	20618	working...
Baths	2.0	UST - Unf Storag	260	working...


 sketched SubAreas:
 BAS: 10309,
 FUS: 20618,
 FSP: 2718,
 FOP: 2037,
 UST: 260,
 FST: 144,

Model Code	03 - Multi Fam Residence	Subarea Description	Sqft	Value
Type Code	0310 - Multi-Family II	BAS - Base Area	7367	working...
Building Value	working...	CAN - Canopy	27	working...
Estimated New Cost	working...	FOP - F/Opn Prch	3461	working...
Actual Year Built	Update Pending	FSP - F/Scr Prch	2592	working...
Beds	3	FST - Fin Storge	196	working...
Baths	2.0	FUS - F/Up Story	14734	working...
Floors	3	UST - Unf Storag	35	working...

 sketched SubAreas:
 BAS: 7367,
 FUS: 14734,
 FSP: 2592,
 FOP: 3461,
 UST: 35,
 FST: 196,
 CAN: 27,


Model Code	03 - Multi Fam Residence	Subarea Description	Sqft	Value
Type Code	0310 - Multi-Family II	BAS - Base Area	10258	working...
Building Value	working...	CAN - Canopy	27	working...
Estimated New Cost	working...	FOP - F/Opn Prch	5722	working...
Actual Year Built	Update Pending	FSP - F/Scr Prch	3423	working...
Beds	3	FST - Fin Storge	196	working...
Baths	2.0	FUS - F/Up Story	20516	working...
Floors	3	UST - Unf Storag	35	working...
Gross Area	40177 sqft			
Living Area	30774 sqft			

Exterior Wall Hardie Brd
Interior Wall Drywall

 sketched SubAreas:
 BAS: 10258,
 FUS: 20516,
 FSP: 3423,
 FOP: 5722,
 UST: 35,
 FST: 196,
 CAN: 27,


Model Code	03 - Multi Fam Residence	Subarea Description	Sqft	Value
Type Code	0310 - Multi-Family II	BAS - Base Area	8776	working...
Building Value	working...	CAN - Canopy	32	working...
Estimated New Cost	working...	FOP - F/Opn Prch	2035	working...
Actual Year Built	Update Pending	FSP - F/Scr Prch	2850	working...
Beds	3	FST - Fin Storge	144	working...
Baths	2.0	FUS - F/Up Story	17552	working...
Floors	3	UST - Unf Storag	34	working...

Gross Area 31423 sqft
Living Area 26328 sqft
Exterior Wall Hardie Brd
Interior Wall Drywall

 sketched SubAreas:
 BAS: 8776,
 FUS: 17552,
 FSP: 2850,
 FOP: 2035,
 UST: 34,
 FST: 144,
 CAN: 32,

Model Code	03 - Multi Fam Residence	Subarea Description	Sqft	Value
Type Code	0310 - Multi-Family II	BAS - Base Area	10611	working...
Building Value	working...	CAN - Canopy	29	working...
Estimated New Cost	working...	FDG - F/Det Garg	1781	working...
Actual Year Built	Update Pending	FOP - F/Opn Prch	2004	working...
Beds	3	FSP - F/Scr Prch	3018	working...
Baths	2.0	FST - Fin Storge	144	working...
Floors	3	FUS - F/Up Story	21221	working...
Gross Area	38842 sqft	UST - Unf Storag	34	working...

Living Area 31832 sqft
Exterior Wall Hardie Brd
Interior Wall Drywall

 sketched SubAreas:
 BAS: 10611,
 FUS: 21221,
 FSP: 3018,
 FOP: 2004,
 UST: 34,
 FST: 144,
 CAN: 29,
 FDG: 1781,


Model Code	03 - Multi Fam Residence	Subarea Description	Sqft	Value
Type Code	0310 - Multi-Family II	BAS - Base Area	10258	working...
Building Value	working...	CAN - Canopy	27	working...
Estimated New Cost	working...	FDG - F/Det Garg	1781	working...
Actual Year Built	Update Pending	FOP - F/Opn Prch	5722	working...
Beds	3	FSP - F/Scr Prch	3423	working...
Baths	2.0	FST - Fin Storge	196	working...
Floors	3	FUS - F/Up Story	20516	working...
Gross Area	41958 sqft	UST - Unf Storag	35	working...
Living Area	30774 sqft			

Exterior Wall

Hardie Brd

Interior Wall

Drywall

 sketched SubAreas:
 BAS: 10258,
 FUS: 20516,
 FSP: 3423,
 FOP: 5722,
 UST: 35,
 FST: 196,
 CAN: 27,
 FDG: 1781,

Model Code	04 - Commercial	Subarea Description	Sqft	Value
Type Code	3400 - Rec/Meeting	AOF - Avg Office	1195	working...
Building Value	working...	BAS - Base Area	4836	working...
Estimated New Cost	working...	FOP - F/Opn Prch	2197	working...
Actual Year Built	2021	UST - Unf Storag	235	working...

Beds**Baths****Floors**

1

Gross Area

8463 sqft

Living Area

6031 sqft

Exterior Wall

Hardie Brd

Interior Wall

Drywall

 sketched SubAreas:
 BAS: 4836,
 FOP: 2197,
 UST: 235,
 AOF: 1195,

Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
There are no extra features associated with this parcel				

Sales

Sales History

Sale Date	Sale Amount	Instrument #	Book/Page	Deed Code	Seller(s)	Buyer(s)	Vac/Imp
There are no sales for the selected parcel							

Similar Sales

Address	Sale Date	Sale Amount	\$/SQFT	Deed Code	Beds/Baths	Instrument #	Book/Page
6750 Woodlake Dr	06/06/2022	\$64,749,900	\$279	Special Warranty Multiple	50/50	20220367730/	
3024 N Powers Dr	06/02/2022	\$52,400,000	\$192	Special Warranty	67/67	20220372204/	
3024 N Powers Dr	05/23/2022	\$13,985,300	\$51	Special Warranty	67/67	20220360488/	
4793 N Pine Hills Rd	05/23/2022	\$4,046,200	\$19	Special Warranty	67/54	20220360487/	
4793 N Pine Hills Rd	05/23/2022	\$38,650,000	\$179	Special Warranty	67/54	20220372345/	
5402 Pine Chase Dr	05/13/2022	\$36,000,000	\$137	Special Warranty	60/60	20220344316/	
5700 Folkstone Ln	05/02/2022	\$76,200,000	\$658	Special Warranty Multiple	39/34	20220295707/	
5762 Folkstone Ln	05/02/2022	\$76,200,000	\$357	Special Warranty Multiple	66/56	20220295707/	
1211 E Plant St	04/25/2022	\$107,000,000	\$332	Special Warranty	14/10	20220277924/	
3200 Innovation Walk Loop	04/22/2022	\$91,750,000	\$324	Special Warranty	36/28	20220276664/	

Services for Location

TPP Accounts At Location

Account	Market Value	Taxable Value
There are no TPP Accounts associated with this parcel.		

Schools

South Creek (Middle School)

Principal	Orlando Norwood
Office Phone	407.251.2413
Grades	2019: B

Wetherbee (Elementary)

Principal	Kristy Logue
Office Phone	407.850.5130
Grades	2019: B 2018: B 2017: B

Cypress Creek (High School)

Principal	Dr. Walton McHale
Office Phone	407.852.3400
Grades	2019: B 2018: B 2017: C

Utilities/Services

Electric	Orlando Utilities Commission
Water	Orlando Utilities Commission
Recycling (Tuesday)	Orange County

Trash (Monday) Orange County
Yard Waste (Tuesday) Orange County

Elected Officials

County Commissioner	Maribel Gomez Cordero
State Senate	Victor M. Torres, Jr
US Representative	Val Demings
School Board Representative	Linda Kobert
State Representative	Daisy Morales
Orange County Property Appraiser	Amy Mercado

PHASE I ENVIRONMENTAL SITE ASSESSMENT QUESTIONNAIRE

The following questionnaire is required by the ASTM Standard E 1527-13, which adheres to the All Appropriate Inquiries (AAI) Rule (United States Environmental Protection Agency) (40 CFR 312).

As defined by ASTM, the User of the report is the "party seeking to use Practice E 1527 to complete an environmental site assessment of the property. A user may include, without limitation, a potential purchaser of property, a potential tenant of property, an owner of property, a lender, or a property manager. The user has specific obligations for completing a successful application of this practice."

PROPERTY ADDRESS:	3060 Southcreek Blvd
PROPERTY CITY, STATE ZIP:	ORLANDO, FL 32824

1. Environmental liens that are filed or recorded against the property (40 CFR 312.25)

Did a search of recorded land title records (or judicial records) identify any environmental liens filed or recorded against the property under federal, tribal, state or local law?

☐ YES ☒ NO

2. Activity and use limitations (AULs) that are in place on the property or that have been filed or records against the property (40 CFR 312.26(a)(1)(v) and (vi))

Did a search of recorded land title records (or judicial records) identify any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state or local law?

☐ YES ☒ NO

3. Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28)

Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

☐ YES ☒ NO

4. Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29)

Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?

☐ YES ☒ NO

5. Commonly known or reasonably ascertainable information about the Property (40 CFR 312.30)

Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases?

☐ YES ☒ NO

a. Do you know the past uses of the property?

☐ YES ☒ NO

b. Do you know of specific chemicals that are present or once were present at the property?

☐ YES ☒ NO

c. Do you know of spills or other chemical releases that have taken place at the property?

☐ YES ☒ NO

d. Do you know of any environmental cleanups that have taken place at the property?

☐ YES ☒ NO

e. Do you have any prior knowledge that the property was developed as a gas station, dry cleaner, manufacturing/industrial facility in the past?

☐ YES ☒ NO

f. Are you aware of historical use of hazardous materials or petroleum products used or present on the property?

☐ YES ☒ NO

g. Do you know if the property is currently or was formerly equipped with underground storage tanks (USTs) or septic tanks?

☐ YES ☒ NO

h. Do you 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

6. The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31)

Based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of releases at the property?

☐ YES ☒ NO

Signature of User/Person Interviewed: _____

Name of User/Person Interviewed: _____

Title/Relationship to Property: _____

Phone Number/Email: _____

Date: _____

Contact for additional information:

Name: ALEX LION-DO

Relationship to Property: OWNER, DEVELOPMENT MANAGER

Phone Number/Email: ATLIONDO@DRHORTON.COM

2021 WATER QUALITY REPORT

CLEAN • SAFE • RELIABLE

Este reporte incluye información importante sobre el agua potable. Para asistencia en español, favor de llamar al teléfono (407) 423-9018.



A WORD FROM OUR GENERAL MANAGER & CEO



At OUC — The *Reliable One*, we take our responsibility and commitment to providing clean, safe, great-tasting water very seriously. This 2021 OUC Water Quality Report affirms this commitment, backing it with a compilation of test results and other important information about the quality of the water you drink and our efforts to conserve it.

The source of your drinking water is the Lower Floridan aquifer, a well-protected reservoir located hundreds of feet below ground level. OUC treats this high-quality water with ozone, the strongest disinfectant available, and other agents that fight bacteria in water and corrosion in pipes. Additionally, our state-certified water lab conducts thousands of chemical and bacteriological water-quality tests throughout each year, including tests for more than 135 regulated and unregulated substances like lead and copper. Summaries of those results are included in this report.

I'm proud to mention that in 2021 OUC claimed the honor of being the No. 1-rated water utility in the country based on a J.D. Power Residential Water Customer Satisfaction survey. We also led our midsize peers in the South, a first in either national or regional categories as a water provider. This accolade confirms that OUC water customers are extremely satisfied.

Water is one of our most precious resources. As such, we always encourage customers to conserve water. But in August 2021 we asked you to reduce water use even further because OUC and other water utilities were experiencing a shortage of liquid oxygen (LOX). LOX is a vital component in our water-

purification process, so its availability — or lack thereof — has a direct impact on our treatment capacity. The unexpected supply constraint was due to the summer's surge in COVID-19 hospitalizations, with LOX being used as a healthcare treatment in the more severe cases.

I can't thank our customers enough for how they responded to our call to action to use less water, likely averting a boil-water alert. Their support was crucial to our ability to manage reduced LOX supplies during a time of need.

Water conservation doesn't require a lot of sacrifices, just greater efficiency. To help residential and business customers achieve this, OUC offers free conservation audits and rebates that support water efficiency upgrades. Significant investments in innovative technologies, like smart water meters and leak detection monitoring, also allow us to proactively identify areas for improvement regarding both customer consumption and our water infrastructure.

I hope the 2021 Water Quality Report reassures you that we are a responsible steward of the public's water supply. If you have any questions or concerns about water quality or conservation, please don't hesitate to contact OUC's Water Quality Lab at 407-434-2549.

A handwritten signature in dark ink that reads "Clint Bullock". The signature is fluid and cursive, with a large, stylized "C" at the beginning.

— Clint Bullock
OUC General Manager & CEO



SAFE, RELIABLE DRINKING WATER FOR GENERATIONS TO COME

A NATURALLY CLEAN WATER SOURCE

OUC's water comes from the Lower Floridan aquifer, an underground reservoir that, in many places, is a quarter-mile below parts of the Earth's surface. The aquifer is fed by rainwater that goes through a filtration process as it seeps through hundreds of feet of sand and rock. OUC pumps water from the aquifer to facilities where it's treated to meet standards that ensure the water is safe to drink.

PROMOTING WATER CONSERVATION

OUC works year-round to educate the community about the importance of protecting such a precious — and limited — natural resource. From water-conservation themed events, campaigns and student projects to proactive traditional and social media outreach during times of low rainfall or drought, we are committed to helping our customers understand the vital role water plays in everyday life and how crucial their role is in protecting it.

OUC also offers services that help customers become water-wise consumers. Our conservation team conducts home audits to search for potential sources of water loss and make recommendations on improvements. Some recommended upgrades are eligible for OUC rebates, including low-volume irrigation systems, ultra-low-flow toilets, and water cisterns. Customers also have online access to water

conservation tips and videos covering such topics as leak detection, water-wise landscaping, faucet aerators, and more. For additional information, visit [OUC.com/water](https://www.ouc.com/water).

OZONE PROCESS PRODUCES GREAT-TASTING TAP WATER

OUC uses ozone treatment at our seven water-service plants as part of a process to produce high-quality, great-tasting tap water we call H₂OUC. Ozone oxidizes hydrogen sulfide to improve taste, eliminate odor and reduce the amount of chlorine that's added to water. By law, we are required to add chlorine to our water to maintain its high quality as it flows through pipes to customers' taps. Fluoride also is added to promote healthy teeth, and we add sodium hydroxide to adjust the pH, preventing copper and lead from leaching into the drinking water from customers' plumbing, the primary source of these elements.

PROTECTING OUR WATER FACILITIES

Because the safety of your water is of the utmost importance, OUC goes to great lengths to keep our water treatment facilities secure. All OUC water plants are equipped with state-of-the-art security, including intrusion-detection systems, alarms, cameras and fences around the perimeter of properties. Armed security guards and law enforcement officers regularly patrol the facilities.

MAKING WATER CONSERVATION A FUN LEARNING EXPERIENCE

Through water-conservation-themed classroom programs, OUC is teaching public school students about the importance of preserving and protecting Florida's water supply. Since 2006, more than 94,000 local students have participated in OUC's Water Color Project and Project AWESOME (Alternative Water & Energy Supply, Observation, Methods and Education). The Water Color Project encourages Orange County students to use their artistic talents to promote conservation. Fourth- and fifth-graders compete to have their artwork featured in OUC's annual Water Conservation Calendar while middle and high school students paint water-themed rain barrels for judging.

Project AWESOME delivers an interactive lab to fifth-graders in Orange and Osceola counties. Students make an aquifer, build solar-powered cars and validate the efficiency of low-flow showerheads and compact fluorescent light bulbs (CFLs).

OUC's efforts to spread the word on water conservation go beyond the classroom. Everyone can help save water by following a few simple tips:

- Water just once per week in cooler months and twice per week in warmer months in accordance with the SJRWMD watering restrictions at www.sjrwmd.com/wateringrestrictions.
- Water your lawn before 10 a.m. or after 4 p.m. to minimize the amount lost to evaporation.
- Water your lawn for just 35-45 minutes per session. Turn off your irrigation system if it has rained.
- Repair leaking faucets and toilets.
- Install water-saver shower heads and take shorter showers.

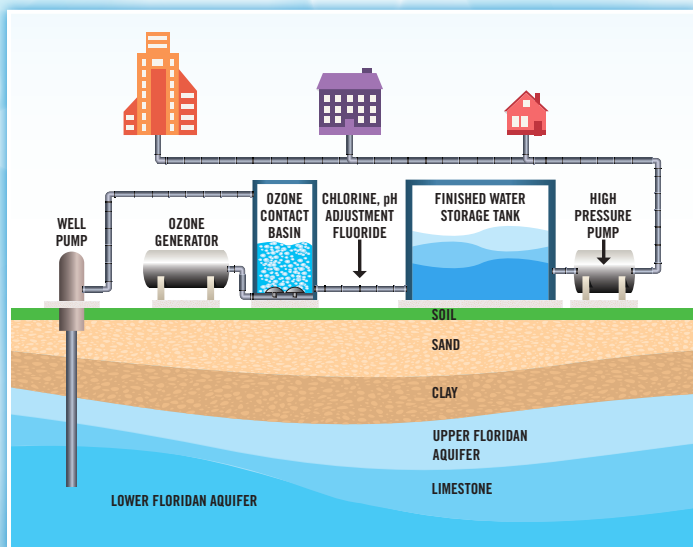
For more ways to save water, visit
www.ouc.com/waterconservation.

As part of OUC's Water Color Project, elementary school students created the artwork (below), which is featured in the 2022 Water Conservation Calendar. Local middle and high school students painted the rain barrels (right).



WHERE DOES YOUR WATER COME FROM?

Well pumps at OUC's water treatment plants draw water from a natural underground reservoir called the Lower Floridan aquifer. After being sent through ozone contact basins, the water is treated with chlorine and fluoride. The water is then pumped into a finished water storage tank and distributed to residential, commercial and industrial customers. OUC pumps about 31 billion gallons of water per year to customers across a 200-square-mile service area.



The History of Orlando's Water

The foundation for what would eventually become the Orlando Utilities Commission was laid even before the 20th century began. Through much of the 1800s, the community's only source of water was a town well located next to the Orange County Court House at the corner of Central and Main.

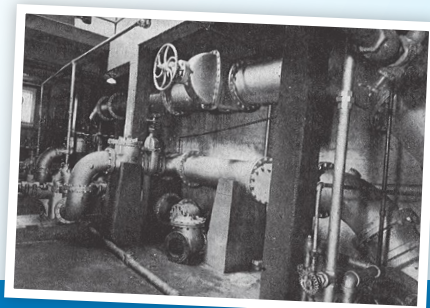
The Orlando Water Company was formed in 1886 and consisted of a plant and distribution system, which used Lake Highland as its source. In 1889, additional water mains – including about 13.5 miles of pipe – were laid to serve many areas of Orlando with a safe domestic supply and fire protection.

Four years later, a foreclosure resulted in a new corporation, the Orlando Water and Sewerage Company, which was purchased within a year to form the Orlando Water & Light Company (OWLC). Using an additional water supply, Lake Concord, OWLC boosted the system to 23 miles of mains and pipes,

covering every part of the City and more than 100 fire hydrants. In 1917, the first filtrated treatment facilities were built to begin treating lake water before passing it into the city mains.

In 1922, the City of Orlando purchased OWLC to form the Orlando Utilities Commission. OUC – The *Reliable One*, as you know us today, pumps water from the pristine Lower Floridan aquifer to provide safe, clean, great-tasting water to the residents of Orlando and parts of unincorporated Orange County.

OUC's water pumping equipment from the 1930s.





WATER QUALITY TEST RESULTS

ALL TEST RESULTS WELL BELOW ALLOWABLE LEVELS

As shown in the following tables, OUC routinely monitors for contaminants in your drinking water according to Federal and State laws, rules, and regulations. Except where indicated otherwise, this report is based on the results of our monitoring for the period of January 1 to December 31, 2021. Data obtained before January 1, 2021, and presented in this report is from the most recent testing done in accordance with the laws, rules, and regulations.

Inorganic Contaminants

Contaminant and Unit of Measurement	Dates of Sampling (mo/yr)	MCL Violation Y/N	Level Detected	Range of Results	MCLG	MCL	Likely Source of Contamination
Barium (ppm)	02/20	N	0.034	0.011–0.034	2	2	Erosion of natural deposits
Fluoride (ppm)	02/20	N	0.64	0.13–0.64	4	4	Erosion of natural deposits; water additive that promotes strong teeth when at the optimum level of 0.7 ppm
Nitrate (as Nitrogen) (ppm)	03/21	N	0.06	ND–0.06	10	10	Runoff from fertilizer use; leaching from septic tanks, sewage; erosion of natural deposits
Selenium (ppb)	02/20	N	0.8	ND–0.8	N/A	50	Discharge from petroleum and metal refineries; erosion of natural deposits; discharge from mines
Sodium (ppm)	02/20	N	13.7	7.16–13.7	N/A	160	Salt water intrusion; leaching from soil
Asbestos (MFL)	06/20	N	0.99	0.20–0.99	7	7	Decay of asbestos cement water mains; erosion of natural deposits

STAGE 1 DISINFECTANTS AND DISINFECTION BY-PRODUCTS

Disinfectant or Contaminant and Unit of Measurement	Dates of Sampling (mo/yr)	MCL or MRDL Violation Y/N	Level Detected	Range of Results	MCLG or MRDLG	MCL or MRDL	Likely Source of Contamination
Bromate (ppb)	01/21–12/21	N	3.2	ND–10.1	MCLG=0	MCL=10	By-product of drinking water disinfection
Chlorine (ppm)	01/21–12/21	N	1.3	0.2–2.2	MRDLG=4	MRDL=4	Water additive used to control microbes

For bromate and chlorine, the level detected is the highest running annual average (RAA), computed quarterly, of monthly averages of all samples collected. The range of results is the range of results of all the individual samples collected during the past year.

STAGE 2 DISINFECTANTS AND DISINFECTION BY-PRODUCTS

Contaminant and Unit of Measurement	Dates of Sampling (mo/yr)	MCL Violation Y/N	Level Detected	Range of Results	MCLG	MCL	Likely Source of Contamination
Haloacetic Acids (HAA5) (ppb)	02/21–11/21	N	32.13**	5.75–36.95	N/A	MCL=60	By-product of drinking water disinfection
Total Trihalomethanes (TTHM) (ppb)	02/21–11/21	N	75.71**	19.72–72.10	N/A	MCL=80	By-product of drinking water disinfection

*** Compliance levels are based on the locational running annual averages and include results from previous quarters not reported under the Range of Results column.*





RESULTS OF COPPER AND LEAD SAMPLING AT CUSTOMER TAPS

The following results are from tests conducted in July 2020 (the most recent available in accordance with FDEP regulations). The tests confirm that the levels of lead and copper in tap water sampled in homes were below the Action Level (AL).

Contaminant and Unit of Measurement	Dates of sampling (mo/yr)	AL Exceeded (Y/N)*	90th Percentile Result	Number of sampling sites exceeding the AL	MCLG	AL	Likely Source of Contamination
Copper (tap water) (ppm)	07/20	N	0.6	1	1.3	1.3	Corrosion of household plumbing systems; erosion of natural deposits; leaching from wood preservatives
Lead (tap water) (ppb)	7/20	N	3	0	0	15	Corrosion of household plumbing systems; erosion of natural deposits

*The Action Level (AL) is exceeded if the concentration in more than 10% of the tap samples (90th Percentile Result) is greater than the established AL.

KEYS TO ABBREVIATIONS

<p>MCL: Maximum Contaminant Level.</p> <p>The highest level of a contaminant that is allowed in drinking water. MCLs are set as close to the MCLGs as feasible using the best available treatment technology.</p>	<p>MCLG: Maximum Contaminant Level Goal.</p> <p>The level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin of safety.</p>	<p>AL: Action Level.</p> <p>The concentration of a contaminant which, if exceeded, triggers treatment or other requirements that a water system must follow.</p>
<p>ppm: Parts Per Million.</p> <p>One part by weight of analyte to 1 million parts by weight of the water sample.</p>	<p>ppb: Parts Per Billion.</p> <p>One part by weight of analyte to 1 billion parts by weight of the water sample.</p>	<p>LRAA: Locational Running Annual Average.</p> <p>The average of sample analytical results for samples taken at a particular monitoring location during the previous four calendar quarters.</p>
<p>RAA: Running Annual Average.</p> <p>The average of results computed quarterly, of monthly averages of all samples collected during the previous four calendar quarters.</p>	<p>N/A: Not Applicable.</p>	<p>ND: Not Detected.</p> <p>Indicates that the substance was not found by laboratory analysis.</p>
<p>MRDLG: Maximum Residual Disinfectant Level Goal.</p> <p>The level of a drinking water disinfectant below which there is no known or expected risk to health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial contaminants.</p>	<p>MRDL: Maximum Residual Disinfectant Level.</p> <p>The highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.</p>	<p>MFL: Million Fibers Per Liter.</p> <p>Measure of the presence of asbestos fibers that are longer than 10 micrometers.</p>

More About Lead and Copper

The primary source of lead and copper in tap water is customer's plumbing. These elements can possibly leach into the water from a building's plumbing through corrosion if the water has been standing in the pipes for several hours. To prevent corrosion from occurring, OUC has effectively implemented system-wide corrosion-control treatment. At the treatment plants, sodium hydroxide is added to the water to increase the water's pH and thus prevent corrosion.

Buildings at risk for lead or copper in the water are those that have lead services or that have lead solder in copper pipes.

If present, elevated levels of lead can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with service lines and home plumbing. OUC is responsible for providing high quality drinking water, but cannot control the variety of materials used in plumbing components. When your water has been sitting for several hours, you can minimize the potential for lead exposure by flushing your tap for 30 seconds to 2 minutes before using water for drinking or cooking. If you are concerned about lead in your water, you may wish to have your water tested. Information on lead in drinking water, testing methods and steps you can take to minimize exposure is available from the Safe Drinking Water Hotline at 1-800-426-4791 or online at www.epa.gov/safewater/lead.

Constantly Testing Your Water

OUC's Water Quality Laboratory is certified by the Florida Department of Health (FDOH) and is accredited to perform a wide scope of analyses. Certification is maintained through an on-site assessment every two years and performance of proficiency testing twice a year. Chemists at OUC's Water Quality Laboratory perform thousands of chemical and bacteriological tests annually to ensure that your drinking water meets or exceeds all state



and federal regulations. Customers can continue to enjoy OUC's water knowing that it is tested regularly and surpasses the highest quality standards. For more information about OUC's drinking water, call our Water Quality Laboratory at 407-434-2549 to talk to a water quality professional. Information is also available online at www.ouc.com.

Source Water Assessment

In 2021 the Florida Department of Environmental Protection performed a Source Water Assessment on our system. The assessment was conducted to provide information about any potential sources of contamination in the vicinity of our wells. There are 67 unique potential sources of contamination identified for this system with low to high susceptibility levels. The results of the Source Water Assessment are not a reflection of our treated water quality, but rather a rating of susceptibility of contamination under guidelines of the Florida DEP SWAPP program. The latest Source Water Assessment was completed in 2021 and the report is available online at www.dep.state.fl.us/swapp.

EPA STATEMENT ABOUT WATER RESOURCES, CONTAMINANTS

Sources of drinking water (both tap and bottled) include rivers, lakes, streams, ponds, reservoirs, springs and wells. As water travels over the surface of land or through the ground, it dissolves naturally occurring, and, in some cases, radioactive materials. But it also picks up substances related to animals or human activity. Contaminants that may be present in source water include:

- **Microbial contaminants**, such as viruses and bacteria, which may come from sewage treatment plants, septic systems, agricultural livestock operations and wildlife.
- **Inorganic contaminants**, such as salts and metals, which can be naturally occurring or result from urban stormwater runoff, industrial or domestic wastewater discharges, oil and gas production, mining or farming.
- **Pesticides and herbicides**, which may come from a variety of sources such as agriculture, urban stormwater runoff and residential uses.
- **Organic chemical contaminants**, including synthetic and volatile organic chemicals, which are by-products of industrial processes and petroleum production and can come from gas stations, urban stormwater runoff and septic systems.
- **Radioactive contaminants**, which can be naturally occurring or the result of oil and gas production, and mining activities.

In order to ensure that tap water provided by public water systems is safe to drink, the EPA prescribes regulations that limit the amounts of certain contaminants in water. Meanwhile, the U.S. Food and Drug Administration regulates limits for contaminants in bottled water, which must provide the same protection for public health.

All drinking water, including bottled water, may be reasonably expected to contain minute amounts of some contaminants. The presence of contaminants in water does not necessarily pose health risks. More information about contaminants and potential health effects can be obtained by calling the EPA Safe Drinking Water Hotline at 1-800-426-4791.

WHAT THE EPA SAYS ABOUT MCLs AND HEALTH EFFECTS



The Maximum Contaminant Levels (MCLs) established by the EPA are set at very stringent levels. To understand the possible health effects described for many regulated constituents, a person would have to drink two liters of water every day at the MCL level for a lifetime to have a one-in-a-million chance of having the described health effect.

Some people may be more vulnerable to contaminants in drinking water than the general population. Immuno-compromised people, such as those with cancer who are undergoing chemotherapy, those who have undergone organ transplants, those with HIV/AIDS or other immune system disorders, and some elderly and infants, can be particularly at risk for infections. These people should consult with their healthcare providers about drinking water. EPA and Center for Disease Control and Prevention guidelines on appropriate means to lessen the risk of infection by cryptosporidium and other microbial contaminants are available from the EPA Safe Drinking Water Hotline at 1-800-426-4791.



The *Reliable One*®

ORLANDO UTILITIES COMMISSION
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Orlando, Florida 32801
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2022 COMMISSION

MEETING SCHEDULE



July 12	October (no meeting)
August 9	November 8
September 13	December 13




Dates, times and locations subject to change.




*For ways to attend an OUC Commission
Meeting, please visit ouc.com/commission*



This aerial map shows the Boggy Creek Swamp area. Wetland delineations are shown in green, with labels PFO6F, PFO7C, and PSS1/3C. A blue line indicates the Boggy Creek. A scale bar in the bottom left shows distances in miles (0 to 0.3) and kilometers (0 to 0.5). The map is titled 'Boggy Creek Swamp' in blue text. The U.S. Fish and Wildlife Service, National Standards and Support Team, is credited at the bottom right.

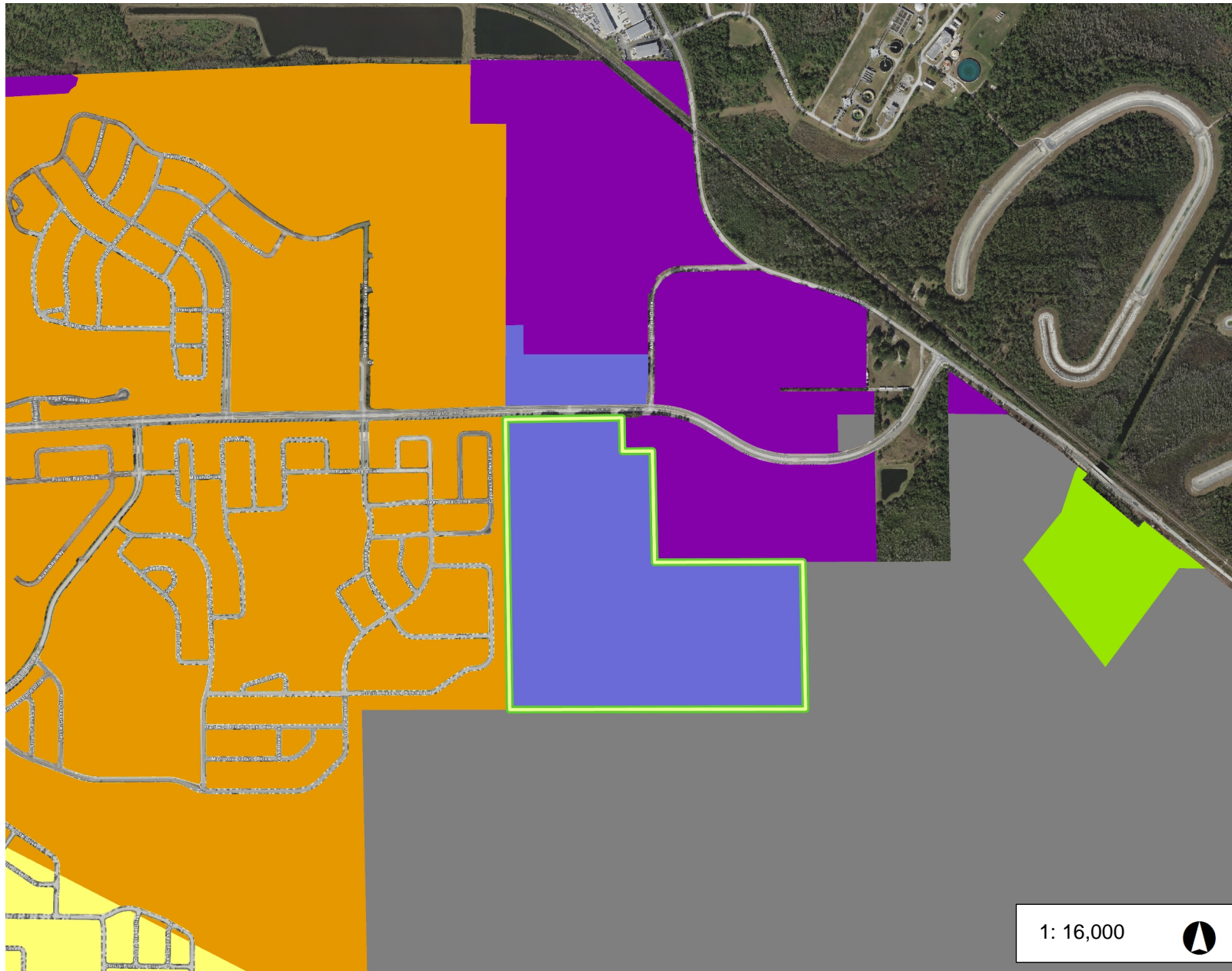
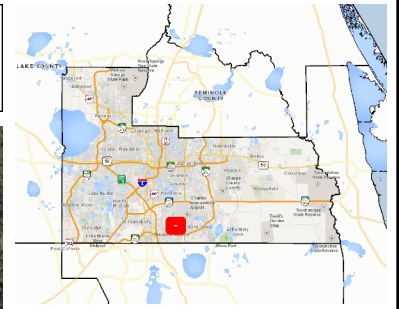
 Estuarine and Marine Deepwater
 Estuarine and Marine Wetland

 Freshwater Emergent Wetland
 Freshwater Forested/Shrub Wetland
 Freshwater Pond

 Lake
 Other
 Riverine

U.S. Fish and Wildlife Service, National Standards and Support Team,
wetlands_team@fws.gov

This page was produced by the NWI mapper



Legend

Future Land Use

- Rural *
- Rural 1/1
- Rural 1/2
- Rural 1/5
- Rural Settlement Low Density
- Lake Pickett
- Medium High Density Residential
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Low-Medium Density
- Traditional Neighborhood
- Neighborhood Activity Corridor
- Neighborhood Center
- Neighborhood Residential
- Activity Center Residential
- Activity Center Mixed Use
- Community Village Center
- Village
- Office
- Commercial
- Industrial
- Institutional
- Education
- Parks/Recreation

Notes

0.5 0 0.25 0.5 Miles

NAD_1983_StatePlane_Florida_East_FIPS_0901_Feet
Orange County, FL BCC

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

APPENDIX C: REGULATORY DATABASE REPORT



DATABASE REPORT

Project Property:	<i>Ascend South Creek 3060 Southcreek Boulevard ORLANDO FL 32824</i>
Project No:	<i>22-378483.1</i>
Report Type:	<i>Database Report</i>
Order No:	<i>22071200481</i>
Requested by:	<i>Partner Engineering and Science, Inc.</i>
Date Completed:	<i>July 13, 2022</i>

Environmental Risk Information Services

A division of Glacier Media Inc.

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Notice: IMPORTANT LIMITATIONS and YOUR LIABILITY

Reliance on information in Report: This report DOES NOT replace a full Phase I Environmental Site Assessment but is solely intended to be used as database review of environmental records.

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Executive Summary

Property Information:

Project Property: *Ascend South Creek
3060 Southcreek Boulevard ORLANDO FL 32824*

Project No: *22-378483.1*

Coordinates:

Latitude:	<i>28.39027774</i>
Longitude:	<i>-81.33456689</i>
UTM Northing:	<i>3,140,482.17</i>
UTM Easting:	<i>467,223.72</i>
UTM Zone:	<i>UTM Zone 17R</i>

Elevation: *79 FT*

Order Information:

Order No: *22071200481*

Date Requested: *July 12, 2022*

Requested by: *Partner Engineering and Science, Inc.*

Report Type: *Database Report*

Historicals/Products:

Aerial Photographs	<i>Historical Aerials (with Project Boundaries)</i>
City Directory Search	<i>Smart CD Search</i>
ERIS Xplorer	<i>ERIS Xplorer</i>
Excel Add-On	<i>Excel Add-On</i>
Fire Insurance Maps	<i>US Fire Insurance Maps</i>
Physical Setting Report (PSR)	<i>Physical Setting Report (PSR)</i>
Topographic Map	<i>Topographic Maps</i>
Vapor Screening Tool	<i>Vapor Screening Tool</i>

Executive Summary: Report Summary

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
<u>Standard Environmental Records</u>								
Federal								
DOE FUSRAP	Y	1	0	0	0	0	0	0
NPL	Y	1	0	0	0	0	0	0
PROPOSED NPL	Y	1	0	0	0	0	0	0
DELETED NPL	Y	0.5	0	0	0	0	-	0
SEMS	Y	0.5	0	0	0	0	-	0
ODI	Y	0.5	0	0	0	0	-	0
SEMS ARCHIVE	Y	0.5	0	0	0	0	-	0
CERCLIS	Y	0.5	0	0	0	0	-	0
IODI	Y	0.5	0	0	0	0	-	0
CERCLIS NFRAP	Y	0.5	0	0	0	0	-	0
CERCLIS LIENS	Y	PO	0	-	-	-	-	0
RCRA CORRACTS	Y	1	0	0	0	0	0	0
RCRA TSD	Y	0.5	0	0	0	0	-	0
RCRA LQG	Y	0.25	0	0	0	-	-	0
RCRA SQG	Y	0.25	0	0	0	-	-	0
RCRA VSQG	Y	0.25	0	0	0	-	-	0
RCRA NON GEN	Y	0.25	0	0	0	-	-	0
RCRA CONTROLS	Y	0.5	0	0	0	0	-	0
FED ENG	Y	0.5	0	0	0	0	-	0
FED INST	Y	0.5	0	0	0	0	-	0
LUCIS	Y	0.5	0	0	0	0	-	0
NPL IC	Y	0.5	0	0	0	0	-	0
ERNS 1982 TO 1986	Y	PO	0	-	-	-	-	0
ERNS 1987 TO 1989	Y	PO	0	-	-	-	-	0
ERNS	Y	PO	0	-	-	-	-	0
FED BROWNFIELDS	Y	0.5	0	0	0	0	-	0
FEMA UST	Y	0.25	0	0	0	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
FRP	Y	0.25	0	0	0	-	-	0
DELISTED FRP	Y	0.25	0	0	0	-	-	0
HIST GAS STATIONS	Y	0.25	0	0	0	-	-	0
REFN	Y	0.25	0	0	0	-	-	0
BULK TERMINAL	Y	0.25	0	0	0	-	-	0
SEMS LIEN	Y	PO	0	-	-	-	-	0
SUPERFUND ROD	Y	1	0	0	0	0	0	0

State

SHWS	Y	1	0	0	0	0	0	0
DELISTED SHWS	Y	1	0	0	0	0	0	0
ERIC	Y	1	0	0	0	1	0	1
CLEANUP DEP	Y	1	0	0	0	0	0	0
WCRPS	Y	1	0	0	0	0	0	0
DELISTED WCP	Y	1	0	0	0	0	0	0
SWF/LF	Y	0.5	0	0	0	0	-	0
LST	Y	0.5	0	0	0	0	-	0
DELISTED LST	Y	0.5	0	0	0	0	-	0
UST	Y	0.25	0	1	0	-	-	1
AST	Y	0.25	0	1	1	-	-	2
TANK	Y	0.25	0	0	0	-	-	0
DEL UST AST TANK	Y	0.25	0	0	0	-	-	0
DEL STORAGE TANK	Y	0.25	0	0	0	-	-	0
FF TANKS	Y	0.25	0	0	0	-	-	0
STCS	Y	0.5	0	2	1	2	-	5
INST	Y	0.5	0	0	0	0	-	0
ENG	Y	0.5	0	0	0	0	-	0
VCP	Y	0.5	0	0	0	0	-	0
BROWNFIELDS	Y	0.5	0	0	0	0	-	0
BROWNFIELD AREA	Y	0.5	0	0	0	0	-	0

Tribal

INDIAN LUST	Y	0.5	0	0	0	0	-	0
INDIAN UST	Y	0.25	0	0	0	-	-	0
DELISTED ILST	Y	0.5	0	0	0	0	-	0
DELISTED IUST	Y	0.25	0	0	0	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
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County **No County databases were selected to be included in the search.**

Additional Environmental Records

Federal

FINDS/FRS	Y	PO	0	-	-	-	-	0
TRIS	Y	PO	0	-	-	-	-	0
PFAS TRI	Y	0.5	0	0	0	0	-	0
PFAS NPL	Y	0.5	0	0	0	0	-	0
PFAS WATER	Y	0.5	0	0	0	0	-	0
PFAS SSEHRI	Y	0.5	0	0	0	0	-	0
ERNS PFAS	Y	0.5	0	0	0	0	-	0
HMIRS	Y	0.125	0	0	-	-	-	0
NCDL	Y	0.125	0	0	-	-	-	0
TSCA	Y	0.125	0	0	-	-	-	0
HIST TSCA	Y	0.125	0	0	-	-	-	0
FTTS ADMIN	Y	PO	0	-	-	-	-	0
FTTS INSP	Y	PO	0	-	-	-	-	0
PRP	Y	PO	0	-	-	-	-	0
SCRD DRYCLEANER	Y	0.5	0	0	0	0	-	0
ICIS	Y	PO	0	-	-	-	-	0
FED DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DELISTED FED DRY	Y	0.25	0	0	0	-	-	0
FUDS	Y	1	0	0	0	0	1	1
FORMER NIKE	Y	1	0	0	0	0	0	0
PIPELINE INCIDENT	Y	PO	0	-	-	-	-	0
MLTS	Y	PO	0	-	-	-	-	0
HIST MLTS	Y	PO	0	-	-	-	-	0
MINES	Y	0.25	0	0	0	-	-	0
SMCRA	Y	1	0	0	0	0	0	0
MRDS	Y	1	0	0	0	0	0	0
URANIUM	Y	1	0	0	0	0	0	0
ALT FUELS	Y	0.25	0	0	0	-	-	0
CONSENT DECREES	Y	0.25	0	0	0	-	-	0
AFS	Y	PO	0	-	-	-	-	0
SSTS	Y	0.25	0	0	0	-	-	0
PCBT	Y	0.5	0	0	0	0	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
PCB	Y	0.5	0	0	0	0	-	0
State								
PRIORITYCLEAN	Y	0.5	0	0	0	0	-	0
DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DELISTED DRYCLEANERS	Y	0.25	0	0	0	-	-	0
HISTORICAL DRYC	Y	0.25	0	0	0	-	-	0
SPILLS	Y	0.125	0	0	-	-	-	0
DWM CONTAM	Y	0.5	0	0	0	1	-	1
DEL CONTAM SITE	Y	0.5	0	0	0	0	-	0
PFAS AFFF	Y	0.5	0	0	0	0	-	0
PFAS	Y	0.5	0	0	0	0	-	0
GW CONTAM	Y	0.125	0	0	-	-	-	0
UIC	Y	PO	0	-	-	-	-	0
WELL SURVEILLANCE	Y	0.25	0	0	0	-	-	0
CDV SOUTHEAST	Y	0.5	0	0	0	0	-	0
TIER 2	Y	0.125	0	0	-	-	-	0
DELISTED COUNTY	Y	0.25	0	0	0	-	-	0

Tribal *No Tribal additional environmental record sources available for this State.*

County *No County additional environmental databases were selected to be included in the search.*

Total:	0	4	2	4	1	11
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* PO – Property Only

* 'Property and adjoining properties' database search radii are set at 0.25 miles.

Executive Summary: Site Report Summary - Project Property

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Direction</i>	<i>Distance (mi/ft)</i>	<i>Elev Diff (ft)</i>	<i>Page Number</i>
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No records found in the selected databases for the project property.

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
1	UST	7-ELEVEN STORE #41544	4488 E WETHERBEE RD ORLANDO FL 32824	N	0.03 / 142.02	6	17
Facility ID / Facility Status: 9818651 OPEN Tank Status / Status Date: U - IN SERVICE 01-AUG-2021, U - IN SERVICE 01-AUG-2021							
1	STCS	7-ELEVEN STORE #41544	4488 E WETHERBEE RD ORLANDO FL 32824	N	0.03 / 142.02	6	19
Facility ID / Fac Stat(OpenData): 9818651 OPEN							
2	AST	WETHERBEE PS #F3182	4494 E WETHERBEE RD ORLANDO FL 32824	N	0.06 / 291.72	6	21
Facility ID / Facility Status: 9810942 OPEN Tank Status / Status Date: U - IN SERVICE 01-AUG-2008							
2	STCS	WETHERBEE PS #F3182	4494 E WETHERBEE RD ORLANDO FL 32824	N	0.06 / 291.72	6	22
Facility ID / Fac Stat(OpenData): 9810942 OPEN							
3	AST	FAST LOGISTICS CENTER	4600 E WETHERBEE RD ORLANDO FL 32824	ENE	0.17 / 919.79	3	23
Facility ID / Facility Status: 9816531 OPEN Tank Status / Status Date: U - IN SERVICE 01-OCT-2016							
3	STCS	FAST LOGISTICS CENTER	4600 E WETHERBEE RD ORLANDO FL 32824	ENE	0.17 / 919.79	3	24
Facility ID / Fac Stat(OpenData): 9816531 OPEN							
4	STCS	YATES P E	4080 WETHERBEE RD ORLANDO FL 32824	WNW	0.25 / 1,328.77	6	26
Facility ID / Fac Stat(OpenData): 8737219 OPEN							
5	ERIC	Florida Recycling Center	11762 Boggy Creek Rd Orlando FL 32824	NNE	0.35 / 1,821.76	1	27
5	DWM CONTAM	Florida Recycling Center, LLC	11762 Boggy Creek Rd Orlando FL	NNE	0.35 / 1,821.76	1	28
6	STCS	BRIGHTLINE-ORL VEHICLE MAINT FAC	11885 BOGGY CREEK RD ORLANDO FL 32824	ENE	0.43 / 2,248.44	0	29
Facility ID / Fac Stat(OpenData): 9818751 OPEN							
7	FUDS	MCCOY AFB	ORLANDO FL	N	0.85 / 4,491.94	9	31
FUDS Property No: I04FL0320							

Executive Summary: Summary by Data Source

Standard

State

ERIC - ERIC Waste Cleanup

A search of the ERIC database, dated May 2, 2022 has found that there are 1 ERIC site(s) within approximately 1.00 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
Florida Recycling Center	11762 Boggy Creek Rd Orlando FL 32824	NNE	0.35 / 1,821.76	5

UST - Underground Storage Tanks

A search of the UST database, dated May 5, 2022 has found that there are 1 UST site(s) within approximately 0.25 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
7-ELEVEN STORE #41544	4488 E WETHERBEE RD ORLANDO FL 32824	N	0.03 / 142.02	1
<i>Facility ID Facility Status: 9818651 OPEN</i> <i>Tank Status Status Date: U - IN SERVICE 01-AUG-2021, U - IN SERVICE 01-AUG-2021</i>				

AST - Aboveground Storage Tanks

A search of the AST database, dated May 5, 2022 has found that there are 2 AST site(s) within approximately 0.25 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
WETHERBEE PS #F3182	4494 E WETHERBEE RD ORLANDO FL 32824	N	0.06 / 291.72	2
<i>Facility ID Facility Status: 9810942 OPEN</i> <i>Tank Status Status Date: U - IN SERVICE 01-AUG-2008</i>				
FAST LOGISTICS CENTER	4600 E WETHERBEE RD ORLANDO FL 32824	ENE	0.17 / 919.79	3
<i>Facility ID Facility Status: 9816531 OPEN</i> <i>Tank Status Status Date: U - IN SERVICE 01-OCT-2016</i>				

STCS - Storage Tank/Contaminated Facility Search

A search of the STCS database, dated Feb 8, 2022 has found that there are 5 STCS site(s) within approximately 0.50 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
7-ELEVEN STORE #41544	4488 E WETHERBEE RD ORLANDO FL 32824	N	0.03 / 142.02	1

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
<i>Facility ID Fac Stat(OpenData): 9818651 OPEN</i>				
WETHERBEE PS #F3182	4494 E WETHERBEE RD ORLANDO FL 32824	N	0.06 / 291.72	<u>2</u>
<i>Facility ID Fac Stat(OpenData): 9810942 OPEN</i>				
FAST LOGISTICS CENTER	4600 E WETHERBEE RD ORLANDO FL 32824	ENE	0.17 / 919.79	<u>3</u>
<i>Facility ID Fac Stat(OpenData): 9816531 OPEN</i>				
YATES P E	4080 WETHERBEE RD ORLANDO FL 32824	WNW	0.25 / 1,328.77	<u>4</u>
<i>Facility ID Fac Stat(OpenData): 8737219 OPEN</i>				
BRIGHTLINE-ORL VEHICLE MAINT FAC	11885 BOGGY CREEK RD ORLANDO FL 32824	ENE	0.43 / 2,248.44	<u>6</u>
<i>Facility ID Fac Stat(OpenData): 9818751 OPEN</i>				

Non Standard

Federal

FUDS - Formerly Used Defense Sites

A search of the FUDS database, dated May 26, 2021 has found that there are 1 FUDS site(s) within approximately 1.00 miles of the project property.

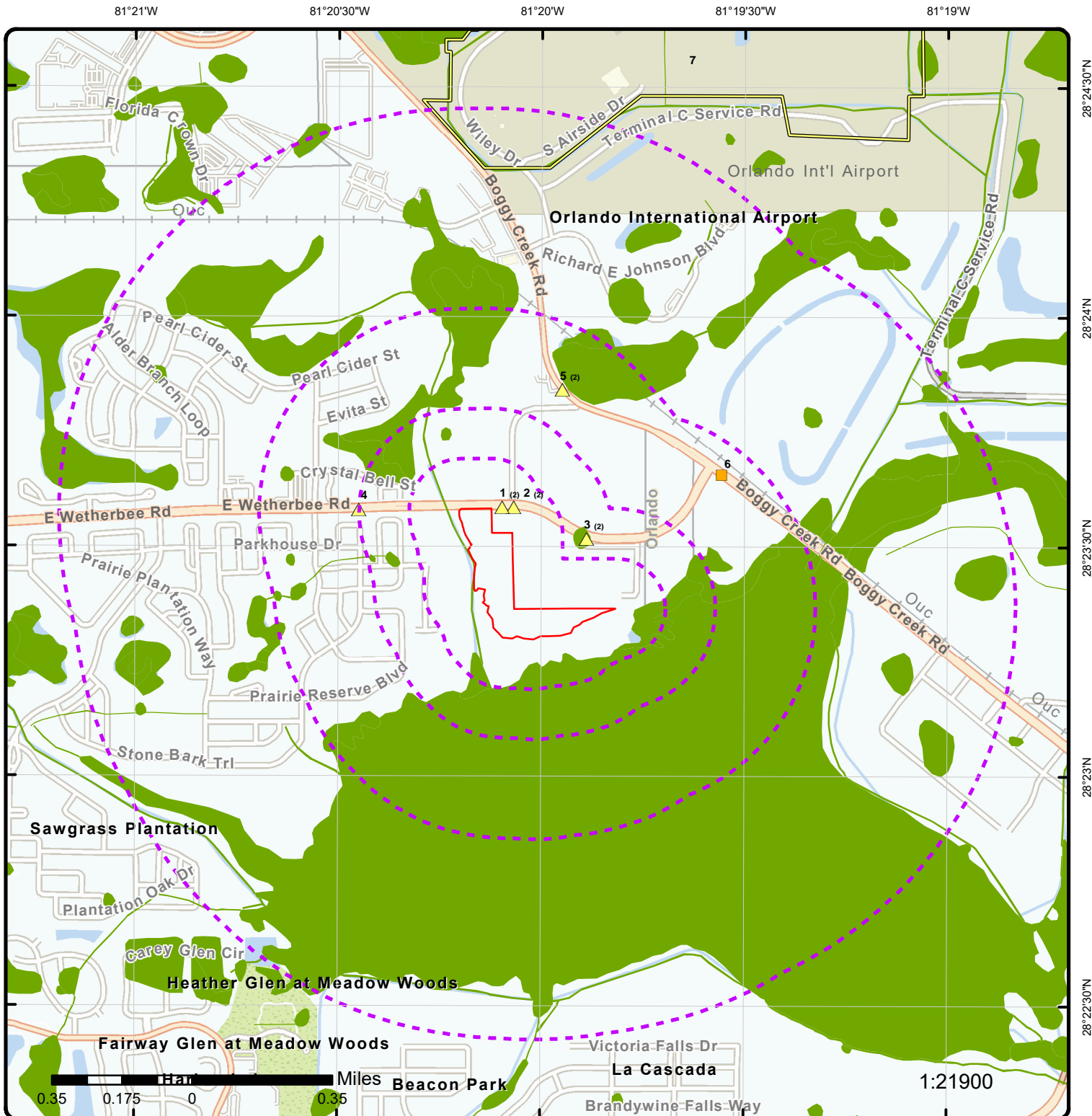
<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
MCCOY AFB	ORLANDO FL	N	0.85 / 4,491.94	<u>7</u>
<i>FUDS Property No: I04FL0320</i>				

State

DWM CONTAM - Contaminated Sites

A search of the DWM CONTAM database, dated Sep 1, 2021 has found that there are 1 DWM CONTAM site(s) within approximately 0.50 miles of the project property.

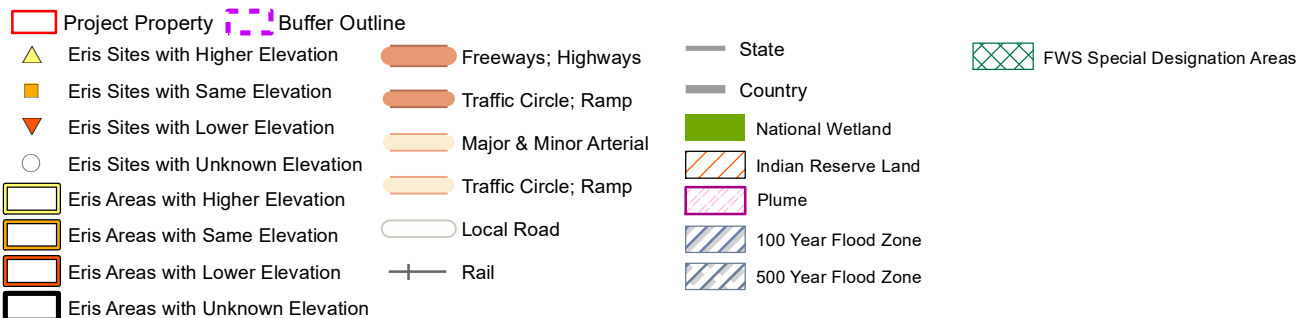
<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
Florida Recycling Center, LLC	11762 Boggy Creek Rd Orlando FL	NNE	0.35 / 1,821.76	<u>5</u>



Map: 1.0 Mile Radius

Order Number: 22071200481

Address: 3060 Southcreek Boulevard, ORLANDO, FL



81°20'30"W

81°20'W

81°19'30"W

28°24'N

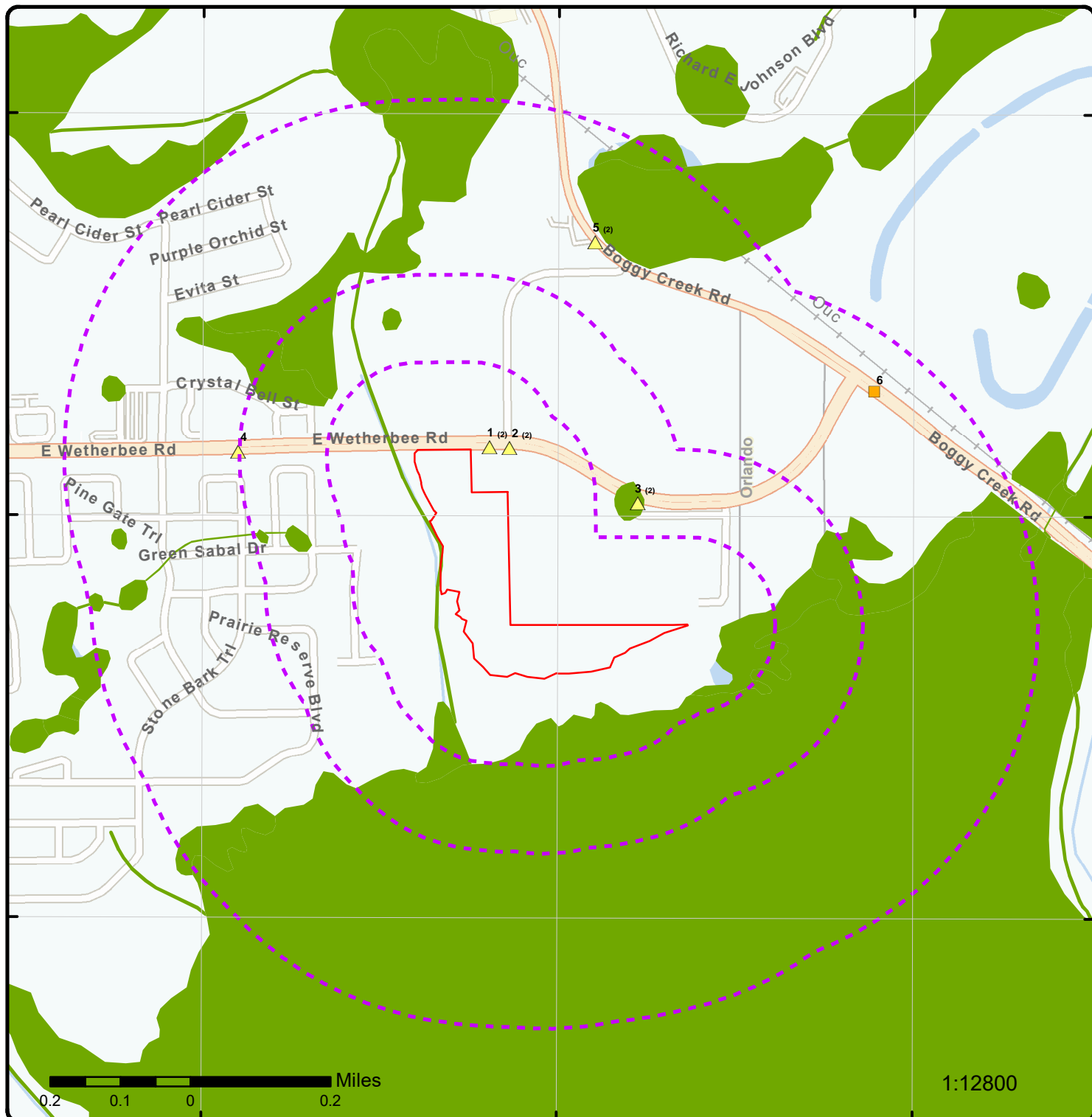
28°24'N

28°23'30"N

28°23'30"N

28°23'N

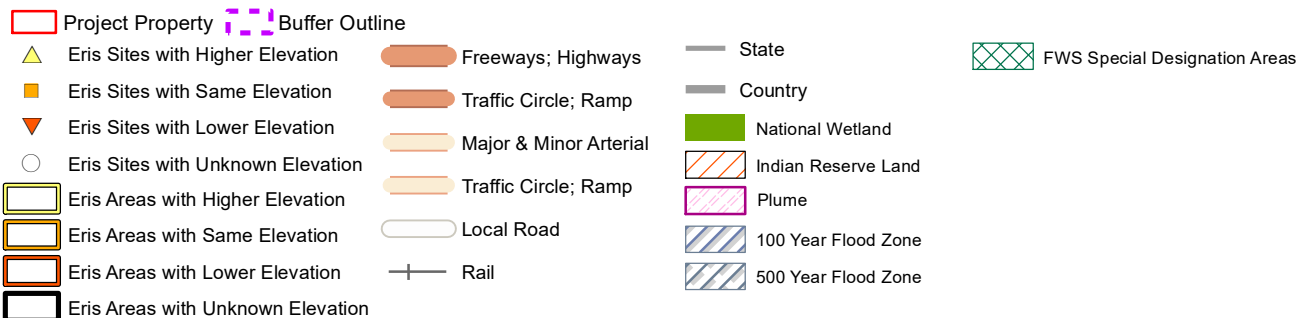
28°23'N

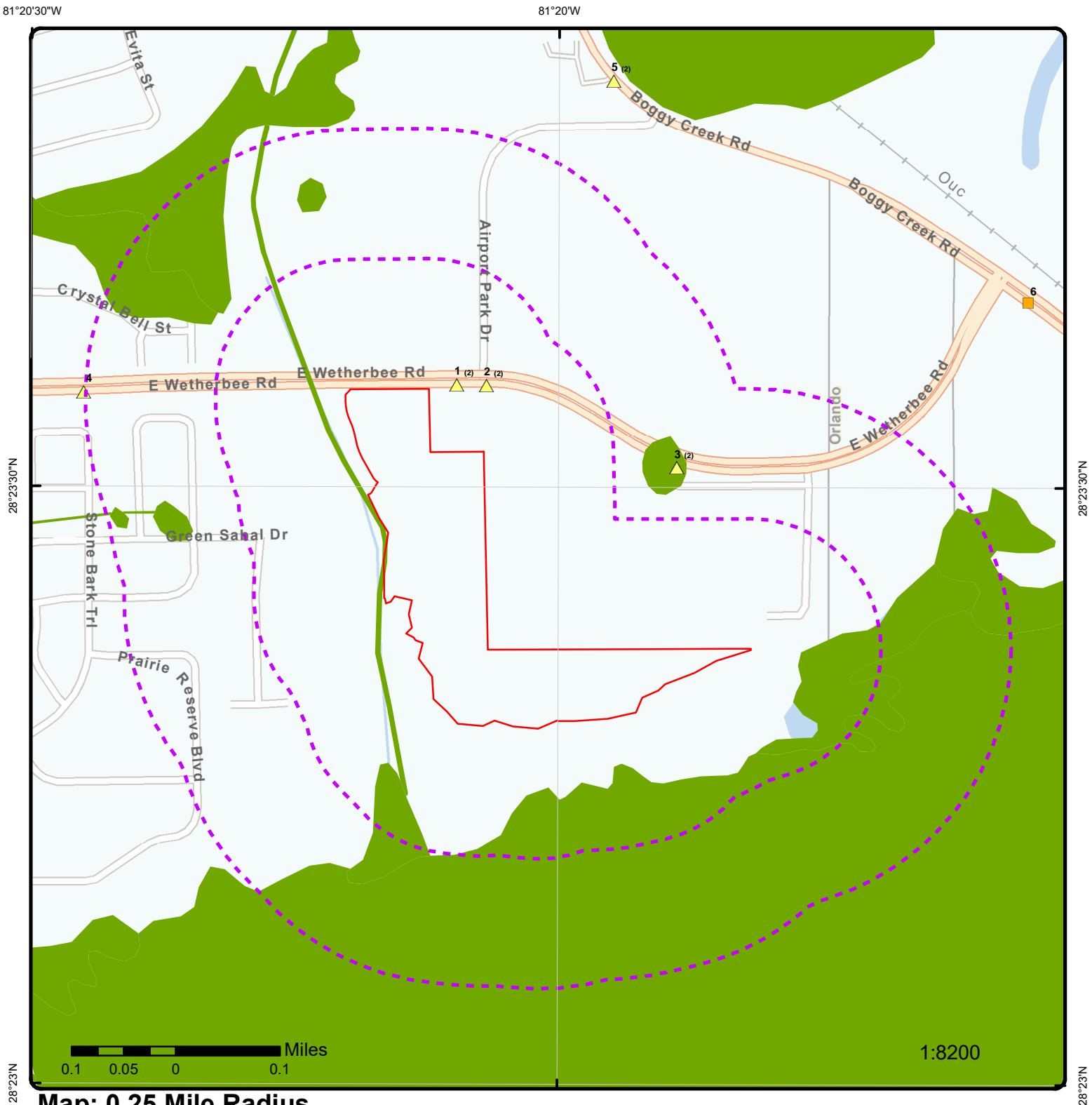


Map: 0.5 Mile Radius

Order Number: 22071200481

Address: 3060 Southcreek Boulevard, ORLANDO, FL

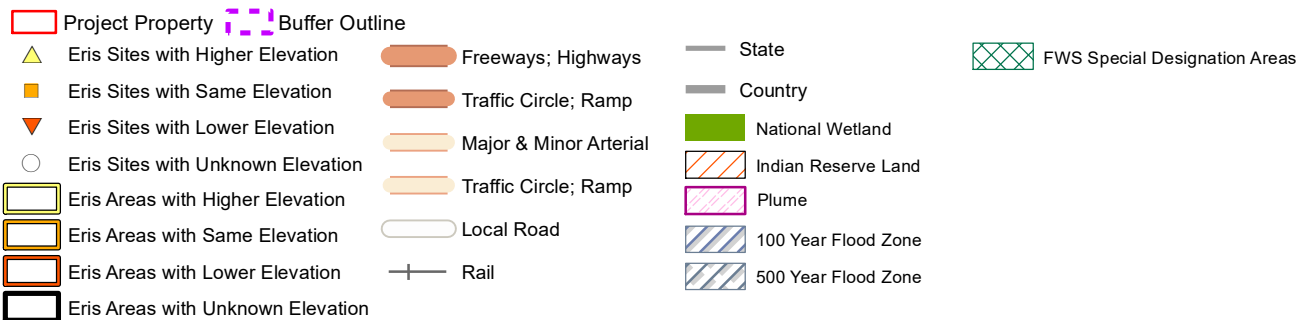




Map: 0.25 Mile Radius

Order Number: 22071200481

Address: 3060 Southcreek Boulevard, ORLANDO, FL



81°20'30"W

81°20'W

81°19'30"W

28°24'N

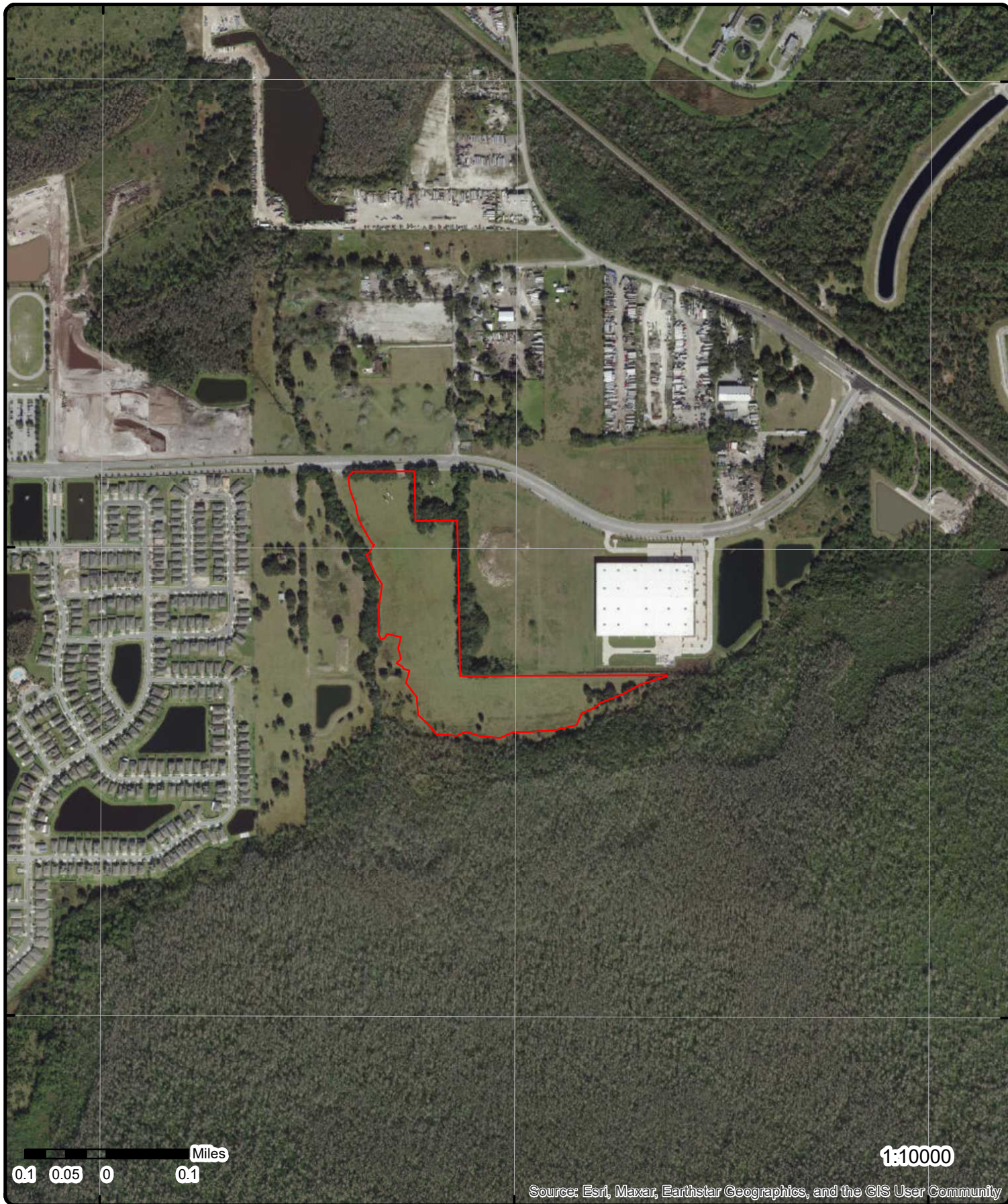
28°24'N

28°23'30"N

28°23'30"N

28°23'N

28°23'N



Aerial Year: 2019

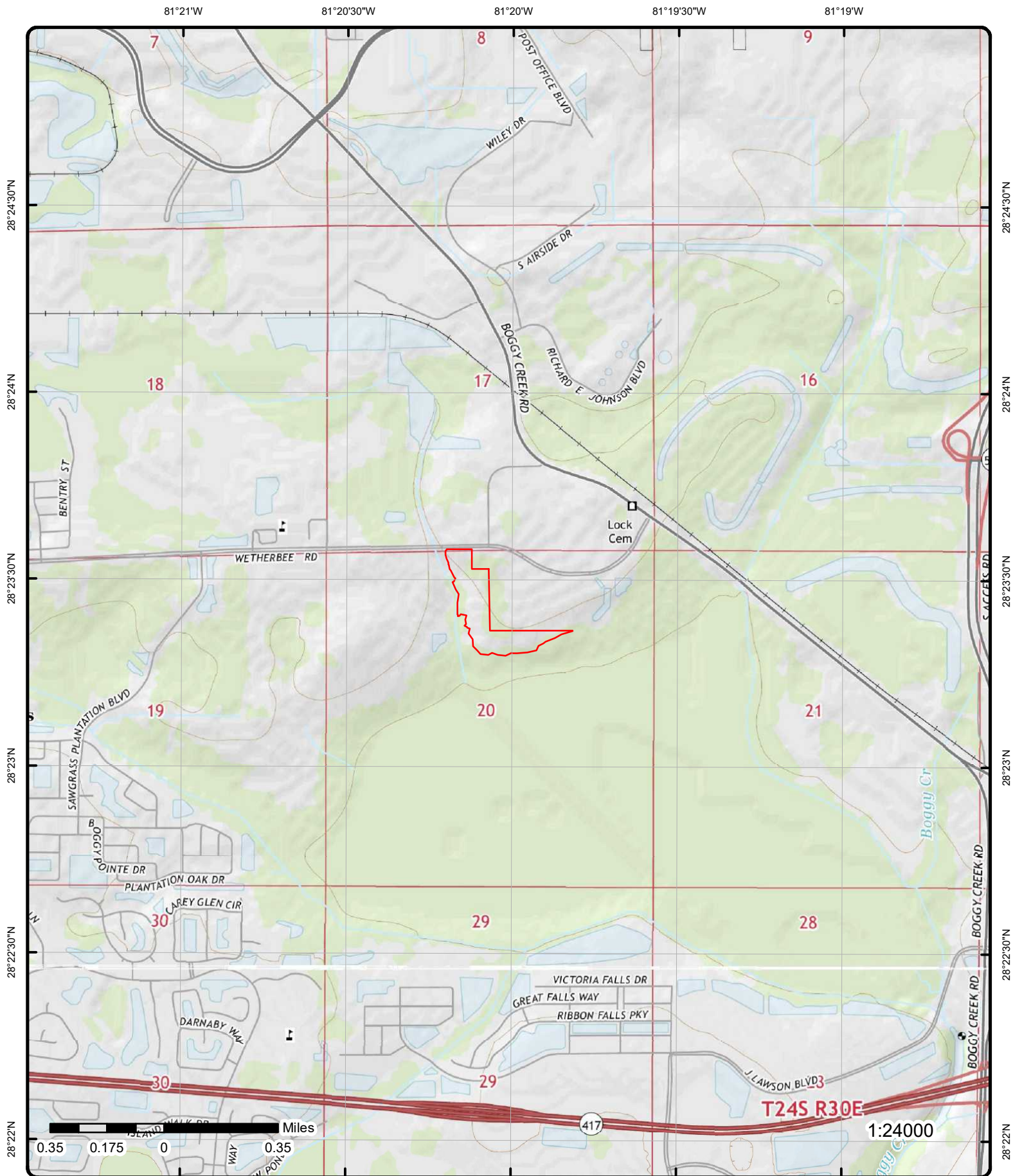
Address: 3060 Southcreek Boulevard, ORLANDO, FL

Source: ESRI World Imagery

Order Number: 22071200481



© ERIS Information Inc.



Topographic Map

Year: 2015

Order Number: 22071200481

Address: 3060 Southcreek Boulevard, FL

Quadrangle(s): Saint Cloud North, FL; Pine Castle, FL

Source: USGS Topographic Map



© ERIS Information Inc.

Detail Report

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
1	1 of 2	N	0.03 / 142.02	85.16 / 6	7-ELEVEN STORE #41544 4488 E WETHERBEE RD ORLANDO FL 32824	UST

Facility ID:	9818651	Bad Addr Indicator:	
Facility Status:	OPEN	Lat/Long Method:	
Facility Type:	A	Lat DD:	
Type Desc:	Retail Station	Lat MM:	
Facility Phone:	4074032995	Lat SS:	
County:	ORANGE	Long DD:	
Dep Co:	P	Long MM:	
Owner ID:	20385	Long SS:	
Owner Phone:	4074032995		
Owner:	7-ELEVEN INC - GASOLINE COMP DEPT 0148		
Owner Address1:	PO BOX 711		
Owner Address2:	ATTN: MGR-FL REGION GAS & ENVIRN COMPL		
Owner City:	Dallas		
Owner State:	TX		
Owner Zip 5:	75221		
Owner Zip 4:			
Contact:	DAVID PETERSEN MILEI AVILES JENNIFER DART		
Source:	Tank Facility - All Locations and Tank Information; Tank Facility - All Locations and Owner Information		
Oculus Docs Inventory URL:	https://erisservice7.ecologeris.com/ErisExt/flo/ocure.ashx?ID=9818651&CAT=11		
Information Portal Fac URL:	http://prodenv.dep.state.fl.us/DepNexus/public/facilitysearch?pagination=true&facility.id=9818651		
Information Portal Doc URL:	http://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/9818651/facility!search		

Tank Information

Tank ID:	1	Capacity:	20000
Tank Status:	U - IN SERVICE	Substance:	8 - Ethanol E10
Status Date:	01-AUG-2021	Placement:	UNDERGROUND
Installation Date:	01-AUG-2021	Tank Vessel Indic:	TANK
Tank Desc:	Double Walled		

Piping

Pipe Description:	J-Pressurized piping system
Pipe Description:	F-Double wall
Pipe Description:	K-Dispenser liners
Pipe Description:	N-Approved synthetic material

Monitoring

Monitoring Desc:	3-Electronic monitor pipe sumps
Monitoring Desc:	F-Monitor dbl wall tank space
Monitoring Desc:	5-Electronic monitor dispenser liners
Monitoring Desc:	K-Monitor dbl wall pipe space
Monitoring Desc:	H-Mechanical line leak detector

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Monitoring Desc:	1-Continuous electronic sensing
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Tank Construction

Cons Code:	O
Cons Desc:	Tight fill
Cons Code:	P
Cons Desc:	Level gauges/alarms
Cons Code:	E
Cons Desc:	Fiberglass
Cons Code:	I
Cons Desc:	Double wall
Cons Code:	N
Cons Desc:	Flow shut-Off
Cons Code:	M
Cons Desc:	Spill containment bucket

Tank Information

Tank ID:	2	Capacity:	20000
Tank Status:	U - IN SERVICE	Substance:	D - Vehicular Diesel
Status Date:	01-AUG-2021	Placement:	UNDERGROUND
Installation Date:	01-AUG-2021	Tank Vessel Indic:	TANK
Tank Desc:	Double Walled		

Piping

Pipe Description:	N-Approved synthetic material
Pipe Description:	K-Dispenser liners
Pipe Description:	J-Pressurized piping system
Pipe Description:	F-Double wall

Monitoring

Monitoring Desc:	F-Monitor dbl wall tank space
Monitoring Desc:	5-Electronic monitor dispenser liners
Monitoring Desc:	3-Electronic monitor pipe sumps
Monitoring Desc:	H-Mechanical line leak detector
Monitoring Desc:	K-Monitor dbl wall pipe space
Monitoring Desc:	1-Continuous electronic sensing

Tank Construction

Cons Code:	M
Cons Desc:	Spill containment bucket
Cons Code:	I
Cons Desc:	Double wall
Cons Code:	N

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Cons Desc:		Flow shut-Off				
Cons Code:		P				
Cons Desc:		Level gauges/alarms				
Cons Code:		L				
Cons Desc:		Compartmented				
Cons Code:		O				
Cons Desc:		Tight fill				
Cons Code:		E				
Cons Desc:		Fiberglass				

1	2 of 2	N	0.03 / 142.02	85.16 / 6	7-ELEVEN STORE #41544 4488 E WETHERBEE RD ORLANDO FL 32824	STCS
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Facility ID:	9818651	Zip5 (Open Data):	32824
Type:	A - Retail Station	CountyID(OpenData):	48
Status:	Open	County (Open Data):	ORANGE
County:	ORANGE	Contam (Map):	
Fac Stat(OpenData):	OPEN	Fac Type (Map):	Retail Station
Fac Code(OpenData):	A	Fac Stat (Map):	OPEN
Fac Type(OpenData):	Retail Station	Status (Map):	REVIEWED
Clnup Cd(OpenData):		City (Map):	ORLANDO
Clnup Dt(OpenData):		County (Map):	48
Status (Open Data):	REVIEWED	Zip5 (Map):	32824
City (Open Data):	ORLANDO	Zip4 (Map):	8855
Fac Name(Open Data):	7-ELEVEN STORE #41544		
Address (Open Data):	4488 E WETHERBEE RD		
Fac Cleanup Stat(Open Data):			
Name (Map):	7-ELEVEN STORE #41544		
Address (Map):	4488 E WETHERBEE RD		

FDEP Storage Tank Monitoring Open Data Details

Object ID:	71022	Map Src:	imagerywithroads
X:	-81.334928812895	Map Scale:	1128
Y:	28.3928446973428	Elevation:	
Regulated:	YES	EI Datum:	
Col Meth:	DPHO	EI Resolut:	
Col Name:	WILLIAMS_CA	EI Units:	
Col Date:	2021/07/27 10:50:26+00	ALB East:	660621.55
Col Prog:	TANKS-PETROLEUM CONTAMINATION	ALB North:	490239.43
Ver Meth:	DPHO	Loc ID:	71927
Ver Name:	WILLIAMS_CA	Lat DD:	28
Ver Prog:	TANKS-PETROLEUM CONTAMINATION	Lat MM:	23
Ver Date:	2021/07/27 10:50:26+00	Lat SS:	
OOIC:	FACILITY	Long DD:	81
Rel Feat:	CENTR	Long MM:	20
Datum:	NAD83	Long SS:	
Coord Acc:	4		
Col Aff:	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION		
Ver Aff:	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION		
Direct:			
Documents:	https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/9818651/gis-facility!search		

FDEP Open Data - Storage Tank Contamination Monitoring (STCM)

Loc ID:	71927	Rel Feat:	CENTR
Site Type:	Retail Station	EI Datum:	
Contam Ind:		EI Resolut:	
Phone:	4074032995	EI Units:	
Operator:	David Petersen	Map Src:	imagerywithroads
Next action:	PLACARD 15-SEP-2021	Map Scale:	1128

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Fin Respon:				Coord Acc:	4	
Office:	CD			Alb East:	660621.55	
OOIC:	FACILITY			Alb North:	490239.43	
Col Meth:	DPHO			Datum:	NAD83	
Col Name:	WILLIAMS_CA			Elevation:		
Col Date:	7/27/2021			Lat DD:	28	
Col Prog:	TANKS-PETROLEUM CONTAMINATION			Lat MM:	23	
Ver Meth:	DPHO			Lat SS:		
Ver Name:	WILLIAMS_CA			Long DD:	81	
Ver Prog:	TANKS-PETROLEUM CONTAMINATION			Long MM:	20	
Ver Date:	7/27/2021			Long SS:		
Object ID:	71927					
Col Aff:	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION					
Ver Aff:	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION					
Documents:	https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/9818651/gis-facility!search					

FDEP - Storage Tank Contamination Monitoring (STCM) Details

Name: 7-Eleven Store #41544
 4488 E Wetherbee Rd
 Orlando, FL 32824- 8855
LL Method: DPHO
Account Owner: 7-Eleven Inc - Gasoline Comp Dept 0148
Contact: David Petersen
Phone: 407-403-2995
District: CD
County 1: 48 - Orange
Latitude: 28:23:34.2218
Longitude: 81:20:05.7326

FDEP - Registered Tanks from Storage Tank Contamination Monitoring (STCM) Details

Tank No: 2
Size: 20000
Content: Vehicular Diesel
Installed: 08/01/2021
Placement: UNDER
Status: In Service
Construction: E - Fiberglass
 I - Double Wall
 L - Compartmented
 M - Spill Containment Bucket
 N - Flow Shut-Off
 O - Tight Fill
 P - Level Gauges/Alarms
Piping: F - Double Wall
 J - Pressurized Piping System
 K - Dispenser Liners
 N - Approved Synthetic Material
Monitoring: 1 - Continuous Electronic Sensing
 3 - Electronic Monitor Pipe Sumps
 5 - Electronic Monitor Dispenser Liners
 F - Monitor Dbl Wall Tank Space
 H - Mechanical Line Leak Detector
 K - Monitor Dbl Wall Pipe Space

FDEP - Registered Tanks from Storage Tank Contamination Monitoring (STCM) Details

Tank No: 1
Size: 20000
Content: Ethanol E10
Installed: 08/01/2021
Placement: UNDER
Status: In Service
Construction: E - Fiberglass
 I - Double Wall

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Piping:		M - Spill Containment Bucket N - Flow Shut-Off O - Tight Fill P - Level Gauges/Alarms F - Double Wall J - Pressurized Piping System K - Dispenser Liners				
Monitoring:		N - Approved Synthetic Material 1 - Continuous Electronic Sensing 3 - Electronic Monitor Pipe Sumps 5 - Electronic Monitor Dispenser Liners F - Monitor Dbl Wall Tank Space H - Mechanical Line Leak Detector K - Monitor Dbl Wall Pipe Space				

2	1 of 2	N	0.06 / 291.72	85.01 / 6	WETHERBEE PS #F3182 4494 E WETHERBEE RD ORLANDO FL 32824	AST
Facility ID:	9810942			Lat DD:		
Facility Status:	OPEN			Lat MM:		
ASTs:				Lat SS:		
USTs:				Long DD:		
Tanks:				Long MM:		
Facility Type:	I			Long SS:		
Contact:	KEVIN JONES/TISHA PENCE			Lat/Long Method:		
Facility Phone:	4072546724			Bad Addr Indicator:		
Owner ID:	15907			County:	ORANGE	
Owner Phone:	4072546724			Dep Co:	D	
Owner:	ORANGE CNTY BCC C/O WATER RECLAMATION DIVISION					
Owner Address1:	1621 S ALAFAYA TR					
Owner Address2:	ATTN: STORAGE TANK REGIS					
Owner City:	ORLANDO					
Owner State:	FL					
Owner Zip 5:	32828					
Owner Zip 4:						
Type Desc:	County Government					
Source:	Tank Facility - All Locations and Tank Information; Tank Facility - All Locations and Owner Information					
Oculus Docs Inventory URL:	https://erisservice7.ecologeris.com/ErisExt/flo/ocure.ashx?ID=9810942&CAT=11					
Information Portal Facility URL:	http://prodenv.dep.state.fl.us/DepNexus/public/facilitysearch?pagination=true&facility.id=9810942					
Information Portal Doc URL:	http://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/9810942/facility!search					

Tank Information

Tank ID:	1	Tank Desc:	Double Walled
Tank Status:	U - IN SERVICE	Capacity:	1000
Status Date:	01-AUG-2008	Placement:	ABOVEGROUND
Installation Date:	01-AUG-2008	Tank Vessel Indic:	TANK
Content Desc:	G - Emerg Generator Diesel		

Piping

Tank Stat:	U	Stat Date:	01-AUG-2008
Piping Description:	I-Suction piping system		
Tank Stat:	U	Stat Date:	01-AUG-2008
Piping Description:	B-Steel/galvanized metal		
Tank Stat:	U	Stat Date:	01-AUG-2008
Piping Description:	A-Abv, no soil contact		

Monitoring

Tank Stat:	U	Stat Date:	01-AUG-2008
Monitoring Desc:	Q-Visual inspection of ASTs		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Tank Stat:	U			Stat Date:	01-AUG-2008	
Monitoring Desc:		F-Monitor dbl wall tank space				
Tank Stat:	U			Stat Date:	01-AUG-2008	
Monitoring Desc:		6-External piping monitoring				
<u>Tank Construction</u>						
Constr Code:	P			Constr Desc:	Level gauges/alarms	
Constr Code:	N			Constr Desc:	Flow shut-Off	
Constr Code:	R			Constr Desc:	Double wall - tank jacket	
Constr Code:	O			Constr Desc:	Tight fill	
Constr Code:	C			Constr Desc:	Steel	
Constr Code:	M			Constr Desc:	Spill containment bucket	

2	2 of 2	N	0.06 / 291.72	85.01 / 6	WETHERBEE PS #F3182 4494 E WETHERBEE RD ORLANDO FL 32824	STCS
Facility ID:	9810942			Zip5 (Open Data):	32824	
Type:	I - County Government			CountyID(OpenData):	48	
Status:	Open			County (Open Data):	ORANGE	
County:	ORANGE			Contam (Map):		
Fac Stat(OpenData):	OPEN			Fac Type (Map):	County Government	
Fac Code(OpenData):	I			Fac Stat (Map):	OPEN	
Fac Type(OpenData):	County Government			Status (Map):	REVIEWED	
Clnup Cd(OpenData):				City (Map):	ORLANDO	
Clnup Dt(OpenData):				County (Map):	48	
Status (Open Data):	REVIEWED			Zip5 (Map):	32824	
City (Open Data):	ORLANDO			Zip4 (Map):	0	
Fac Name(Open Data):	WETHERBEE PS #F3182					
Address (Open Data):	4494 E WETHERBEE RD					
Fac Cleanup Stat(Open Data):						
Name (Map):	WETHERBEE PS #F3182					
Address (Map):	4494 E WETHERBEE RD					

FDEP Storage Tank Monitoring Open Data Details

Object ID:	62548	Map Src:	
X:	-81.3343034238426	Map Scale:	
Y:	28.3934193641647	Elevation:	
Regulated:	YES	El Datum:	
Col Meth:	DPHO	El Resolut:	
Col Name:	WILLIAMS_CA	El Units:	
Col Date:	2011/05/03 00:00:00+00	ALB East:	
Col Prog:	TANKS-PETROLEUM CONTAMINATION	ALB North:	
Ver Meth:	DPHO	Loc ID:	64326
Ver Name:	WILLIAMS_CA	Lat DD:	28
Ver Prog:	TANKS-PETROLEUM CONTAMINATION	Lat MM:	23
Ver Date:	2011/07/26 14:31:17+00	Lat SS:	
OOIC:	FACILITY	Long DD:	81
Rel Feat:	EXACT	Long MM:	20
Datum:	NAD83	Long SS:	
Coord Acc:	4		
Col Aff:	TKHQ		
Ver Aff:	DEPARTMENT OF ENVIRONMENTAL PROTECTION		
Direct:	PARCEL ID 302420627000031		
Documents:	https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/9810942/gis-facility!search		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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FDEP Open Data - Storage Tank Contamination Monitoring (STCM)

Loc ID:	64326	Rel Feat:	EXACT
Site Type:	County Government	El Datum:	
Contam Ind:		El Resolut:	
Phone:	4072546724	El Units:	
Operator:	KEVIN JONES	Map Src:	
Next action:	PLACARD 15-JUN-2021	Map Scale:	0
Fin Respon:		Coord Acc:	4
Office:	CD	Alb East:	0.0
OOIC:	FACILITY	Alb North:	0.0
Col Meth:	DPHO	Datum:	NAD83
Col Name:	WILLIAMS_CA	Elevation:	
Col Date:	5/3/2011	Lat DD:	28
Col Prog:	TANKS-PETROLEUM CONTAMINATION	Lat MM:	23
Ver Meth:	DPHO	Lat SS:	
Ver Name:	WILLIAMS_CA	Long DD:	81
Ver Prog:	TANKS-PETROLEUM CONTAMINATION	Long MM:	20
Ver Date:	7/26/2011	Long SS:	
Object ID:	64326		
Col Aff:	TKHQ		
Ver Aff:	DEPARTMENT OF ENVIRONMENTAL PROTECTION		
Documents:	https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/9810942/gis-facility!search		

FDEP - Storage Tank Contamination Monitoring (STCM) Details

Name:	Wetherbee Ps #F3182 4494 E Wetherbee Rd Orlando, FL 32824
LL Method:	DPHO
Account Owner:	Orange Cnty Bcc C/O Water Reclamation Division
Contact:	Kevin Jones
Phone:	407-254-6724
District:	CD
County 1:	48 - Orange
Latitude:	28:23:36.2906
Longitude:	81:20:03.4812

FDEP - Registered Tanks from Storage Tank Contamination Monitoring (STCM) Details

Tank No:	1
Size:	1000
Content:	Emerg Generator Diesel
Installed:	08/01/2008
Placement:	ABOVE
Status:	In Service
Construction:	C - Steel M - Spill Containment Bucket N - Flow Shut-Off O - Tight Fill P - Level Gauges/Alarms R - Double Wall - Tank Jacket
Piping:	A - Abv, No Soil Contact B - Steel/Galvanized Metal I - Suction Piping System
Monitoring:	6 - External Piping Monitoring F - Monitor Dbl Wall Tank Space Q - Visual Inspection Of Asts

3	1 of 2	ENE	0.17 / 919.79	81.99 / 3	FAST LOGISTICS CENTER 4600 E WETHERBEE RD ORLANDO FL 32824	AST
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Facility ID:	9816531	Lat DD:
Facility Status:	OPEN	Lat MM:
ASTs:		Lat SS:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<div> <div> USTs: Tanks: Facility Type: C Contact: JEFF SMITH Facility Phone: 4074637629 Owner ID: 77408 Owner Phone: 4074637629 Owner: SIEMENS ENERGY INC Owner Address1: 4600 E WETHERBEE RD Owner Address2: Owner City: ORLANDO Owner State: FL Owner Zip 5: 32824 Owner Zip 4: Type Desc: Fuel user/Non-retail Source: Tank Facility - All Locations and Tank Information; Tank Facility - All Locations and Owner Information Oculus Docs Inventory URL: https://erisservice7.ecologeris.com/ErisExt/flo/ocure.ashx?ID=9816531&CAT=11 Information Portal Facility URL: http://prodenv.dep.state.fl.us/DepNexus/public/facilitysearch?pagination=true&facility.id=9816531 Information Portal Doc URL: http://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/9816531/facility!search </div> <div> Long DD: Long MM: Long SS: Lat/Long Method: Bad Addr Indicator: County: ORANGE Dep Co: P </div> </div>						
<u>Tank Information</u>						
Tank ID:	A049J9				Tank Desc:	Single Walled
Tank Status:	U - IN SERVICE				Capacity:	619
Status Date:	01-OCT-2016				Placement:	ABOVEGROUND
Installation Date:	01-OCT-2016				Tank Vessel Indic:	TANK
Content Desc:	G - Emerg Generator Diesel					
<u>Piping</u>						
Tank Stat:	U				Stat Date:	01-OCT-2016
Piping Description:	Y-Unknown					
<u>Monitoring</u>						
Tank Stat:	U				Stat Date:	01-OCT-2016
Monitoring Desc:	Y-Unknown					
Tank Stat:	U				Stat Date:	01-OCT-2016
Monitoring Desc:	J-Monitor piping/liner space					
Tank Stat:	U				Stat Date:	01-OCT-2016
Monitoring Desc:	F-Monitor dbl wall tank space					
Tank Stat:	U				Stat Date:	01-OCT-2016
Monitoring Desc:	Q-Visual inspection of ASTs					
<u>Tank Construction</u>						
Constr Code:	C				Constr Desc:	Steel
Constr Code:	G				Constr Desc:	Sacrificial anode CP
Constr Code:	I				Constr Desc:	Double wall
Constr Code:	P				Constr Desc:	Level gauges/alarms
Constr Code:	L				Constr Desc:	Compartmented
3	2 of 2	ENE	0.17 / 919.79	81.99 / 3	FAST LOGISTICS CENTER 4600 E WETHERBEE RD ORLANDO FL 32824	STCS

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Facility ID:	9816531			Zip5 (Open Data):	32824	
Type:	C - Fuel User/Non-Retail			CountyID(OpenData):	48	
Status:	Open			County (Open Data):	ORANGE	
County:	ORANGE			Contam (Map):		
Fac Stat(OpenData):	OPEN			Fac Type (Map):	Fuel user/Non-retail	
Fac Code(OpenData):	C			Fac Stat (Map):	OPEN	
Fac Type(OpenData):	Fuel user/Non-retail			Status (Map):	REVIEWED	
Clnup Cd(OpenData):				City (Map):	ORLANDO	
Clnup Dt(OpenData):				County (Map):	48	
Status (Open Data):	REVIEWED			Zip5 (Map):	32824	
City (Open Data):	ORLANDO			Zip4 (Map):	8840	
Fac Name(Open Data):	FAST LOGISTICS CENTER					
Address (Open Data):	4600 E WETHERBEE RD					
Fac Cleanup Stat(Open Data):						
Name (Map):	FAST LOGISTICS CENTER					
Address (Map):	4600 E WETHERBEE RD					

FDEP Storage Tank Monitoring Open Data Details

Object ID:	70195	Map Src:	imagerywithroads
X:	-81.3297030890812	Map Scale:	4514
Y:	28.3907053080729	Elevation:	
Regulated:	YES	El Datum:	
Col Meth:	DPHO	El Resolut:	
Col Name:	WILLIAMS_CA	El Units:	
Col Date:	2018/09/27 17:20:40+00	ALB East:	661137.65
Col Prog:	TANKS-PETROLEUM CONTAMINATION	ALB North:	490012.94
Ver Meth:	DPHO	Loc ID:	69868
Ver Name:	WILLIAMS_CA	Lat DD:	28
Ver Prog:	TANKS-PETROLEUM CONTAMINATION	Lat MM:	23
Ver Date:	2018/09/27 17:20:40+00	Lat SS:	
OOIC:	FACILITY	Long DD:	81
Rel Feat:	APPRX	Long MM:	19
Datum:	NAD83	Long SS:	
Coord Acc:	4		
Col Aff:	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION		
Ver Aff:	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION		
Direct:			
Documents:	https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/9816531/gis-facility!search		

FDEP Open Data - Storage Tank Contamination Monitoring (STCM)

Loc ID:	69868	Rel Feat:	APPRX
Site Type:	Fuel user/Non-retail	El Datum:	
Contam Ind:		El Resolut:	
Phone:	4074637629	El Units:	
Operator:	JEFF SMITH	Map Src:	imagerywithroads
Next action:	PLACARD 08-JUN-2021	Map Scale:	4514
Fin Respon:		Coord Acc:	4
Office:	CD	Alb East:	661137.65
OOIC:	FACILITY	Alb North:	490012.94
Col Meth:	DPHO	Datum:	NAD83
Col Name:	WILLIAMS_CA	Elevation:	
Col Date:	9/27/2018	Lat DD:	28
Col Prog:	TANKS-PETROLEUM CONTAMINATION	Lat MM:	23
Ver Meth:	DPHO	Lat SS:	
Ver Name:	WILLIAMS_CA	Long DD:	81
Ver Prog:	TANKS-PETROLEUM CONTAMINATION	Long MM:	19
Ver Date:	9/27/2018	Long SS:	
Object ID:	69868		
Col Aff:	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION		
Ver Aff:	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION		
Documents:	https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/9816531/gis-facility!search		

FDEP - Storage Tank Contamination Monitoring (STCM) Details

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Name: Fast Logistics Center
 4600 E Wetherbee Rd
 Orlando, FL 32824- 8840
LL Method: DPHO
Account Owner: Siemens Energy Inc
Contact: Jeff Smith
Phone: 407-463-7629
District: CD
County 1: 48 - Orange
Latitude: 28:23:26.5200
Longitude: 81:19:46.9200

FDEP - Registered Tanks from Storage Tank Contamination Monitoring (STCM) Details

Tank No: A049J9
Size: 619
Content: Emerg Generator Diesel
Installed: 10/01/2016
Placement: ABOVE
Status: In Service
Construction: C - Steel
 G - Sacrificial Anode Cp
 I - Double Wall
 L - Compartmented
 P - Level Gauges/Alarms
Piping: Y - Unknown
Monitoring: F - Monitor Dbl Wall Tank Space
 J - Monitor Piping/Liner Space
 Q - Visual Inspection Of Asts
 Y - Unknown

4	1 of 1	WNW	0.25 / 1,328.77	84.40 / 6	YATES P E 4080 WETHERBEE RD ORLANDO FL 32824	STCS
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Facility ID:	8737219	Zip5 (Open Data):	32824
Type:	C - Fuel User/Non-Retail	CountyID(OpenData):	48
Status:	Open	County (Open Data):	ORANGE
County:	ORANGE	Contam (Map):	
Fac Stat(OpenData):	OPEN	Fac Type (Map):	Fuel user/Non-retail
Fac Code(OpenData):	C	Fac Stat (Map):	OPEN
Fac Type(OpenData):	Fuel user/Non-retail	Status (Map):	REVIEWED
Clnup Cd(OpenData):		City (Map):	ORLANDO
Clnup Dt(OpenData):		County (Map):	48
Status (Open Data):	REVIEWED	Zip5 (Map):	32824
City (Open Data):	ORLANDO	Zip4 (Map):	8847
Fac Name(Open Data):	YATES P E		
Address (Open Data):	4080 WETHERBEE RD		
Fac Cleanup Stat(Open Data):			
Name (Map):	YATES P E		
Address (Map):	4080 WETHERBEE RD		

FDEP Storage Tank Monitoring Open Data Details

Object ID:	27384	Map Src:	1999 doqs
X:	-81.3414753146971	Map Scale:	5000
Y:	28.3897247519749	Elevation:	
Regulated:	NO	El Datum:	
Col Meth:	DPHO	El Resolut:	
Col Name:	WOEBER_A	El Units:	
Col Date:	2005/11/15 09:39:51+00	ALB East:	659988.93
Col Prog:	TANKS-PETROLEUM CONTAMINATION	ALB North:	489879.2
Ver Meth:	DPHO	Loc ID:	16333
Ver Name:	WOEBER_A	Lat DD:	28
Ver Prog:	TANKS-PETROLEUM CONTAMINATION	Lat MM:	23

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Ver Date:	2005/11/15 09:39:51+00			Lat SS:		
OOIC:	FACILITY			Long DD:	81	
Rel Feat:	CENTR			Long MM:	20	
Datum:	HARN			Long SS:		
Coord Acc:	4					
Col Aff:		DEPARTMENT OF ENVIRONMENTAL PR				
Ver Aff:		DEPARTMENT OF ENVIRONMENTAL PR				
Direct:						
Documents:		https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/8737219/gis-facility!search				

FDEP Open Data - Storage Tank Contamination Monitoring (STCM)

Loc ID:	16333	Rel Feat:	CENTR
Site Type:	Fuel user/Non-retail	El Datum:	
Contam Ind:		El Resolut:	
Phone:	3058551667	El Units:	
Operator:	P.E. YATES	Map Src:	1999 doqs
Next action:		Map Scale:	5000
Fin Respon:		Coord Acc:	4
Office:	CD	Alb East:	659988.93
OOIC:	FACILITY	Alb North:	489879.2
Col Meth:	DPHO	Datum:	HARN
Col Name:	WOEBER_A	Elevation:	
Col Date:	11/15/2005	Lat DD:	28
Col Prog:	TANKS-PETROLEUM CONTAMINATION	Lat MM:	23
Ver Meth:	DPHO	Lat SS:	
Ver Name:	WOEBER_A	Long DD:	81
Ver Prog:	TANKS-PETROLEUM CONTAMINATION	Long MM:	20
Ver Date:	11/15/2005	Long SS:	
Object ID:	16333		
Col Aff:		DEPARTMENT OF ENVIRONMENTAL PR	
Ver Aff:		DEPARTMENT OF ENVIRONMENTAL PR	
Documents:		https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/8737219/gis-facility!search	

FDEP - Storage Tank Contamination Monitoring (STCM) Details

Name:	Yates P E 4080 Wetherbee Rd Orlando, FL 32824- 8847
LL Method:	DPHO - Unverified
Account Owner:	Yates, P E
Contact:	P.E. Yates
Phone:	305-855-1667
District:	CD
County 1:	48 - Orange
Latitude:	28:23:22.9900
Longitude:	81:20:29.3000

FDEP - Registered Tanks from Storage Tank Contamination Monitoring (STCM) Details

Tank No:	1
Size:	500
Content:	Vehicular Diesel
Installed:	
Placement:	ABOVE
Status:	In Service
Construction:	D - Unknown
Piping:	Y - Unknown
Monitoring:	Y - Unknown

5	1 of 2	NNE	0.35 / 1,821.76	80.26 / 1	Florida Recycling Center 11762 Boggy Creek Rd Orlando FL 32824	ERIC
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Eric ID:	ERIC_15271	Offste Contami Key:	CONTAMUNKNOWN
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Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<hr/>						
Site Status:	OPEN				Se Anno Cad Data:	
Source Facility ID:	84465				State:	FL
District:	CD				County Name:	Orange
WMD:	SJRWMD				County ID:	48
ICR Indicator:	NO				X:	-81.3384947029273
Discharge Date:					Y:	28.3980126995553
Method ID:	DPHO				Lat DD:	28
Object of Interest:	DISCH				Lat MM:	23
Proximity to Object:	VICIN				Lat SS:	
Collector Username:	LABRADOR_M				Long DD:	81
Collect Date:	2020/09/01 00:00:00+00				Long MM:	20
Map Source:					Long SS:	
Map Source Scale:					Gis Albx:	660260.506494
Interpolation Scale:	0				Gis Alby:	490805.70057
Coord Accuracy ID:	1				Datum ID:	WGS84
Site Phase Dsc:	Phase 2 - Full Assessment				Geometry:	
Site Name:	Florida Recycling Center, LLC					
Documents:	https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/ERIC_15271/gis-facility!search					

Program Details

Program: Responsible Party Cleanup
Program Type: RESPONSPARTY
Program Status: ACTIVE
Site Manager: Maria Labrador

<u>5</u>	2 of 2	NNE	0.35 / 1,821.76	80.26 / 1	Florida Recycling Center, LLC 11762 Boggy Creek Rd Orlando FL	DWM CONTAM
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Program Area:		Method:
Site ID:	ERIC_15271	Datum:
District:	CD	Related Party ID:
Site Status:	Open	Primary RP Role:
Facility ID:		RP Begin Date:
Section:		RP Address1:
Township:		RP Address2:
County:	Orange	RP City:
Range:		RP State:
Facility Type:		RP Zip5:
Rank:		RP Zip4:
Operator:		RP Phone:
Phone:		RP Extension:
Name Changed:		Rp Bad Addr Ind:
Addr Changed:		RP Name:
Contact:		

Program Details

Facility Status:		Score Effective Dt:
Offsite Contam:		Score When Ranked:
Priority Score:		Datum: WGS84
Project Coordinator:		Method: DPHO
Program Eligible:		Lat DD: 28
Ineligible:		Lat MM: 24
District:		Lat SS: 24.757
Staff Assigned:		Long DD: 87
Priority:		Long MM: 12
Program Area:	RESPONSPARTY	Long SS: 58.9161
Site Manager:	Maria Labrador	

Program Details

Facility Status:		Score Effective Dt:
Offsite Contam:		Score When Ranked:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Priority Score:				Datum:	WGS84	
Project Coordinator:				Method:	DPHO	
Program Eligible:				Lat DD:	28	
Ineligible:				Lat MM:	23	
District:				Lat SS:	52.8266	
Staff Assigned:				Long DD:	81	
Priority:				Long MM:	20	
Program Area:	RESPONSPARTY			Long SS:	18.5698	
Site Manager:						

<u>6</u>	1 of 1	ENE	0.43 / 2,248.44	79.02 / 0	BRIGHTLINE-ORL VEHICLE MAINT FAC 11885 BOGGY CREEK RD ORLANDO FL 32824	STCS
Facility ID:	9818751	Zip5 (Open Data):	32824			
Type:	C - Fuel User/Non-Retail	CountyID(OpenData):	48			
Status:	Open	County (Open Data):	ORANGE			
County:	ORANGE	Contam (Map):				
Fac Stat(OpenData):	OPEN	Fac Type (Map):	Fuel user/Non-retail			
Fac Code(OpenData):	C	Fac Stat (Map):	OPEN			
Fac Type(OpenData):	Fuel user/Non-retail	Status (Map):	REVIEWED			
Clnup Cd(OpenData):		City (Map):	ORLANDO			
Clnup Dt(OpenData):		County (Map):	48			
Status (Open Data):	REVIEWED	Zip5 (Map):	32824			
City (Open Data):	ORLANDO	Zip4 (Map):	0			
Fac Name(Open Data):	BRIGHTLINE-ORL VEHICLE MAINT FAC					
Address (Open Data):	11885 BOGGY CREEK RD					
Fac Cleanup Stat(Open Data):						
Name (Map):	BRIGHTLINE-ORL VEHICLE MAINT FAC					
Address (Map):	11885 BOGGY CREEK RD					

FDEP Storage Tank Monitoring Open Data Details

Object ID:	70925	Map Src:	imagerywithroads
X:	-81.3258849215586	Map Scale:	4514
Y:	28.3984315878167	Elevation:	
Regulated:	YES	El Datum:	
Col Meth:	DPHO	El Resolut:	
Col Name:	WILLIAMS_CA	El Units:	
Col Date:	2021/10/07 15:46:44+00	ALB East:	661492.37
Col Prog:	TANKS-PETROLEUM CONTAMINATION	ALB North:	490878.89
Ver Meth:	DPHO	Loc ID:	72024
Ver Name:	WILLIAMS_CA	Lat DD:	28
Ver Prog:	TANKS-PETROLEUM CONTAMINATION	Lat MM:	23
Ver Date:	2021/10/07 15:46:44+00	Lat SS:	
OOIC:	FACILITY	Long DD:	81
Rel Feat:	CENTR	Long MM:	19
Datum:	NAD83	Long SS:	
Coord Acc:	4		
Col Aff:	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION		
Ver Aff:	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION		
Direct:			
Documents:	https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/9818751/gis-facility!search		

FDEP Open Data - Storage Tank Contamination Monitoring (STCM)

Loc ID:	72024	Rel Feat:	CENTR
Site Type:	Fuel user/Non-retail	El Datum:	
Contam Ind:		El Resolut:	
Phone:	5612003253	El Units:	
Operator:	THOMAS SZOKE	Map Src:	imagerywithroads
Next action:	PLACARD 07-OCT-2021	Map Scale:	4514
Fin Respon:		Coord Acc:	4
Office:	CD	Alb East:	661492.37
OOIC:	FACILITY	Alb North:	490878.89

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Col Meth:	DPHO			Datum:	NAD83	
Col Name:	WILLIAMS_CA			Elevation:		
Col Date:	10/7/2021			Lat DD:	28	
Col Prog:	TANKS-PETROLEUM CONTAMINATION			Lat MM:	23	
Ver Meth:	DPHO			Lat SS:		
Ver Name:	WILLIAMS_CA			Long DD:	81	
Ver Prog:	TANKS-PETROLEUM CONTAMINATION			Long MM:	19	
Ver Date:	10/7/2021			Long SS:		
Object ID:	72024					
Col Aff:	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION					
Ver Aff:	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION					
Documents:	https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/9818751/gis-facility!search					

FDEP - Storage Tank Contamination Monitoring (STCM) Details

Name: Brightline-Orl Vehicle Maint Fac
11885 Boggy Creek Rd
Orlando, FL 32824

LL Method: DPHO

Account Owner: Brightline Trains Florida Llc

Contact: Thomas Szoke

Phone: 561-200-3253

District: CD

County 1: 48 - Orange

Latitude: 28:23:54.3346

Longitude: 81:19:33.1746

FDEP - Registered Tanks from Storage Tank Contamination Monitoring (STCM) Details

Tank No: 1

Size: 40000

Content: Vehicular Diesel

Installed: 11/01/2021

Placement: ABOVE

Status: In Service

Construction: C - Steel
K - Ast Containment
O - Tight Fill
P - Level Gauges/Alarms

Piping: B - Steel/Galvanized Metal
D - External Protective Coating
E - Cathodic Protection
J - Pressurized Piping System

Monitoring: 1 - Continuous Electronic Sensing
K - Monitor Dbl Wall Pipe Space

FDEP - Registered Tanks from Storage Tank Contamination Monitoring (STCM) Details

Tank No: 2

Size: 40000

Content: Vehicular Diesel

Installed: 11/01/2021

Placement: ABOVE

Status: In Service

Construction: C - Steel
K - Ast Containment
O - Tight Fill
P - Level Gauges/Alarms

Piping: B - Steel/Galvanized Metal
D - External Protective Coating
E - Cathodic Protection
J - Pressurized Piping System

Monitoring: 1 - Continuous Electronic Sensing
K - Monitor Dbl Wall Pipe Space

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
7	1 of 1	N	0.85 / 4,491.94	88.08 / 9	MCCOY AFB ORLANDO FL	FUDS

FUDS Property No: I04FL0320
EMS Map Link: <https://fudsportal.usace.army.mil/ems/inventory/map/map?id=55715>
FUDS INST ID: FL49799F453600
Status:
SDS ID:
NPL Status Code: Not on the NPL
Eligibility: Eligible
Site Eligib:
Current Owner:
Has Project: Yes
DOD FUDS Pro:
Project Required: Yes
No Further Action:
Congressional District: 09
EPA Region: 04
County: ORANGE
Latitude: 28.41361111
Longitude: -81.325
Fiscal year: 2019
USACE Division: SAD
USACE District: Jacksonville District (SAJ)
Shape Area: .00143651
Shape Len: .202179
Centroid Latitude:
Centroid Longitude:
Media ID:
Metadata ID:
Feature Desc:
Property History: This property is located in Orlando, (Orange county) Florida. The U.S. acquired the land between 1942 and 1945 for an Army airfield. Pinecastle Army Airfield, also known as Orlando Army Air Field Number Two, started as an auxiliary field for Orlando Ar

Unplottable Summary

Total: 0 Unplottable sites

DB	Company Name/Site Name	Address	City	Zip	ERIS ID
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No unplottable records were found that may be relevant for the search criteria.

Unplottable Report

No unplottable records were found that may be relevant for the search criteria.

Appendix: Database Descriptions

Environmental Risk Information Services (ERIS) can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to ERIS at the time of update. ERIS updates databases as set out in ASTM Standard E1527-13 and E1527-21, Section 8.1.8 Sources of Standard Source Information:

"Government information from nongovernmental sources may be considered current if the source updates the information at least every 90 days, or, for information that is updated less frequently than quarterly by the government agency, within 90 days of the date the government agency makes the information available to the public."

Standard Environmental Record Sources

Federal

Formerly Utilized Sites Remedial Action Program:

DOE FUSRAP

The U.S. Department of Energy (DOE) established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from the Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations. The DOE Office of Legacy Management (LM) established long-term surveillance and maintenance (LTS&M) requirements for remediated FUSRAP sites. DOE evaluates the final site conditions of a remediated site on the basis of risk for different future uses. DOE then confirms that LTS&M requirements will maintain protectiveness.

Government Publication Date: Mar 4, 2017

National Priority List:

NPL

Sites on the United States Environmental Protection Agency (EPA)'s National Priorities List of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. The NPL, which EPA is required to update at least once a year, is based primarily on the score a site receives from EPA's Hazard Ranking System. A site must be on the NPL to receive money from the Superfund Trust Fund for remedial action. Sites are represented by boundaries where available in the EPA Superfund Site Boundaries maintained by the Shared Enterprise Geodata and Services (SEGS). Site boundaries represent the footprint of a whole site, the sum of all of the Operable Units and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. Where there is no polygon boundary data available for a given site, the site is represented as a point.

Government Publication Date: Mar 30, 2022

National Priority List - Proposed:

PROPOSED NPL

Sites proposed - by the EPA, the state agency, or concerned citizens - for addition to the NPL due to contamination by hazardous waste and identified by the Environmental Protection Agency (EPA) as a candidate for cleanup because it poses a risk to human health and/or the environment. Sites are represented by boundaries where available in the EPA Superfund Site Boundaries maintained by the Shared Enterprise Geodata and Services (SEGS). Site boundaries represent the footprint of a whole site, the sum of all of the Operable Units and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. Where there is no polygon boundary data available for a given site, the site is represented as a point.

Government Publication Date: Mar 30, 2022

Deleted NPL:

DELETED NPL

Sites deleted from the United States Environmental Protection Agency (EPA)'s National Priorities List. The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425(e), sites may be deleted from the NPL where no further response is appropriate. Sites are represented by boundaries where available in the EPA Superfund Site Boundaries maintained by the Shared Enterprise Geodata and Services (SEGS). Site boundaries represent the footprint of a whole site, the sum of all of the Operable Units and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. Where there is no polygon boundary data available for a given site, the site is represented as a point.

Government Publication Date: Mar 30, 2022

SEMS List 8R Active Site Inventory:

SEMS

The Superfund Program has deployed the Superfund Enterprise Management System (SEMS), which integrates multiple legacy systems into a comprehensive tracking and reporting tool. This inventory contains active sites evaluated by the Superfund program that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The Active Site Inventory Report displays site and location information at active SEMS sites. An active site is one at which site assessment, removal, remedial, enforcement, cost recovery, or oversight activities are being planned or conducted.

Government Publication Date: Apr 27, 2022

Inventory of Open Dumps, June 1985:

ODI

The Resource Conservation and Recovery Act (RCRA) provides for publication of an inventory of open dumps. The Act defines "open dumps" as facilities which do not comply with EPA's "Criteria for Classification of Solid Waste Disposal Facilities and Practices" (40 CFR 257).

Government Publication Date: Jun 1985

SEMS List 8R Archive Sites:

SEMS ARCHIVE

The Superfund Enterprise Management System (SEMS) Archived Site Inventory displays site and location information at sites archived from SEMS. An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time.

Government Publication Date: Apr 27, 2022

Comprehensive Environmental Response, Compensation and Liability Information System -

CERCLIS

CERCLIS:

Superfund is a program administered by the United States Environmental Protection Agency (EPA) to locate, investigate, and clean up the worst hazardous waste sites throughout the United States. CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The EPA administers the Superfund program in cooperation with individual states and tribal governments; this database is made available by the EPA.

Government Publication Date: Oct 25, 2013

EPA Report on the Status of Open Dumps on Indian Lands:

IODI

Public Law 103-399, The Indian Lands Open Dump Cleanup Act of 1994, enacted October 22, 1994, identified congressional concerns that solid waste open dump sites located on American Indian or Alaska Native (AI/AN) lands threaten the health and safety of residents of those lands and contiguous areas. The purpose of the Act is to identify the location of open dumps on Indian lands, assess the relative health and environment hazards posed by those sites, and provide financial and technical assistance to Indian tribal governments to close such dumps in compliance with Federal standards and regulations or standards promulgated by Indian Tribal governments or Alaska Native entities.

Government Publication Date: Dec 31, 1998

CERCLIS - No Further Remedial Action Planned:

CERCLIS NFRAP

An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. The Archive designation means that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Government Publication Date: Oct 25, 2013

CERCLIS Liens:

CERCLIS LIENS

A Federal Superfund lien exists at any property where EPA has incurred Superfund costs to address contamination ("Superfund site") and has provided notice of liability to the property owner. A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. This database is made available by the United States Environmental Protection Agency (EPA). This database was provided by the United States Environmental Protection Agency (EPA). Refer to SEMS LIEN as the current data source for Superfund Liens.

Government Publication Date: Jan 30, 2014

RCRA CORRACTS-Corrective Action:

RCRA CORRACTS

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. At these sites, the Corrective Action Program ensures that cleanups occur. EPA and state regulators work with facilities and communities to design remedies based on the contamination, geology, and anticipated use unique to each site.

Government Publication Date: Apr 11, 2022

RCRA non-CORRACTS TSD Facilities:[RCRA TSD](#)

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. This database includes Non-Corrective Action sites listed as treatment, storage and/or disposal facilities of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).

Government Publication Date: Apr 11, 2022

RCRA Generator List:[RCRA LQG](#)

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Large Quantity Generators (LQGs) generate 1,000 kilograms per month or more of hazardous waste or more than one kilogram per month of acutely hazardous waste.

Government Publication Date: Apr 11, 2022

RCRA Small Quantity Generators List:[RCRA SQG](#)

RCRA Info is the EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Small Quantity Generators (SQGs) generate more than 100 kilograms, but less than 1,000 kilograms, of hazardous waste per month.

Government Publication Date: Apr 11, 2022

RCRA Very Small Quantity Generators List:[RCRA VSQG](#)

RCRA Info is the EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Very Small Quantity Generators (VSQG) generate 100 kilograms or less per month of hazardous waste, or one kilogram or less per month of acutely hazardous waste. Additionally, VSQG may not accumulate more than 1,000 kilograms of hazardous waste at any time.

Government Publication Date: Apr 11, 2022

RCRA Non-Generators:[RCRA NON GEN](#)

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Non-Generators do not presently generate hazardous waste.

Government Publication Date: Apr 11, 2022

RCRA Sites with Controls:[RCRA CONTROLS](#)

List of Resource Conservation and Recovery Act (RCRA) facilities with institutional controls in place. RCRA gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances.

Government Publication Date: Apr 11, 2022

Federal Engineering Controls-ECs:[FED ENG](#)

Engineering controls (ECs) encompass a variety of engineered and constructed physical barriers (e.g., soil capping, sub-surface venting systems, mitigation barriers, fences) to contain and/or prevent exposure to contamination on a property. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Dec 30, 2021

Federal Institutional Controls- ICs:[FED INST](#)

Institutional controls are non-engineered instruments, such as administrative and legal controls, that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. Although it is EPA's (United States Environmental Protection Agency) expectation that treatment or engineering controls will be used to address principal threat wastes and that groundwater will be returned to its beneficial use whenever practicable, ICs play an important role in site remedies because they reduce exposure to contamination by limiting land or resource use and guide human behavior at a site.

Government Publication Date: Dec 30, 2021

Land Use Control Information System:

LUCIS

The LUCIS database is maintained by the U.S. Department of the Navy and contains information for former Base Realignment and Closure (BRAC) properties across the United States.

Government Publication Date: Sep 1, 2006

Institutional Control Boundaries at NPL sites:

NPL IC

Boundaries of Institutional Control areas at sites on the United States Environmental Protection Agency (EPA)'s National Priorities List, or Proposed or Deleted, made available by the EPA's Shared Enterprise Geodata and Services (SEGS). United States Environmental Protection Agency (EPA)'s National Priorities List of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. Institutional controls are non-engineered instruments such as administrative and legal controls that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy.

Government Publication Date: Mar 30, 2022

Emergency Response Notification System:

ERNS 1982 TO 1986

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1982-1986

Emergency Response Notification System:

ERNS 1987 TO 1989

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1987-1989

Emergency Response Notification System:

ERNS

Database of oil and hazardous substances spill reports made available by the United States Coast Guard National Response Center (NRC). The NRC fields initial reports for pollution and railroad incidents and forwards that information to appropriate federal/state agencies for response. These data contain initial incident data that has not been validated or investigated by a federal/state response agency.

Government Publication Date: Jun 5, 2022

The Assessment, Cleanup and Redevelopment Exchange System (ACRES) Brownfield Database:

FED BROWNFIELDS

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties protects the environment, reduces blight, and takes development pressures off greenspaces and working lands. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Aug 20, 2021

FEMA Underground Storage Tank Listing:

FEMA UST

The Federal Emergency Management Agency (FEMA) of the Department of Homeland Security maintains a list of FEMA owned underground storage tanks.

Government Publication Date: Dec 31, 2017

Facility Response Plan:

FRP

List of facilities that have submitted Facility Response Plans (FRP) to EPA. Facilities that could reasonably be expected to cause "substantial harm" to the environment by discharging oil into or on navigable waters are required to prepare and submit Facility Response Plans (FRPs). Harm is determined based on total oil storage capacity, secondary containment and age of tanks, oil transfer activities, history of discharges, proximity to a public drinking water intake or sensitive environments.

Government Publication Date: Dec 31, 2021

Delisted Facility Response Plans:

DELISTED FRP

Facilities that once appeared in - and have since been removed from - the list of facilities that have submitted Facility Response Plans (FRP) to EPA. Facilities that could reasonably be expected to cause "substantial harm" to the environment by discharging oil into or on navigable waters are required to prepare and submit Facility Response Plans (FRPs). Harm is determined based on total oil storage capacity, secondary containment and age of tanks, oil transfer activities, history of discharges, proximity to a public drinking water intake or sensitive environments.

Government Publication Date: Dec 31, 2021

Historical Gas Stations:[HIST GAS STATIONS](#)

This historic directory of service stations is provided by the Cities Service Company. The directory includes Cities Service filling stations that were located throughout the United States in 1930.

Government Publication Date: Jul 1, 1930

Petroleum Refineries:[REFN](#)

List of petroleum refineries from the U.S. Energy Information Administration (EIA) Refinery Capacity Report. Includes operating and idle petroleum refineries (including new refineries under construction) and refineries shut down during the previous year located in the 50 States, the District of Columbia, Puerto Rico, the Virgin Islands, Guam, and other U.S. possessions. Survey locations adjusted using public data.

Government Publication Date: Feb 4, 2022

Petroleum Product and Crude Oil Rail Terminals:[BULK TERMINAL](#)

List of petroleum product and crude oil rail terminals made available by the U.S. Energy Information Administration (EIA). Includes operable bulk petroleum product terminals located in the 50 States and the District of Columbia with a total bulk shell storage capacity of 50,000 barrels or more, and/or the ability to receive volumes from tanker, barge, or pipeline; also rail terminals handling the loading and unloading of crude oil that were active between 2017 and 2018. Petroleum product terminals comes from the EIA-815 Bulk Terminal and Blender Report, which includes working, shell in operation, and shell idle for several major product groupings. Survey locations adjusted using public data.

Government Publication Date: Feb 4, 2022

LIEN on Property:[SEMS LIEN](#)

The EPA Superfund Enterprise Management System (SEMS) provides LIEN information on properties under the EPA Superfund Program.

Government Publication Date: Apr 27, 2022

Superfund Decision Documents:[SUPERFUND ROD](#)

This database contains a listing of decision documents for Superfund sites. Decision documents serve to provide the reasoning for the choice of (or) changes to a Superfund Site cleanup plan. The decision documents include Records of Decision (ROD), ROD Amendments, Explanations of Significant Differences (ESD), along with other associated memos and files. This information is maintained and made available by the US EPA (Environmental Protection Agency).

Government Publication Date: May 3, 2022

State**Superfund Waste Cleanup & State-Funded Action Sites:**[SHWS](#)

List of hazardous waste cleanup sites participating in various federal and state funded cleanup programs. Florida's State-Funded Action Sites and Superfund Waste Cleanup Sites lists are maintained and made available by the Florida Department of Environmental Protection (FDEP). This database is state equivalent CERCLIS.

Government Publication Date: Jun 8, 2022

Delisted State-Funded Action Sites:[DELISTED SHWS](#)

This database contains a list of closed hazardous waste sites of various federal and state funded cleanup programs that were removed from the Florida Department of Environmental Protection (FDEP).

Government Publication Date: Jun 8, 2022

ERIC Waste Cleanup:[ERIC](#)

Environmental Restoration Integrated Cleanup (ERIC) is a single database for tracking contaminated site cleanup activities in the Florida Department of Environmental Protection (DEP)'s Division of Waste Management (DWM). Includes records from 11 different DEP data systems, allowing tracking of a contaminated site throughout the course of cleanup regardless of which program area took the lead.

Government Publication Date: May 2, 2022

Florida Department of Environmental Protection Cleanup Sites:[CLEANUP DEP](#)

The Cleanup Sites layer feeds the FDEP's Contamination Locator Map (CLM). It provides locations and document links for sites currently in the cleanup process and sites awaiting cleanup funding. Cleanup programs include: Brownfields, Petroleum, EPA Superfund (CERCLA), Drycleaning, Responsible Party Cleanup, State Funded Cleanup, State Owned Lands Cleanup and Hazardous Waste Cleanup.

Government Publication Date: May 26, 2022

Waste Cleanup Responsible Party Sites:[WCRPS](#)

List of Open, Closed, and Inactive Waste Cleanup Responsible Party sites made available by the Florida Department of Environmental Protection.

Delisted Waste Cleanup Sites:

[DELISTED WCP](#)

List of sites which once appeared on - and have since been removed from - the list of Waste Cleanup Sites made available by the Florida Department of Environmental Protection.

Government Publication Date: May 26, 2022

Solid Waste Facilities and Landfills:

[SWF/LF](#)

The Solid Waste Facility Inventory Report made available by the Florida Department of Environmental Protection (FDEP) includes all types of authorized and unauthorized facilities: municipal solid waste, landfills, dumps, construction and demolition disposal, recycling facilities, and more.

Government Publication Date: May 27, 2022

Leaking Tanks:

[LST](#)

The Storage Tank Regulation Section is part of the Petroleum Restoration Program in the Florida Department of Environmental Protection (FDEP)'s Division of Waste Management. In 1983, Florida was one of the first states in the union to pass legislation and adopt rules for underground and aboveground storage tank systems. Since then, over 28,000 facilities have reported discharges of petroleum products from storage tank systems. Florida relies on groundwater for about 92 percent of its drinking water needs, and has some of the most stringent rules in the country.

Government Publication Date: Jun 16, 2022

Delisted Leaking Tanks:

[DELISTED LST](#)

Whereas Leaking Tanks (LST) includes only facilities which currently have contamination as recorded by the Florida Department of Environmental Protection, this list contains facilities which were once included in LST data but no longer appear on the list made available by FDEP. Facilities may be removed from the current LST list because the discharge has been cleaned up, or the discharge is not required for 62-770.

Government Publication Date: Jun 16, 2022

Underground Storage Tanks:

[UST](#)

List of Underground Storage Tank facilities made available by the Florida Department of Environmental Protection (FL DEP). Includes facilities tracked for active storage tanks, storage tank history, or petroleum cleanup activity. In an effort to minimize the occurrence and environmental risks of releases and discharges, FDEP administers standards pertaining to the construction, installation, operation, maintenance, repair, closure, and disposal of underground storage tank systems that store regulated substances.

Government Publication Date: May 5, 2022

Aboveground Storage Tanks:

[AST](#)

List of Aboveground Storage Tank facilities made available by the Florida Department of Environmental Protection (FL DEP). Includes facilities tracked for active storage tanks, storage tank history, or petroleum cleanup activity. The Florida Department of Environmental Protection (FDEP) provides standards for aboveground storage tanks (ASTs) that have individual storage tank capacities greater than 550 gallons. The state also regulates the registration, construction, installation, operation, maintenance, repair, closure, and disposal of storage tank systems that store regulated substances.

Government Publication Date: May 5, 2022

Storage Tank Facilities:

[TANK](#)

List of storage tank facilities made available by the Florida Department of Environmental Protection (FL DEP) for which tank information is not available. In the case of closed facilities - where all tanks have been removed or closed, and there is also no petroleum discharge or on-going cleanup activity - the owner data may not be current, but rather would represent the most recent information made available to FL DEP.

Government Publication Date: May 5, 2022

Delisted AST UST Storage Tanks:

[DEL UST AST TANK](#)

This database contains a list of closed UST and AST storage tank sites that were removed from the Florida Department of Environmental Protection (FDEP) storage tank database.

Government Publication Date: Jul 2, 2015

Delisted Storage Tanks:

[DEL STORAGE TANK](#)

List of sites that once appeared on - and have since been removed from - the list of UST and AST storage tank facilities made available by the Florida Department of Environmental Protection.

Government Publication Date: Jun 7, 2022

Federal Facilities Listing:

[FF TANKS](#)

The Florida Department of Environmental Protection (FDEP) Storage Tank Program registers facilities and storage tanks where aboveground or underground storage tanks store pollutants, hazardous substances, and/or mineral acid substances regulated by Chapter 62-761, Florida Administrative Code, or when aboveground storage tanks or compression vessels store a hazardous substance which requires registration according to Chapter 376, Florida Statutes.

Government Publication Date: Jun 7, 2022

Storage Tank/Contaminated Facility Search:

STCS

List of facilities and tanks in the Florida Department of Environmental Protection (FDEP) Bureau of Petroleum Storage Systems Storage Tank/Contaminated Facility Search which do not currently have active, regulated underground or aboveground storage tanks (USTs or ASTs) containing petroleum. Note that tank details do not appear for facilities for which all tanks have been removed.

Government Publication Date: Feb 8, 2022

Institutional Controls Registry:

INST

The Institutional Controls registry is maintained by the Florida Department of Environmental Protection (FDEP). The registry aims to help preserve adequate protection of contaminated soil regions and help to minimize any chances of exposure.

Government Publication Date: Mar 29, 2022

Engineering Controls:

ENG

A listing of all engineering controls that are in place to eliminate or reduce the potential for contaminant migration and exposure to contaminants. These controls may include caps, barriers, guards or fences. The list is maintained by the Florida Department of Environmental Protection (FDEP).

Government Publication Date: Mar 29, 2022

Voluntary Cleanup Sites:

VCP

A listing of active and closed voluntary cleanup sites registered by the Florida Department of Environmental Protection (FDEP).

Government Publication Date: Apr 27, 2021

Brownfield Sites:

BROWNFIELDS

Brownfields are defined by the Florida Department of Environmental Protection (FDEP) as abandoned, idled, or underused industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination. This is a list of sites within designated Brownfield Areas within Florida where Brownfield Site Rehabilitation Agreement (BSRA)s have been executed between FDEP and a responsible party.

Government Publication Date: Sep 8, 2021

Brownfield Areas:

BROWNFIELD AREA

Brownfields are defined by the Florida Department of Environmental Protection (FDEP) as abandoned, idled, or underused industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination. This is a list of Brownfield Areas, defined by the FDEP as contiguous areas of one or more brownfield sites, some of which may not be contaminated, that have been designated as such by a local government resolution. Such areas may include all or portions of community redevelopment areas, enterprise zones, empowerment zones, other such designated economically deprived communities and areas, and Environmental Protection Agency (EPA) designated brownfield pilot projects. Because a variety of sources and methods were used to derive information for this data, locations are approximate.

Government Publication Date: Jun 21, 2022

Tribal

Leaking Underground Storage Tanks (LUSTs) on Indian Land:

INDIAN LUST

Leaking Underground Storage Tanks (LUSTs) on Tribal/Indian Lands in EPA Region 4, which includes Florida.

Government Publication Date: Oct 12, 2021

Underground Storage Tanks (USTs) on Indian Lands:

INDIAN UST

Listing of underground storage tanks (USTs) on Tribal/Indian Lands in EPA Region 4, which includes Florida.

Government Publication Date: Oct 18, 2021

Delisted Tribal Leaking Storage Tanks:

DELISTED ILST

Leaking Underground Storage Tank facilities which have been removed from the Regional Tribal LUST lists made available by the EPA.

Government Publication Date: Apr 28, 2022

Delisted Tribal Underground Storage Tanks:

DELISTED IUST

Underground Storage Tank facilities which have been removed from the Regional Tribal UST lists made available by the EPA.

Government Publication Date: Apr 28, 2022

County

No County databases were selected to be included in the search.

Additional Environmental Record Sources**Federal****Facility Registry Service/Facility Index:**

FINDS/FRS

The Facility Registry Service (FRS) is a centrally managed database that identifies facilities, sites, or places subject to environmental regulations or of environmental interest. FRS creates high-quality, accurate, and authoritative facility identification records through rigorous verification and management procedures that incorporate information from program national systems, state master facility records, and data collected from EPA's Central Data Exchange registrations and data management personnel. This list is made available by the Environmental Protection Agency (US EPA).

Government Publication Date: Nov 2, 2020

Toxics Release Inventory (TRI) Program:

TRIS

The EPA's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of over 650 toxic chemicals from thousands of U.S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment. One of TRI's primary purposes is to inform communities about toxic chemical releases to the environment.

Government Publication Date: Aug 24, 2021

Perfluorinated Alkyl Substances (PFAS) Releases:

PFAS TRI

List of Toxics Release Inventory (TRI) facilities at which the reported chemical is a Per- or polyfluorinated alkyl substance (PFAS) included in the Environmental Protection Agency (EPA)'s consolidated PFAS Master List of PFAS Substances. The EPA's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of over 650 toxic chemicals from thousands of U.S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment.

Government Publication Date: Aug 24, 2021

PFOA/PFOS Contaminated Sites:

PFAS NPL

List of National Priorities List (NPL) and related Superfund Alternative Agreement (SAA) sites where PFOA or PFOS contaminants have been found in water and/or soil. The site listing is provided by the Federal Environmental Protection Agency (EPA).

Government Publication Date: Apr 15, 2022

Perfluorinated Alkyl Substances (PFAS) Water Quality:

PFAS WATER

The Water Quality Portal (WQP) is a cooperative service sponsored by the United States Geological Survey (USGS), the Environmental Protection Agency (EPA), and the National Water Quality Monitoring Council (NWQMC). This listing includes records from the Water Quality Portal where the characteristic (environmental measurement) is in the Environmental Protection Agency (EPA)'s consolidated PFAS Master List of PFAS Substances.

Government Publication Date: Jul 20, 2020

SSEHRI PFAS Contamination Sites:

PFAS SSEHRI

This PFAS Contamination Site Tracker database is compiled by the Social Science Environmental Health Research Institute (SSEHRI) at Northeastern University. According to the SSEHRI, the database records qualitative and quantitative data from each known site of PFAS contamination, including timeline of discovery, sources, levels, health impacts, community response, and government response. The goal of this database is to compile information and support public understanding of the rapidly unfolding issue of PFAS contamination. All data presented was extracted from government websites, news articles, or publicly available documents, and this is cited in the tracker. Disclaimer: The source conveys this database undergoes regular updates as new information becomes available, some sites may be missing and/or contain information that is incorrect or outdated, as well as their information represents all contamination sites SSEHRI is aware of, not all possible contamination sites. This data is not intended to be used for legal purposes. Limited location details are available with this data. Access the following for the most current informations <https://pfasproject.com/pfas-contamination-site-tracker/>

Government Publication Date: Dec 12, 2019

National Response Center PFAS Spills:

ERNS PFAS

National Response Center (NRC) calls from 1990 to the most recent complete calendar year where there is indication of Aqueous Film Forming Foam (AFFF) usage. NRC calls may reference AFFF usage in the "Material Involved" or "Incident Description" fields. Data made available by the US Environmental Protection Agency (EPA). Disclaimer: dataset may include initial or misidentified incident data not yet validated or investigated by a federal/state response agency.

Government Publication Date: Feb 23, 2022

Hazardous Materials Information Reporting System:

HMIRS

US DOT - Department of Transportation Pipeline and Hazardous Materials Safety Administration (PHMSA) Incidents Reports Database taken from Hazmat Intelligence Portal, U.S. Department of Transportation.

Government Publication Date: Sep 1, 2020

National Clandestine Drug Labs:

NCDL

The U.S. Department of Justice ("the Department") provides this data as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy.

Government Publication Date: Apr 30, 2022

Toxic Substances Control Act:

TSCA

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The CDR enables EPA to collect and publish information on the manufacturing, processing, and use of commercial chemical substances and mixtures (referred to hereafter as chemical substances) on the TSCA Chemical Substance Inventory (TSCA Inventory). This includes current information on chemical substance production volumes, manufacturing sites, and how the chemical substances are used. This information helps the Agency determine whether people or the environment are potentially exposed to reported chemical substances. EPA publishes submitted CDR data that is not Confidential Business Information (CBI).

Government Publication Date: Apr 11, 2019

Hist TSCA:

HIST TSCA

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The 2006 IUR data summary report includes information about chemicals manufactured or imported in quantities of 25,000 pounds or more at a single site during calendar year 2005. In addition to the basic manufacturing information collected in previous reporting cycles, the 2006 cycle is the first time EPA collected information to characterize exposure during manufacturing, processing and use of organic chemicals. The 2006 cycle also is the first time manufacturers of inorganic chemicals were required to report basic manufacturing information.

Government Publication Date: Dec 31, 2006

FTTS Administrative Case Listing:

FTTS ADMIN

An administrative case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

Government Publication Date: Jan 19, 2007

FTTS Inspection Case Listing:

FTTS INSP

An inspection case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

Government Publication Date: Jan 19, 2007

Potentially Responsible Parties List:

PRP

Early in the cleanup process, the Environmental Protection Agency (EPA) conducts a search to find the potentially responsible parties (PRPs). EPA looks for evidence to determine liability by matching wastes found at the site with parties that may have contributed wastes to the site.

Government Publication Date: May 25, 2022

State Coalition for Remediation of Drycleaners Listing:

SCRD DRYCLEANER

The State Coalition for Remediation of Drycleaners (SCRD) was established in 1998, with support from the U.S. Environmental Protection Agency (EPA) Office of Superfund Remediation and Technology Innovation. Coalition members are states with mandated programs and funding for drycleaner site remediation. Current members are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin. Since 2017, the SCRd no longer maintains this data, refer to applicable state source data where available.

Government Publication Date: Nov 08, 2017

Integrated Compliance Information System (ICIS):

ICIS

The Integrated Compliance Information System (ICIS) is a system that provides information for the Federal Enforcement and Compliance (FE&C) and the National Pollutant Discharge Elimination System (NPDES) programs. The FE&C component supports the Environmental Protection Agency's (EPA) Civil Enforcement and Compliance program activities. These activities include Compliance Assistance, Compliance Monitoring and Enforcement. The NPDES program supports tracking of NPDES permits, limits, discharge monitoring data and other program reports.

Government Publication Date: Apr 30, 2022

Drycleaner Facilities:

FED DRYCLEANERS

A list of drycleaner facilities from Enforcement and Compliance History Online (ECHO) online search. The Environmental Protection Agency (EPA) tracks facilities that possess NAIC and SIC codes that classify businesses as drycleaner establishments.

Government Publication Date: May 5, 2021

Delisted Drycleaner Facilities:

DELISTED FED DRY

List of sites removed from the list of Drycleaner Facilities (sites in the EPA's Integrated Compliance Information System (ICIS) with NAIC or SIC codes identifying the business as a drycleaner establishment).

Government Publication Date: May 5, 2021

Formerly Used Defense Sites:

FUDS

Formerly Used Defense Sites (FUDS) are properties that were formerly owned by, leased to, or otherwise possessed by and under the jurisdiction of the Secretary of Defense prior to October 1986, where the Department of Defense (DoD) is responsible for an environmental restoration. This list is published by the U.S. Army Corps of Engineers.

Government Publication Date: May 26, 2021

Former Military Nike Missile Sites:

FORMER NIKE

This information was taken from report DRXTH-AS-IA-83A016 (Historical Overview of the Nike Missile System, 12/1984) which was performed by Environmental Science and Engineering, Inc. for the U.S. Army Toxic and Hazardous Materials Agency Assessment Division. The Nike system was deployed between 1954 and the mid-1970's. Among the substances used or stored on Nike sites were liquid missile fuel (JP-4); starter fluids (UDKH, aniline, and furfuryl alcohol); oxidizer (IRFNA); hydrocarbons (motor oil, hydraulic fluid, diesel fuel, gasoline, heating oil); solvents (carbon tetrachloride, trichloroethylene, trichloroethane, stoddard solvent); and battery electrolyte. The quantities of material a disposed of and procedures for disposal are not documented in published reports. Virtually all information concerning the potential for contamination at Nike sites is confined to personnel who were assigned to Nike sites. During deactivation most hardware was shipped to depot-level supply points. There were reportedly instances where excess materials were disposed of on or near the site itself at closure. There was reportedly no routine site decontamination.

Government Publication Date: Dec 2, 1984

PHMSA Pipeline Safety Flagged Incidents:

PIPELINE INCIDENT

A list of flagged pipeline incidents made available by the U.S. Department of Transportation (US DOT) Pipeline and Hazardous Materials Safety Administration (PHMSA). PHMSA regulations require incident and accident reports for five different pipeline system types.

Government Publication Date: Jul 7, 2020

Material Licensing Tracking System (MLTS):

MLTS

A list of sites that store radioactive material subject to the Nuclear Regulatory Commission (NRC) licensing requirements. This list is maintained by the NRC. As of September 2016, the NRC no longer releases location information for sites. Site locations were last received in July 2016.

Government Publication Date: May 11, 2021

Historic Material Licensing Tracking System (MLTS) sites:

HIST MLTS

A historic list of sites that have inactive licenses and/or removed from the Material Licensing Tracking System (MLTS). In some cases, a site is removed from the MLTS when the state becomes an "Agreement State". An Agreement State is a State that has signed an agreement with the Nuclear Regulatory Commission (NRC) authorizing the State to regulate certain uses of radioactive materials within the State.

Government Publication Date: Jan 31, 2010

Mines Master Index File:

MINES

The Master Index File (MIF) contains mine identification numbers issued by the Department of Labor Mine Safety and Health Administration (MSHA) for mines active or opened since 1971. Note that addresses may or may not correspond with the physical location of the mine itself.

Government Publication Date: Feb 1, 2022

Surface Mining Control and Reclamation Act Sites:

SMCRA

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by the Office of Surface Mining Reclamation and Enforcement (OSMRE) to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of Abandoned Mine Land (AML) impacts, as well as information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Government Publication Date: Feb 22, 2022

Mineral Resource Data System:

MRDS

The Mineral Resource Data System (MRDS) is a collection of reports describing metallic and nonmetallic mineral resources throughout the world. Included are deposit name, location, commodity, deposit description, geologic characteristics, production, reserves, resources, and references. This database contains the records previously provided in the Mineral Resource Data System (MRDS) of USGS and the Mineral Availability System/Mineral Industry Locator System (MAS/MILS) originated in the U.S. Bureau of Mines, which is now part of USGS. The USGS has ceased systematic updates of the MRDS database with their focus more recently on deposits of critical minerals while providing a well-documented baseline of historical mine locations from USGS topographic maps.

Government Publication Date: Mar 15, 2016

Uranium Mill Tailings Radiation Control Act Sites:

URANIUM

The Legacy Management Office of the Department of Energy (DOE) manages radioactive and chemical waste, environmental contamination, and hazardous material at over 100 sites across the U.S. The L.M. Office manages this database of sites registered under the Uranium Mill Tailings Control Act (UMTRCA).

Government Publication Date: Mar 4, 2017

Alternative Fueling Stations:

ALT FUELS

List of alternative fueling stations made available by the US Department of Energy's Office of Energy Efficiency & Renewable Energy. Includes Biodiesel stations, Ethanol (E85) stations, Liquefied Petroleum Gas (Propane) stations, Ethanol (E85) stations, Natural Gas stations, Hydrogen stations, and Electric Vehicle Supply Equipment (EVSE). The National Renewable Energy Laboratory (NREL) obtains information about new stations from trade media, Clean Cities coordinators, a Submit New Station form on the Station Locator website, and through collaborating with infrastructure equipment and fuel providers, original equipment manufacturers (OEMs), and industry groups.

Government Publication Date: May 16, 2022

Superfunds Consent Decrees:

CONSENT DECREES

A list of Superfund consent decrees made available by the Department of Justice, Environment & Natural Resources Division (ENRD).

Government Publication Date: May 18, 2022

Air Facility System:

AFS

This EPA retired Air Facility System (AFS) dataset contains emissions, compliance, and enforcement data on stationary sources of air pollution. Regulated sources cover a wide spectrum; from large industrial facilities to relatively small operations such as dry cleaners. AFS does not contain data on facilities that are solely asbestos demolition and/or renovation contractors, or landfills. ECHO Clean Air Act data from AFS are frozen and reflect data as of October 17, 2014; the EPA retired this system for Clean Air Act stationary sources and transitioned to ICIS-Air.

Government Publication Date: Oct 17, 2014

Registered Pesticide Establishments:

SSTS

List of active EPA-registered foreign and domestic pesticide-producing and device-producing establishments based on data from the Section Seven Tracking System (SSTS). The Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) Section 7 requires that facilities producing pesticides, active ingredients, or devices be registered. The list of establishments is made available by the EPA.

Government Publication Date: Mar 30, 2022

Polychlorinated Biphenyl (PCB) Transformers:

PCBT

Locations of Transformers Containing Polychlorinated Biphenyls (PCBs) registered with the United States Environmental Protection Agency. PCB transformer owners must register their transformer(s) with EPA. Although not required, PCB transformer owners who have removed and properly disposed of a registered PCB transformer may notify EPA to have their PCB transformer de-registered. Data made available by EPA.

Government Publication Date: Oct 15, 2019

Polychlorinated Biphenyl (PCB) Notifiers:

PCB

Facilities included in the national list of facilities that have notified the United States Environmental Protection Agency (EPA) of Polychlorinated Biphenyl (PCB) activities. Any company or person storing, transporting or disposing of PCBs or conducting PCB research and development must notify the EPA and receive an identification number.

Government Publication Date: Jan 20, 2022

State

Priority Ranking List:

PRIORITYCLEAN

The Florida Legislature has established a state-funded program to cleanup properties that are contaminated as a result of the operations of a drycleaning facility or wholesale supply facility (Chapter 376, Florida Statutes). The program is administered by the Florida Department of Environmental Protection (FDEP). The statute was sponsored by the drycleaning industry to address environmental, economic, and liability issues resulting from drycleaning solvent contamination. The program provides limited liability protection to the owner, operator and real property owner of drycleaning or wholesale supply facilities for cleanup of drycleaning solvent contamination if the parties meet the eligibility conditions stated in the law.

Government Publication Date: Mar 7, 2022

Dry Cleaning Facilities:

DRYCLEANERS

A listing of dry cleaning facilities registered with the Florida Department of Environmental Protection (FDEP). The information contains facility identification number, site location information, related party (owner) information, and facility type and status. Data is taken from the Storage Tank & Contamination Monitoring database, the registration repository of dry cleaner facility data.

Government Publication Date: Apr 12, 2022

Delisted Dry Cleaning Facilities:

DELISTED DRYCLEANERS

List of sites removed from the drycleaners database made available by the Florida Department of Environmental Conservation (DEC).

Government Publication Date: Apr 12, 2022

Historical Dry Cleaners:

HISTORICAL DRYC

The Florida Department of Environmental Protection (FDEP) provided this historical database of regulated and non-regulated dry cleaning facilities. These facilities were at one time tracked and registered by the FDEP OCULUS Electronic Document Management System as "drums" in the underground storage tank database.

Government Publication Date: Aug 2, 2013

Oil and Hazardous Materials Incidents:

SPILLS

Statewide listing of oil and hazardous materials spills and incidents recorded by the Florida Department of Environmental Protection (FDEP).

Government Publication Date: Apr 19, 2022

Contaminated Sites:

DWM CONTAM

Florida Department of Environmental Protection (FDEP) Division of Waste Management (DWM) listing of active or known sites that include sites requiring cleanup but are not actively being worked on due to the agency's lack of funding (primarily petroleum and drycleaning).

Government Publication Date: Sep 1, 2021

Delisted Contaminated Sites:

DEL CONTAM SITE

List of sites which were once included on the Florida Department of Environmental Protection (FDEP) Division of Waste Management (DWM)'s Contaminated Sites list. As sites on the Contaminated Sites (CS) list are cleaned up or closed under risk based corrective action, they are removed from the CS list.

Government Publication Date: Sep 30, 2015

Aqueous Film Forming Foam (AFFF):

PFAS AFFF

A list of fire fighter training facilities that use or possibly used Aqueous Film Forming Foam (AFFF). This list is made available by the Florida Department of Environmental Protection (DEP).

Government Publication Date: Mar 10, 2022

PFAS Investigation at Federal Facilities:

PFAS

List of sites - including Federal Facilities - in Florida at which either a) there has been confirmed or suspected usage of Aqueous Film Forming Foam (AFFF), or b) the Division of Waste Management has identified as a potential source or environmental impact related to per- and polyfluoroalkyl substances (PFAS). The Florida Department of Environmental Protection (DEP) is committed to the protection of the groundwater resources of the state and the public health and safety of residents. The DEP will continue its efforts to investigate and understand PFAS in the environment and the ecological and human health risks associated with PFAS contamination. Listings made available by the Florida Department of Environmental Protection (DEP).

Government Publication Date: Mar 21, 2022

Ground Water Contamination Areas:

GW CONTAM

List of areas of known groundwater contamination made available by the Florida Department of Environmental Protection (DEP). 38 counties have been delineated primarily for the agricultural pesticide ethylene dibromide (EDB), and to a much lesser extent, volatile organic and petroleum contaminants. Permitted water wells in these areas must meet specific well construction criteria and water testing prior to well use. This dataset only indicates the presence or absence of specific groundwater contaminants and does not represent all known sources of groundwater contamination in the state of Florida.

Government Publication Date: Jan 24, 2019

Underground Injection Control Wells:

UIC

Class I Underground Injection Control (UIC) wells that are currently or were previously active, as well as proposed sites, regulated by the Florida Department of Environmental Protection (FDEP). Class I UIC wells are used to inject nonhazardous waste, hazardous waste (new hazardous waste wells were banned in 1983), or municipal waste below the lowermost underground source of drinking water.

Government Publication Date: Apr 18, 2022

Well Surveillance Program Facilities:

WELL SURVEILLANCE

List of facilities made available by the Florida Health Well Surveillance group. The Well Surveillance group manages several programs to identify and monitor areas in Florida where contaminated drinking water is suspected and may pose a threat to public health. The section coordinates with the County Health Departments (CHDs) to locate potable wells and conduct water sampling for contaminants of concern. The Well Surveillance Section is composed of the State Underground Petroleum Environmental Response Act (SUPER Act), Drinking Water Toxics Program (Toxics), Drycleaner Solvent Cleanup Program (DSCP). Includes locations of known cattle dipping vats.

Government Publication Date: May 9, 2022

Cattle Dip Vats:

CDV SOUTHEAST

A list of Cattle Dip Vats in Southeast Florida made available by the Florida Department of Environmental Protection.

Government Publication Date: Jan 19, 2017

Tier 2 Report:

TIER 2

A list of Tier 2 facilities in the state of Florida. The list tracks the inventory of chemicals within a particular facility. This list is provided by the Florida Division of Emergency Management.

Government Publication Date: Jul 9, 2021

Delisted County Records:

DELISTED COUNTY

Records removed from county databases. Records may be removed from the county lists made available by the respective county departments because they are inactive, or because they have been deemed to be below reportable thresholds.

Government Publication Date: May 5, 2022

Tribal

No Tribal additional environmental record sources available for this State.

County

No County additional environmental databases were selected to be included in the search.

Definitions

Database Descriptions: This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

Detail Report: This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

Distance: The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries. All values are an approximation.

Direction: The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

Elevation: The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

Executive Summary: This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

Map Key: The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

Unplottables: These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and are included as reference.

APPENDIX D: QUALIFICATIONS

Education

Environmental Studies, B.S. – University of Central Florida

Relevant coursework includes GIS analysis, ecology, aquatic and marine ecology, biology, and chemistry.

Highlights

Phase I Environmental Site Assessments

Environmental Desktop Reports

Experience Summary

I am currently a Phase I Environmental Staff Assessor, in which I evaluate client sites, create a findings report, and recommend Phase II assessments as needed.

I have a strong background in GIS analysis and design, soil and freshwater ecology, and research methods from coursework at the University of Central Florida. I also have experience in project management as the lead on a proposal project for Bike/Walk Central Florida.

Project Experience

Walking School Bus proposal, Oviedo, FL - One of University of Central Florida's capstone project for the environmental studies program was to create a framework for a walking school bus under the guidance and request of Bike/Walk Central Florida. This included creating a literature review, a best practices guideline, possible funding sources, and pitching our findings and framework to a large group of stakeholders.

Contact

marmstrong@partneresi.com



Education

Bachelor of Arts, Political Science, University of South Carolina

Training

Asbestos Hazard and Emergency Response Act (AHERA) Building Inspection for Asbestos

Mine Safety and Health Administration (MSHA) – Part 46 and Part 48 Certified

Hazardous Waste Operations and Emergency Response (HAZWOPER), 40-hour (with First Aid, CPR)

Highlights

Over 13 years of experience conducting Phase I and Phase II Environmental Site Assessments (ESAs)

Over 13 years conducting industrial hygiene assessments such as asbestos, lead, radon, and mold surveys

Experience Summary

Mr. Boyce serves as a Project Manager for Partner Engineering and Science, Inc. (Partner), overseeing and managing all aspects of multi-scope projects including Phase I ESAs in accordance with EPA's All Appropriate Inquiry (AAI), Property Condition Assessments (PCAs), Zoning Reports, Seismic Assessments, and Industrial Hygiene-related projects. Mr. Boyce also serves as a senior technical reviewer on environmental due diligence assessments, including Phase I and II ESAs, for a variety of Clients.

Mr. Boyce has significant experience in due diligence assessments for a variety of property types and the needs and requirements of varied number of reporting standards, including ASTM standards, EPA's All Appropriate Inquiry (AAI), and customized client formats. Specifically, Mr. Boyce has performed Phase I Environmental Site Assessments (ESAs), Geotechnical Evaluations, Environmental Transaction Screens, Phase II and III Subsurface Investigations, Regulatory Compliance Assessments, Asbestos Surveys, Lead-based Paint Surveys, Radon Studies, and Mold Assessments.

Environmental Assessments

Duties included performing site visits; gathering zoning, ownership, building permits, fire records, and groundwater well information; geology research; UST and leaking underground storage tank (LUST) file review; aerial photograph interpretation; Resource Conservation Recovery Act (RCRA), Water Quality Assurance Revolving Fund (WQARF), Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) database and city directory review; personal interviews; and preparation of technical reports.

Subsurface Investigations

Mr. Boyce has extensive experience in conducting Phase II Subsurface Investigations on industrial manufacturing facilities, gas stations, auto repair facilities, multi-family residential properties, shopping centers, and undeveloped land. Mr. Boyce has conducted soil and soil gas sampling, oversight of underground storage tank (UST) removals, drywell investigations, and soil and groundwater remediation activities (Former Industrial Plating Facilities/Former Military Airport).

Industrial Hygiene Surveys

Mr. Boyce has served as a Project Scientist/Project Manager on numerous Industrial Hygiene related projects. Projects included asbestos, microbial remediation, lead-based paint, and industrial hygiene (plating and paint

David Boyce

mixing facilities) related projects, including sampling, report preparation, and senior review for numerous banking entities, municipalities, law firms, and a variety of commercial businesses throughout the United States. In addition, Mr. Boyce has provided asbestos and microbial abatement oversight activities at private, commercial, and school facilities.

Geotechnical/Forensic

Mr. Boyce's field experience also includes logging and sampling geotechnical borings for civil engineering projects, and conducting floor measurement surveys for forensic-related studies. Duties included placing boring locations via GPS coordinates, logging borings, collection of soil samples, classifying soils in accordance with Unified Soil Classification System (USCS), and supervision and coordination of drilling and utility locating companies.

Project Experience

Various High Profile and Historic Hotel/Resort Properties, Various locations throughout the United States and Caribbean - Mr. Boyce has managed numerous multi-scope equity projects on high profile and historic hotel/resort properties, with scopes of work including Phase I ESAs, PCAs, Zoning Reports, Seismic Assessments, and Industrial Hygiene-related sampling.

Various FDIC Properties, Various locations throughout the United States - Mr. Boyce has managed numerous FDIC projects on various properties, with scopes of work including Phase I ESAs and Industrial Hygiene-related sampling.

Various High-Rise Commercial Properties, Various locations throughout the United States - Mr. Boyce has managed numerous multi-scope equity projects on high-rise properties, with scopes of work including Phase I ESAs, PCAs, Zoning Reports, Seismic Assessments, and Industrial Hygiene-related sampling.

Various Large-Scale Mining Operations, Various locations throughout the Western United States - Mr. Boyce has managed and conducted numerous multi-scope projects on large-scale coal, copper, and surface mining operations located throughout the western United States, with scopes of work including Phase I and Phase II ESAs, aboveground storage tank (AST) compliance, and asbestos (transite pipe) removal.

Department of Defense Cleanup, Mesa, Arizona - Mr. Boyce was subcontracted to provide general technical operation assistance and routine compliance sampling at a Thermally-Enhanced Soil Vapor Extraction pilot test for a former Air Force jet fueling compound and active Superfund Site.

Former Semi-Conductor Facility, Phoenix, Arizona - Mr. Boyce conducted numerous subsurface investigations at a former semiconductor facility and provided technical oversight during remedial activities and post-remedial clearance sampling.

UST Removal Oversight, Throughout Arizona - Mr. Boyce conducted numerous subsurface investigations and UST removals under the oversight of the Arizona Department of Environmental Quality at various locations throughout Arizona. Mr. Boyce provided technical oversight during remedial activities and post-remedial clearance sampling.

Contact

dboyce@partneresi.com



Education

B.S. in Biological Sciences, University of California Santa Barbara, Distinction in Major

Registrations

National Registry of Environmental Professionals: Registered Environmental Property Assessor (REPA)

Training

OSHA 40-Hour Health and Safety Training

Highlights

Almost 20 years in the environmental and engineering consulting industry

Founding member of Partner Engineering and Science, Inc.

Executive Board Member of Partner Engineering and Science, Inc.

Experience Summary

Ms. Redlin brings unique expertise and experience as an almost 20-year veteran of the environmental and engineering consulting industry.

With her strong background in environmental science, coupled with a deep understanding of the commercial real estate business process, Ms. Redlin has become the leading expert in all things relating to commercial real estate due diligence. She has gained valuable knowledge and know-how from having been personally involved in the details of thousands of real estate transactions for various client types, and therefore understands the specific needs and scopes of work required for all parties involved in a transaction. Ms. Redlin's due diligence resume includes advising lenders and real estate investors on a wide gamut of due diligence. This knowledge allows her to offer the most efficient and cost-effective solutions for a wide array of commercial real estate transactions.

Ms. Redlin has extensive experience managing all aspects of due diligence for nationwide and local clients. Real estate investors, redevelopment agencies, financial institutions, insurance lenders, and real estate equity funds have come to rely on her advice and judgment to help them with their real estate business decisions. Ms. Redlin is a dedicated professional who takes pride and pleasure in meeting her client's needs and spearheading and assembling the team with the expertise to handle any issue that may come up during the transaction.

Outside of providing her clients with support on their transactions, Ms. Redlin is a respected and relied upon industry thought leader. She regularly provides insight by contributing to respected industry publications and speaks at industry events.

As an executive board member at Partner, Ms. Redlin is responsible for helping to shape the direction of Partner. Through her leadership contributions, Partner has achieved substantial growth even in the downturn of the commercial real estate market. Average annual growth has been roughly 20% over recent years slowing from exponential growth in the early years of the company. Ms. Redlin has successfully grown her personal book of business at Partner by more than 10% on average annually. As an executive, she

Jenny Redlin, REPA

provides mentorship to Partner's sales team and operation managers. Additionally, Ms. Redlin works diligently to develop her own team into future leaders and provide them a path for growth. Colleagues look at Ms. Redlin's high functioning team as a model for their own.

Project Experience

Ms. Redlin has extensive experience in testing soil, soil gas, and groundwater in the context of a real estate transaction, as well as under the supervision of state and federal regulators. Among her specialties is guiding landowners and prospective purchasers through the process of selling or acquiring an environmentally challenged site.

Ms. Redlin has participated in the characterization of groundwater and soil contamination; quarterly groundwater monitoring; implementation of various systems such as soil vapor extraction systems, dual phase extraction systems, ozone sparging, air sparging, pump and treat; and soil excavation projects such as tank removals at several clean-up sites in Los Angeles and Orange County.

Ms. Redlin also has extensive experience in environmental compliance monitoring and biological consulting. She has extensive experience working as an independent contractor for and in conjunction with state and local agencies such as Santa Barbara County Parks, California Department of Fish and Game, California Public Utilities Commission, Los Angeles Water and Sanitation and others. This included monitoring construction activities near sensitive biological receptors; containing, quantifying and reporting any hazardous material spills that occurred; working with construction crews to ensure compliance with environmental permit regulations as well as reporting to interested parties on the progress and compliance of the project.

Distinctions

Real Estate Forum- Woman of Influence 2012

Ms. Redlin was named by the Los Angeles Business Journal for Women Making a Difference in 2010.

Ms. Redlin has been designated a 2009 California Mortgage Bankers Association (CMBA) Future Leader.

Ms. Redlin was named Real Estate Southern California Woman of Influence in 2008 for her role in the area's commercial real estate transactions.

Ms. Redlin was one of only two consultants asked to sit on the Risk Managers Association (RMA) Credit Committee roundtable which discussed the effects of the new Federal All Appropriate Inquiries (AAI) standard on Phase I Environmental Site Assessments.

Ms. Redlin received an Industry Profile of Distinction in Brownfield Renewal.

Affiliations

Member, Environmental Bankers Association

Member, Mortgage Banker's Association

Member, All Star Group, Income Property Lending

Member, International Council of Shopping Centers

Speaking

Income Property Lending Conferences- Regular Presenter
Southern California Chief Appraiser Meetings- Regular Presenter
Environmental Bankers Association- Regular Presenter
Due Diligence 101 Webinar
Getting in Front of Due Diligence Issues Webinar
Bisnow Conference Series Moderator
GlobeStreet Thought Leader
Connect Apartments Conference – Speaker on Fannie, Freddie
Crittenden Conference – Speaker on Economics of Environmental Risk
First annual CLIC Conference Presenter
CLIC Conference – Annual Speaker
Check Out California Podcast

Publications

Amid Coronavirus Crisis, Hoteliers Find a Window for Renovation, *GlobeSt 2020*
What to Do If Your Phase I ESA Has Environmental Concerns: Alternative Approaches, *GlobeSt 2019*
Factoring Risk and Business Objectives to Maximize Your Opportunity Zone Investments, *Connect 2019*
Remedial Cost Estimates as a Critical Component of Securing CMBS Loans, *CRE Finance World 2019*
[The Sale & Purchase of Non-Residential Properties](#)
Top Three Due Diligence Considerations for 2019: What You Need to Know, *GlobeSt 2018*
An Analysis of Tiered Environmental Due Diligence, *CRE Finance World 2018*
Parking Development Quote in National Real Estate Investor, *NREI 2018*
[Update on the new Phase I ESA Standard \(ASTM E1527-13\)](#)
[Distress in the Wall: Troubled Assets and What to Do With Them \(Part 2\), GlobeSt 2017](#)
Distress in the Wall: Troubled Assets and What to Do With Them (Part 1), *GlobeSt 2017*
[AB 1103: What Does It Mean for the Industry, GlobeSt 2014](#)
Lender Due Diligence Requirements Not Easing Yet, *Commercial Property Executive 2013*
Update on the New Phase I Environmental Standard ASTM E1527-13, *GlobeSt 2013*
I Have a Low-Risk Site; Why Do a Phase 1 Environmental Site Assessment?, *GlobeSt 2012*
The Phase 1's Ugly Stepsister – The Phase 2 Subsurface Investigation, *GlobeSt 2012*
Life After The Phase 1 Environmental, *GlobeSt 2012*
Due Diligence at Foreclosure: What Do Lenders Need to Consider?, *GlobeSt 2011*
Do I Really Need A Phase 1 Environmental Site Assessment?, *GlobeSt, 2011*
Life After The Phase 1 Environmental, *GlobeSt, 2011*
Post-Recession: A New Phase For Environmental Assessments?, *GlobeSt 2011*
[Granite Distributor Sponsors Radon Granite Testing Project, Stone World, December 2008](#)

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