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September 1, 2010

Set 3

TO: All Potential Respondents
RFP 018-10 Three Sisters Treatment Wetland

FROM: Ellen Cuarta, Contracts Administrator

SUBJECT: Response to Questions

QUESTION: How can we review documentation, including reports and technical information, held by the SFWMD from the recent acquisition of the Three Sisters parcel?

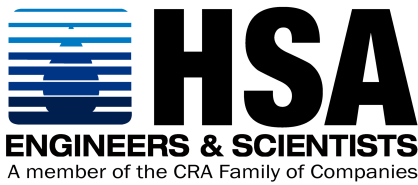
ANSWER: The Phase I Environmental Site Assessment of the Three Sisters Springs parcel that HSA Engineers & Scientists prepared in July 2010 under contract with The Conservation Fund is attached to this question and answer document.



HSA ENGINEERS & SCIENTISTS

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PHASE I
ENVIRONMENTAL SITE ASSESSMENT
Three Sisters Springs
Southwest corner of Southeast Kings Bay Drive
and Southeast Cutler Spur Boulevard
Crystal River, Citrus County, Florida
HSA Project Number 603-7681-00
July 2010



ENVIRONMENTAL SITE ASSESSMENT

Three Sisters Springs

Southwest corner of Southeast Kings Bay Drive and Southeast Cutler Spur Boulevard
Crystal River, Citrus County, Florida

Prepared for:

The Conservation Fund

224 Datura Street, Suite 209
West Palm Beach, Florida 33405

US Fish and Wildlife Service

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Southwest Florida Water Management District

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Brooksville, Florida 34604

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Florida Communities Trust Program

Florida Department of Community Affairs
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Tallahassee, Florida 32399

Prepared by:

HSA Engineers & Scientists

4019 East Fowler Avenue
Tampa, FL 33617

HSA Project Number 603-7681-00

June 2010

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July 12, 2010

The Conservation Fund

224 Datura Street, Suite 209

West Palm Beach, Florida 33405

*Attention: Mr. Matthew Sexton,
Regional Vice President*

Subject: ENVIRONMENTAL SITE ASSESSMENT
Three Sisters Springs
Southwest corner of Southeast Kings Bay Drive and Southeast Cutler Spur
Boulevard
Crystal River, Citrus County, Florida
HSA Project Number 603-7681-00

Dear Mr. Sexton:

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

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

Sincerely,
HSA Engineers & Scientists

Sara Rogers
Environmental Specialist

Kenneth R. Caldwell, P.G.
Professional Geologist

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FIGURES

FIGURE 1	Site Location Map
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FIGURE 3	2009 Aerial Photograph
FIGURE 4	USGS Topographic Map

APPENDICES

APPENDIX A	Credentials and Qualifications
APPENDIX B	ASTM Glossary
APPENDIX C	Environmental Site Assessment Questionnaire
APPENDIX D	Environmental First Search Report
APPENDIX E	Selected Site Photographs
APPENDIX F	Previous Investigation



CERTIFICATION

I declare that to the best of my professional knowledge and belief, I meet the definition of an Environmental Professional, as defined in "All Appropriate Inquiry" Final Rule (40 C.F.R. Part 312). I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject Property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312. Staff resumes are presented in **Appendix A**.

Kenneth R. Caldwell, P.G.
Professional Geologist



EXECUTIVE SUMMARY

HSA has completed the Environmental Site Assessment (“ESA”) for the **Three Sisters Springs** (i.e., the subject “Property”) located at the southwest corner of Southeast Kings Bay Drive and Southeast Cutler Spur Boulevard in Crystal River, Citrus County, Florida. This ESA includes our efforts in the performance of an area reconnaissance of the properties immediately adjacent to and abutting, and readily accessible for visual examination from, the subject Property. We have also reviewed maps, historical records, aerial photographs, as well as other practically reviewable, publicly available and reasonably ascertainable records and reports. These documents were reviewed because they may suggest or document the presence of activities and/or conditions which may use or dispose of hazardous materials, substances or wastes which, if present in sufficient quantity or concentration, could have the potential to adversely impact the environmental condition of the subject Property. We performed interviews of individuals identified by the User as knowledgeable of the subject Property.

This assessment was performed in general accordance with the scope and limitations of the American Society for Testing and Materials (ASTM) Standard E 1527-05, modified and amended to comply with the contract between HSA and **The Conservation Fund** dated June 10, 2010. Assessment of other environmental issues to evaluate business environmental risks that are beyond the scope of the ASTM E 1527-05 standard of practice was not conducted. A glossary of selected terminology from the ASTM E 1527-05 standard is included in **Appendix B**.

The Three Sisters Springs Property consists of two contiguous parcels totaling approximately 57.6 acres of land. Our research and findings indicate that the subject Property was developed in its current configuration in or around 1985. Three Sisters Springs is located on the southern portion of the Property and a man-made pond is located on the central portion of the Property. A stormwater ditch with dense vegetation surrounds the subject Property. Rows of planted pines are also located throughout the subject Property.

This assessment has revealed no evidence of RECs in connection with the subject Property.

HSA has identified two (2) environmental issues related to the subject Property that, while do not meet the definition of a REC, should be considered when evaluating the User’s Business Environmental Risks and future uses of the subject Property:

1. The historical presence of the railroad right-of-way along the eastern Property boundary from at least 1967 until 1973; and



2. The historical present of the Pump and Pantry Texaco and the Dirks Exxon sites previously located on the northeastern and eastern adjacent properties, respectively.

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



1.0 INTRODUCTION

The Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), as amended by the Superfund Amendments and Reauthorization Act of 1986 (SARA), the Asset Conservation, Lender Liability, and Deposit Insurance Protection Act of 1996 (the “Lender Liability Amendments”), and the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the “Brownfields Amendments”) provides the background to the concept of the “*all appropriate inquiry*” obligation. Specifically, CERCLA, (also commonly known as the Superfund law), outlines the parties’ potential liability for the cleanup of Hazardous Substances, potentially available protections from such liability, the requirement for “all appropriate inquiry” under CERCLA, the statutory definition of Hazardous Substances, Petroleum Products and the petroleum exclusion to CERCLA, and the reasons why certain constituents of potential environmental concern are excluded from the scope of CERCLA.

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

1.1 Purpose

The purpose of the E1527-05 Standard Practice for performing a Phase I Environmental Site Assessment (ESA) is to define good commercial and customary practice in the United States of America for conducting an ESA of a parcel of commercial real estate with respect to the range of contaminants within the scope of CERCLA and Petroleum Products. As such, the use of this Standard is intended to permit a User to satisfy one of the requirements to qualify for the innocent landowner, contiguous Property Owner, or bona fide prospective purchaser limitations on CERCLA liability (hereinafter, referred to as the “*landowner liability protections*,” or “LLPs”): that is, the practices that constitute “all appropriate inquiry into the previous ownership and uses of the Property consistent with good commercial or customary practice” as defined in 42 U.S.C. §9601(35)(B).

Petroleum Products are included within the scope of this practice because they are of concern with respect to many parcels of commercial real estate and current custom and usage is to include an inquiry into the presence of Petroleum Products when performing an Environmental Site Assessment of commercial real estate. However, inclusion of Petroleum Products within the scope



of this practice is not based upon the applicability, if any, of CERCLA to Petroleum Products. Alternatively, Controlled Substances are not included within the scope of this standard. However, if this ESA is being conducted as part of an United States Environmental Protection Agency (EPA) Brownfields Assessment and Characterization Grant, the potential for the presence of Controlled Substances as defined in the Controlled Substances Act (21 U.S.C. 802) will be addressed to the extent directed in the terms and conditions of the specific cooperative agreement.

This ESA has been prepared in a manner which is generally consistent with industry guidelines, accepted practices and, the American Society for Testing Materials (ASTM) Standards for the development and considerations under an environmental assessment, due diligence study. In general, this ESA is intended to assist the Client (*a.k.a.*, User) in their pursuit of the requirements that may be necessary to qualify for considerations under the LLPs to CERCLA liability.

Although performance of an ESA in a manner consistent with the ASTM Standard is of benefit, it should be realized that the Standard of "all appropriate inquiry" or "good commercial or customary practice" can only be made on a case-by-case basis, and is subject to judicial interpretation. Additionally, an evaluation of business environmental risk associated with a parcel of commercial real estate may necessitate investigation beyond the scope of service that is referenced by ASTM E 1527-05 and that has been provided in conjunction with the preparation of this report.

1.2 Significance and Use

This ESA was conducted in a manner consistent with that level of care and skill exercised by members of the environmental engineering and science profession currently practicing under similar conditions, and was based upon the information made available to HSA representatives at the time of this assessment. It remains important to recognize that no Phase I ESA can wholly eliminate uncertainty regarding the potential for Recognized Environmental Conditions (RECs) in connection with the Property. The performance of the assessment is intended to reduce, *but not eliminate*, uncertainty regarding the potential for RECs in connection with a Property. The User must recognize reasonable limits of time and cost.

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



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

Only a limited environmental review was performed at the subject Property. Such a review cannot be expected to reveal all activities or conditions where Hazardous Substances, Controlled Substances, or Petroleum Products, might be present on-site. It is therefore recognized that the possibility exists that some Hazardous Substances, Controlled Substances, or Petroleum Products, may not be detected because it is beyond the level of this type of study.

In order to quantify the presence of hazardous building materials and/or the quality of soil, groundwater, and surface water conditions within a subject area, it is necessary to obtain and analyze a number of representative samples throughout the site. However, as specifically detailed in Section 7.4 of ASTM E 1527-05, testing or sampling of materials (*e.g.*, soil, water, air, building materials) is not included as part of the ASTM E 1527-05 Standard Practice. HSA may, however, provide an opinion regarding additional appropriate investigation. This opinion would only be provided in the unusual circumstance when greater certainty is required regarding the identified REC. A Phase I ESA which includes such an opinion would not render the assessment incomplete.

1.3 Limitations and Exceptions to this Assessment

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

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

However, Standard Practice ASTM E1527-05 has only been developed to define “*all appropriate inquiry*” for purposes of establishing any of the three landowner liability protections available under CERCLA as revised by the Brownfields Amendments. This ESA does not address other business environmental risk issues, such as the presence of other constituents of potential environmental



concern (such as asbestos, radon and mold/fungi) that are not CERCLA Hazardous Substances, nor does it specifically address regulatory compliance, the “developability” of the Property, its current or potential value, or potential off-site third party liability.

1.3.1 CERCLA Requirements Other Than Appropriate Inquiry

The performance of an ESA in conformance with ASTM E 1527-05 does not address whether requirements in addition to “all appropriate inquiry” provisions of the LLPs have been met in order to qualify for the LLPs (for example, the duties specified in 42 U.S.C §9607(b)(3)(a) and (b)), including the continuing obligation not to impede the integrity and effectiveness of activity and use limitations (AULs), or the duty to take reasonable steps to prevent releases, or the duty to comply with legally required release reporting obligations.

1.3.2 Other Federal, State, and Local Environmental Laws

The performance of an ESA in conformance with ASTM E 1527-05 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. Users are cautioned that federal, state, and local laws may impose environmental assessment obligations that are beyond the scope of this report. Users should also be aware that there may be other legal obligations with regard to Hazardous Substances or Petroleum Products discovered on the Property that are not addressed in this report, and that may pose risks of civil and/or criminal sanctions for non-compliance.

1.4 Scope of Services

Included herewith, is HSA's ESA of the subject Property referred to as the **Three Sisters Springs ESA**. HSA's Scope of Services for the Phase I study (herein referred to as the "ESA") of the subject Property included the following tasks:

1. Review of Reasonably Ascertainable, Practically Reviewable, and Publicly Available records, in particular, those contained within the Florida Department of Environmental Protection (FDEP), the Citrus County Health Department (CCHD) and the EPA records. Such information may include permits, notice of violations, materials handling practices, and registered underground storage tank (UST) data.
2. Review of readily available aerial photographs and topographic records of the subject Property and its environs for evidence of the past uses, excavations, landfills or other potential waste producing activities in the area.



3. Interviews with past and present owners, operators, and occupants of the property, and state and/or local government officials to obtain information indicating RECs in connection with the subject Property performed by an Environmental Professional meeting the education, training, and experience requirements as set forth in 40 CFR §312.10(b) and as detailed in ASTM E 1527-05 Appendix X2.
4. A site reconnaissance performed by an Environmental Professional meeting the education, training, and experience requirements as set forth in 40 CFR §312.10(b) and as detailed in ASTM E 1527-05 Appendix X2. The purpose of the site reconnaissance is to obtain current first-hand knowledge of the subject Property and to field verify or re-verify the evidence of the review as described above. The reconnaissance identifies signs which indicate the possibility of contamination. Such signs may include spills, discolored vegetation, or any unusual soil anomalies. Such activities are primarily confined to the subject Property under evaluation, although problematic off-site activities were also reviewed. During the site reconnaissance, a photographic record of pertinent features was obtained.

Data gathered during the review of historical records, site reconnaissance, and interviews were utilized in the preparation of this report. Although this document may not disclose all potential liabilities associated with the current environmental status of the subject Property, every reasonable attempt has been made to do so within the scope of work as presented within this document, and as agreed upon by HSA and our “Client”, **The Conservation Fund**. Assessment of environmental issues beyond the consideration of ASTM E 1527-05 was not conducted pursuant to the authorized scope of services.

1.5 Authorization

Authorization to perform this assessment was given on June 10, 2010 via written authorization from **The Conservation Fund** to HSA.

1.6 Limitations of Assessment

Along with all of the limitations set forth in various sections of the ASTM E 1527-05 protocol, the accuracy and completeness of this report is necessarily limited by the following:

- Access Limitations – None
- Physical Obstructions to Observations – The perimeter of the subject Property was densely vegetated with various trees, shrubs and grasses, which prevented a thorough reconnaissance of these areas.
- Outstanding Information Requests – None



- Historical Data Source Failure – Historical information sources researched in this assessment allowed uses of the Property to be traced from the present back to 1944. Although this predates the Property's obvious first developed use, it does not meet the 1940-minimum research limit per the ASTM Standard E 1527-05 § 8.3.2, and constitutes a historical data failure.
- Data Gaps – Historical information sources researched in this assessment allowed uses of the Property to be traced from the present back to 1944. Although this predates the Property's obvious first developed use, it does not meet the 1940-minimum research limit per the ASTM Standard E 1527-05 § 8.3.2, and constitutes a data gap.
- Key Site Manager Contact – Mr. George Willson, representative of the Conservation Fund, the prospective purchaser of the Property
- 50-year chain-of-title (User responsibility) – Not Reviewed/Not Provided
- Environmental Lien Search (User responsibility) – Not Reviewed/Not Provided
- Other – None

1.7 Significant Assumptions

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

- Groundwater flow direction – The direction of groundwater flow in the area of the Property has been inferred based on site observations of topographic slope, proximity of nearby water bodies, file record information, available contamination assessment reports, and a review of the current United States Geological Survey (USGS) topographic map. The groundwater flow direction may be variable in this area due to a number of nearby influences.
- Regulatory Records Information – HSA assumes that all information provided by FirstSearch Technology Corporation (FTC) regarding the regulatory status of facilities within the Approximate Minimum Search Distance (AMSD) is complete, accurate, and current.
- Other - None

1.8 Use By Third Parties

This report was prepared pursuant to the contract HSA has with **The Conservation Fund**. That contractual relationship included an exchange of information about the Property that was unique and between HSA and **The Conservation Fund** and serves as the basis upon which this report was prepared. Because of the importance of the communication between HSA and our client, reliance



or any use of this report by anyone other than **The Conservation Fund, US Fish and Wildlife Service, Southwest Florida Water Management District, The City of Crystal River, and Florida Communities Trust Program** for whom it was prepared, is prohibited and therefore not foreseeable to HSA.

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

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



2.0 SITE DESCRIPTION

2.1 Site Description and Surrounding Vicinity

The subject Property consists of two contiguous parcels totaling approximately 57.6 acres of land located at the southwest corner of Southeast Kings Bay Drive and Southeast Cutler Spur Boulevard in Crystal River, Citrus County, Florida (see **Figure 1**). Site improvements include a metal storage shed, picnic tables, a burn pit and a wooden dock located on the southern portion of the Property. An additional wooden dock is located on the northern portion of the lake located on the central portion of the Property. A stormwater ditch is located along the perimeter of the Property and is densely vegetated with various trees, shrubs and grasses. Three Sisters Springs is located on the southern portion of the Property and a man-made lake is located on the central portion of the Property. Planted pines were observed throughout the Property.

The surrounding properties are a mixture of commercial and residential development and include: residential properties to the south, west and north, Kings Bay Plaza Shopping Center to the northeast and commercial businesses and Crystal Center Shopping Center to the east (see **Figures 2 and 3**). Observed tenants of the Kings Bay Plaza Shopping Center included: Duds N Suds Laundromat, Evelyn's Boutique, Beltone Hearing Aid Center, Little Caesars Pizza, A Salon Beyond, Citrus Fitness, Nature Coast Bank, Citrus Shoes, Thai-Phoon Restaurant, Save-A-Lot, West Marine and Big Lots. Commercial businesses observed to the east included: Huffman's Heritage Whole Foods, Bank of America, Gay & Ehrhardt, P.A., Fastenal Industries & Construction Supplies, Westin Properties, Specialty Gems, Val's Boutique, Sherwin Williams Paint, China First Buffet, Lone Star Billiards, Crystal Center Laundromat, Cash Advance, Dollar General Store, Jenny's Café, Mr. B's Car Wash, Auto World Used Cars, ABC Liquor and Mercantile Bank.

2.2 Historic Uses of the Property

The objective of consulting historical sources is to develop a history of the previous site uses or occupancies of the Property and surrounding area in order to identify those activities that are likely to have led to RECs in connection with the Property. Several information sources were utilized to assist in determining previous owners and past land use of the subject and adjacent sites.

A history of the previous uses of the site, and properties in the surrounding area to the extent that this information was revealed in the course of researching the subject Property, was developed consistent with practices specified in ASTM Standard E 1527-05 § 8.3. A summary of the standard historical sources and data reviewed by HSA is listed below. Where considered appropriate, copies of representative historical source information are provided in applicable Appendices.



2.2.1 City Directories

HSA performed a review of information contained within the City Directory of Crystal River-Homosassa and Homosassa Springs, Florida, published by R.L. Polk and Company, for the years 1978, 1983, 1988, 1993, 1998 and 2010. No listings for the subject Property were noted in the city directories reviewed.

A review of city directories for the properties adjacent to the subject Property revealed the presence of:

<i>Northeastern Adjacent</i>	
1978	Home Style Self Service Laundry (Laundromat) (423), Gallo Shoe Box (431), under construction (435), Rendezvous Beauty Salon (437), Shear Masters (barber & styling) (440) and Wirt Winton W (phys) (430) are listed on Kings Bay Drive Southeast.
1983	430 Kings Bay Drive Southeast is listed as vacant.
1988	BJ's Fashions is listed at 430 Kings Bay Drive Southeast. Horns Jewelers is listed at 498 Kings Bay Drive Southeast. Kings Bay Shopping Center is listed at 200 Southeast US Highway 19 with the following tenants: Horn's Hallmark Shop (300), vacant (305), Eckerd Drugs (308), Pump & Pantry Texaco (310), vacant (318), Ming Tree Ice Cream & Sandwich Shop (324), Wendy's Wash (423), Quality Upholstery (427), Ann's Travel Service (431), Rendezvous Beauty Salon (437), and vacant (440).
1993	Duds N Suds (self serv Laundromat) (423), vacant (427), BJ's Fashions (430), Rendezvous Beauty Salon (437), vacant (440-431) and Horn's Jewelry Inc. (498) are listed on Kings Bay Drive Southeast. . Kings Bay Shopping Center is listed at 200 Southeast US Highway 19 with the following tenants: Horn's Hallmark Shop (300), Golden Corral (305), Eckerd Drugs (308), Eckerd Optical Center (318), Pump & Pantry Texaco (310) and Ming Tree Ice Cream & Sandwich Shop (324).
1998	The following businesses are listed on Southeast Kings Bay Drive: Duds & Suds Coin Laundry (423), Rendezvous Beauty Salon (437) and Horn's Jewelry (498).
2010	The following businesses are listed on Southeast Kings Bay Drive: Duds & Suds Coin Laundry (423), Huffmans Heritage Whole Foods (430), Evelin Moissl Fine Ladies Fashion (437), Beltone Hearing Aid Center (437), Citrus Land Title (498).



<i>Eastern Adjacent</i>	
1978	Sears Roebuck and Co. (618), Austin's 5 & 10 (628) Citrus Norge Village (coin laundry) (648), Winn-Dixie Store No. 2214 (708), Costa's Cookie Box (718), Citrus Discount Vacuum (728a), vacant (730), Shear Shop (barber shop) (732), vacant (734-738), Knight's Fashions (744) and Dirk's Exxon Service Gas Station (800) are listed on Southeast US Highway 19.
1983	Crystal Square Shopping Center is listed at 595 US Highway 19 South with the following tenants: vacant (603 and 609), Crystal Square Beauty Salon (613), Bell's Jewelry (637), TG&Y (dept. store), Falvey's Tom of Florida (clothes)(679), The Back Porch (gifts) (703), Shoes Unlimited (715), Winn-Dixie (733), Revco Discount Drugs(801), Book Nook (807) and Crystal Square Barber Shop (811). Pizza Hut and Green Tavern Cocktail Bar are listed at 850 US Highway 19 South. Jiffy Food Store is listed at 915 US Highway 19 South.
1998	Crystal Painting & Decorating is listed at 601 Southeast Cutler Spur Boulevard. The following businesses are listed on US Highway 19 Southeast: Sherwin Williams (610), Quality Haircuts (613), Crystal Center Laundromat (648), Warehouse Home Furniture Districts (657), Florida Sheriff's Opportunity Store (659), Elegant Pelican Lounge (679), Classic Touch (barber shop) (732), MR. B's Full Service Car Wash (750), Crystal River Exxon (gas station) (800).

2.2.2 Sanborn Maps

HSA conducted a review of the Sanborn Maps for the subject Property on the Hillsborough County Public Library Information Gateway Website. Sanborn Maps were not available for the subject Property.

2.2.3 Historic Aerial Photographs

A review of historical aerial photographs, for the years 1944, 1967, 1973, 1985, 1995, 2006 and 2009, was performed to assess the condition of the subject Property over time. This was performed by identifying structures, specific land features, and topographic attributes within the subject Property, and the relationships of each, over a series of different years. Significant observations and interpretations of the available aerial photographs are provided as follows:

1944	The subject and adjacent properties appear undeveloped.
------	---



1967	The canal that bounds the western and southern Property border is depicted. An apparent railroad corridor is depicted along the eastern Property boundary. The present-day Crystal Springs Shopping Center is depicted on the eastern adjacent property. Several apparent residential structures are depicted on the western and southern properties. The subject and remaining adjacent properties appear substantially unchanged.
1973 <i>Poor Quality</i>	The northern adjacent property appears to be undergoing construction. The subject and remaining adjacent properties appear substantially unchanged.
1985	The present-day apparent man-made lake is depicted on the central portion of the subject Property. Cutler Spur Boulevard is depicted along the eastern Property boundary. Several additional apparent residential and/or commercial structures are depicted on the northern, eastern, western and southern adjacent properties.
1995	The subject and adjacent properties are depicted in their present-day configurations.
2006	The subject and adjacent properties appear substantially unchanged.
2009	The subject and adjacent properties appear substantially unchanged s.

Based upon our historic data source review, HSA did not identify or observe signs of obvious environmental distress on the subject Property. Specific details concerning the types of activities taking place within the subject Property and on adjacent properties could not be determined based solely on this historical aerial review. **Figure 3** depicts the subject Property as recorded by the most recent aerial photograph (2009).

Historical information sources researched in this assessment allowed uses of the Property to be traced from the present back to 1944. Although this predates the Property's obvious first developed use, it does not meet the 1940-minimum research limit per the ASTM Standard E 1527-05 § 8.3.2, and constitutes a historical data failure.

2.3 Physical Setting Source

A current USGS 7.5 Minute Topographic Map illustrating the area on which the Property is located was reviewed during the ESA (see **Figure 4**). This review is required as specified in ASTM Standard E 1527-05 § 8.2.3. This map can be useful when conditions have been identified in which Hazardous Substances or Petroleum Products are likely to migrate to the Property or from within the Property, into the groundwater or soil. The 1954, Photorevised 1988 USGS "Crystal River, Florida" quadrangle map was reviewed. The subject Property is located in Sections 21 and 28, Township 18 South, and Range 17 East.



According to the topographic map review, the subject Property and surrounding areas are located approximately 5 feet above mean sea level. Kings Bay Canal borders the subject Property to the west and south. Based on the topographic contours depicted in the vicinity of the subject Property, the shallow unconfined groundwater flow is presumed to be toward the west. Thus, properties located to the east are considered to be upgradient.

The following discretionary physical setting sources pursuant to ASTM Standard E 1527-05 § 8.2.3 were obtained and reviewed to provide supplemental information regarding the geology/hydrogeology and surficial soils in the vicinity of the Property.

2.3.1 Hydrogeology

Literature identifies the principal hydrogeologic unit in Citrus County as the Upper Florida Aquifer. The Upper Floridan Aquifer is generally unconfined and therefore, is hydraulically connected to overlying saturated sediments. The Upper Floridan Aquifer is the main source of water in Citrus County. Regionally, the Upper Floridan Aquifer is overlain by surficial clastic sediments ranging in age from Miocene to Holocene. The clastic sediments are usually sand, silty sand, and kaolinitic clay, ranging in thickness from 0 to 100 feet. The Upper Floridan Aquifer consists of the Suwannee Limestone, if present, the Eocene Avon Park Formation and Ocala Group, which have a combined thickness ranging up to 1,500 feet. The limestone and dolomite are typically highly fractured and karstified in this area, and characterized by near vertical fracturing. Groundwater flow in the aquifer is generally toward the west and is controlled by discharges from springs. The Upper Floridan Aquifer is described as unconfined for much of Citrus County because of the absence of well developed, slowly permeable or very slowly permeable sediment between the ground surface and the top of the aquifer. The potentiometric surface in the area of interest is between 1 and 5 feet NGVD.

2.3.2 Surficial Soils

According to the United States Department of Agriculture Soil Survey for Citrus County, Florida (1988), the soil type consists of Sparr fine sand, 5 to 8 percent slopes. This soil is moderately sloping and somewhat poorly drained. That water table is at a depth of 1.5 to 3.5 feet for periods of 1 month to 4 months. Permeability is rapid in the sandy surface and subsurface layers and slow in the subsoil. Runoff is medium.



3.0 USER PROVIDED INFORMATION

Pursuant to ASTM E 1527-05 § 6.0, HSA requested that **The Conservation Fund** (*i.e.*, User) provide information on any environmental liens or activity and use limitations recorded against the subject Property, communicate any specialized knowledge or experience that is material to RECs in connection with the subject Property, provide information regarding property value reduction because of environmental issues, and identify key site managers for interviewing purposes.

3.1 User Questionnaire

A User Questionnaire regarding the environmental history and conditions of the subject Property was also transmitted to **Three Sisters Springs Holdings, LLC I & II** as a part of this assessment. The completed questionnaire is included in **Appendix C**.

3.2 Environmental Liens or Activity and Use Limitations (AULs)

The User is not aware of any Activity or Use Limitations (AULs) such as engineering controls, land use restrictions or institutional controls that are in place at the subject Property and/or have been filed or recorded in a registry under federal, tribal, state or local law.

3.3 Specialized Knowledge or Experience

The User did not disclose to HSA any unique specialized knowledge or experience that is material to identifying RECs in connection with the subject Property.

3.4 Property Value Reduction

Based upon the User Questionnaire, the User indicated that the purchase price for the subject Property reflects the fair market value of the subject site.

3.5 Previous Investigations

The following previous investigation regarding the subject Property was provided to HSA for review by the User. A copy of the investigation is included in **Appendix F**.

- A Phase I ESA of the subject Property prepared by HSA, dated November 2004. According to the ESA, no RECs were identified in association with the subject Property. While the database search reported 17 sites within the AMSD of the Property, based on the distances and directions of these sites to the subject Property, they were not considered significant risks towards the subject Property.



4.0 RECORDS REVIEW

Information pertaining to the standard Federal and state environmental record sources that are specified in ASTM Standard E 1527-05 § 8.2.1 was obtained through FirstSearch Technology Corporation (FTC). The database information was reviewed to assist in the identification of evidence of RECs in connection with the subject Property. Unmappable (*i.e.*, orphan) sites listed in the database with insufficient address or geocoding information to be located, were evaluated for potential location within the Approximate Minimum Search Distance (AMSD). The AMSD was widened slightly due to the size and configuration of the subject Property. Copies of the FTC research data and a description of the databases are included in **Appendix D** of this report.

4.1 Environmental Record Sources, Federal, State, and Local

The purpose of a records review is to obtain and review records that will assist in identifying RECs in connection with the subject Property. Some records to be reviewed pertain not just to the Property, but also pertain to properties within an additional search distance in order to help assess the likelihood of problems from migrating Hazardous Substances or Petroleum Products. The term AMSD is used in lieu of radius in order to include irregularly shaped properties. The AMSD for a particular record was determined by FTC in general accordance with ASTM Standard E 1527-05. Factors considered in modifying the AMSD include: (1) the density (*e.g.*, urban, rural or suburban) of the setting in which the Property is located; (2) the distance that the Hazardous Substances or Petroleum Products are likely to migrate based on local geologic or hydrogeologic conditions; and (3) other reasonable factors. Only Reasonably Ascertainable record information was reviewed and included: (1) information that was Publicly Available, (2) information that was obtainable from its source within reasonable time and cost constraints, and (3) information that was Practically Reviewable.

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

4.1.1 Federal Regulatory Agency (USEPA)

Information from databases derived from several departments within the EPA Region IV office located in Atlanta, Georgia was reviewed. This agency publishes information regarding facilities that are involved in the generation, transportation, treatment, storage, and disposal of Hazardous Wastes; information concerning the control and use of hazardous chemicals in the environment; and permits for facilities which may affect the environmental integrity of its surroundings. The EPA also provides information concerning sites involved in the Superfund cleanup program.



- **National Priorities List (NPL)** - The NPL was devised as a method for the EPA to prioritize confirmed contaminated sites for the purpose of initiating remedial action as funded by the Hazardous Waste Substances Superfund Program. The program was initially established under the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA) and reinstated under the Superfund Amendments and Reauthorization Act of 1986 (SARA). To date, EPA has identified approximately 1,450 hazardous waste sites as being the most serious in the nation. The EPA may delete (*delist*) a NPL site if it determines that no further CERCLA response is required to protect human health or the environment. There were **no NPL sites** located within an AMSD of *one mile* of the subject Property investigated during this ESA.
- **Comprehensive Environmental Response, Compensation & Liability Index System (CERCLIS)** - The EPA maintains a list of sites nominated to (or accepted for) the Superfund program. Inclusion of sites on this list does not automatically imply the presence of an existing or threatening release of Hazardous Substances since these sites are to be field evaluated by EPA to determine their significance. These sites may also appear on the NPL list as being slated for EPA funded response action, or they may be under other Federal or State enforcement action.

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

- **Resource Conservation Recovery Act/Hazardous Waste Data Management System (RCRA/HWDMS)** - These facilities include approximately 430,000 facilities whose operations generate, transport, treat, store or dispose of hazardous waste as per definitions and requirements of 40 CFR 261 and 270. These facilities are subdivided into four (4) categories: (1) Small, Very Small Quantity Generators (SQG’s), and Conditionally Exempt Small Quantity Generators (CESQGs), (2) Large Quantity Generators (LQG’s), (3) Transporters, and (4) Treatment, Storage or Disposal facilities (TSD’s).

Facilities that are designated as SQGs or CESQGs are listed on the regulatory database because they generate small volumes of hazardous wastes. LQGs generate more than 2,200 lbs (1,000 kg) of hazardous waste or more than 2.2 lbs (1 kg) of acute hazardous waste per



calendar month. Facilities that are designated as TSD facilities are licensed to respond and deal with emergency situations involving hazardous and toxic materials. In regard to LQGs, SQGs, CESQGs and TSDs, it does not automatically follow that these sites are contaminated or a release has been reported (although approximately 6,300 RCRA sites are listed on a subset database known as “CORRACTS” or Corrective Actions at RCRA Sites). In general, the listing is merely a compendium of facilities that use, store or dispose of waste materials. The database report also includes facilities which are no longer actively reporting to the EPA, either temporarily or permanently. These facilities are listed as No Longer Regulated (NLR) facilities. There were **six (6) RCRA sites** currently listed within an AMSD of *one-quarter mile* researched for the subject Property.

Circle K #2814 16 Northeast US Highway 19 Crystal River, Florida, 34429 Facility ID # FLD98254136 Located approximately 0.29 miles northeast of the subject Property CESQG/NLR
Mason’s Concrete of Crystal River 1041 North Suncoast Boulevard Crystal River, Florida, 34429 Facility ID # FLD982169955 Located approximately 0.29 miles northeast of the subject Property SQG
MD Auto Clinic US Highway 19 Crystal River, Florida, 34429 Facility ID # FLD984197012 Located approximately 0.29 miles northeast of the subject Property SQG



Star Enterprise 59 South US Highway 19 Crystal River, Florida, 34429 Facility ID # FLD984180273 Located approximately 0.29 miles southeast of the subject Property SQG
Touch of Quality Dry Cleaners 130 Northeast Highway 19 Crystal River, Florida, 34429 Facility ID # FLR000130708 Located approximately 0.29 miles southeast of the subject Property SQG
Midas Muffler 120 Northeast US Highway 19 Crystal River, Florida, 34429 Facility ID # FLD984244400 Located approximately 0.32 miles northeast of the subject Property SQG/NLR

The listed sites are located over 950 feet from the subject Property. Based upon the actual separation distances and/or directions between these sites and the subject Property it is unlikely that these sites have impacted the subject Property.

- **The Institutional Control/Engineering Control Registries (IC/EC)** - This listing includes Federal Brownfields and Superfund sites, which have implemented institutional or engineering control mechanisms. Engineering and institutional controls are both types of Activity and Use Limitations (AULs). The purpose of AULs is to control potential exposures to residual chemicals of concern. AULs are an explicit acknowledgement by regulatory agencies that residual levels of contaminants are present. *Institutional Controls* are legal or administrative restrictions on the use of or access to, a site or facility to (1) reduce or eliminate potential exposure to *hazardous substances* or *petroleum products* on the 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. *Engineering Controls* are physical modifications to a site or



facility to reduce or eliminate the potential exposure to *hazardous substances* or *petroleum products* on the property. There was **one (1) IC/EC site** identified within the AMSD of *one-quarter mile* researched for the subject Property.

Former Texaco #24-203-0051

310 US Highway 19

Crystal River, Florida, 34429

Facility ID # IC/EC-098503151

Located approximately 0.30 miles southeast of the subject Property

The Former Texaco #24-203-0051 site is located over two miles from the subject Property. Based upon the actual separation distance and/or direction between this site and the subject Property it is unlikely that this site has impacted the subject Property.

- **The Emergency Response Notification System (ERNS)** - This database contains information reported to federal authorities (the EPA), for facilities that have reported accidental releases of oil and hazardous substances. There were **no ERNS sites** identified within the AMSD of *one-quarter mile* researched for the subject Property.

4.1.2 State Regulatory Agency (FDEP) and Native American Tribal Records

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

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

It should be noted that due to the court case involving Shell Oil Company vs. U.S. EPA, the EPA has now placed restrictions on waste oil. While it previously had a "petroleum exemption" applied to it (with relaxed restrictions), this court case identified that "hazardous waste-related constituents"



could be introduced to the waste stream wherein a land disposal restricted waste had the potential to be improperly disposed.

- **The State Priority List (STATE)** - The FDEP maintains several environmental databases. One database of specific interest is the State Priority List (STATE). The database contains information on sites considered to be actually or potentially contaminated and presenting a possible threat to human health and the environment. There was **one (1) STATE site** identified in the database within an AMSD of *one mile* for the subject Property.

Metal Industries
8409 West Crystal Street
Crystal River, Florida, 34428
Facility ID # 000478
Located approximately 1.11 miles northeast of the subject Property

The Metal Industries site is located over 5,000 feet from the subject Property. Based upon the actual separation distance and/or direction between this site and the subject Property it is unlikely that this site has impacted the subject Property.

- **Florida Brownfield Sites Database (BROWNFIELD)** - The FDEP maintains a database which tracks the number of designated brownfield areas and executed brownfield site rehabilitation agreements. There were **no BROWNFIELD sites** identified in the database within an AMSD of *one-half mile* for the subject Property.
- **Florida Institutional Control/Engineering Control Registries (FL IC/EC)** - The FDEP maintains a listing of sites in the Department's Institutional Controls and Engineering Controls Registry. The listing is prepared by FDEP to assist with tracking those properties upon which an institutional control has been imposed pursuant to the provisions contained in Chapters 376 or 403, Florida Statutes. The information in the listing summarizes certain data about properties where institutional and engineering controls are used to control exposure to Hazardous Substances or Petroleum Products. There were **no FL IC/EC sites** identified in the database within the AMSD of *one-half mile* for the subject Property.
- **Solid Waste Landfills (SWLF)** - This report contains files for sites that are solid waste disposal facilities or landfills. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Section 2004 criteria for solid waste landfills or disposal sites. There was **one (1) SWLF site** specifically identified within the AMSD of *one-half mile* for the subject Property.



Crystal River Landfill

South End of 7th Avenue
Crystal River, Florida, 34429
Facility ID # 4009M00010

Located approximately 0.31 miles southeast of the subject Property

The Crystal River Landfill site is located over 1,200 feet from the subject Property. Based upon the actual separation distance and/or direction between this site and the subject Property it is unlikely that this site has impacted the subject Property.

- **Florida Dry Cleaners (DRYCLN)** – The DRYCLN List is maintained by the FDEP. The listings are maintained within the Florida Drycleaner Solvent Cleanup Program, which is designed to provide funding for assessing and remediating drycleaner sites. There was **one (1) DRYCLN site** identified within the AMSD of *one-fourth mile* of the subject Property.

Touch of Quality Dry Cleaners

130 Northeast Highway 19
Crystal River, Florida, 34429
Facility ID # 9600004

Located approximately 0.29 miles southeast of the subject Property

The Touch of Quality Dry Cleaners site is located over 1,000 feet from the subject Property. Based upon the actual separation distance and/or direction between this site and the subject Property it is unlikely that this site has impacted the subject Property.

- **Florida Leaking Storage Tank Report (LSTR)** - The LSTR (formerly, The Petroleum Contaminated Tracking System, or PCT) is a comprehensive listing of all reported leaking storage tanks and leaking underground storage tanks (LUSTs) reported within the State of Florida. Information from this database was extracted from the Florida Stationary Tank Inventory. There were **twenty-three (23) LUST sites** identified within the AMSD of *one-half mile* for the subject Property. The sites are identified below:



Rightway Foods 16 Northeast US Highway 19 Crystal River, Florida 34429 Facility ID # 8518709 Located approximately 0.29 miles northeast of the subject Property
Agean Discount Inc. 59 US Highway 19 South Crystal River, Florida 34429 Facility ID # 8503064 Located approximately 0.29 miles southeast of the subject Property
Barnett Bank 101 Southeast US Highway 19 Crystal River, Florida 34429 Facility ID # 9400262 Located approximately 0.29 miles southeast of the subject Property
Kmart # 9286 146 Southeast US Highway 19 Crystal River, Florida 34429 Facility ID # 8626550 Located approximately 0.29 miles southeast of the subject Property
Motiva Enterprises LLC (Texaco) 310 Southeast US Highway 19 Crystal River, Florida 34429 Facility ID # 8503151 Located approximately 0.30 miles southeast of the subject Property



Fina-Franks 310 Northeast US Highway 19 Crystal River, Florida 34429 Facility ID # 8503061 Located approximately 0.30 miles southeast of the subject Property
H & H Motors Inc. 400 US Highway 19 South Crystal River, Florida 34429 Facility ID # 8732090 Located approximately 0.30 miles southeast of the subject Property
Pete's Pier Inc. 1 Southwest 1st Place Crystal River, Florida 34429 Facility ID # 8503141 Located approximately 0.33 miles northwest of the subject Property
Exxon #5132-Crystal River 800 US Highway 19 South Crystal River, Florida 34429 Facility ID # 8503053 Located approximately 0.35 miles southeast of the subject Property
Whetstone Oil Co. Inc. 1017 Southeast US Highway 19 Crystal River, Florida 34429 Facility ID # 8503199 Located approximately 0.41miles southeast of the subject Property



Palms Ace Hardware 1321 Southeast US Highway 19 Crystal River, Florida 34429 Facility ID # 9101562 Located approximately 0.54 miles southeast of the subject Property
Chevron-Crystal River 639 Northeast US Highway 19 Crystal River, Florida 34428 Facility ID # 8503047 Located approximately 0.62 miles northeast of the subject Property
Giant #107 662 US Highway 19 Northeast Crystal River, Florida 34428 Facility ID # 8503139 Located approximately 0.63 miles northeast of the subject Property
Michaels Discount Beverage US Highway 19 and Northeast 3rd Crystal River, Florida 34428 Facility ID # 8732510 Located approximately 0.63 miles northeast of the subject Property
Florida Pest Control and Chemical Co. 2020 South US Highway 19 Crystal River, Florida 34429 Facility ID # 8623298 Located approximately 0.64 miles southeast of the subject Property



Quality #185 806 Northeast US Highway 19 Crystal River, Florida 34428 Facility ID # 8503098 Located approximately 0.64 miles northwest of the subject Property
Citrus County Sheriff's Department 701 Northeast 6th Avenue Crystal River, Florida 34428 Facility ID # 8518651 Located approximately 0.65 miles northeast of the subject Property
Crystal River Transportation 701 Northeast 6th Avenue Crystal River, Florida 34428 Facility ID 8732267 Located approximately 0.65 miles northeast of the subject Property
Crystal River City – Public Works 560 North Citrus Avenue Crystal River, Florida 34428 Facility ID # 9802907 Located approximately 0.65 miles northwest of the subject Property
Dixie Automotive 846 US Highway 19 North Crystal River, Florida 34428 Facility ID # 8842217 Located approximately 0.65 miles northwest of the subject Property



Crystal River City – Right of Way

CR 495 and US Highway 19

Crystal River, Florida 34428

Facility ID # 9801727

Located approximately 0.69 miles northwest of the subject Property

Chevron – Kwik Stop

118 Northwest US Highway 19

Crystal River, Florida 34428

Facility ID # 8503048

Located approximately 0.71 miles northwest of the subject Property

Quality Express Stores

770 Northeast 5th Street

Crystal River, Florida 34428

Facility ID # 9046215

Located approximately 0.74 miles northeast of the subject Property

The listed sites are located over 950 feet from the subject Property. Based upon the actual separation distances and/or directions between these sites and the subject Property it is unlikely that these sites have impacted the subject Property.

While not listed in the database report, based upon a review of historical city directories, Dirk's Exxon (currently Auto World Used Autos) was identified on the eastern adjacent property (800 Southeast US Highway 19). Discharges are reported for this facility in 1995 and 2002, however, the 2002 discharge is assumed to be residual effects from the 1995 discharge. According to a Limited Site Assessment Report (LSAR) dated August 2005, prepared by Hydro-Logic Associates, four USTs (three 3,000-gallon USTs containing gasoline and one 6,000-gallon UST containing diesel) were removed offsite in 2002. Soils were screened during tank removal with an Organic Vapor Analyzer (OVA) and no elevated readings were noted. Groundwater analytical results identified methyl-tert-butyl-ether (MTBE) exceeding the Natural Attenuation Default Source Concentration (NADSC) during tank removal. Groundwater analytical results taken during follow-up site assessment activities did not identify any target constituents exceeding state levels. Groundwater flow direction fluctuated from the southwest to northeast, and was assumed to be tidally influenced. The LSAR recommended a "no further action (NFA)" for this site. According to FDEP correspondence dated October 2005, a NFA was not approved and additional site assessment was



requested. No additional information was available at the CCHD or the FDEP OCULUS database website.

- **Registered Storage Tank (RST)** - This Florida Stationary Tank Inventory is a comprehensive listing of all registered Aboveground Storage Tanks (ASTs) and Underground Storage Tanks (USTs) within the State of Florida. The listings in the RST database are for sites that have registered their storage tanks. The appearance of a site on the RST list does not necessarily indicate environmental inadequacies at the site, but rather that the potential for environmental degradation to occur on the site or on adjacent sites is increased should the storage tanks undergo physical damage or experience leakage. There were **eleven (11) RST sites** identified within the AMSD of *one-quarter mile* for the subject Property. The sites are identified below:

Rightway Foods 16 Northeast US Highway 19 Crystal River, Florida 34429 Facility ID # 8518709 Located approximately 0.29 miles northeast of the subject Property
Mason's Concrete of Crystal River 1041 Suncoast Boulevard Crystal River, Florida 34429 Facility ID # 8520455 Located approximately 0.29 miles northeast of the subject Property
Agean Discount Inc. 59 US Highway 19 South Crystal River, Florida 34429 Facility ID # 8503064 Located approximately 0.29 miles southeast of the subject Property



Touch of Quality Cleaners 130 Northeast US Highway 19 Crystal River, Florida 34429 Facility ID # 9600004 Located approximately 0.29 miles southeast of the subject Property
Barnett Bank 101 Southeast US Highway 19 Crystal River, Florida 34429 Facility ID # 9400262 Located approximately 0.29 miles southeast of the subject Property
Kmart # 9286 146 Southeast US Highway 19 Crystal River, Florida 34429 Facility ID # 8626550 Located approximately 0.29 miles southeast of the subject Property
Whetstone Oil Co. Inc. US Highway 19 Crystal River, Florida 34429 Facility ID # 8518701 Located approximately 0.29 miles northeast of the subject Property
Motiva Enterprises LLC (Texaco) 310 Southeast US Highway 19 Crystal River, Florida 34429 Facility ID # 8503151 Located approximately 0.30 miles southeast of the subject Property



Fina-Franks 310 Northeast US Highway 19 Crystal River, Florida 34429 Facility ID # 8503061 Located approximately 0.30 miles southeast of the subject Property
H & H Motors Inc. 400 US Highway 19 South Crystal River, Florida 34429 Facility ID # 8732090 Located approximately 0.30 miles southeast of the subject Property
Pete's Pier Inc. 1 Southwest 1st Place Crystal River, Florida 34429 Facility ID # 8503141 Located approximately 0.33 miles northwest of the subject Property

The listed sites are located over 950 feet from the subject Property. Based upon the actual separation distances and/or directions between these sites and the subject Property it is unlikely that these sites have impacted the subject Property.

While not listed in the database report, based upon a review of historical city directories, Pump and Pantry Texaco was identified on the northwestern adjacent property (300 Southeast Kings Bay Drive, currently 310 Southeast Kings Bay Drive). According to an interview with Ms. Janet Walters of the CCHD, no information was available on this site. Based on the Citrus County Property Appraiser report for this site, the site was occupied by a gas station and car wash from at least 1981 until 2003. The report stated that tank and lines were removed from the site in 2003.



5.0 SITE RECONNAISSANCE

On June 15, 2010, an HSA Environmental Professional, experienced in the observance of environmental conditions, performed a site reconnaissance of the subject Property. The reconnaissance consisted of observing the periphery of the Property and viewing the site from accessible adjacent public thoroughfares. Interior portions of the Property were systematically traversed to provide an overlapping field of view, wherever possible. Visual reconnaissance of adjoining properties was limited to areas and facilities that were readily observable from the subject Property or from public access areas. Photographs were taken to document the features observed during the reconnaissance and environmental conditions of concern, where possible. A photographic log and copies of the photographs are included in **Appendix E**. Findings of the site reconnaissance have been incorporated throughout this report. During the site reconnaissance, particular attention was afforded to site features that are typically indicative of potentially adverse environmental conditions.

A summary of uses and conditions consistent with ASTM Standard E 1527-05 § 9.4 indicating the likelihood of RECs in connection with the subject Property is provided below. For each of the uses or conditions identified on the Property, detailed information is discussed following a summary along with an opinion about the significance of the listing to the analysis of RECs in connection with the subject Property.

5.1 Property Reconnaissance Findings

IDENTIFIED

Yes	No	
-----	----	--

- | | | |
|--------------------------|-------------------------------------|---|
| ☐ | ☒ | Hazardous Substance in connection with identified uses |
| ☐ | ☒ | Petroleum products in connection with identified uses |
| ☐ | ☒ | Aboveground or underground storage tanks (ASTs/USTs) or appurtenances |
| ☐ | ☒ | Suspect containers not in connection with identified uses |
| ☐ | ☒ | Electrical or mechanical equipment with signs of leakage |
| ☐ | ☒ | Extreme instances of interior stains or corrosion |
| ☐ | ☒ | Drains or sumps |
| ☐ | ☒ | Wastewater discharges |
| ☐ | ☒ | Septic or sewage tanks |
| ☐ | ☒ | Pits, ponds, or lagoons |
| ☐ | ☒ | Pools of liquid or standing water |



Yes No

- | | | |
|-------------------------------------|-------------------------------------|--|
| ☐ | ☒ | Solid waste dumping, landfills, soil subsidence, or suspect fill materials |
| ☐ | ☒ | Non <i>de minimis</i> stained soil or pavement |
| ☐ | ☒ | Stressed vegetation |
| ☒ | ☐ | Wells |
| ☐ | ☒ | Odors |
| ☐ | ☒ | Other uses or conditions of concern |

To the extent observed or identified through interviews, the following information was obtained. The weather conditions during the site reconnaissance were described as clear and approximately 95 degrees Fahrenheit. During the site reconnaissance, HSA was accompanied by the prospective purchaser, Mr. George Willson. According to Mr. Willson, the site has been relatively unchanged since the previous ESA in 2004.

The subject Property received a combination driving tour and walk-through examination. A metal storage shed, picnic area, and burn pit were observed on the southern portion of the Property, adjacent to Three Sisters Springs area (**Appendix E, Photographs 1, 2 and 3**). According to Mr. Willson, swimming materials (kayaks, fins, etc.) were stored within the shed. A man-made lake was observed along the central portion of the site (**Appendix E, Photograph 4**). No stressed vegetation was noted in or around the water bodies. Mr. Willson stated that soils excavated from the pond were spread throughout the Property. Rows of planted pines were observed throughout the Property (**Appendix E, Photograph 5**). A stormwater ditch surrounded the perimeter of the subject Property and was densely vegetated with various trees, shrubs and grasses (**Appendix E, Photograph 6**).

Three soil stockpiles ranging from 3 to 5 feet high were observed on the subject Property, two on the western portion of the Property and one on the southeastern portion of the Property (**Appendix E, Photograph 7**). A 2- to 3- inch PVC riser was observed in the center of each of the stockpiles. According to Mr. Hal Flowers, a representative of the owner of the subject Property, the stockpiles were installed to measure compression on the site.

Monitor wells were observed on the northern and southern sides of the centrally located lake (**Appendix E, Photograph 8**). According to Mr. Willson, the wells were used to measure water levels and temperature at the lake.

A pole-mounted transformer was observed on the southern portion of the site. The transformer was labeled “PCB Free” and appeared to be in “good” condition (**Appendix E, Photograph 9**). The transformer appeared to be free of corrosion and no leaks appeared to be emanating from it.



Utility systems identified at the subject Property, as specified in ASTM Standard E 1527-05 § 8.4.1 and § 8.4.3 are as follows:

- No heating ventilating and air conditioning (HVAC), sewage disposal, or potable water systems were observed on the subject Property.

5.2 Adjoining Property Reconnaissance Findings

A summary of uses and conditions identified on adjoining properties consistent with ASTM Standard E 1527-05 § 9.4 indicating the likelihood of RECs in connection with the property is provided below. For each of the uses or conditions identified on the adjoining properties, detailed information is discussed following a summary along with an opinion about the significance of the listing to the analysis of RECs in connection with the subject Property.

IDENTIFIED

Yes	No	
-----	----	--

☐	☒	Hazardous Substance in connection with identified uses
☐	☒	Petroleum products in connection with identified uses
☒	☐	Aboveground or underground storage tanks (ASTs/USTs) or appurtenances
☐	☒	Suspect containers not in connection with identified uses
☐	☒	Electrical or mechanical equipment with signs of leakage
☐	☒	Extreme instances of interior stains or corrosion
☐	☒	Drains or sumps
☐	☒	Wastewater discharges
☐	☒	Septic or sewage tanks
☐	☒	Pits, ponds, or lagoons
☐	☒	Pools of liquid or standing water
☐	☒	Solid waste dumping, landfills, soil subsidence, or suspect fill materials
☐	☒	Non <i>de minimis</i> stained soil or pavement
☐	☒	Stressed vegetation
☐	☒	Wells
☐	☒	Odors
☐	☒	Other uses or conditions of concern

The surrounding properties were observed to be a mixture of residential and commercially developed. Single family residences were observed on the northern adjacent property (**Appendix E, Photograph 10**). Kings Bay canal and single family residences were observed on the western and southern adjacent properties (**Appendix E, Photograph 11**). Commercial office buildings were



observed throughout the northeastern and eastern adjacent properties. Observed tenants included: Observed tenants of the Kings Bay Plaza Shopping Center included: Duds N Suds Laundromat, Evelyn's Boutique, Beltone Hearing Aid Center, Little Caesars Pizza, A Salon Beyond, Citrus Fitness, Nature Coast Bank, Citrus Shoes, Thai-Phoon Restaurant, Save-A-Lot, West Marine and Big Lots (**Appendix E, Photograph 12**). According to Ms. Fran (last name withheld), a representative of Duds N Suds Laundromat, no drycleaning had ever taken place on site to her knowledge.

Commercial businesses to the east included: Huffman's Heritage Whole Foods, Bank of America, Gay & Ehrhardt, P.A., Fastenal Industries & Construction Supplies, Westin Properties, Specialty Gems, Val's Boutique, Sherwin Williams Paint, China First Buffet, Lone Star Billiards, Crystal Center Laundromat, Cash Advance, Dollar General Store, Jenny's Café, Mr. B's Car Wash, Auto World Used Cars, ABC Liquor and Mercantile Bank (**Appendix E, Photograph 13**). According to a representative of Crystal Center Laundromat, no drycleaning takes place on site.



6.0 INTERVIEWS

Interviews with past and present owners, operators, and occupants of the subject Property, and state and/or local government officials consistent with ASTM Standard E 1527-05 § 10 and § 11 were performed. The objective of interviews was to obtain information indicating RECs in connection with the subject Property. Pertinent information reported by the interviewed parties is discussed in appropriate sections of the report.

6.1 Interview with Current Property Owner

On June 16, 2010, an HSA Environmental Professional conducted an interview with Mr. Hal Flowers, a representative of the owner of the subject Property, to obtain information regarding potential environmental issues relating to the subject Property. Mr. Flowers stated that he has been associated with the subject Property for approximately 6 years. When asked about the planted pines, Mr. Flowers stated that they had never been treated with any pesticides or herbicides. Mr. Flowers further stated that the soil stockpiles with the PVC risers were used in conjunction with compression testing (geotechnical investigation). Mr. Flowers was unaware of any adverse environmental issues associated with the subject Property.

6.2 Interview with Key Site Manager

On June 15, 2010, an HSA Environmental Professional conducted an interview with Mr. George Willson, a representative of the prospective purchaser of the subject Property, to obtain information regarding potential environmental issues relating to the subject Property. Mr. Willson stated that little to no changes were made to the Property since the previous ESA conducted in 2004. He was unaware of any environmental issues associated with the subject Property.

6.3 County Agencies (*Citrus County*)

As outlined in ASTM Standard E 1527-05 § 11, on June 14, 2010 an HSA Environmental Professional contacted the CCHD, to obtain additional information regarding facility non-compliance, spills, historical contamination, and/or any other site inconsistencies which have occurred at the site or within its near proximity. Businesses that either maintain storage tanks or produce hazardous waste are required by law to have their facilities registered, where applicable. On the other hand, it has been recognized that there are many facilities that operate tanks or use hazardous materials without proper regulatory authorization. Therefore, the standard State and Federal databases are not necessarily inclusive of all facilities. An interview with Ms. Janet Walters, a representative of the CCHD, was conducted; however, no additional information concerning any environmental issues related to the subject Property were on file.



7.0 FINDINGS

This section summarizes what HSA considers to be the pertinent findings for the subject ESA, and the following section presents our opinion as to their significance with respect to the objectives of the ESA process. Our research and findings indicate that the subject Property was developed in its current configuration in or around 1985. Three Sisters Springs is located on the southern portion of the Property and a man-made lake is located on the central portion of the Property. A stormwater ditch with dense vegetation surrounds the subject Property. Rows of planted pines are also present throughout the subject Property. An apparent railroad bounded the eastern boundary of the subject Property from at least 1967 until in or around 1973.

With respect to potential soil or groundwater contamination to the soil and/or groundwater on the subject Property, HSA did not observe any obvious evidence of contamination on the subject Property at the time of the site reconnaissance.

Historical information sources researched in this assessment allowed uses of the Property to be traced from the present back to 1944. Although this predates the Property's obvious first developed use, it does not meet the 1940-minimum research limit per the ASTM Standard E 1527-05 § 8.3.2, and constitutes a data gap.

While not listed in the database report, based upon a review of historical city directories, Dirk's Exxon (currently Auto World Used Autos) was identified on the eastern adjacent property (800 Southeast US Highway 19 from at least 1988 until 1993. Discharges are reported for this facility in 1995 and 2002, however, the 2002 discharge is assumed to be residual effects from the 1995 discharge. The USTs were removed offsite in 2002. While soil screening did not reveal elevated readings, groundwater analytical results identified MTBE exceeding the NADSC during tank removal. Groundwater analytical results taken during follow-up site assessment activities in 2005 did not identify any target constituents exceeding State levels. Groundwater flow direction fluctuated from the southwest to northeast, and was assumed to be tidally influenced. The LSAR recommended a "no further action (NFA)" for this site. According to FDEP correspondence dated October 2005, a NFA was not approved and additional site assessment was requested. No additional information was available at the CCHD or the FDEP OCULUS database website.

While not listed in the database report, based upon a review of historical city directories, Pump and Pantry Texaco was identified on the northeastern adjacent property (300 Southeast Kings Bay Drive, currently 310 Southeast Kings Bay Drive). The Citrus County Property Appraiser report for this site identifies a gas station and car wash occupied the site from at least 1981 until 2003. The report stated that tank and lines were removed from the site in 2003. According to an interview with Ms. Janet Walters of the CCHD, no discharges have been reported for this site.



The regulatory database search identified forty-three (43) sites within the AMSD of the Property, however, these sites are located at least 950 feet from the subject Property, and therefore these sites are not considered to be material threats of off site contamination relative to the subject Property.



8.0 OPINION

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

1. A railroad right-of-way was historically located along the eastern Property boundary from at least 1967 until 1973. While the mere presence of the railroad and the potential for sprayed chemicals (*herbicides*) does not necessarily represent a REC, given the uncertain historical nature of railroad maintenance practices and potential for inadvertent spills or leaks from the operation of railcars, the presence of the railroad should be considered by the User when evaluating its Business Environmental Risks future intended uses of the subject Property.
2. With respect to the historical presence of the Pump and Pantry Texaco and the Dirks Exxon sites previously located on the northeastern and eastern adjacent properties, respectively, while no reasonably ascertainable information indicating that these sites have impacted the subject Property was found, given the nature of these types of facilities (*service stations*), the lack of current information regarding the extent of possible contamination and their proximity to the subject Property, these sites should be considered by the User when evaluating its Business Environmental Risks and future intended uses of the subject Property.
3. With respect to the sites identified by the database report within the ASTM minimum search criteria, HSA believes that the potential for off-site contaminants to migrate onto the subject Property from the other listed sites is unlikely due to the directions and distances of these sites from the subject Property.



9.0 CONCLUSIONS

We have performed a Phase I Environmental Site Assessment in general conformance with the scope and limitations of ASTM Standard Practice E 1527-05 of the Three Sisters Springs Property (*i.e.*, the subject "Property") located along the southwest corner of Southeast Kings Bay Drive and Southeast Cutler Spur Boulevard in Crystal River, Citrus County, Florida.

This assessment has revealed no evidence of RECs in connection with the subject Property.

HSA has identified two (2) environmental issues related to the subject Property that, while do not meet the definition of a REC, should be considered when evaluating the User's Business Environmental Risks and future uses of the subject Property:

1. The historical presence of the railroad right-of-way along the eastern Property boundary from at least 1967 until 1973; and
2. The historical present of the Pump and Pantry Texaco and the Dirks Exxon sites previously located on the northeastern and eastern adjacent properties, respectively.



10.0 WARRANTY

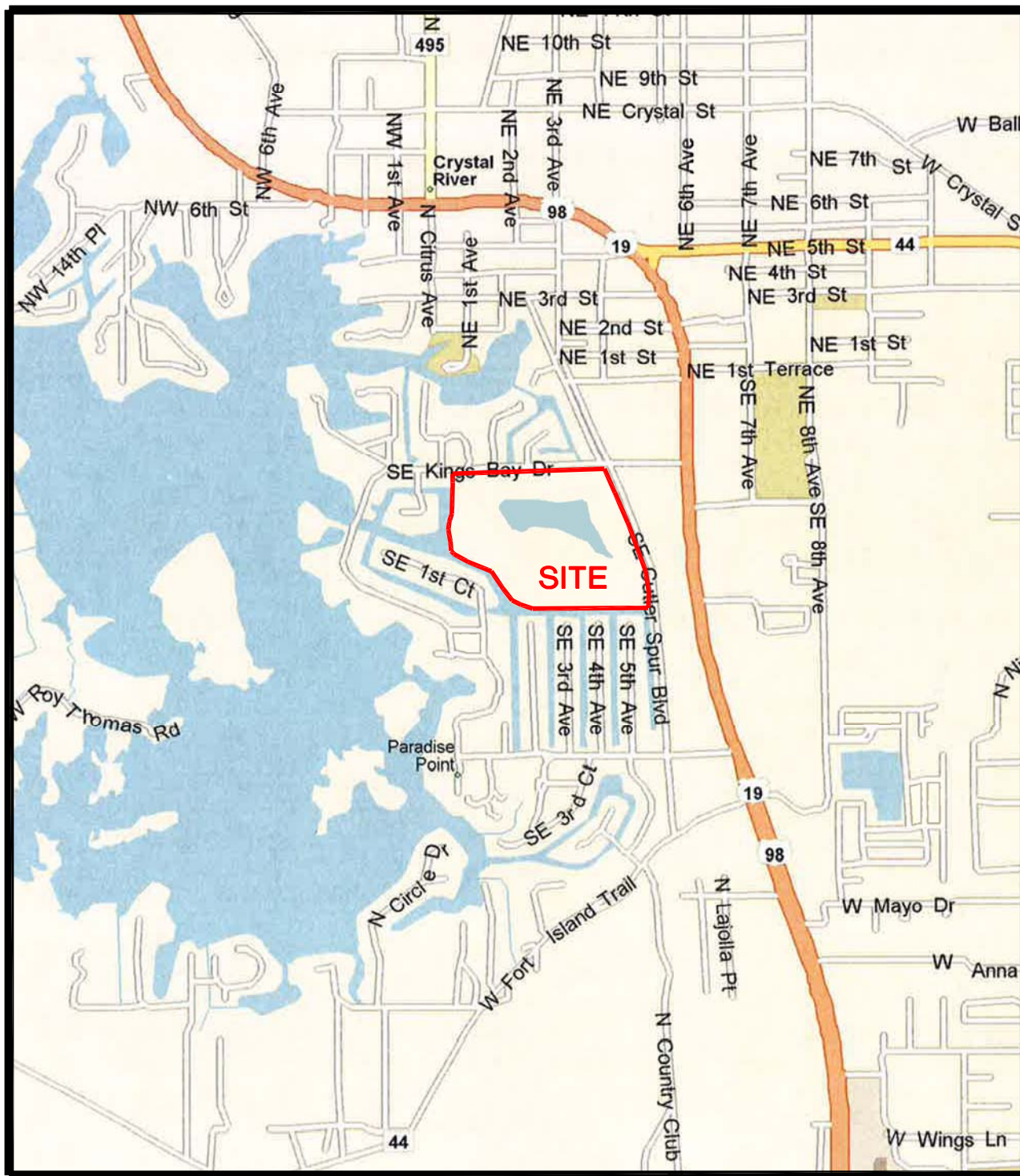
HSA warrants that the findings and conclusions contained herein were accomplished in general accordance with the methodologies set forth in the ASTM Standard E 1527-05 protocol. These methodologies are described by the Standard as representing good commercial and customary practice for conducting an Environmental Site Assessment of a parcel of property for the purpose of identifying recognized environmental conditions. However, these findings and conclusions contain all of the limitations inherent in these methodologies which are referred to in the protocol and some of which are more specifically set forth as follows.

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



FIGURES

SECTION 21 & 28, TOWNSHIP 18 SOUTH, RANGE 17 EAST
CITRUS COUNTY, FLORIDA



0 0.1 0.2 0.4 0.6
SCALE IN MILES



4019 E. Fowler Avenue Tampa, Florida 33617

Tel: (813) 971-3882

THREE SISTERS SPRINGS
SE KINGS BAY DRIVE and
SE CUTLER SPUR BOULEVARD
CRYSTAL RIVER, FLORIDA

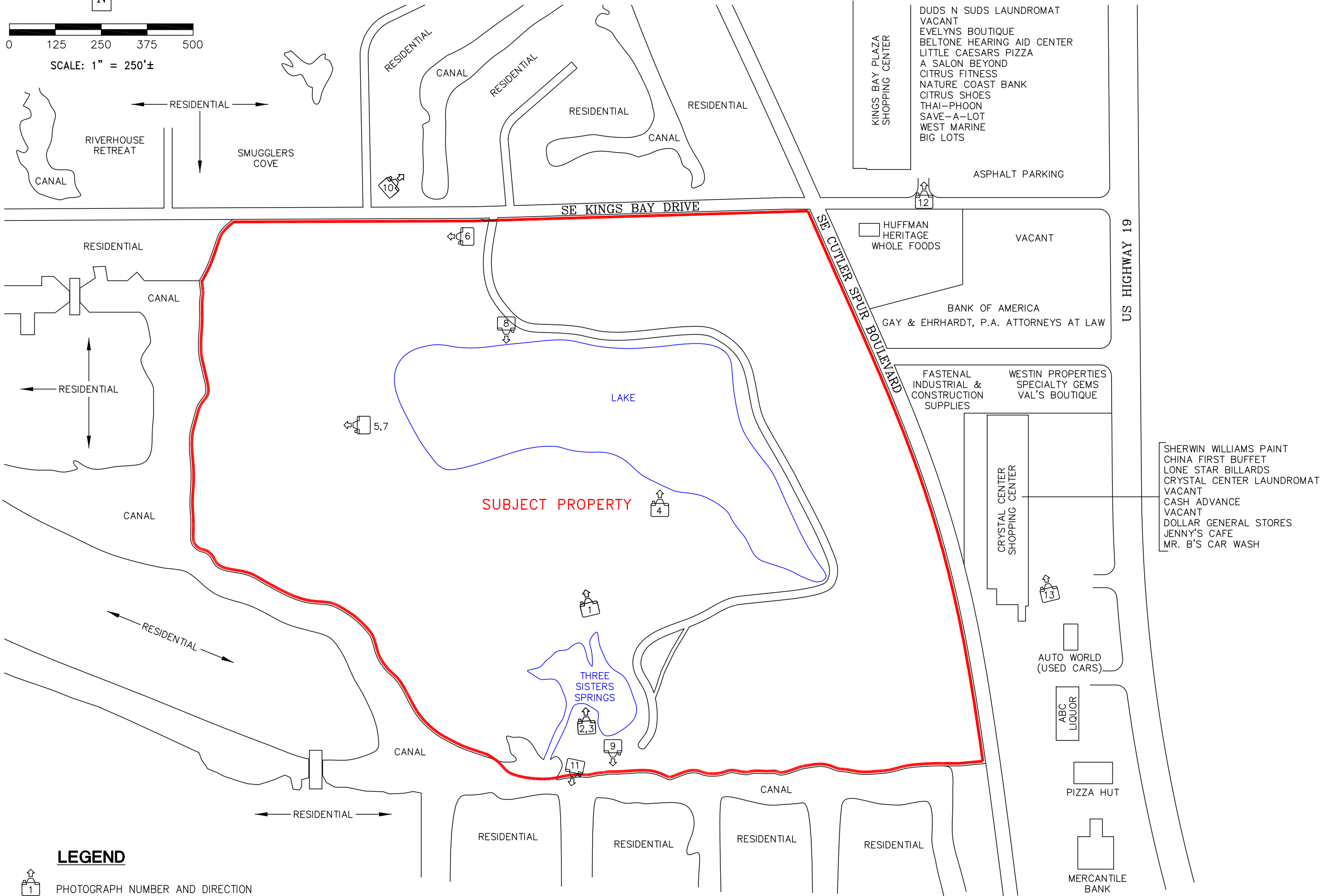
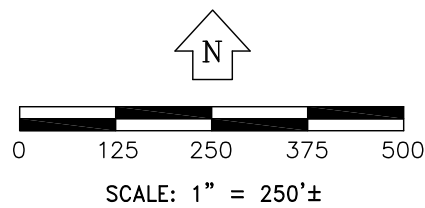
SHEET TITLE

SITE
LOCATION
MAP

FIGURE 1

N:\1150-DESIGN\HSA-Drafting\60 Environmental\2010\ESA's\Three Sisters Springs 603768100\768100-01

JOB NO.: 603768100
CAD NO.: 768100-01
DATE: 11/11/10



LEGEND

 PHOTOGRAPH NUMBER AND DIRECTION

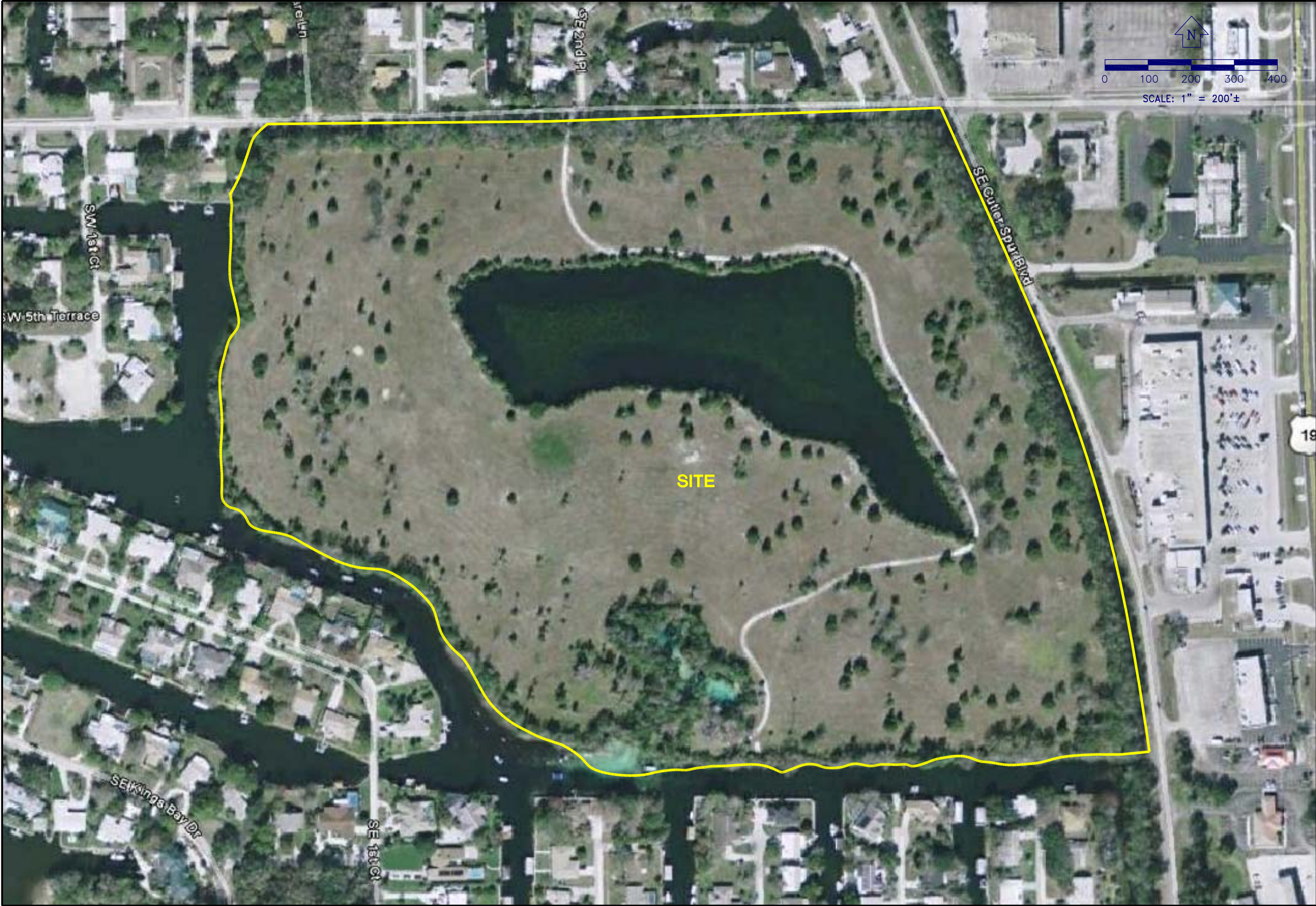
THREE SISTERS SPRINGS
SE KINGS BAY DRIVE and
SE CUTLER SPUR BOULEVARD
CRYSTAL RIVER, FLORIDA



HSA
ENGINEERS & SCIENTISTS

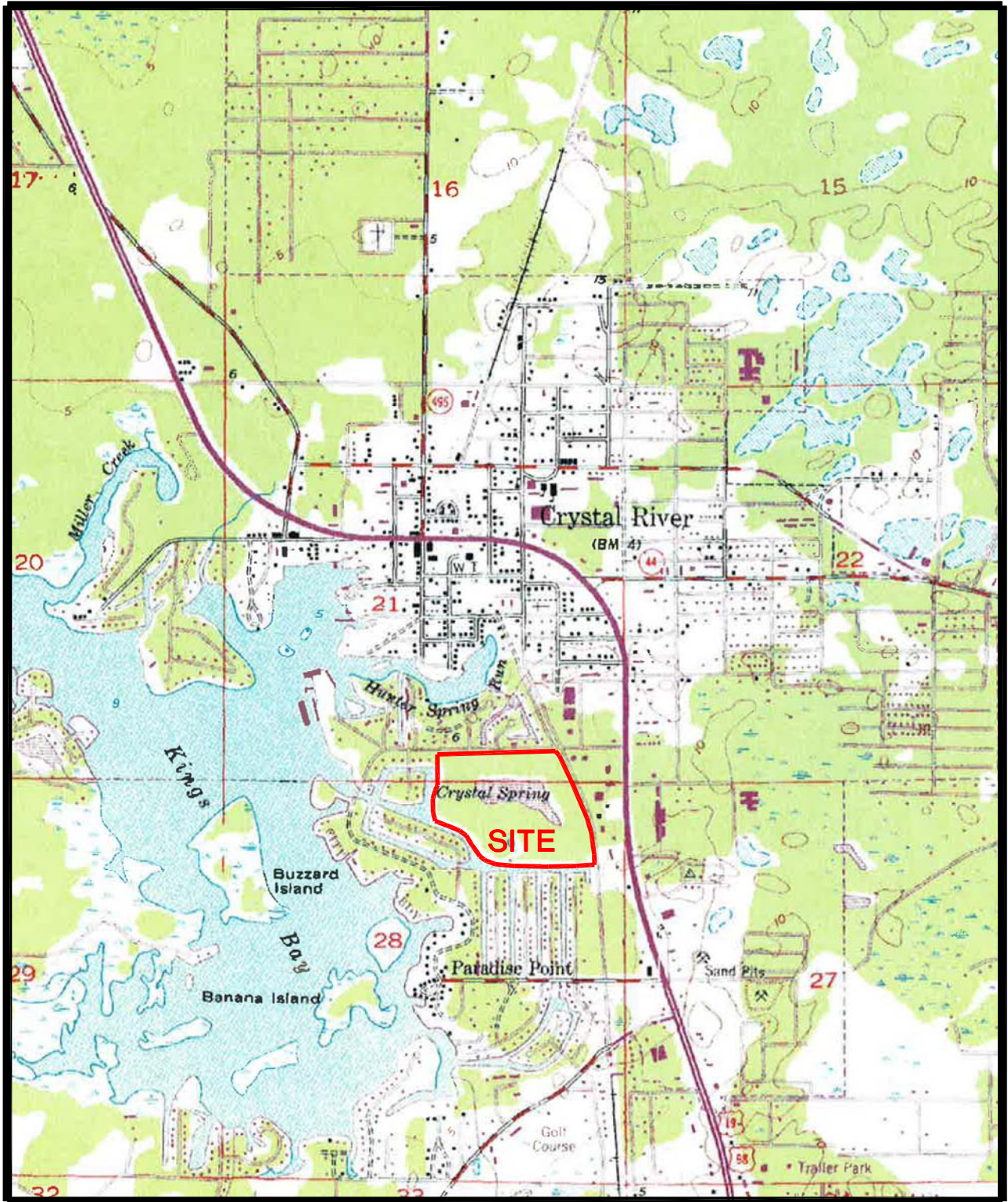
4019 E. Fowler Avenue Tampa, Florida 33617
Tel: (813) 971-3882

DESIGNED	N/A	JOB NO.:	603768100
DRAWN	SBW	DATE:	6/11/10
CHECKED	SR	CAD NO.:	768100-01
SHEET TITLE			
SITE PLAN			
FIGURE 2			



SHEET TITLE			JOB NO.: 603768100		ENGINEERS & SCIENTISTS 4019 E. Fowler Avenue Tampa, Florida 33617 Tel: (813) 971-3882
DESIGNED	N/A	DRAWN	DATE:	6/11/10	
CHECKED	SR		CAD NO.:	768100-01	
2009 AERIAL PHOTOGRAPH					
FIGURE 3					

THREE SISTERS SPRINGS
SE KINGS BAY DRIVE and
SE CUTLER SPUR BOULEVARD
CRYSTAL RIVER, FLORIDA



SCALE: 1"=2000'±

SOURCE: CRYSTAL RIVER, FLA., U.S.G.S. QUADRANGLE MAP 1954, PHOTOREVISED 1988



4019 E. Fowler Avenue Tampa, Florida 33617

Tel: (813) 971-3882

THREE SISTERS SPRINGS
SE KINGS BAY DRIVE and
SE CUTLER SPUR BOULEVARD
CRYSTAL RIVER, FLORIDA

SHEET TITLE

U.S.G.S.
TOPOGRAPHIC
MAP

FIGURE 4



APPENDIX A

Credentials and Qualifications

Kenneth R. Caldwell, MS, PG

Senior Geologist/ Shareholder

EDUCATION / TRAINING

MS, Geological Sciences, The University of Texas at Dallas, Richardson, TX, 1987

BS, Geology, Southern Methodist University, Dallas, TX, 1979

REGISTRATIONS / CERTIFICATIONS

Registered Professional Geologist: Florida (1637), 1994

PROFESSIONAL AFFILIATIONS

Association of Groundwater Scientists and Engineers

Florida Environmental Assessors Association

American Association of Petroleum Geologists

YEARS OF EXPERIENCE

HSA: 6 years

Other: 21 years

Total: 27 years

SUMMARY OF QUALIFICATIONS

Kenneth Caldwell, MS, PG, has more than 27 years experience in the environmental consulting industry and has demonstrated capabilities for managing technically successful environmental engineering projects. His primary role as a project manager has been to develop cost-effective project solutions by identifying key client objectives and pertinent regulatory compliance issues, by maintaining effective communication with clients and regulatory personnel, by developing and adhering to defined project schedules and budgets, and by producing quality written and oral presentations.

Mr. Caldwell's project experience background includes investigation/remediation services at sites impacted by industrial contaminants (chlorinated solvents, pesticides, and metals); investigation/remediation services at petroleum hydrocarbon sites; due diligence reviews, including Phase I and Phase II Environmental Site Assessments (ESAs) in accordance with ASTM standard practice and compliance permitting projects; and sinkhole/settlement evaluations.

Prior to entering the environmental consulting industry in 1990, Mr. Caldwell worked as a geologist within the petroleum exploration/production industry for approximately eight years. His experience includes: property evaluations and subsurface reservoir prediction using borehole geophysical data, drill cuttings analysis, reservoir performance data, and seismic geophysical data, as well as supervision of drilling operations.

PROJECT EXPERIENCE

Site Investigation/Remediation

- ♦ **Florida Department of Environmental Protection, Drycleaning Solvent Cleanup Program, Various Sites, Florida:** Task Manager responsible for field team oversight and subcontracting elements of Site Assessment phase. Projects require initial Work Plan (defined scope, cost, and schedule) development utilizing available environmental and historical land use information. Assessment implementation typically includes expedited approach using direct-push sampling and mobile laboratory analysis, interim reviews with agency project managers, installation and sampling of monitor wells (direct push, auger, and rotasonic techniques), soil sampling, soil-gas surveys, and often requires negotiation for access to neighboring private or municipal properties. Acquired information is evaluated and compiled into a final Site Assessment Report that summarizes site characterization findings and supports recommendations for proposed remedial activities. These projects require frequent interaction with agency project managers to ensure practical and cost-efficient implementation using State trust funds.
- ♦ **USEPA Superfund Site, Lakeland, Florida:** Task Manager responsible for field team oversight and subcontracting elements of a Remedial Investigation and Feasibility Study (RI/FS) conducted at a former pesticide manufacturing plant. Assisted with preparation of required Field Sampling and Analysis Plan (SAP) to implement USEPA-approved RI Work Plan. Supervised 3-man field team conducting soil, groundwater, sediment, and surface



water sampling; direct-push plume delineation; and monitor well installation. Rotasonic drilling techniques provided critical information to redefine the conceptual site hydrogeologic model. Assisted PRPs with data evaluation, interfacing with USEPA, preparation of interim data summary reports, and the eventual RI site characterization report.

- ♦ **Electronics Manufacturing Plant, St. Petersburg, Florida:** Designed and implemented 3 phases of direct-push sampling, including use of Waterloo Profiler™ to assess impacts from industrial solvents under a State consent order. Solvents were detected over an area several hundred feet long and to depths of 60 feet. The approach was used to fast-track consent order assessment requirements, and it saved the client an estimated \$50,000 in well installation/sampling costs. Assisted client with negotiation effort for State approval for pilot study to evaluate an innovative in-situ remedial technology, and for State approval for Feasibility Study/Remedial Action Plan to effect immediate contaminant mass reduction with concurrent groundwater monitoring.
- ♦ **Metal Can Manufacturing Plants, Various Sites, Florida:** At Tampa location, assisted property owner/operator and their outside environmental counsel with evaluation of compliance work being performed by consultant for the former property owner. Provided guidance on pertinent regulatory issues and an evaluation on the overall effectiveness and practicality of third-party work. Also, assisted client with obtaining quick regulatory approval for interim soil removal action to address metals impacts in an area slated for large capital expenditure for plant expansion. At separate site, implemented focused Phase II investigation and limited soil removals in order to assist client in preparing property for resale. At Orlando location, assisted client in securing regulatory approval for use of field screening techniques and direct-push well installations along railroad after lengthy site access negotiation. At another area of site used soil leachability analyses to secure State approval to eliminate perceived need for soil remediation.
- ♦ **Re-development of Impacted Properties, Various Sites, Florida:** Designed and implemented investigative techniques to fast-track assessments and regulatory interactions at identified or suspected impacted sites. Assisted clients with regulatory negotiations and permitting at two separate former landfill sites in Hillsborough County slated for residential re-development. At Lee County site, investigated and assisted client in securing regulatory approval for conditional closure at riverfront property slated for condominium re-development.

Petroleum Hydrocarbon Assessment/Remediation

- ♦ **Retail Service Stations, Various Sites, Florida:** Managed concurrent assessment, remedial design, and remedial system operation phases at up to 50 State-funded cleanup sites. Utilized direct-push techniques to optimize subsequent well installations using auger and rotasonic drilling, and scoped and implemented short-term aquifer tests and analysis to optimize remedial designs. For major oil company client, designed and successfully implemented a field program to evaluate the viability of natural bioattenuation at service station sites. Coordinated presentations to State and county regulators of field, laboratory, and biomodeling data supporting natural bioattenuation as the remedial alternative preferred over conventional pump-and-treat scenarios previously selected. Developed a decision criteria matrix for the client to evaluate "candidate" sites for a similar approach.
- ♦ **Railroad Rights-of-Way, Various Sites, Florida:** Assisted with scope development and later implementation of assessments following emergency response removal actions for fuel spills within active railroad corridors. Client desired attention to possibility of unknown historical releases along active rail lines. Designed phased approach focused on soils delineation and lab analysis to prioritize which assessments warranted progression to a groundwater assessment phase.
- ♦ **Municipal Maintenance Facility, Tampa, Florida:** Assisted City environmental department with eliminating regulatory requirements for soil remediation associated with a removed mineral spirits UST by receiving conditional "no further action" approval from State. Used interpretations of chromatogram data and focused soils analysis to support demonstration that "background" landfill organics are present.
- ♦ **Petroleum Bulk Terminal, Tampa, Florida:** Directed assessment activities to delineate unanticipated free-phase hydrocarbon plume and numerous other dissolved-phase plumes. Evaluated performance and cost-effectiveness of several product recovery options. Developed training and O&M manual for ongoing product recovery by terminal personnel. Later assisted client with obtaining "no further action" approvals for subsequent discharge events by demonstrating that impacts could not be discriminated from pre-existing site conditions and currently deferred remedial requirements.



- ♦ **Retail Service Station, Port Charlotte, Florida:** Assisted client with securing regulatory approval to significantly reduce required remediation efforts and expenditures at site where discrete shallow and intermediate-depth plumes had migrated offsite. Used historical data to support a remedial design focused on active shallow plume remediation and monitoring only for the intermediate plume.
- ♦ **Retail Service Station, Tampa, Florida:** Assisted client with securing regulatory approval for an aggressive, short-term remedial design at a temporarily closed site slated for redevelopment into the company's new high-market profile format. Remedial design included multi-phase extraction using temporary NPDES permit. Upon implementation, dissolved concentrations were reduced to monitoring only levels within 60 days, thus meeting the retail construction schedule.
- ♦ **Underground Storage Tank Closures, Various Sites, Florida:** Managed the subcontracting and field assessment aspects required to adhere to State closure regulations at a variety of settings, including retail service stations, commercial facilities, municipal facilities, and residential sites. Projects are frequently focused on quick timeframes and strict adherence to limited budgets.

Due Diligence Assessments and Site Permitting

- ♦ **Multi-Site Phase I ESA Examples, Florida Sites:** Managed project involving concurrent ESAs at six active manufacturing sites and TSPs at two undeveloped sites located in four separate Florida counties. Compiled field assessors' observations into summary format to meet client needs for immediate verbal report addressing both ASTM standard findings and pre-determined list of regulatory compliance issues. Another project involved managing concurrent ESAs at 24 water and wastewater plant sites located in six different Florida counties. Interfaced with client's attorneys to discuss findings and potential environmental issues relevant to multi-million dollar financing deal.
- ♦ **Estate Property, Naples, Florida:** Assisted national bank trust department and legal counsel with removal and closure assessment of an underground fuel oil tank at a multi-million dollar estate property. Although the tank was unregulated, the trust department requested assistance in addressing standard State requirements and preparation of their due diligence sales package.
- ♦ **Realty Syndicate Shopping Centers, Florida:** Designed and managed fast-track Phase II investigations at commercial shopping centers using direct-push sampling and on-site mobile laboratory to assess chlorinated solvent impacts from past dry cleaning operations. Assisted company engineers with data evaluation and generation of list of possible remedial scenarios and associated probable costs to support the buyer in purchase negotiations.
- ♦ **Brownfields Assessments, Clearwater, Florida:** Assisted City's Economic Development department and private clients by managing Phase I/ Phase II property evaluations in adherence to USEPA brownfields grant requirements.
- ♦ **Oil Terminal, Caribbean:** Assisted large oil company and legal counsel with negotiations to terminate lease agreement with local government for crude oil terminal operation. Developed an investigative approach to compare current site conditions to those characterized by earlier site assessments. Presented findings to client, government officials and related attorneys.
- ♦ **Compliance Permitting:** Assisted Client engineers in researching the applicable regulations, then completed facility inspections and personnel interviews and prepared final Spill Prevention Control and Countermeasures (SPCC) Plans in accordance with the regulations (40 CFR 112 et seq.) for onsite petroleum products. At one facility, coordinated with Client to address needs for updated Stormwater Pollution Prevention Plan (SWPPP) covering modifications to plant's batch process.

Sinkhole/Settlement Evaluations

- ♦ **Insurance Industry Support Services:** HSA team member for site evaluations into causes of residential and commercial building distress. Reviewed field investigation data related to soils types, soil densities, ground-penetrating radar transects, laboratory analysis, and field observations to make determinations of evidence of potential sinkhole/solution activity versus normal structural and/or subsoil settlement.

PUBLICATIONS

- ♦ Harrison, M.J., Caldwell, K.R., and Braids, O.C., 1999, Evaluating Business Risk through Environmental Site Assessments. Florida Real Estate Journal.
- ♦ Rorech, G.J., Crossman, T.L., and Caldwell, K.R., 1995, Several Cost-Effective Remedial Strategies for Bulk Storage Terminals. Conference Proceedings: Independent Liquid Terminals Association National Conference (June 1995).



- Caldwell, K.R., Barr, K.D., Tarbox, D.L., Dunlap, L.E., Thomas, S.B., and Fiorenza, S., 1992, Assessment of Natural Bioremediation as Alternative to Traditional Active Remediation at Selected Amoco Oil Company Sites in Florida. Proceedings: Petroleum Hydrocarbons and Organic Chemicals in Ground Water: Prevention, Detection, and Restoration, National Groundwater Association, pp. 509-521.
- Soegaard, K. and Caldwell, K.R., 1990, Depositional History and Tectonic Significance of Alluvial Sedimentation in the Permo-Pennsylvania Sangre de Cristo Formation, Taos Trough, New Mexico: New Mexico Geological Survey Bulletin, 41st Field Conference, pp. 277-289.

EMPLOYMENT HISTORY

03/13/03 – Present	HSA Engineers & Scientists
05/90 – 03/03	ARCADIS (formerly Geraghty & Miller)
08/87 – 05/90	Petroleum Geologist, various firms
08/79 – 08/84	Petroleum Geologist, various firms

AC# 3859395		STATE OF FLORIDA	
		DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION BOARD OF PROFESSIONAL GEOLOGISTS	
		SEQ# L08071601842	
DATE	BATCH NUMBER	LICENSE NBR	
07/16/2008	080042356	PG1637	
The PROFESSIONAL GEOLOGIST Named below IS LICENSED Under the provisions of Chapter 492 FS. Expiration date: JUL 31, 2010			
CALDWELL, KENNETH R 4019 EAST FOWLER AVE TAMPA		FL 33617	
CHARLIE CRIST GOVERNOR		CHUCK DRAGO INTERIM SECRETARY	
DISPLAY AS REQUIRED BY LAW			





APPENDIX B

ASTM Glossary



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

Terminology

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

1. *Recognized Environmental Conditions*--In defining a standard of good commercial and customary practice for conducting an *Environmental Site Assessment* of a parcel of *Property*, the goal of the processes established by this practice is to identify *Recognized Environmental Conditions*. The term *Recognized Environmental Conditions* means the presence or likely presence of any *hazardous substances* or *petroleum products* on a *Property* under conditions that indicate an existing release, a past release, or a material threat of a release of any *hazardous substances* or *petroleum products* into structures on the *Property* or into the ground, groundwater, or surface water of the *Property*. The term includes *hazardous substances* or *petroleum products* even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.
2. *Historical Recognized Environmental Condition* – An environmental condition which in the past would have been considered a *Recognized Environmental Condition*, but which may or may not be considered a *Recognized Environmental Condition* currently. If a past release of any *hazardous substances* or *petroleum products* has occurred in connection with the *Property* and has been remediated, with such remediation accepted by the responsible regulatory agency (for example, as evidenced by the issuance of a no further action letter or equivalent), this condition shall be considered a *Historical Recognized Environmental Condition* and included in the findings section of the *Phase I Environmental Site Assessment* report. If this *Historical Recognized Environmental Condition* is determined to be a *Recognized Environmental Condition* at the time the *Phase I Environmental Site Assessment*, the condition shall be identified as such and listed in the conclusions section of the report.



3. *Business Environmental Risk*--a risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in this practice.
4. *All Appropriate Inquiry*--that inquiry constituting "all appropriate inquiry into the previous ownership and uses of the Property consistent with good commercial or customary practice" as defined in CERCLA, 42 USC §9601 (35)(B), that will qualify a party to a *commercial real estate transaction* for one of threshold criteria for satisfying the LLPs to CERCLA liability (42 USC §9601(A) and (B), §9607(b)(3), §9607(q); and §9607(r)), assuming compliance with other elements of the defense.
5. *Activity and Use Limitations*-- 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 or groundwater on the *Property*, or (2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment. These legal or physical restrictions, which may include institutional and/or *engineering controls*, are intended to prevent adverse impacts to individuals or populations that may be exposed to *hazardous substances* and *petroleum products* in the soil or groundwater on the *Property*.
6. *Asbestos*--six naturally occurring fibrous minerals found in certain types of rock formations. Of the six, the minerals chrysotile, amosite, and crocidolite have been most commonly used in building products. When mined and processed, asbestos is typically separated into very thin fibers. Because asbestos is strong, incombustible, and corrosion-resistant, asbestos was used in many commercial products beginning early in this century and peaking in the period from World War II into the 1970s. When inhaled in sufficient quantities, asbestos fibers can cause serious health problems. *Asbestos containing material (ACM)*--any material or product that contains more the 1% asbestos.
7. *Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)*--the list of sites compiled by EPA that EPA has investigated or is currently investigating for potential hazardous substance contamination for possible inclusion on the National Priorities List.
8. *Construction debris*--concrete, brick, asphalt, and other such building materials discarded in the construction of a building or other improvement to Property.



9. *Contaminated public wells*--public wells used for drinking water that have been designated by a government entity as contaminated by toxic substances (*e.g.*, chlorinated solvents), or as having water unsafe to drink without treatment.
10. *Demolition debris*--concrete, brick, asphalt and other such building materials discarded in the demolition of a building or other improvement to Property.
11. *Drum*--a container (typically, but not necessarily, holding 55 gal (208 L) of liquid) that may be used to store *Hazardous Substances* or *Petroleum Products*.
12. *Dry wells*--underground areas where soil has been removed and replaced with pea gravel, coarse sand, or large rocks. Dry wells are used for drainage, to control storm runoff, for the collection of spilled liquids (international and non-international) and wastewater disposal (often illegal).
13. *Dwelling*--structure or portion thereof used for residential habitation.
14. *Environmental lien*--a charge, security, or encumbrance upon title to a *Property* to secure the payment of a cost, damage, debt, obligation, or duty arising out of response actions, cleanup, or other remediation of *Hazardous Substances* or *Petroleum Products* upon a *Property*, including (but not limited to) liens imposed pursuant to CERCLA 42 USC § 9607(1) and similar state or local laws.
15. *ERNS list*--EPA's emergency response notification system list of reported CERCLA hazardous substance release or spills in quantities greater than the reportable quantity, as maintained at the National Response Center. Notification requirements for such releases or spills are codified in 40 CFR Parts 302 and 355.
16. *Federal Register, (FR)*--publication of the United States government published daily (except for federal holidays and weekends) containing all proposed and final regulations and some other activities of the federal government. When regulations become final, they are included in the Code of Federal Regulations (CFR), as well as published in the Federal Register.
17. *Fire insurance maps*--maps produced for private fire insurance map companies that indicate uses of properties at specified dates and that encompass the Property. These maps are often available at local libraries, historical societies, private resellers, or from the map companies who produced them. See Question 23 of the transaction screen process in Practice E 1528 and 7.3.4.2 of this practice.



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

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

19. *Hazardous waste*--any hazardous waste having the characteristics identified under or listed pursuant to section 3001 of the Solid Waste Disposal Act (42 USC § 6921) (but not including any waste the regulation of which under the Solid Waste Disposal Act (42 USC § 6901 et seq.) has been suspended by Act of Congress). The Solid Waste Disposal Act of 1980 amended RCRA. RCRA defines a hazardous waste, in 42 USC § 6903, as "a solid waste, or combination of solid wastes, which because of its quantity, concentration, or physical, chemical, or infectious characteristics may--(A) cause, or significantly contribute to an increase in mortality or an increase in serious irreversible, or incapacitating reversible, illness; or (B) pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, or disposed of, or otherwise managed."
20. *IC/EC registries*—databases of institutional controls or engineering controls that may be maintained by a federal, state or local environmental agency for purposes of tracking sites that may contain residual contamination and AULs. The names for these may vary from program to program and state to state, and include terms such as Declaration of Environmental Use Restriction database (Arizona), list of "deed restrictions" (California), environmental real covenants list (Colorado), brownfields site list (Indiana, Missouri, Pennsylvania).



21. *Landfill*--a place, location, tract of land, area, or premises used for the disposal of solid wastes as defined by stated solid waste regulations. The term is synonymous with the term *solid waste disposal site* and is also known as a garbage dump, trash dump, or similar term.
22. *Local street directories*--directories published by private (or sometimes government) sources that show ownership, occupancy, and/or use of sites by reference to street addresses. Often local street directories are available at libraries of local governments, colleges or universities, or historical societies.
23. *Material safety data sheet (MSDS)*--written or printed material concerning a hazardous substance which is prepared by chemical manufacturers, importers, and employers for hazardous chemicals pursuant to OSHA's Hazard Communication Standard, 29 CFR 1910.1200.
24. *National Contingency Plan (NCP)*--the National Oil and Hazardous Substances Pollution Contingency Plan found at 40 CFR § 300, that is the EPA's blueprint on how Hazardous Substances are to be cleaned up pursuant to CERCLA.
25. *National Priorities List (NPL)*--list compiled by EPA pursuant to CERCLA 42 USC § 9605(a)(8)(B) of properties with the highest priority for cleanup pursuant to EPA's Hazard Ranking System. See 40 CFR Part 300.
26. *Occupants*--those tenants, subtenants, or other persons or entities using the *Property* or a portion of the *Property*.
27. *Owner*--generally the fee owner of record of the *Property*.
28. *Petroleum exclusion*--The exclusion from CERCLA liability provided in 42 USC §9601(14), as interpreted by the courts and EPA: "The term (hazardous substance) does not include petroleum, including crude oil or any fraction thereof which is not otherwise specifically listed or designated as a hazardous substance under subparagraphs (A) through (F) of this paragraph, and the term does not include natural gas, natural gas liquids, liquefied natural gas, or synthetic gas usable for fuel (or mixtures of natural gas and such synthetic gas)."
29. *Petroleum Products*--those substances included within the meaning of the *petroleum exclusion* to CERCLA, 42 USC § 9601(14), as interpreted by the courts and EPA, that is: petroleum, including crude oil or any fraction thereof which is not otherwise specifically listed or designated as hazardous substance under Subparagraphs (A) through (F) of 42 USC § 9601 (14), natural gas, natural gas liquids, liquefied natural gas, and synthetic gas usable



for fuel (or mixtures of natural gas and such synthetic gas). (The word fraction refers to certain distillates of crude oil, including gasoline, kerosene, diesel oil, jet fuels, and fuel oil, pursuant to *Standard Definitions of Petroleum Statistics --Petroleum Products* are included within the scope of inquiry because they are of concern with respect to many parcels of *commercial real estate* and current custom and usage is to include an inquiry into the presence of *Petroleum Products* when doing an *Environmental Site Assessment of commercial real estate*.

30. *Pits, ponds, or lagoons*--man-made or natural depressions in a ground surface that are likely to hold liquids or sludge containing *Hazardous Substances* or *Petroleum Products*. The likelihood of such liquids or sludge being present is determined by evidence of factors associated with the pit, pond, or lagoon, including, but not limited to, discolored water, distressed vegetation, or the presence of an obvious wastewater discharge.
31. *Property*--the real Property that is the subject of the *Environmental Site Assessment* described in this practice. Real Property includes buildings and other fixtures and improvements located on the Property and affixed to the land.
32. *Property tax files*--the files kept for Property tax purposes by the local jurisdiction where the Property is located and includes records of past ownership, appraisals, maps, sketches, photos, or other information that is reasonably ascertainable and pertaining to the Property. See 7.3.4.3.
33. *RCRA generators*--those persons or entities that generate hazardous wastes, as defined and regulated by "RCRA" (Resource Conservation and Recovery Act).
34. *RCRA generators list*--list kept by EPA of those persons or entities that generate hazardous wastes as defined and regulated by RCRA.
35. *RCRA TSD facilities*--those facilities on which treatment, storage, and/or disposal of hazardous wastes takes place, as defined and regulated by RCRA.
36. *RCRA TSD facilities list*--list kept by EPA of those facilities on which treatment, storage, and/or disposal of hazardous wastes takes place, as defined and regulated by RCRA.
37. *Recorded land title records*--records of fee ownership, leases, land contracts, easements, liens, and other encumbrances on or of the *Property* recorded in the place where land title records are, by law or custom, recorded for the local jurisdiction in which the Property is located. (Often such records are kept by a municipal or county recorder or clerk.) Such records may be obtained from title companies or directly from the local government agency.



Information about the title to the Property that is recorded in a U.S. district court or any place other than where land title records are, by law or custom, recorded for the local jurisdiction in which the Property is located are not considered part of recorded land title records.

38. *Records of emergency release notifications* (SARA §304)--Section 304 of EPCRA or Title III of SARA requires operators of facilities to notify their local emergency planning committee (as defined in EPCRA) and state emergency response commission (as defined in EPCRA) of any release beyond the facility's boundary of any reportable quantity of any extremely hazardous substance. Often the local fire department is the local emergency planning committee. Records of such notifications are "Records of Emergency Release Notifications" (SARA §304).
39. *Solid waste disposal site*--a place, location, tract of land, area, or premises used for the disposal of solid wastes as defined by state solid waste regulations. The term is synonymous with the term *landfill* and is also known as a garbage dump, trash dump, or similar term.
40. *Solvent*--a chemical compound that is capable of dissolving another substance and is itself a *hazardous substance*, used in a number of manufacturing/industrial processes including but not limited to the manufacture of paints and coatings for industrial and household purposes, equipment clean-up, and surface degreasing in metal fabricating industries.
41. *State registered USTs*--state lists of underground storage tanks required to be registered under Subtitle I, Section 9002 of RCRA.
42. *Sump*--a pit, cistern, cesspool, or similar receptacle where liquids drain, collect, or are stored.
43. *TSD facility*--treatment, storage, or disposal facility (see RCRA TSD facilities).
44. *Underground storage tank (UST)*--any tank, including underground piping connected to the tank, that is or has been used to contain *Hazardous Substances* or *Petroleum Products* and the volume of which is 10% or more beneath the surface of the ground.
45. *USGS 7.5 Minute Topographic Map*--the map (if any) available from or produced by the United States Geological Survey (USGS), entitled "USGS 7.5 Minute Topographic Map," showing the Property.
46. *Wastewater*--water that (1) is or has been used in an industrial or manufacturing process, (2) conveys or has conveyed sewage, or (3) is directly related to manufacturing, processing, or



raw materials storage areas at an industrial plant. Wastewater does not include water originating on or passing through or adjacent to a site, such as stormwater flows, that has not been used in industrial or manufacturing processes, has not been combined with sewage, or is not directly related to manufacturing, processing, or raw materials storage areas at an industrial plant.

47. *Zoning/land use records*--those records of the local government in which the *Property* is located indicating the uses permitted by the local government in particular zones within its jurisdiction. The records may consist of maps and/or written records. They are often located in the planning department of a municipality or county.

Descriptions of Terms Specific to the ASTM Standard:

abandoned property--property that can be presumed to be deserted, or an intent to relinquish possession or control can be inferred from the general disrepair or lack of activity thereon such that a reasonable person could believe that there was an intent on the part of the current owner to surrender rights to the property

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

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

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

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

building department records--those records of the local government in which the *Property* is located indicating permission of the local government to construct, alter, or demolish



improvements on the Property. Often building department records are located in the building department of a municipality or county.

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

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

contiguous property owner liability protection—(42 USC §9607(q))--a person may qualify for the *contiguous property owner liability protection* if, among other requirements, such person owns real property that is contiguous to, and that is or may be contaminated by *hazardous substances* from other real property that is not owned by that person. Furthermore, such person conducted *all appropriate inquiry* at the time of acquisition of the *property* and did not know or have reason to know that the *property* was or could be contiguous property. The all appropriate inquiry must not result in knowledge of contamination. If it does, then such person did “know” or “had reason to know” of contamination and would not be eligible for the *contiguous property owner liability protection*.

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

environmental audit--the investigative process to determine if the operations of an existing facility are in compliance with applicable environmental laws and regulations. This term should not be used to describe the ASTM Practice (E1528) although an environmental audit



may include an *Environmental Site Assessment* or, if prior audits are available, may be part of an Environmental Site Assessment.

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

Environmental Professional--a person possessing sufficient specific education, training and experience necessary to exercise professional judgment to develop opinions and conclusions regarding conditions indicative of releases or threatened releases on, at, in or to a property, sufficient to meet the objectives and performance factors in §312.20(e) and (f). Such a person must: (i) hold a current Professional Engineer's or Professional Geologist's license or registration from a state, tribe or U.S. territory (or the Commonwealth of Puerto Rico) and have the equivalent of three (3) years of full-time relevant experience; or (ii) be licensed or certified by the federal government, a state, tribe, or U.S. territory (or the Commonwealth of Puerto Rico) to perform environmental inquiries as defined in §312.21 and have the equivalent of three (3) years of full-time relevant experience; or (iii) have a Baccalaureate or higher degree from an accredited institution or higher education in a discipline of engineering or science and the equivalent of five (5) years of full-time relevant experience; or (iv) have the equivalent of ten (10) years of full-time relevant experience. An environmental professional should remain current in his or her field through participation in continuing education or other activities. The definition of environmental professional does not preempt state professional licensing or registration requirements such as those for a professional geologist, engineer, or site remediation professional. Before commencing work, a person should determine the applicability of state professional licensing or registration laws to the activities to be undertaken as part of the inquiry identified in §312.21(b). A person who does not qualify as an environmental professional under the foregoing definition may assist in the conduct of all appropriate inquiries in accordance with his part if such person is under the supervision of responsible charge of a person meeting the definition of an environmental professional provided above when conducting such activities.

Environmental Site Assessment (ESA)--the process by which a person or entity seeks to determine if a particular parcel of real *Property* (including improvements) is subject to *Recognized Environmental Conditions*. At the option of the User, an Environmental Site Assessment may include more inquiry than that constituting *all appropriate inquiry* or, if the User is not concerned about qualifying for the *LLPs*, less inquiry than that constituting *all appropriate inquiry*. An Environmental Site Assessment is both different from and less rigorous than an *environmental compliance audit*.



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

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

IC/EC registries--databases of institutional controls or engineering controls that may be maintained by a federal, state or local environmental agency for purposes of tracking sites that may contain residual contamination and AULs. The names for these may vary from program to program and state to state, and include terms such as Declaration of Environmental Use Restriction database (Arizona), list of “deed restrictions” (California), environmental real covenants list (Colorado), brownfields site list (Indiana, Missouri, Pennsylvania).

innocent landowner defense-- (42 USC §9601(35) and §9607(b)(3))—a person may qualify as one of three types of innocent landowners: (i) a person who “did not know and had no reason to know” that contamination existed on the property at the time the purchaser acquired the property; (ii) a government entity which acquired the property by escheat or through any other involuntary transfer or acquisition, or through the exercise or eminent domain authority by purchase or condemnation; and (iii) a person who “acquired the facility by inheritance or bequest.” To qualify for the first type of innocent landowner LLP, such person must have made all appropriate inquiry on or before the date of purchase. Furthermore, that all appropriate inquiry must not have resulted in knowledge of the contamination. If it does, then such person did “know” or “had reason to know” of contamination and would not be eligible for the innocent landowner defense. that defense to CERCLA liability provided in. One of the requirements to qualify for this defense is that the party make "all appropriate inquiry into the previous ownership and uses of the Property consistent with good commercial or customary practice" There *are* additional requirements to qualify for this defense.

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

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



Landowner Liability Protections (LLPs)--landowner liability protections under CERCLA; these protections include the bona fide prospective purchaser liability protections, contiguous property owner liability protection, and innocent landowner defense from CERCLA liability. See 42 U.S.C. §§9601(35)(A), 9601(40), 9607(b), 9607(q), 9607(r).

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

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

material threat--the damage would represent a material threat if it is deemed serious enough that it may cause or contribute to tank integrity failure with a release of contents to the environment.

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

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

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

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

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



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

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

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

reasonable ascertainable-- information that is (1) *publicly available*, (2) obtainable from its source within reasonable time and cost constraints, and (3) *practically reviewable*.

Recognized Environmental Conditions--the presence of likely presence of any *Hazardous Substances* or *Petroleum Products* on a *Property* under conditions that indicate an existing release, a past release, or a material threat of a release of any *Hazardous Substances* or *Petroleum Products* into structures on the *Property* or into the ground, groundwater, or surface water of the *Property*. The term includes *Hazardous Substances* or *Petroleum Products* even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.



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

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

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

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

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

User--the party seeking the use of ASTM Practice E 1527 to perform an *Environmental Site Assessment* of the *Property*. A User may include, without limitation, a purchaser of *Property*, a potential tenant of *Property*, an owner of *Property*, a lender, or a Property manager.

visually and/or physically observed--during a *site visit* pursuant to the ASTM Practice E 1527, or pursuant to this report, this term means observations made by vision while walking through a *Property* and the structures located on it and observations made by the sense of smell, particularly observations of noxious or foul odors. The term "walking through" is not meant to imply that disabled persons who cannot physically walk may not conduct a *site visit*; they may do so by the means at their disposal for moving through the *Property* and the structures located on it.



Acronyms:

ASTM--American Society for Testing and Materials.

AST--aboveground storage tank.

AUL—Access and Use Limitations.

CERCLA--Comprehensive Environmental Response, Compensation and Liability Act of 1980 (as amended, 42 USC §9601 *et seq.*).

CERCLIS--Comprehensive Environmental Response, Compensation and Liability Information System (maintained by EPA).

CFR--Code of Federal Regulations.

EPA--United States Environmental Protection Agency.

EPCRA--Emergency Planning and Community Right to Know Act (also known as SARA Title III), 42 USC §11001 *et seq.*).

ERNS--emergency response notification system.

ESA--Environmental Site Assessment (different than an *environmental audit*; see ,3.2.27).

FOIA--U.S. Freedom of Information Act (5 USC 552 *et seq.*).

FR--Federal Register.

ICs--Institutional Control/Engineering Control.

LLP—Landowner Liability Protections under the *Brownfields Amendments*.

LUST--leaking underground storage tank.

MSDS--material safety data sheet.

NCP--National Contingency Plan.

NFRAP--former CERCLIS sites where no further remedial action is planned under CERCLA.

NPDES--national pollution discharge elimination system.

NPL--national priorities list.

PCBs--polychlorinated biphenyls.

PRP--potentially responsible party (pursuant to CERCLA 42 USC §9607(a)).

RCRA--Resource Conservation and Recovery Act (as amended, 42 USC §6901 *et seq.*).

SARA--Superfund Amendments and Reauthorization Act of 1986 (amendment to CERCLA).

TSDf--hazardous waste treatment, storage, or disposal facility.

USC--United States Code.

USGS--United States Geological Survey.

UST--underground storage tank.



APPENDIX C

Environmental Site Assessment Questionnaire

Environmental Site Assessment Questionnaire

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 provide the following information (if available) to the Environmental Professional. Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete.

Name/Title of User: Three Sisters Springs Holdings, LLC I & II

Name/Title of Site: Three Sisters Springs

Address: 3225 S. Macdill Ave Suite 129-317 Tampa, FL 33629

Phone: 813 240-3584

Fax: 812 835-0466

1. Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law? If yes, please explain.

NO

2. Are you aware of any Activity and Use Limitations (AULs) such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law? If yes, please explain.

No

3. As the User of this Phase I ESA, 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? Please explain.

No

4.Does the purchase price being paid for this property reasonably reflect the fair market value of the property?

Yes X No

4a. 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?

No

5.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?

No

(a) If known, what are the past uses of the property?

(b) Do you know of any specific chemicals that are present or once were present at the property? If yes, please explain.

No

(c) Have there been any spills or other chemical releases that have taken place at the property? If yes, please explain.

No

(c) Do you know of any environmental cleanups that have taken place at the property? If yes, please explain.

NO

6. As the User of this Phase I ESA, based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of contamination at the property?

Yes _____ No X

6a. If yes, please explain.

7. What is your reason for performing this Phase I ESA?

Sale of Property

8. Please provide a listing of all present and past owners, property managers, and occupant information, to the best of your knowledge.

Name	Affiliation	Contact Number
Harvey Goodman	Deceased	


Signature of User

6/16/10
Date



APPENDIX D

Environmental First Search Report

FirstSearch Technology Corporation

Environmental FirstSearchTM Report

Target Property:

CRYSTAL RIVER FL 34429

Job Number: 603768100

PREPARED FOR:

HSA Engineers & Scientists

4019 E Fowler Ave

Tampa, FL 33617

06-11-10



Tel: (407) 265-8900

Fax: (407) 265-8904

Environmental FirstSearch Search Summary Report

Target Site:

CRYSTAL RIVER FL 34429

FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	05-01-10	1.25	0	0	0	0	0	0	0
NPL Delisted	Y	05-01-10	0.75	0	0	0	0	0	0	0
CERCLIS	Y	04-29-10	0.75	0	0	0	0	0	0	0
NFRAP	Y	04-29-10	0.75	0	0	0	0	0	0	0
RCRA COR ACT	Y	04-21-10	1.25	0	0	0	0	0	0	0
RCRA TSD	Y	04-21-10	0.75	0	0	0	0	0	0	0
RCRA GEN	Y	04-21-10	0.33	0	0	0	7	-	0	7
RCRA NLR	Y	02-16-10	0.33	0	0	0	3	-	0	3
Federal Brownfield	Y	04-19-10	0.75	0	0	0	0	0	0	0
ERNS	Y	04-29-10	0.15	0	0	0	-	-	1	1
Tribal Lands	Y	12-01-05	1.25	0	0	0	0	0	1	1
State/Tribal Sites	Y	04-08-10	1.25	0	0	0	0	1	0	1
State Spills 90	Y	05-07-10	0.15	0	0	0	-	-	0	0
State/Tribal SWL	Y	09-15-09	0.75	0	0	0	1	0	0	1
State/Tribal LUST	Y	05-07-10	0.75	0	0	0	10	13	2	25
State/Tribal UST/AST	Y	05-07-10	0.33	0	0	0	11	-	0	11
State/Tribal EC	Y	03-10-10	0.75	0	0	0	1	0	0	1
State/Tribal IC	Y	03-10-10	0.33	0	0	0	3	-	0	3
State/Tribal VCP	Y	NA	0.75	0	0	0	0	0	0	0
State/Tribal Brownfields	Y	05-11-10	0.75	0	0	0	0	0	0	0
State Other	Y	05-07-10	0.33	0	0	2	6	-	0	8
Federal IC/EC	Y	06-02-10	0.75	0	0	0	0	0	0	0
Dry Cleaners	Y	05-07-10	0.25	0	0	0	-	-	0	0
- TOTALS -				0	0	2	42	14	4	62

Notice of Disclaimer

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

Waiver of Liability

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

Environmental FirstSearch Site Information Report

Request Date: 06-11-10
Requestor Name: Sara Rogers
Standard: AAI

Search Type: COORD
Job Number: 603768100
Filtered Report

Target Site:

CRYSTAL RIVER FL 34429

Demographics

Sites: 62	Non-Geocoded: 4	Population: NA
Radon: NA		

Site Location

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>		<u>UTMs</u>
Longitude:	-82.589321	-82:35:22	Easting:	345023.633
Latitude:	28.890475	28:53:26	Northing:	3196714.439
Elevation:	6		Zone:	17

Comment

Comment:

Additional Requests/Services

Adjacent ZIP Codes: 0 Mile(s)

Services:

ZIP Code	City Name	ST	Dist/Dir	Sel

	Requested?	Date
Fire Insurance Maps	No	
Aerial Photographs	No	
Historical Topos	No	
City Directories	No	
Title Search/Env Liens	No	
Municipal Reports	No	
Online Topos	No	

Environmental FirstSearch

Sites Summary Report

Target Property: CRYSTAL RIVER FL 34429

JOB: 603768100

TOTAL: 62 **GEOCODED:** 58 **NON GEOCODED:** 4 **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
1	OTHER	FLORIDA GEOGRAPHIC DATA LIBRAR 02-017	UNKNOWN CRYSTAL RIVER FL 34429	0.19 SE	+ 2	2
2	OTHER	FLORIDA GEOGRAPHIC DATA LIBRAR 02-515	UNKNOWN CRYSTAL RIVER FL 34429	0.25 NW	- 1	4
3	OTHER	FLORIDA GEOGRAPHIC DATA LIBRAR 02-007	UNKNOWN CRYSTAL RIVER FL 34429	0.28 SE	+ 4	6
4	RCRANLR	CIRCLE K 2814 FLD984254136/NLR	16 NE US HWY 16 CRYSTAL RIVER FL 34429	0.29 NE	+ 2	7
4	UST	RIGHTWAY FOODS 098518709/OPEN	16 NE HWY 19 CRYSTAL RIVER FL 34429	0.29 NE	+ 2	9
4	RCRAGN	CIRCLE K STORE 2814 FLD984254136/VGN	16 NE US HWY 16 CRYSTAL RIVER FL 34429	0.29 NE	+ 2	11
4	LUST	RIGHTWAY FOODS 098518709/FACILITY OPEN	16 NE HWY 19 CRYSTAL RIVER FL 34429	0.29 NE	+ 2	13
5	RCRAGN	MASONS CONCRETE OF CRYSTAL RIV FLD982169955/SGN	1041 SUNCOAST BLVD CRYSTAL RIVER FL 34429	0.29 NE	+ 2	15
5	RCRAGN	M D AUTO CLINIC FLD984197012/SGN	US HWY 19 CRYSTAL RIVER FL 34429	0.29 NE	+ 2	17
5	UST	MASONS CONCRETE OF CRYSTAL RIV 098520455/CLOSED	1041 N SUNCOAST BLVD CRYSTAL RIVER FL 34429	0.29 NE	+ 2	18
6	RCRAGN	STAR ENTERPRISE FLD984180273/SGN	59 S US HWY 19 CRYSTAL RIVER FL 34429	0.29 SE	+ 2	19
6	LUST	AGEAN DISCOUNT INC 098503064/FACILITY OPEN	59 US 19 S CRYSTAL RIVER FL 34429	0.29 SE	+ 2	21
6	UST	AGEAN DISCOUNT INC 098503064/OPEN	59 US 19 S CRYSTAL RIVER FL 34429	0.29 SE	+ 2	24
7	RCRAGN	TOUCH OF QUALITY DRY CLEANERS FLR000130708/SGN	130 NE US HIGHWAY 19 CRYSTAL RIVER FL 34429	0.29 SE	+ 3	26
7	UST	TOUCH OF QUALITY CLEANERS 099600004/OPEN	130 NE HWY 19 CRYSTAL RIVER FL 34429	0.29 SE	+ 3	27
7	OTHER	TOUCH OF QUALITY CLEANERS 9600004/OPEN	130 SE HWY 19 CRYSTAL RIVER FL 34429	0.29 SE	+ 3	28
8	UST	BARNETT BANK 099400262/CLOSED	101 SE US 19 CRYSTAL RIVER FL 34429	0.29 SE	+ 2	29
8	LUST	BARNETT BANK 099400262/FACILITY CLOSED	101 SE US 19 CRYSTAL RIVER FL 34429	0.29 SE	+ 2	30
9	LUST	KMART 9286 098626550/FACILITY OPEN	146 SE HWY 19 CRYSTAL RIVER FL 34429	0.29 SE	+ 3	32
9	UST	KMART 9286 098626550/OPEN	146 SE HWY 19 CRYSTAL RIVER FL 34429	0.29 SE	+ 3	33
10	UST	WHETSTONE OIL CO INC 098518701/OPEN	US HWY 19 CRYSTAL RIVER FL 34429	0.29 NE	+ 2	35

Environmental FirstSearch

Sites Summary Report

Target Property: CRYSTAL RIVER FL 34429

JOB: 603768100

TOTAL: 62 **GEOCODED:** 58 **NON GEOCODED:** 4 **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
11	RCRAGN	STAR ENTERPRISE FLD984174227/SGN	310 SE HWY US 19 CRYSTAL RIVER FL 34429	0.30 SE	+ 4	37
11	INSTCONTRO	FORMER TEXACO 24-203-0051 - C IC-098503151 - C/INSTITUTIONAL CON	310 US HIGHWAY 19 SE CRYSTAL RIVER FL 34429	0.30 SE	+ 4	38
11	INSTCONTRO	FORMER TEXACO 24-203-0051 - B IC-098503151 - B/INSTITUTIONAL CON	310 US HIGHWAY 19 SE CRYSTAL RIVER FL 34429	0.30 SE	+ 4	38
11	RCRANLR	STAR ENTERPRISE FLD984174227/NLR	310 SE HWY US 19 CRYSTAL RIVER FL 34429	0.30 SE	+ 4	39
11	INSTCONTRO	FORMER TEXACO 24-203-0051 - A IC-098503151 - A/INSTITUTIONAL CON	310 US HIGHWAY 19 SE CRYSTAL RIVER FL 34429	0.30 SE	+ 4	40
11	ENGCONTROL	FORMER TEXACO 24-203-0051 - B EC-098503151 - B/ENGINEERING CONTR	310 US HIGHWAY 19 SE CRYSTAL RIVER FL 34429	0.30 SE	+ 4	40
11	UST	FINA-FRANKS 098503061/CLOSED	310 NE US HWY 19 CRYSTAL RIVER FL 34429	0.30 SE	+ 4	42
11	UST	MOTIVA ENTERPRISES LLC (TEXAC 098503151/CLOSED	310 SE HWY US 19 CRYSTAL RIVER FL 34429	0.30 SE	+ 4	44
11	LUST	MOTIVA ENTERPRISES LLC (TEXAC 098503151/FACILITY CLOSED	310 SE HWY US 19 CRYSTAL RIVER FL 34429	0.30 SE	+ 4	46
11	LUST	FINA-FRANKS 098503061/FACILITY CLOSED	310 NE US HWY 19 CRYSTAL RIVER FL 34429	0.30 SE	+ 4	48
12	OTHER	FLORIDA GEOGRAPHIC DATA LIBRAR 02-008	UNKNOWN CRYSTAL RIVER FL 34429	0.30 SE	+ 4	51
13	LUST	HandH MOTORS INC 098732090/FACILITY CLOSED	400 HWY 19 S CRYSTAL RIVER FL 34429	0.30 SE	+ 4	52
13	UST	HandH MOTORS INC 098732090/CLOSED	400 HWY 19 S CRYSTAL RIVER FL 34429	0.30 SE	+ 4	53
14	SWL	CRYSTAL RIVER LF 4009M00010/NOT YET DETERMINED	SOUTH END OF 7TH AVE CRYSTAL RIVER FL 34429	0.31 SE	N/A	54
15	RCRAGN	MIDAS MUFFLER FLD984244400/SGN	120 NE US HWY 19 CRYSTAL RIVER FL 34429	0.32 NE	+ 4	55
15	RCRANLR	MIDAS MUFFLER FLD984244400/NLR	120 NE UNITED STATES HIGHWA CRYSTAL RIVER FL 34429	0.32 NE	+ 4	56
16	OTHER	FLORIDA GEOGRAPHIC DATA LIBRAR 02-712	UNKNOWN CRYSTAL RIVER FL 34429	0.33 NE	+ 4	58
17	OTHER	FLORIDA GEOGRAPHIC DATA LIBRAR 02-608	UNKNOWN CRYSTAL RIVER FL 34429	0.33 NE	+ 4	60
17	OTHER	FLORIDA GEOGRAPHIC DATA LIBRAR 02-609	UNKNOWN CRYSTAL RIVER FL 34429	0.33 NE	+ 4	62
18	UST	PETES PIER INC 098503141/OPEN	1 SW 1ST PLAC CRYSTAL RIVER FL 34429	0.33 NW	- 4	64

Environmental FirstSearch

Sites Summary Report

Target Property: CRYSTAL RIVER FL 34429

JOB: 603768100

TOTAL: 62 **GEOCODED:** 58 **NON GEOCODED:** 4 **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
18	LUST	PETES PIER INC 098503141/FACILITY OPEN	1 SW 1ST PL CRYSTAL RIVER FL 34429	0.33 NW	- 4	66
19	LUST	EXXON 5132-CRYSTAL RIVER 098503053/FACILITY CLOSED	800 US 19 S CRYSTAL RIVER FL 34429	0.35 SE	+ 4	69
20	LUST	WHETSTONE OIL CO INC 098503199/FACILITY OPEN	1017 SE US 19 CRYSTAL RIVER FL 34429	0.41 SE	+ 4	72
21	LUST	PALMS ACE HARDWARE 099101562/FACILITY CLOSED	1321 SE HWY 19 CRYSTAL RIVER FL 34429	0.54 SE	+ 4	75
22	LUST	CHEVRON-CRYSTAL RIVER 173 098503047/FACILITY OPEN	639 NE HWY 19 CRYSTAL RIVER FL 34428	0.62 NE	0	77
23	LUST	GIANT 107 098503139/FACILITY OPEN	662 US 19 NE CRYSTAL RIVER FL 34428	0.63 NE	0	80
24	LUST	MICHAELS DISCOUNT BEVERAGE 098732510/FACILITY CLOSED	US 19 and NE 3RD CRYSTAL RIVER FL 34428	0.63 NE	0	83
25	LUST	FL PEST CONTROL and CHEMICAL C 098623298/FACILITY CLOSED	2020 S HWY 19 CRYSTAL RIVER FL 34429	0.64 SE	+ 4	84
26	LUST	QUALITY 185 098503098/FACILITY CLOSED	806 NE US HWY 19 CRYSTAL RIVER FL 34428	0.64 NW	- 1	86
27	LUST	CITRUS CNTY-SHERIFFS DEPT 098518651/FACILITY CLOSED	710 NE 6TH AVE CRYSTAL RIVER FL 34428	0.65 NE	0	88
27	LUST	CRYSTAL RIVER TRANSPORTATION 098732267/FACILITY OPEN	710 NE 6TH AVE CRYSTAL RIVER FL 34428	0.65 NE	0	90
28	LUST	CRYSTAL RIVER CITY-PUBLIC WORK 099802907/FACILITY CLOSED	560 N CITRUS AVE CRYSTAL RIVER FL 34428	0.65 NW	- 2	92
29	LUST	DIXIE AUTOMOTIVE 098842217/FACILITY CLOSED	846 US 19 N CRYSTAL RIVER FL 34428	0.65 NW	0	94
30	LUST	CRYSTAL RIVER CITY-RIGHT OF WA 099801727/FACILITY CLOSED	CR 495 and HWY 19 CRYSTAL RIVER FL 34428	0.69 NW	- 2	95
31	LUST	CHEVRON-KWIK STOP 098503048/FACILITY OPEN	118 NW HWY 19 CRYSTAL RIVER FL 34428	0.71 NW	- 2	97
32	LUST	QUALITY EXPRESS STORES 099046215/FACILITY CLOSED	770 NE 5TH ST CRYSTAL RIVER FL 34429	0.74 NE	+ 4	100
33	STATE	METAL INDUSTRIES INC SITE 000478/STATE SITE	8409 W CRYSTAL ST CRYSTAL RIVER FL 34428	1.11 NE	+ 5	101

Environmental FirstSearch Sites Summary Report

Target Property:

CRYSTAL RIVER FL 34429

JOB: 603768100

TOTAL: 62 **GEOCODED:** 58 **NON GEOCODED:** 4 **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
	TRIBALLAND	BUREAU OF INDIAN AFFAIRS CONTA BIA-34429	UNKNOWN FL 34429	NON GC	N/A	N/A
	ERNS	OLD KINGS BAY BEHIND CRACKERS NRC-881710/VESSEL	OLD KINGS BAY BEHIND CRACKER CRYSTAL RIVER FL	NON GC	N/A	N/A
	LUST	SAVE STATION 099102678/FACILITY CLOSED	US 17 CRYSTAL RIVER FL 34429	NON GC	N/A	N/A
	LUST	SECRET GARDEN 099806167/FACILITY CLOSED	941 NE HIGHWAY 19 CRYSTAL RIVER FL	NON GC	N/A	N/A

Environmental FirstSearch

Site Detail Report

Target Property:

CRYSTAL RIVER FL 34429

JOB: 603768100

OTHER

SEARCH ID: 15 **DIST/DIR:** 0.19 SE **ELEVATION:** 8 **MAP ID:** 1

NAME: FLORIDA GEOGRAPHIC DATA LIBRARY, SINKHOLES OF FLOR
ADDRESS: UNKNOWN
FL
CITRUS
CONTACT:
SOURCE:

REV: 8/12/02
ID1: 02-017
ID2:
STATUS:
PHONE:

SITE INFORMATION

DATE ADDED:
DATE REVISED:
DATE OCCURRED: 3/11/83
USGS TOPO QUAD: CRYSTAL RIVER

LAND OWNER INFORMATION:

NAME: D.O.T.
ADDRESS: N.A.
N.A. N.A.

PHONE:

SINKHOLE LENGTH:	0.00	SINKHOLE WIDTH:	999.00
SINKHOLE DEPTH:	999.00	WALL SLOPE:	0
DIMENTIONS:	UNKNOWN	SHAPE:	UNKNOWN
WATER IN HOLE:	UNKNOWN	DEPTH OF WATER:	999.00
LIME VISIBLE:	UNKNOWN	CAVERN VISIBLE:	UNKNOWN
SUBSIDENCE RATE:	U		

MECHANISM

INDICATORS

RUNOFF POUNDING:	0	GROUND CRACKS:	
TILTING OBJECTS:		SMALL HOLES:	
WELL TURBIDITY:		VEG CHANGE:	
PROPERTY DAMAGE:	UNKNOWN	SINK REPAIRED:	UNKNOWN
REPAIRS PLANNED:	UNKNOWN		

TOPOGRAPHY

FLAT:	1	SLOPE:	
VALLEY BOTTOM:		DEPRESSION:	
OTHER:			
DRAINAGE STRUCTURE:		SOIL TYPE:	UNKNOWN

COMMENTS:

SWAMPY AREA ADJACENT TO RIVER
END

- Continued on next page -

***Environmental FirstSearch
Site Detail Report***

Target Property: CRYSTAL RIVER FL 34429

JOB: 603768100

OTHER

SEARCH ID: 15	DIST/DIR: 0.19 SE	ELEVATION: 8	MAP ID: 1
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NAME: FLORIDA GEOGRAPHIC DATA LIBRARY, SINKHOLES OF FLOR ADDRESS: UNKNOWN FL CITRUS CONTACT: SOURCE:	REV: 8/12/02 ID1: 02-017 ID2: STATUS: PHONE:
---	---

LANDUSE

CROPS: FOREST: WETLAND:	PASTURE: 0 GROVE: INDUSTRIAL:
--	--

SITE ACCESS

END

N.A.

Environmental FirstSearch

Site Detail Report

Target Property:

CRYSTAL RIVER FL 34429

JOB: 603768100

OTHER

SEARCH ID: 13 **DIST/DIR:** 0.25 NW **ELEVATION:** 5 **MAP ID:** 2

NAME: FLORIDA GEOGRAPHIC DATA LIBRARY, SINKHOLES OF FLOR
ADDRESS: UNKNOWN
FL
CITRUS
CONTACT:
SOURCE:

REV: 8/12/02
ID1: 02-515
ID2:
STATUS:
PHONE:

SITE INFORMATION

DATE ADDED:
DATE REVISED:
DATE OCCURRED: 9/27/82
USGS TOPO QUAD: CRYSTAL RIVER, R-31

LAND OWNER INFORMATION:

NAME: JOE YOUNG
ADDRESS: R4 BOX 103
CRYSTAL RIVER, 32629 999

PHONE:

SINKHOLE LENGTH: 2.00 **SINKHOLE WIDTH:** 3.00
SINKHOLE DEPTH: 4.00 **WALL SLOPE:** 999
DIMENSIONS: ESTIMATE **SHAPE:** ELONGATED

WATER IN HOLE: YES **DEPTH OF WATER:** 3.00
LIME VISIBLE: UNKNOWN **CAVERN VISIBLE:** YES
SUBSIDENCE RATE: R

MECHANISM

NE

INDICATORS

RUNOFF POUNDING: 0 **GROUND CRACKS:**
TILTING OBJECTS: **SMALL HOLES:**
WELL TURBIDITY: **VEG CHANGE:**
PROPERTY DAMAGE: UNKNOWN **SINK REPAIRED:** UNKNOWN
REPAIRS PLANNED: UNKNOWN

TOPOGRAPHY

FLAT: 3 **SLOPE:**
VALLEY BOTTOM: **DEPRESSION:**
OTHER:

DRAINAGE STRUCTURE: **SOIL TYPE:** U

COMMENTS:

NEAR 520,508

ON LINE 513

END

- Continued on next page -

***Environmental FirstSearch
Site Detail Report***

Target Property:

CRYSTAL RIVER FL 34429

JOB:

603768100

OTHER

SEARCH ID: 13	DIST/DIR: 0.25 NW	ELEVATION: 5	MAP ID: 2
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NAME: FLORIDA GEOGRAPHIC DATA LIBRARY, SINKHOLES OF FLOR ADDRESS: UNKNOWN FL CITRUS CONTACT: SOURCE:	REV: 8/12/02 ID1: 02-515 ID2: STATUS: PHONE:
---	---

LANDUSE

CROPS: FOREST: WETLAND:	PASTURE: 5 GROVE: INDUSTRIAL:
--	--

SITE ACCESS

WOODWARD PARK OFF RT.44W

CRYSTAL RIVER, FL

Environmental FirstSearch

Site Detail Report

Target Property:

CRYSTAL RIVER FL 34429

JOB: 603768100

OTHER

SEARCH ID: 14 **DIST/DIR:** 0.28 SE **ELEVATION:** 10 **MAP ID:** 3

NAME: FLORIDA GEOGRAPHIC DATA LIBRARY, SINKHOLES OF FLOR
ADDRESS: UNKNOWN
FL
CITRUS
CONTACT:
SOURCE:

REV: 8/12/02
ID1: 02-007
ID2:
STATUS:
PHONE:

SITE INFORMATION

DATE ADDED:
DATE REVISED:
DATE OCCURRED: 1/22/80
USGS TOPO QUAD: CYRSTAL RIVER

LAND OWNER INFORMATION:

NAME: D.O.T.
ADDRESS: N.A.
N.A. N.A.

PHONE:

SINKHOLE LENGTH: 6.00 **SINKHOLE WIDTH:** 6.00
SINKHOLE DEPTH: 6.00 **WALL SLOPE:** 45
DIMENTIONS: UNKNOWN **SHAPE:** UNKNOWN
WATER IN HOLE: NO **DEPTH OF WATER:** 0.00
LIME VISIBLE: UNKNOWN **CAVERN VISIBLE:** UNKNOWN
SUBSIDENCE RATE: U

MECHANISM

INDICATORS

RUNOFF POUNDING: 0 **GROUND CRACKS:**
TILTING OBJECTS:
WELL TURBIDITY:
PROPERTY DAMAGE: UNKNOWN **SMALL HOLES:**
REPAIRS PLANNED: UNKNOWN **VEG CHANGE:**
SINK REPAIRED: UNKNOWN

TOPOGRAPHY

FLAT: 1 **SLOPE:**
VALLEY BOTTOM:
OTHER:
DRAINAGE STRUCTURE: **SOIL TYPE:** SAND

COMMENTS:

END

- Continued on next page -

***Environmental FirstSearch
Site Detail Report***

Target Property: CRYSTAL RIVER FL 34429

JOB: 603768100

OTHER

SEARCH ID: 14	DIST/DIR: 0.28 SE	ELEVATION: 10	MAP ID: 3
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NAME: FLORIDA GEOGRAPHIC DATA LIBRARY, SINKHOLES OF FLOR ADDRESS: UNKNOWN FL CITRUS CONTACT: SOURCE:	REV: 8/12/02 ID1: 02-007 ID2: STATUS: PHONE:
---	---

LANDUSE

CROPS: FOREST: WETLAND:	PASTURE: 6 GROVE: INDUSTRIAL:
--	--

SITE ACCESS

U.S. HIGHWAY 19, ROADWAY

END

N.A.

***Environmental FirstSearch
Site Detail Report***

Target Property: CRYSTAL RIVER FL 34429

JOB: 603768100

RCRANLR

SEARCH ID: 8	DIST/DIR: 0.29 NE	ELEVATION: 8	MAP ID: 4
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NAME: CIRCLE K 2814
ADDRESS: 16 NE US HWY 16
CRYSTAL RIVER FL 34429
CITRUS
CONTACT: STEVE BELIN
SOURCE: EPA

REV: 6/6/06
ID1: FLD984254136
ID2:
STATUS: NLR
PHONE: 8136898161

SITE INFORMATION

CONTACT INFORMATION: STEVE BELIN
500 FAULKENBURG RD
TAMPA FL 336190

PHONE: 8136898161

UNIVERSE INFORMATION:

NAIC INFORMATION

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

Environmental FirstSearch
Site Detail Report

Target Property:

CRYSTAL RIVER FL 34429

JOB: 603768100

UST

SEARCH ID: 29 **DIST/DIR:** 0.29 NE **ELEVATION:** 8 **MAP ID:** 4

NAME: RIGHTWAY FOODS
ADDRESS: 16 NE HWY 19
CRYSTAL RIVER FL 32629
CITRUS
CONTACT: KIRAT PARIKH
SOURCE: FL DEP

REV: 5/7/10
ID1: 098518709
ID2: 8518709.00
STATUS: OPEN
PHONE: (407) 468-1673

SITE INFORMATION

TOTAL NUMBER OF TANKS: 8

FACILITY TYPE: A - RETAIL STATION
DEP CO: N

TANK INFORMATION

TANK ID: 1 **STATUS:** OPEN
TVI: TANK **DEP CO:** N
INSTALLED: **STAT DATE:** 30-NOV-1985

TK STAT: B - REMOVED
CAPACITY(GAL): 4010
CONTENT: A - LEADED GAS
PLACE: UNDERGROUND
TYPE: A - RETAIL STATION

TANK ID: 2 **STATUS:** OPEN
TVI: TANK **DEP CO:** N
INSTALLED: **STAT DATE:** 30-NOV-1985

TK STAT: B - REMOVED
CAPACITY(GAL): 4010
CONTENT: A - LEADED GAS
PLACE: UNDERGROUND
TYPE: A - RETAIL STATION

TANK ID: 3 **STATUS:** OPEN
TVI: TANK **DEP CO:** N
INSTALLED: **STAT DATE:** 30-NOV-1985

TK STAT: B - REMOVED
CAPACITY(GAL): 4010
CONTENT: B - UNLEADED GAS
PLACE: UNDERGROUND
TYPE: A - RETAIL STATION

TANK ID: 3R1 **STATUS:** OPEN
TVI: TANK **DEP CO:** N
INSTALLED: 01-NOV-1985 **STAT DATE:** 10-NOV-2009

TK STAT: T - TEMP OUT OF SERVICE
CAPACITY(GAL): 10120
CONTENT: B - UNLEADED GAS
PLACE: UNDERGROUND

- Continued on next page -

Environmental FirstSearch

Site Detail Report

Target Property:

CRYSTAL RIVER FL 34429

JOB: 603768100

UST

SEARCH ID: 29 **DIST/DIR:** 0.29 NE **ELEVATION:** 8 **MAP ID:** 4

NAME: RIGHTWAY FOODS ADDRESS: 16 NE HWY 19 CRYSTAL RIVER FL 32629 CITRUS CONTACT: KIRAT PARIKH SOURCE: FL DEP	REV: 5/7/10 ID1: 098518709 ID2: 8518709.00 STATUS: OPEN PHONE: (407) 468-1673
--	--

TYPE: A - RETAIL STATION

TANK ID:	4	STATUS:	OPEN
TVI:	TANK	DEP CO:	N
INSTALLED:		STAT DATE:	

TK STAT: B - REMOVED
CAPACITY(GAL): 4010
CONTENT: A - LEADED GAS
PLACE: UNDERGROUND
TYPE: A - RETAIL STATION

TANK ID:	4R1	STATUS:	OPEN
TVI:	TANK	DEP CO:	N
INSTALLED:	01-NOV-1985	STAT DATE:	10-NOV-2009

TK STAT: T - TEMP OUT OF SERVICE
CAPACITY(GAL): 10120
CONTENT: B - UNLEADED GAS
PLACE: UNDERGROUND
TYPE: A - RETAIL STATION

TANK ID:	5	STATUS:	OPEN
TVI:	TANK	DEP CO:	N
INSTALLED:		STAT DATE:	30-NOV-1985

TK STAT: B - REMOVED
CAPACITY(GAL): 4010
CONTENT: C - GASOHOL
PLACE: UNDERGROUND
TYPE: A - RETAIL STATION

TANK ID:	5R1	STATUS:	OPEN
TVI:	TANK	DEP CO:	N
INSTALLED:	01-NOV-1985	STAT DATE:	10-NOV-2009

TK STAT: T - TEMP OUT OF SERVICE
CAPACITY(GAL): 10120
CONTENT: B - UNLEADED GAS
PLACE: UNDERGROUND
TYPE: A - RETAIL STATION

3R1	C - STEEL
3R1	G - SACRIFICIAL ANODE CP
3R1	M - SPILL CONTAINMENT BUCKET
3R1	N - FLOW SHUT-OFF
3R1	O - TIGHT FILL
4R1	C - STEEL

- Continued on next page -

Environmental FirstSearch

Site Detail Report

Target Property:

CRYSTAL RIVER FL 34429

JOB: 603768100

UST

SEARCH ID: 29 **DIST/DIR:** 0.29 NE **ELEVATION:** 8 **MAP ID:** 4

NAME: RIGHTWAY FOODS
ADDRESS: 16 NE HWY 19
CRYSTAL RIVER FL 32629
CITRUS
CONTACT: KIRAT PARIKH
SOURCE: FL DEP

REV: 5/7/10
ID1: 098518709
ID2: 8518709.00
STATUS: OPEN
PHONE: (407) 468-1673

4R1	G - SACRIFICIAL ANODE CP
4R1	M - SPILL CONTAINMENT BUCKET
4R1	N - FLOW SHUT-OFF
4R1	O - TIGHT FILL
5R1	C - STEEL
5R1	G - SACRIFICIAL ANODE CP
5R1	M - SPILL CONTAINMENT BUCKET
5R1	N - FLOW SHUT-OFF
5R1	O - TIGHT FILL

PIPING INFORMATION

<u>TANK ID:</u>	<u>DESCRIPTION:</u>
3R1	C - FIBERGLASS
3R1	F - DOUBLE WALL
3R1	J - PRESSURIZED PIPING SYSTEM
3R1	K - DISPENSER LINERS
4R1	C - FIBERGLASS
4R1	F - DOUBLE WALL
4R1	J - PRESSURIZED PIPING SYSTEM
4R1	K - DISPENSER LINERS
5R1	C - FIBERGLASS
5R1	F - DOUBLE WALL
5R1	J - PRESSURIZED PIPING SYSTEM
5R1	K - DISPENSER LINERS

MONITORING INFORMATION

<u>TANK ID:</u>	<u>DESCRIPTION:</u>
3R1	2 - VISUAL INSPECT PIPE SUMPS
3R1	4 - VISUAL INSPECT DISPENSER LINERS
3R1	H - MECHANICAL LINE LEAK DETECTOR
3R1	K - MONITOR DBL WALL PIPE SPACE
3R1	S - STATISTICAL INVENTORY RECONCILE
4R1	2 - VISUAL INSPECT PIPE SUMPS
4R1	4 - VISUAL INSPECT DISPENSER LINERS
4R1	H - MECHANICAL LINE LEAK DETECTOR
4R1	K - MONITOR DBL WALL PIPE SPACE
4R1	S - STATISTICAL INVENTORY RECONCILE
5R1	2 - VISUAL INSPECT PIPE SUMPS
5R1	4 - VISUAL INSPECT DISPENSER LINERS
5R1	H - MECHANICAL LINE LEAK DETECTOR
5R1	K - MONITOR DBL WALL PIPE SPACE
5R1	S - STATISTICAL INVENTORY RECONCILE

**Environmental FirstSearch
Site Detail Report**

Target Property: CRYSTAL RIVER FL 34429

JOB: 603768100

RCRAGN

SEARCH ID: 1	DIST/DIR: 0.29 NE	ELEVATION: 8	MAP ID: 4
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NAME: CIRCLE K STORE 2814
ADDRESS: 16 NE US HWY 16
CRYSTAL RIVER FL 33619
CITRUS
CONTACT:
SOURCE: EPA

REV: 2/16/10
ID1: FLD984254136
ID2:
STATUS: VGN
PHONE:

SITE INFORMATION

UNIVERSE TYPE:

CEG - CONDITIONALLY EXEMPT SMALL QUANTITY GENERATORS: GENERATES LESS THAN 100 KG/MONTH OF HAZARDOUS WASTE

SIC INFORMATION:

0011 - DISCONTINUED, CHANGED, OR UNKNOWN
0011 - DISCONTINUED, CHANGED, OR UNKNOWN

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

**Environmental FirstSearch
Site Detail Report**

Target Property:

CRYSTAL RIVER FL 34429

JOB: 603768100

LUST

SEARCH ID: 53 **DIST/DIR:** 0.29 NE **ELEVATION:** 8 **MAP ID:** 4

NAME: RIGHTWAY FOODS
ADDRESS: 16 NE HWY 19
CRYSTAL RIVER FL 32629
CITRUS
CONTACT:
SOURCE: FL DEP

REV: 5/7/10
ID1: 098518709
ID2: 8518709.00
STATUS: FACILITY OPEN
PHONE: (407) 702-3760

SITE INFORMATION

OPERATOR: KIRAT PARIKH
NAME UPDATED: 11-10-2009
ADDR UPDATED: 11-10-2009
BAD ADDR INDICATOR:

RP ID: 65472
RP ROLE: ACCOUNT OWNER
RP BEGIN: 11-10-2009
NAME: RDA CRYSTAL RIVER INC
7200 LAKE ELLENOR DR 206
ORLANDO FL 32809

PHONE: (407) 468-1673

DISCHARGE INFORMATION

DISCHARGE DATE: 06-22-1988
POLLUTANT: Z - OTHER NON REGULATED
COMBINED:
SCORE: 61
SCORE DATE: 03-30-2010
GAL DISCHARGED:

DRINK WELLS AFFECTED: 0
MONITORING WELLS: YES
SOIL AFFECTED: NO
S WATER AFFECTED: NO
G WATER AFFECTED: NO
CLEANUP ELIG: E - ELIGIBLE

CLEANUP PROGRAM: E - EARLY DETECTION INCENTIVE

CLEANUP REQUIRED: R - CLEANUP REQUIRED
WORK STATUS: ACTIVE
DISCHARGE CLEANUP STATUS: RA - RA ONGOING

INFO SOURCE: E - EDI
OTHER SOURCE:
SITE MANAGER: INGLETT_S
MANAGER END DATE:

TANK OFFICE: PCTM5 - TEAM 5

UST INFORMATION

TOTAL NUMBER OF TANKS: 8

FACILITY TYPE: A - RETAIL STATION
DEP CO: N

- Continued on next page -

Environmental FirstSearch
Site Detail Report

Target Property: CRYSTAL RIVER FL 34429

JOB: 603768100

LUST

SEARCH ID: 53 **DIST/DIR:** 0.29 NE **ELEVATION:** 8 **MAP ID:** 4

NAME: RIGHTWAY FOODS ADDRESS: 16 NE HWY 19 CRYSTAL RIVER FL 32629 CITRUS CONTACT: SOURCE: FL DEP	REV: 5/7/10 ID1: 098518709 ID2: 8518709.00 STATUS: FACILITY OPEN PHONE: (407) 702-3760
---	---

TANK INFORMATION

TANK ID:	1	STATUS:	OPEN
TVI:	TANK	DEP CO:	N
INSTALLED:		STAT DATE:	30-NOV-1985

TK STAT: B - REMOVED
CAPACITY(GAL): 4010
CONTENT: A - LEADED GAS
PLACE: UNDERGROUND
TYPE: A - RETAIL STATION

TANK ID:	2	STATUS:	OPEN
TVI:	TANK	DEP CO:	N
INSTALLED:		STAT DATE:	30-NOV-1985

TK STAT: B - REMOVED
CAPACITY(GAL): 4010
CONTENT: A - LEADED GAS
PLACE: UNDERGROUND
TYPE: A - RETAIL STATION

TANK ID:	3	STATUS:	OPEN
TVI:	TANK	DEP CO:	N
INSTALLED:		STAT DATE:	30-NOV-1985

TK STAT: B - REMOVED
CAPACITY(GAL): 4010
CONTENT: B - UNLEADED GAS
PLACE: UNDERGROUND
TYPE: A - RETAIL STATION

TANK ID:	3R1	STATUS:	OPEN
TVI:	TANK	DEP CO:	N
INSTALLED:	01-NOV-1985	STAT DATE:	10-NOV-2009

TK STAT: T - TEMP OUT OF SERVICE
CAPACITY(GAL): 10120
CONTENT: B - UNLEADED GAS
PLACE: UNDERGROUND
TYPE: A - RETAIL STATION

TANK ID:	4	STATUS:	OPEN
TVI:	TANK	DEP CO:	N
INSTALLED:		STAT DATE:	

- Continued on next page -

Environmental FirstSearch

Site Detail Report

Target Property:

CRYSTAL RIVER FL 34429

JOB: 603768100

LUST

SEARCH ID: 53 **DIST/DIR:** 0.29 NE **ELEVATION:** 8 **MAP ID:** 4

NAME: RIGHTWAY FOODS ADDRESS: 16 NE HWY 19 CRYSTAL RIVER FL 32629 CITRUS CONTACT: SOURCE: FL DEP	REV: 5/7/10 ID1: 098518709 ID2: 8518709.00 STATUS: FACILITY OPEN PHONE: (407) 702-3760
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TK STAT: B - REMOVED
CAPACITY(GAL): 4010
CONTENT: A - LEADED GAS
PLACE: UNDERGROUND
TYPE: A - RETAIL STATION

TANK ID:	4R1	STATUS:	OPEN
TVI:	TANK	DEP CO:	N
INSTALLED:	01-NOV-1985	STAT DATE:	10-NOV-2009

TK STAT: T - TEMP OUT OF SERVICE
CAPACITY(GAL): 10120
CONTENT: B - UNLEADED GAS
PLACE: UNDERGROUND
TYPE: A - RETAIL STATION

TANK ID:	5	STATUS:	OPEN
TVI:	TANK	DEP CO:	N
INSTALLED:		STAT DATE:	30-NOV-1985

TK STAT: B - REMOVED
CAPACITY(GAL): 4010
CONTENT: C - GASOHOL
PLACE: UNDERGROUND
TYPE: A - RETAIL STATION

TANK ID:	5R1	STATUS:	OPEN
TVI:	TANK	DEP CO:	N
INSTALLED:	01-NOV-1985	STAT DATE:	10-NOV-2009

TK STAT: T - TEMP OUT OF SERVICE
CAPACITY(GAL): 10120
CONTENT: B - UNLEADED GAS
PLACE: UNDERGROUND
TYPE: A - RETAIL STATION

3R1	C - STEEL
3R1	G - SACRIFICIAL ANODE CP
3R1	M - SPILL CONTAINMENT BUCKET
3R1	N - FLOW SHUT-OFF
3R1	O - TIGHT FILL
4R1	C - STEEL
4R1	G - SACRIFICIAL ANODE CP
4R1	M - SPILL CONTAINMENT BUCKET
4R1	N - FLOW SHUT-OFF
4R1	O - TIGHT FILL
5R1	C - STEEL
5R1	G - SACRIFICIAL ANODE CP
5R1	M - SPILL CONTAINMENT BUCKET

- More Details Exist For This Site; Max Page Limit Reached -

***Environmental FirstSearch
Site Detail Report***

Target Property: CRYSTAL RIVER FL 34429

JOB: 603768100

RCRAGN

SEARCH ID: 3	DIST/DIR: 0.29 NE	ELEVATION: 8	MAP ID: 5
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NAME: MASONS CONCRETE OF CRYSTAL RIVER
ADDRESS: 1041 SUNCOAST BLVD
CRYSTAL RIVER FL 34429
CITRUS
CONTACT:
SOURCE: EPA

REV: 2/16/10
ID1: FLD982169955
ID2:
STATUS: SGN
PHONE:

SITE INFORMATION

CONTACT INFORMATION: MYLES CRABB
PO BOX 417
CRYSTAL RIVER FL 326290

PHONE: 9047953415

UNIVERSE INFORMATION:

NAIC INFORMATION

327331 - CONCRETE BLOCK AND BRICK MANUFACTURING

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

**Environmental FirstSearch
Site Detail Report**

Target Property:

CRYSTAL RIVER FL 34429

JOB: 603768100

RCRAGN

SEARCH ID: 2 **DIST/DIR:** 0.29 NE **ELEVATION:** 8 **MAP ID:** 5

NAME: M D AUTO CLINIC
ADDRESS: US HWY 19
CRYSTAL RIVER FL 32629
CITRUS
CONTACT:
SOURCE: EPA

REV: 2/16/10
ID1: FLD984197012
ID2:
STATUS: SGN
PHONE:

SITE INFORMATION

UNIVERSE INFORMATION:

NAIC INFORMATION

ENFORCEMENT INFORMATION:

AGENCY: S - STATE **DATE:** 4/4/1991
TYPE: 125 - DEP WARNING LETTER

AGENCY: S - STATE **DATE:** 4/4/1991
TYPE: 125 - DEP WARNING LETTER

AGENCY: S - STATE **DATE:** 8/6/1991
TYPE: 215 - DEP NOTICE OF VIOLATION (NOV)

AGENCY: S - STATE **DATE:** 8/6/1991
TYPE: 215 - DEP NOTICE OF VIOLATION (NOV)

VIOLATION INFORMATION:

VIOLATION NUMBER: 0001 **RESPONSIBLE:** S - STATE
DETERMINED: 4/4/1991 **DETERMINED BY:** S - STATE
CITATION: 262.11
RESOLVED: 11/15/1994
TYPE: GENERATOR-OTHER REQUIREMENTS

VIOLATION NUMBER: 0002 **RESPONSIBLE:** S - STATE
DETERMINED: 4/4/1991 **DETERMINED BY:** S - STATE
CITATION: 262.12
RESOLVED: 11/15/1994
TYPE: GENERATOR-OTHER REQUIREMENTS

VIOLATION NUMBER: 0003 **RESPONSIBLE:** S - STATE
DETERMINED: 4/4/1991 **DETERMINED BY:** S - STATE
CITATION: 264.16
RESOLVED: 8/6/1991
TYPE: GENERATOR-OTHER REQUIREMENTS

VIOLATION NUMBER: 0004 **RESPONSIBLE:** S - STATE
DETERMINED: 4/4/1991 **DETERMINED BY:** S - STATE
CITATION: 264.37
RESOLVED: 8/6/1991
TYPE: GENERATOR-OTHER REQUIREMENTS

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

Target Property:

CRYSTAL RIVER FL 34429

JOB: 603768100

RCRAGN

SEARCH ID: 2	DIST/DIR: 0.29 NE	ELEVATION: 8	MAP ID: 5
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NAME: M D AUTO CLINIC
ADDRESS: US HWY 19
CRYSTAL RIVER FL 32629
CITRUS
CONTACT:
SOURCE: EPA

REV: 2/16/10
ID1: FLD984197012
ID2:
STATUS: SGN
PHONE:

VIOLATION NUMBER:	0005	RESPONSIBLE:	S - STATE
DETERMINED:	4/4/1991	DETERMINED BY:	S - STATE
CITATION:	264.50-56		
RESOLVED:	8/6/1991		
TYPE:	GENERATOR-OTHER REQUIREMENTS		

VIOLATION NUMBER:	0006	RESPONSIBLE:	S - STATE
DETERMINED:	4/4/1991	DETERMINED BY:	S - STATE
CITATION:	264 SUBPART F		
RESOLVED:	8/6/1991		
TYPE:	GENERATOR-OTHER REQUIREMENTS		

VIOLATION NUMBER:	0007	RESPONSIBLE:	S - STATE
DETERMINED:	4/4/1991	DETERMINED BY:	S - STATE
CITATION:	264 SUBPART G		
RESOLVED:	8/6/1991		
TYPE:	GENERATOR-OTHER REQUIREMENTS		

VIOLATION NUMBER:	0008	RESPONSIBLE:	S - STATE
DETERMINED:	4/4/1991	DETERMINED BY:	S - STATE
CITATION:	264 SUBPART H		
RESOLVED:	11/15/1994		
TYPE:	GENERATOR-OTHER REQUIREMENTS		

VIOLATION NUMBER:	0009	RESPONSIBLE:	S - STATE
DETERMINED:	4/4/1991	DETERMINED BY:	S - STATE
CITATION:	403.727 1 B		
RESOLVED:	11/15/1994		
TYPE:	GENERATOR-OTHER REQUIREMENTS		

Environmental FirstSearch
Site Detail Report

Target Property: CRYSTAL RIVER FL 34429

JOB: 603768100

UST

SEARCH ID: 26	DIST/DIR: 0.29 NE	ELEVATION: 8	MAP ID: 5
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NAME: MASONS CONCRETE OF CRYSTAL RIVER ADDRESS: 1041 N SUNCOAST BLVD CRYSTAL RIVER FL 32629 CITRUS CONTACT: ANDY S CRABB SOURCE: FL DEP	REV: 5/7/10 ID1: 098520455 ID2: 8520455.00 STATUS: CLOSED PHONE: (904) 795-3415
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SITE INFORMATION

TOTAL NUMBER OF TANKS: 2

FACILITY TYPE: C - FUEL USER/NON-RETAIL
DEP CO: N

TANK INFORMATION

TANK ID: 1	STATUS: CLOSED
TVI: TANK	DEP CO: N
INSTALLED:	STAT DATE: 01-FEB-1996

TK STAT: B - REMOVED
CAPACITY(GAL): 500
CONTENT: B - UNLEADED GAS
PLACE: UNDERGROUND
TYPE: C - FUEL USER/NON-RETAIL

TANK ID: 2	STATUS: CLOSED
TVI: TANK	DEP CO: N
INSTALLED:	STAT DATE: 01-FEB-1996

TK STAT: B - REMOVED
CAPACITY(GAL): 7000
CONTENT: D - VEHICULAR DIESEL
PLACE: ABOVEGROUND
TYPE: C - FUEL USER/NON-RETAIL

***Environmental FirstSearch
Site Detail Report***

Target Property: CRYSTAL RIVER FL 34429

JOB: 603768100

RCRAGN

SEARCH ID: 5	DIST/DIR: 0.29 SE	ELEVATION: 8	MAP ID: 6
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NAME: STAR ENTERPRISE ADDRESS: 59 S US HWY 19 MAITLAND FL 32794 CITRUS CONTACT: SOURCE: EPA	REV: 2/16/10 ID1: FLD984180273 ID2: STATUS: SGN PHONE:
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SITE INFORMATION

CONTACT INFORMATION: MARY VILLARREAL
PO BOX 4540
HOUSTON TX 772104540

PHONE: 7132412393

UNIVERSE INFORMATION:

NAIC INFORMATION

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

**Environmental FirstSearch
Site Detail Report**

Target Property:

CRYSTAL RIVER FL 34429

JOB: 603768100

LUST

SEARCH ID: 32 **DIST/DIR:** 0.29 SE **ELEVATION:** 8 **MAP ID:** 6

NAME: AGEAN DISCOUNT INC
ADDRESS: 59 US 19 S
CRYSTAL RIVER FL 34429
CITRUS
CONTACT:
SOURCE: FL DEP

REV: 5/7/10
ID1: 098503064
ID2: 8503064.00
STATUS: FACILITY OPEN
PHONE: (352) 563-1379

SITE INFORMATION

OPERATOR: KONSTANTINOS MORAITES
NAME UPDATED: 09-14-2006
ADDR UPDATED: 09-14-2006
BAD ADDR INDICATOR: N

RP ID: 60268
RP ROLE: ACCOUNT OWNER
RP BEGIN: 09-14-2006
NAME: AGEAN DISCOUNT INC
PO BOX 494 ATTN: KONSTANTINOS MORAITES
HOMOSASSA SPRINGS FL 34447

PHONE: (352) 563-1379

DISCHARGE INFORMATION

DISCHARGE DATE: 04-30-1992
POLLUTANT: B - UNLEADED GAS
COMBINED:
SCORE: 30
SCORE DATE: 02-18-2009
GAL DISCHARGED: 42

DRINK WELLS AFFECTED:
MONITORING WELLS:
SOIL AFFECTED:
S WATER AFFECTED:
G WATER AFFECTED:
CLEANUP ELIG: E - ELIGIBLE
CLEANUP
CLEANUP PROGRAM: P - PETROLEUM LIABILITY AND RESTORATION INSURANCE PROGRAM

CLEANUP REQUIRED: R - CLEANUP REQUIRED
WORK STATUS: COMPLETED
DISCHARGE CLEANUP STATUS: NFA - NFA COMPLETE

INFO SOURCE: I - PLIRP (INSURANCE)
OTHER SOURCE:
SITE MANAGER:
MANAGER END DATE:

TANK OFFICE: -

DISCHARGE DATE: 12-23-1987
POLLUTANT: Y - UNKNOWN/NOT REPORTED
COMBINED:
SCORE: 30
SCORE DATE: 02-18-2009
GAL DISCHARGED:

- Continued on next page -

Environmental FirstSearch
Site Detail Report

Target Property:

CRYSTAL RIVER FL 34429

JOB: 603768100

LUST

SEARCH ID: 32 **DIST/DIR:** 0.29 SE **ELEVATION:** 8 **MAP ID:** 6

NAME: AGEAN DISCOUNT INC
ADDRESS: 59 US 19 S
CRYSTAL RIVER FL 34429
CITRUS
CONTACT:
SOURCE: FL DEP

REV: 5/7/10
ID1: 098503064
ID2: 8503064.00
STATUS: FACILITY OPEN
PHONE: (352) 563-1379

DRINK WELLS AFFECTED: 0
MONITORING WELLS: YES
SOIL AFFECTED: YES
S WATER AFFECTED: NO
G WATER AFFECTED: YES
CLEANUP ELIG: E - ELIGIBLE

CLEANUP PROGRAM: E - EARLY DETECTION INCENTIVE

CLEANUP REQUIRED: R - CLEANUP REQUIRED
WORK STATUS: INACTIVE
DISCHARGE CLEANUP STATUS: RAP - RAP ONGOING

INFO SOURCE: E - EDI
OTHER SOURCE:
SITE MANAGER:
MANAGER END DATE:

TANK OFFICE: -

UST INFORMATION

TOTAL NUMBER OF TANKS: 5

FACILITY TYPE: A - RETAIL STATION
DEP CO: N

TANK INFORMATION

TANK ID:	1	STATUS:	OPEN
TVI:	TANK	DEP CO:	N
INSTALLED:	01-JUL-1980	STAT DATE:	27-FEB-1996
TK STAT:	B - REMOVED		
CAPACITY(GAL):	10000		
CONTENT:	B - UNLEADED GAS		
PLACE:	UNDERGROUND		
TYPE:	A - RETAIL STATION		

TANK ID:	2	STATUS:	OPEN
TVI:	TANK	DEP CO:	N
INSTALLED:	01-JUL-1980	STAT DATE:	27-FEB-1996
TK STAT:	B - REMOVED		
CAPACITY(GAL):	10000		
CONTENT:	B - UNLEADED GAS		
PLACE:	UNDERGROUND		
TYPE:	A - RETAIL STATION		

- Continued on next page -

Environmental FirstSearch

Site Detail Report

Target Property:

CRYSTAL RIVER FL 34429

JOB: 603768100

LUST

SEARCH ID: 32 **DIST/DIR:** 0.29 SE **ELEVATION:** 8 **MAP ID:** 6

NAME: AGEAN DISCOUNT INC
ADDRESS: 59 US 19 S
CRYSTAL RIVER FL 34429
CITRUS
CONTACT:
SOURCE: FL DEP

REV: 5/7/10
ID1: 098503064
ID2: 8503064.00
STATUS: FACILITY OPEN
PHONE: (352) 563-1379

TANK ID: 3 **STATUS:** OPEN
TVI: TANK **DEP CO:** N
INSTALLED: 01-JUL-1980 **STAT DATE:** 27-FEB-1996

TK STAT: B - REMOVED
CAPACITY(GAL): 10000
CONTENT: B - UNLEADED GAS
PLACE: UNDERGROUND
TYPE: A - RETAIL STATION

TANK ID: 4 **STATUS:** OPEN
TVI: TANK **DEP CO:** N
INSTALLED: 01-FEB-1996 **STAT DATE:** 01-AUG-2006

TK STAT: U - IN SERVICE
CAPACITY(GAL): 8000
CONTENT: B - UNLEADED GAS
PLACE: UNDERGROUND
TYPE: A - RETAIL STATION

TANK ID: 5 **STATUS:** OPEN
TVI: TANK **DEP CO:** N
INSTALLED: 01-FEB-1996 **STAT DATE:** 01-AUG-2006

TK STAT: U - IN SERVICE
CAPACITY(GAL): 8000
CONTENT: B - UNLEADED GAS
PLACE: UNDERGROUND
TYPE: A - RETAIL STATION

4 E - FIBERGLASS
4 I - DOUBLE WALL
4 M - SPILL CONTAINMENT BUCKET
4 N - FLOW SHUT-OFF
4 O - TIGHT FILL
5 E - FIBERGLASS
5 I - DOUBLE WALL
5 M - SPILL CONTAINMENT BUCKET
5 N - FLOW SHUT-OFF
5 O - TIGHT FILL

PIPING INFORMATION

<u>TANK ID:</u>	<u>DESCRIPTION:</u>
4	C - FIBERGLASS
4	F - DOUBLE WALL
4	J - PRESSURIZED PIPING SYSTEM
4	K - DISPENSER LINERS
5	C - FIBERGLASS

- More Details Exist For This Site; Max Page Limit Reached -

Environmental FirstSearch
Site Detail Report

Target Property:

CRYSTAL RIVER FL 34429

JOB: 603768100

UST

SEARCH ID: 21 **DIST/DIR:** 0.29 SE **ELEVATION:** 8 **MAP ID:** 6

NAME: AGEAN DISCOUNT INC
ADDRESS: 59 US 19 S
CRYSTAL RIVER FL 34429
CITRUS
CONTACT: KONSTANTINOS MORAITES
SOURCE: FL DEP

REV: 5/7/10
ID1: 098503064
ID2: 8503064.00
STATUS: OPEN
PHONE: (352) 563-1379

SITE INFORMATION

TOTAL NUMBER OF TANKS: 5

FACILITY TYPE: A - RETAIL STATION
DEP CO: N

TANK INFORMATION

TANK ID:	1	STATUS:	OPEN
TVI:	TANK	DEP CO:	N
INSTALLED:	01-JUL-1980	STAT DATE:	27-FEB-1996

TK STAT: B - REMOVED
CAPACITY(GAL): 10000
CONTENT: B - UNLEADED GAS
PLACE: UNDERGROUND
TYPE: A - RETAIL STATION

TANK ID:	2	STATUS:	OPEN
TVI:	TANK	DEP CO:	N
INSTALLED:	01-JUL-1980	STAT DATE:	27-FEB-1996

TK STAT: B - REMOVED
CAPACITY(GAL): 10000
CONTENT: B - UNLEADED GAS
PLACE: UNDERGROUND
TYPE: A - RETAIL STATION

TANK ID:	3	STATUS:	OPEN
TVI:	TANK	DEP CO:	N
INSTALLED:	01-JUL-1980	STAT DATE:	27-FEB-1996

TK STAT: B - REMOVED
CAPACITY(GAL): 10000
CONTENT: B - UNLEADED GAS
PLACE: UNDERGROUND
TYPE: A - RETAIL STATION

TANK ID:	4	STATUS:	OPEN
TVI:	TANK	DEP CO:	N
INSTALLED:	01-FEB-1996	STAT DATE:	01-AUG-2006

TK STAT: U - IN SERVICE
CAPACITY(GAL): 8000
CONTENT: B - UNLEADED GAS
PLACE: UNDERGROUND

- Continued on next page -

Environmental FirstSearch

Site Detail Report

Target Property:

CRYSTAL RIVER FL 34429

JOB: 603768100

UST

SEARCH ID: 21 DIST/DIR: 0.29 SE ELEVATION: 8 MAP ID: 6

NAME: AGEAN DISCOUNT INC
ADDRESS: 59 US 19 S
CRYSTAL RIVER FL 34429
CITRUS
CONTACT: KONSTANTINOS MORAITES
SOURCE: FL DEP
REV: 5/7/10
ID1: 098503064
ID2: 8503064.00
STATUS: OPEN
PHONE: (352) 563-1379

TYPE: A - RETAIL STATION

TANK ID: 5 STATUS: OPEN
TVI: TANK DEP CO: N
INSTALLED: 01-FEB-1996 STAT DATE: 01-AUG-2006

TK STAT: U - IN SERVICE
CAPACITY(GAL): 8000
CONTENT: B - UNLEADED GAS
PLACE: UNDERGROUND
TYPE: A - RETAIL STATION

4 E - FIBERGLASS
4 I - DOUBLE WALL
4 M - SPILL CONTAINMENT BUCKET
4 N - FLOW SHUT-OFF
4 O - TIGHT FILL
5 E - FIBERGLASS
5 I - DOUBLE WALL
5 M - SPILL CONTAINMENT BUCKET
5 N - FLOW SHUT-OFF
5 O - TIGHT FILL

PIPING INFORMATION

<u>TANK ID:</u>	<u>DESCRIPTION:</u>
4	C - FIBERGLASS
4	F - DOUBLE WALL
4	J - PRESSURIZED PIPING SYSTEM
4	K - DISPENSER LINERS
5	C - FIBERGLASS
5	F - DOUBLE WALL
5	J - PRESSURIZED PIPING SYSTEM
5	K - DISPENSER LINERS

MONITORING INFORMATION

<u>TANK ID:</u>	<u>DESCRIPTION:</u>
4	2 - VISUAL INSPECT PIPE SUMPS
4	3 - ELECTRONIC MONITOR PIPE SUMPS
4	4 - VISUAL INSPECT DISPENSER LINERS
4	F - MONITOR DBL WALL TANK SPACE
4	H - MECHANICAL LINE LEAK DETECTOR
4	K - MONITOR DBL WALL PIPE SPACE
5	2 - VISUAL INSPECT PIPE SUMPS
5	3 - ELECTRONIC MONITOR PIPE SUMPS
5	4 - VISUAL INSPECT DISPENSER LINERS
5	F - MONITOR DBL WALL TANK SPACE
5	H - MECHANICAL LINE LEAK DETECTOR

- Continued on next page -

***Environmental FirstSearch
Site Detail Report***

Target Property: CRYSTAL RIVER FL 34429

JOB: 603768100

UST

SEARCH ID: 21	DIST/DIR: 0.29 SE	ELEVATION: 8	MAP ID: 6
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NAME: AGEAN DISCOUNT INC ADDRESS: 59 US 19 S CRYSTAL RIVER FL 34429 CITRUS CONTACT: KONSTANTINOS MORAITES SOURCE: FL DEP	REV: 5/7/10 ID1: 098503064 ID2: 8503064.00 STATUS: OPEN PHONE: (352) 563-1379
---	--

5 K - MONITOR DBL WALL PIPE SPACE

**Environmental FirstSearch
Site Detail Report**

Target Property:

CRYSTAL RIVER FL 34429

JOB:

603768100

RCRAGN

SEARCH ID: 7 **DIST/DIR:** 0.29 SE **ELEVATION:** 9 **MAP ID:** 7

NAME: TOUCH OF QUALITY DRY CLEANERS
ADDRESS: 130 NE US HIGHWAY 19
CRYSTAL RIVER FL 34429
CITRUS
CONTACT:
SOURCE: EPA

REV: 2/16/10
ID1: FLR000130708
ID2:
STATUS: SGN
PHONE:

CONTACT INFORMATION:

SHARON HOFFMAN
3527957871

UNIVERSE INFORMATION:

GOVERNMENT PERFORMANCE AND RESULTS ACT (GPRA)

GPRA CA BASELINE UNIVERSE: NO
GPRA CA 2008: NO

SUBJECT TO CORRECTIVE ACTION (SUBJCA)

SUBJCA: NO
SUBJCA TSD 3004: NO
SUBJCA NON TSD: NO
SUBJCA TSD DISCRETION: NO

PERMIT WORKLOAD: ----
CLOSURE WORKLOAD: ----
POST CLOSURE WORKLOAD: ----

PERMITTING /CLOSURE/POST-CLOSURE PROGRESS: ----
CORRECTIVE ACTION WORKLOAD: NO
GENERATOR STATUS: SQG
TRANSPORTER: NO
UNIVERSAL WASTE: NO
RECYCLER: NO
USED OIL: NO
IMPORTER: NO
MIXED WASTE GENERATOR: NO
ONSITE BURNER EXEMPT: NO
FURNACE EXEMPTION: NO
UNDERGROUND INJECTION: NO

NAIC 1:
NAIC 2: Drycleaning and Laundry Services (except Coin-Operated)
NAIC 3:
NAIC 4:

***Environmental FirstSearch
Site Detail Report***

Target Property: CRYSTAL RIVER FL 34429

JOB: 603768100

UST

SEARCH ID: 30	DIST/DIR: 0.29 SE	ELEVATION: 9	MAP ID: 7
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NAME: TOUCH OF QUALITY CLEANERS
ADDRESS: 130 NE HWY 19
CRYSTAL RIVER FL 34429
CITRUS
CONTACT: RUSSELL POWELL
SOURCE:

REV: 11/3/00
ID1: 099600004
ID2:
STATUS: OPEN
PHONE: 3527957871

TOTAL NUMBER OF TANKS: 1

TYPE OF FACILITY: DRYCLEANER
FACILITY SCORE:
FACILITY RANK:

TANK NUMBER: 1
TANK STATUS: IN SERVICE
TANK STATUS DATE: 1/2/96
TANK TYPE: DRUM ABOVEGROUND
NUMBER OF COMPARTMENTS: 1
CONTENTS: TETRACHLOROETHYLENE GALLONS
DATE INSTALLED:

Environmental FirstSearch
Site Detail Report

Target Property:

CRYSTAL RIVER FL 34429

JOB: 603768100

OTHER

SEARCH ID: 20 **DIST/DIR:** 0.29 SE **ELEVATION:** 9 **MAP ID:** 7

NAME: TOUCH OF QUALITY CLEANERS
ADDRESS: 130 SE HWY 19
CRYSTAL RIVER FL 34429
CITRUS
CONTACT:
SOURCE: FL DEP

REV: 5/7/10
ID1: 9600004
ID2:
STATUS: OPEN
PHONE:

SITE INFORMATION

FACILITY TYPE: 1
TYPE DESCRIPTION: DRYCLEANER
START DATE: 4/5/1996
OWNER ID: 42273
OWNER TYPE: PROPERTY OWNER
OWNER NAME: RUSSELL and SANDRA POWELL
ADDRESS: 2043 YONTZ RD
BROOKSVILLE FL 34429

CONTACT: RUSS POWELL
PHONE:

FACILITY TYPE: 1
TYPE DESCRIPTION: DRYCLEANER
START DATE: 1/2/1996
OWNER ID: 40473
OWNER TYPE: ACCOUNT OWNER
OWNER NAME: TOUCH OF QUALITY CLEANERS
ADDRESS: 1194 S BROAD ST
BROOKSVILLE FL 34429

CONTACT: POWELL, RUSSELL and SANDRA
PHONE: (352) 796-7965

FACILITY TYPE: 1
TYPE DESCRIPTION: DRYCLEANER
START DATE: 1/2/1996
OWNER ID: 40473
OWNER TYPE: FACILITY OWNER
OWNER NAME: TOUCH OF QUALITY CLEANERS
ADDRESS: 1194 S BROAD ST
BROOKSVILLE FL 34429

CONTACT: POWELL, RUSSELL and SANDRA
PHONE: (352) 796-7965

***Environmental FirstSearch
Site Detail Report***

Target Property: CRYSTAL RIVER FL 34429

JOB: 603768100

UST

SEARCH ID: 22	DIST/DIR: 0.29 SE	ELEVATION: 8	MAP ID: 8
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NAME: BARNETT BANK
ADDRESS: 101 SE US 19
CRYSTAL RIVER FL 34429
CITRUS
CONTACT: MICHAEL CONLEY
SOURCE: FL DEP

REV: 5/7/10
ID1: 099400262
ID2: 9400262.00
STATUS: CLOSED
PHONE: (904) 791-7720

SITE INFORMATION

FACILITY TYPE: C - FUEL USER/NON-RETAIL
DEP CO: N

TANK INFORMATION

**Environmental FirstSearch
Site Detail Report**

Target Property:

CRYSTAL RIVER FL 34429

JOB: 603768100

LUST

SEARCH ID: 33	DIST/DIR: 0.29 SE	ELEVATION: 8	MAP ID: 8
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NAME: BARNETT BANK
ADDRESS: 101 SE US 19
CRYSTAL RIVER FL 34429
CITRUS
CONTACT:
SOURCE: FL DEP

REV: 5/7/10
ID1: 099400262
ID2: 9400262.00
STATUS: FACILITY CLOSED
PHONE: (904) 791-7767

DISCHARGE INFORMATION

DISCHARGE DATE: 01-25-1994
POLLUTANT: A - LEADED GAS
COMBINED:
SCORE: 36
SCORE DATE: 11-04-1997
GAL DISCHARGED:

DRINK WELLS AFFECTED: 0
MONITORING WELLS: NO
SOIL AFFECTED: NO
S WATER AFFECTED: NO
G WATER AFFECTED: YES
CLEANUP ELIG: E - ELIGIBLE

CLEANUP PROGRAM: A - ABANDONED TANK RESTORATION PROGRAM

CLEANUP REQUIRED: R - CLEANUP REQUIRED
WORK STATUS: COMPLETED
DISCHARGE CLEANUP STATUS: NFA - NFA COMPLETE

INFO SOURCE: D - DISCHARGE NOTIFICATION
OTHER SOURCE:
SITE MANAGER:
MANAGER END DATE:

TANK OFFICE: -

UST INFORMATION

FACILITY TYPE: C - FUEL USER/NON-RETAIL
DEP CO: N

TANK INFORMATION

Environmental FirstSearch
Site Detail Report

Target Property:

CRYSTAL RIVER FL 34429

JOB: 603768100

LUST

SEARCH ID: 46 **DIST/DIR:** 0.29 SE **ELEVATION:** 9 **MAP ID:** 9

NAME: KMART 9286
ADDRESS: 146 SE HWY 19
CRYSTAL RIVER FL 32629
CITRUS
CONTACT:
SOURCE: FL DEP

REV: 5/7/10
ID1: 098626550
ID2: 8626550.00
STATUS: FACILITY OPEN
PHONE: (904) 795-6036

DISCHARGE INFORMATION

DISCHARGE DATE: 12-05-1988
POLLUTANT: L - WASTE OIL
COMBINED:
SCORE:
SCORE DATE:
GAL DISCHARGED:

CLEANUP REQUIRED: N - NO CLEANUP REQUIRED
WORK STATUS: COMPLETED
DISCHARGE CLEANUP STATUS: NREQ - CLEANUP NOT REQUIRED

INFO SOURCE: E - EDI
OTHER SOURCE:
SITE MANAGER:
MANAGER END DATE:

TANK OFFICE: -

UST INFORMATION

TOTAL NUMBER OF TANKS: 2
FACILITY TYPE: C - FUEL USER/NON-RETAIL
DEP CO: N

TANK INFORMATION

TANK ID:	1	STATUS:	OPEN
TVI:	TANK	DEP CO:	N
INSTALLED:	01-JUL-1980	STAT DATE:	30-APR-1989

TK STAT: B - REMOVED
CAPACITY(GAL): 1000
CONTENT: L - WASTE OIL
PLACE: UNDERGROUND
TYPE: C - FUEL USER/NON-RETAIL

TANK ID:	2	STATUS:	OPEN
TVI:	TANK	DEP CO:	N
INSTALLED:	01-APR-1989	STAT DATE:	

TK STAT: U - IN SERVICE
CAPACITY(GAL): 250
CONTENT: L - WASTE OIL
PLACE: ABOVEGROUND
TYPE: C - FUEL USER/NON-RETAIL

- Continued on next page -

***Environmental FirstSearch
Site Detail Report***

Target Property: CRYSTAL RIVER FL 34429

JOB: 603768100

LUST

SEARCH ID: 46	DIST/DIR: 0.29 SE	ELEVATION: 9	MAP ID: 9
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NAME: KMART 9286
ADDRESS: 146 SE HWY 19
CRYSTAL RIVER FL 32629
CITRUS
CONTACT:
SOURCE: FL DEP

REV: 5/7/10
ID1: 098626550
ID2: 8626550.00
STATUS: FACILITY OPEN
PHONE: (904) 795-6036

Environmental FirstSearch
Site Detail Report

Target Property:

CRYSTAL RIVER FL 34429

JOB: 603768100

UST

SEARCH ID: 25	DIST/DIR: 0.29 SE	ELEVATION: 9	MAP ID: 9
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NAME: KMART 9286 ADDRESS: 146 SE HWY 19 CRYSTAL RIVER FL 32629 CITRUS CONTACT: BUTCH PORTER ALT : 248-463-4301 SOURCE: FL DEP	REV: 5/7/10 ID1: 098626550 ID2: 8626550.00 STATUS: OPEN PHONE: (313) 643-1790
--	--

SITE INFORMATION

TOTAL NUMBER OF TANKS: 2

FACILITY TYPE: C - FUEL USER/NON-RETAIL
DEP CO: N

TANK INFORMATION

TANK ID: 1	STATUS: OPEN
TVI: TANK	DEP CO: N
INSTALLED: 01-JUL-1980	STAT DATE: 30-APR-1989

TK STAT: B - REMOVED
CAPACITY(GAL): 1000
CONTENT: L - WASTE OIL
PLACE: UNDERGROUND
TYPE: C - FUEL USER/NON-RETAIL

TANK ID: 2	STATUS: OPEN
TVI: TANK	DEP CO: N
INSTALLED: 01-APR-1989	STAT DATE:

TK STAT: U - IN SERVICE
CAPACITY(GAL): 250
CONTENT: L - WASTE OIL
PLACE: ABOVEGROUND
TYPE: C - FUEL USER/NON-RETAIL

Environmental FirstSearch
Site Detail Report

Target Property:

CRYSTAL RIVER FL 34429

JOB: 603768100

UST

SEARCH ID: 31	DIST/DIR: 0.29 NE	ELEVATION: 8	MAP ID: 10
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NAME: WHETSTONE OIL CO INC ADDRESS: US HWY 19 CRYSTAL RIVER FL 34429 CITRUS CONTACT: MICHAEL G WHETSTONE SOURCE: FL DEP	REV: 2/3/10 ID1: 098518701 ID2: 8518701.00 STATUS: OPEN PHONE: (352) 795-3469
--	--

SITE INFORMATION

TOTAL NUMBER OF TANKS: 14

FACILITY TYPE: D - BULK STORAGE FACILITY
DEP CO: N

TANK INFORMATION

TANK ID:	11	STATUS:	OPEN
TVI:	TANK	DEP CO:	N
INSTALLED:	01-JAN-2009	STAT DATE:	01-JAN-2009

TK STAT: U - IN SERVICE
CAPACITY(GAL): 10000
CONTENT: D - VEHICULAR DIESEL
PLACE: ABOVEGROUND
TYPE: D - BULK STORAGE FACILITY

TANK ID:	15	STATUS:	OPEN
TVI:	TANK	DEP CO:	N
INSTALLED:	01-MAR-2003	STAT DATE:	01-MAR-2003

TK STAT: U - IN SERVICE
CAPACITY(GAL): 3000
CONTENT: O - NEW/LUBE OIL
PLACE: ABOVEGROUND
TYPE: D - BULK STORAGE FACILITY

TANK ID:	16	STATUS:	OPEN
TVI:	TANK	DEP CO:	N
INSTALLED:	01-MAR-2003	STAT DATE:	01-MAR-2003

TK STAT: U - IN SERVICE
CAPACITY(GAL): 3000
CONTENT: O - NEW/LUBE OIL
PLACE: ABOVEGROUND
TYPE: D - BULK STORAGE FACILITY

TANK ID:	17	STATUS:	OPEN
TVI:	TANK	DEP CO:	N
INSTALLED:	01-MAR-2003	STAT DATE:	01-MAR-2003

TK STAT: U - IN SERVICE
CAPACITY(GAL): 3000
CONTENT: O - NEW/LUBE OIL
PLACE: ABOVEGROUND

- Continued on next page -

Environmental FirstSearch
Site Detail Report

Target Property:

CRYSTAL RIVER FL 34429

JOB: 603768100

UST

SEARCH ID: 31 **DIST/DIR:** 0.29 NE **ELEVATION:** 8 **MAP ID:** 10

NAME: WHETSTONE OIL CO INC ADDRESS: US HWY 19 CRYSTAL RIVER FL 34429 CITRUS CONTACT: MICHAEL G WHETSTONE SOURCE: FL DEP	REV: 2/3/10 ID1: 098518701 ID2: 8518701.00 STATUS: OPEN PHONE: (352) 795-3469
--	--

TYPE: D - BULK STORAGE FACILITY

TANK ID: 18	STATUS: OPEN
TVI: TANK	DEP CO: N
INSTALLED: 01-APR-2004	STAT DATE: 01-APR-2004

TK STAT: U - IN SERVICE
CAPACITY(GAL): 1500
CONTENT: O - NEW/LUBE OIL
PLACE: ABOVEGROUND
TYPE: D - BULK STORAGE FACILITY

TANK ID: 2	STATUS: OPEN
TVI: TANK	DEP CO: N
INSTALLED: 01-JAN-1970	STAT DATE: 01-JAN-1970

TK STAT: B - REMOVED
CAPACITY(GAL): 1000
CONTENT: Y - UNKNOWN/NOT REPORTED
PLACE: UNDERGROUND
TYPE: D - BULK STORAGE FACILITY

TANK ID: 3	STATUS: OPEN
TVI: TANK	DEP CO: N
INSTALLED: 01-JAN-1970	STAT DATE: 01-JAN-1970

TK STAT: B - REMOVED
CAPACITY(GAL): 1000
CONTENT: Y - UNKNOWN/NOT REPORTED
PLACE: UNDERGROUND
TYPE: D - BULK STORAGE FACILITY

TANK ID: W1	STATUS: OPEN
TVI: TANK	DEP CO: N
INSTALLED:	STAT DATE:

TK STAT: U - IN SERVICE
CAPACITY(GAL): 8000
CONTENT: D - VEHICULAR DIESEL
PLACE: ABOVEGROUND
TYPE: D - BULK STORAGE FACILITY

TANK ID: W2	STATUS: OPEN
TVI: TANK	DEP CO: N
INSTALLED: 01-SEP-2002	STAT DATE: 01-SEP-2002

TK STAT: U - IN SERVICE
CAPACITY(GAL): 10000

- Continued on next page -

Environmental FirstSearch

Site Detail Report

Target Property:

CRYSTAL RIVER FL 34429

JOB: 603768100

UST

SEARCH ID: 31 **DIST/DIR:** 0.29 NE **ELEVATION:** 8 **MAP ID:** 10

NAME:	WHETSTONE OIL CO INC	REV:	2/3/10
ADDRESS:	US HWY 19	ID1:	098518701
	CRYSTAL RIVER FL 34429	ID2:	8518701.00
	CITRUS	STATUS:	OPEN
CONTACT:	MICHAEL G WHETSTONE	PHONE:	(352) 795-3469
SOURCE:	FL DEP		

CONTENT: B - UNLEADED GAS
PLACE: ABOVEGROUND
TYPE: D - BULK STORAGE FACILITY

TANK ID:	W3	STATUS:	OPEN
TVI:	TANK	DEP CO:	N
INSTALLED:	01-SEP-2002	STAT DATE:	01-SEP-2002

TK STAT: U - IN SERVICE
CAPACITY(GAL): 10000
CONTENT: B - UNLEADED GAS
PLACE: ABOVEGROUND
TYPE: D - BULK STORAGE FACILITY

TANK ID:	W4	STATUS:	OPEN
TVI:	TANK	DEP CO:	N
INSTALLED:	01-NOV-2003	STAT DATE:	01-NOV-2003

TK STAT: U - IN SERVICE
CAPACITY(GAL): 10000
CONTENT: D - VEHICULAR DIESEL
PLACE: ABOVEGROUND
TYPE: D - BULK STORAGE FACILITY

TANK ID:	W5	STATUS:	OPEN
TVI:	TANK	DEP CO:	N
INSTALLED:	01-SEP-2002	STAT DATE:	01-SEP-2002

TK STAT: D - DELETED
CAPACITY(GAL): 10000
CONTENT: B - UNLEADED GAS
PLACE: ABOVEGROUND
TYPE: D - BULK STORAGE FACILITY

TANK ID:	W6	STATUS:	OPEN
TVI:	TANK	DEP CO:	N
INSTALLED:	01-JUN-2004	STAT DATE:	20-SEP-2004

TK STAT: U - IN SERVICE
CAPACITY(GAL): 9700
CONTENT: D - VEHICULAR DIESEL
PLACE: ABOVEGROUND
TYPE: D - BULK STORAGE FACILITY

TANK ID:	W7	STATUS:	OPEN
TVI:	TANK	DEP CO:	N
INSTALLED:	01-OCT-2006	STAT DATE:	01-OCT-2006

- More Details Exist For This Site; Max Page Limit Reached -

Environmental FirstSearch
Site Detail Report

Target Property:

CRYSTAL RIVER FL 34429

JOB: 603768100

RCRAGN

SEARCH ID: 6	DIST/DIR: 0.30 SE	ELEVATION: 10	MAP ID: 11
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NAME: STAR ENTERPRISE
ADDRESS: 310 SE HWY US 19
CRYSTAL FL 34428
CITRUS
CONTACT: MARY VILLARREAL
SOURCE: EPA

REV: 11/09/03
ID1: FLD984174227
ID2:
STATUS: SGN
PHONE: 7132412393

SITE INFORMATION

UNIVERSE TYPE:

SQG - SMALL QUANTITY GENERATOR: GENERATES 100 - 1000 KG/MONTH OF HAZARDOUS WASTE

SIC INFORMATION:

5541 - RETAIL TRADE - GASOLINE SERVICE STATIONS
0011 - DISCONTINUED, CHANGED, OR UNKNOWN

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

Environmental FirstSearch
Site Detail Report

Target Property: CRYSTAL RIVER FL 34429

JOB: 603768100

INSTCONTROL

SEARCH ID: 58 **DIST/DIR:** 0.30 SE **ELEVATION:** 10 **MAP ID:** 11

NAME: FORMER TEXACO 24-203-0051 - C
ADDRESS: 310 US HIGHWAY 19 SE
CRYSTAL RIVER FL 34429
CITRUS
CONTACT:
SOURCE: FL DEP

REV: 3/10/10
ID1: IC-098503151 - C
ID2:
STATUS: INSTITUTIONAL CONTROL
PHONE:

SITE INFORMATION

CONTROL MECHANISM: RESTRICTIVE COVENANT
PROGRAM: TANKS
DATE IC RECORDED: 3/6/2008
DATE ORDER ISSUED: 4/11/2008
DATE IC REMOVED:

CONTROL TYPE: DIGGING RESTRICTION
ENGINEERING CONTROL: NONE
CONTAMINATED MEDIA: SOIL
CONTAMINATION: PETROLEUM (INCLUDES BTEX AND MTBE)

INSTCONTROL

SEARCH ID: 57 **DIST/DIR:** 0.30 SE **ELEVATION:** 10 **MAP ID:** 11

NAME: FORMER TEXACO 24-203-0051 - B
ADDRESS: 310 US HIGHWAY 19 SE
CRYSTAL RIVER FL 34429
CITRUS
CONTACT:
SOURCE: FL DEP

REV: 3/10/10
ID1: IC-098503151 - B
ID2:
STATUS: INSTITUTIONAL CONTROL
PHONE:

SITE INFORMATION

CONTROL MECHANISM: RESTRICTIVE COVENANT
PROGRAM: TANKS
DATE IC RECORDED: 3/6/2008
DATE ORDER ISSUED: 4/11/2008
DATE IC REMOVED:

CONTROL TYPE: EC MAINTENANCE
ENGINEERING CONTROL: IMPERVIOUS CAP
CONTAMINATED MEDIA: SOIL
CONTAMINATION: PETROLEUM (INCLUDES BTEX AND MTBE)

***Environmental FirstSearch
Site Detail Report***

Target Property: CRYSTAL RIVER FL 34429

JOB: 603768100

RCRANLR

SEARCH ID: 10	DIST/DIR: 0.30 SE	ELEVATION: 10	MAP ID: 11
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NAME: STAR ENTERPRISE
ADDRESS: 310 SE HWY US 19
CRYSTAL RIVER FL 32794
CITRUS
CONTACT:
SOURCE: EPA

REV: 1/13/10
ID1: FLD984174227
ID2:
STATUS: NLR
PHONE:

SITE INFORMATION

CONTACT INFORMATION: SONDRA BIENVENU
777 WALKER ST
HOUSTON TX 77002

PHONE: 7132415036

UNIVERSE INFORMATION:

NAIC INFORMATION

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

Environmental FirstSearch
Site Detail Report

Target Property:

CRYSTAL RIVER FL 34429

JOB: 603768100

INSTCONTROL

SEARCH ID: 56 **DIST/DIR:** 0.30 SE **ELEVATION:** 10 **MAP ID:** 11

NAME: FORMER TEXACO 24-203-0051 - A
ADDRESS: 310 US HIGHWAY 19 SE
CRYSTAL RIVER FL 34429
CITRUS
CONTACT:
SOURCE: FL DEP

REV: 3/10/10
ID1: IC-098503151 - A
ID2:
STATUS: INSTITUTIONAL CONTROL
PHONE:

SITE INFORMATION

CONTROL MECHANISM: RESTRICTIVE COVENANT
PROGRAM: TANKS
DATE IC RECORDED: 3/6/2008
DATE ORDER ISSUED: 4/11/2008
DATE IC REMOVED:

CONTROL TYPE: WATER USE RESTRICTION
ENGINEERING CONTROL: NONE
CONTAMINATED MEDIA: GROUND WATER
CONTAMINATION: PETROLEUM (INCLUDES BTEX AND MTBE)

ENGCONTROL

SEARCH ID: 55 **DIST/DIR:** 0.30 SE **ELEVATION:** 10 **MAP ID:** 11

NAME: FORMER TEXACO 24-203-0051 - B
ADDRESS: 310 US HIGHWAY 19 SE
CRYSTAL RIVER FL 34429
CITRUS
CONTACT:
SOURCE: FL DEP

REV: 3/10/10
ID1: EC-098503151 - B
ID2:
STATUS: ENGINEERING CONTROL
PHONE:

SITE INFORMATION

CONTROL MECHANISM: RESTRICTIVE COVENANT
PROGRAM: TANKS
DATE IC RECORDED: 3/6/2008
DATE ORDER ISSUED: 4/11/2008
DATE IC REMOVED:

INSTITUTIONAL CONTROL TYPE: EC MAINTENANCE
ENGINEERING CONTROL TYPE: IMPERVIOUS CAP
CONTAMINATED MEDIA: SOIL
CONTAMINATION: PETROLEUM (INCLUDES BTEX AND MTBE)

Environmental FirstSearch
Site Detail Report

Target Property:

CRYSTAL RIVER FL 34429

JOB: 603768100

UST

SEARCH ID: 23	DIST/DIR: 0.30 SE	ELEVATION: 10	MAP ID: 11
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NAME: FINA-FRANKS ADDRESS: 310 NE US HWY 19 CRYSTAL RIVER FL 32629 CITRUS CONTACT: SOURCE: FL DEP	REV: 5/7/10 ID1: 098503061 ID2: 8503061.00 STATUS: CLOSED PHONE:
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SITE INFORMATION

TOTAL NUMBER OF TANKS: 6

FACILITY TYPE: A - RETAIL STATION
DEP CO: N

TANK INFORMATION

TANK ID:	1	STATUS:	CLOSED
TVI:	TANK	DEP CO:	N
INSTALLED:	01-JUL-1968	STAT DATE:	30-SEP-1989

TK STAT: B - REMOVED
CAPACITY(GAL): 4000
CONTENT: A - LEADED GAS
PLACE: UNDERGROUND
TYPE: A - RETAIL STATION

TANK ID:	2	STATUS:	CLOSED
TVI:	TANK	DEP CO:	N
INSTALLED:	01-JUL-1968	STAT DATE:	30-SEP-1989

TK STAT: B - REMOVED
CAPACITY(GAL): 4000
CONTENT: A - LEADED GAS
PLACE: UNDERGROUND
TYPE: A - RETAIL STATION

TANK ID:	3	STATUS:	CLOSED
TVI:	TANK	DEP CO:	N
INSTALLED:	01-JUL-1968	STAT DATE:	30-SEP-1989

TK STAT: B - REMOVED
CAPACITY(GAL): 4000
CONTENT: B - UNLEADED GAS
PLACE: UNDERGROUND
TYPE: A - RETAIL STATION

TANK ID:	4	STATUS:	CLOSED
TVI:	TANK	DEP CO:	N
INSTALLED:	01-JUL-1968	STAT DATE:	30-SEP-1989

TK STAT: B - REMOVED
CAPACITY(GAL): 4000
CONTENT: B - UNLEADED GAS
PLACE: UNDERGROUND

- Continued on next page -

Environmental FirstSearch
Site Detail Report

Target Property:

CRYSTAL RIVER FL 34429

JOB: 603768100

UST

SEARCH ID: 23	DIST/DIR: 0.30 SE	ELEVATION: 10	MAP ID: 11
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NAME: FINA-FRANKS
ADDRESS: 310 NE US HWY 19
CRYSTAL RIVER FL 32629
CITRUS

REV: 5/7/10
ID1: 098503061
ID2: 8503061.00
STATUS: CLOSED
PHONE:

CONTACT:
SOURCE: FL DEP

TYPE: A - RETAIL STATION

TANK ID: 5	STATUS: CLOSED
TVI: TANK	DEP CO: N
INSTALLED: 01-JUL-1970	STAT DATE: 30-SEP-1989

TK STAT: B - REMOVED
CAPACITY(GAL): 550
CONTENT: K - KEROSENE
PLACE: UNDERGROUND
TYPE: A - RETAIL STATION

TANK ID: 6	STATUS: CLOSED
TVI: TANK	DEP CO: N
INSTALLED: 01-JUL-1970	STAT DATE: 30-SEP-1989

TK STAT: B - REMOVED
CAPACITY(GAL): 550
CONTENT: L - WASTE OIL
PLACE: UNDERGROUND
TYPE: A - RETAIL STATION

Environmental FirstSearch

Site Detail Report

Target Property:

CRYSTAL RIVER FL 34429

JOB: 603768100

UST

SEARCH ID: 27 **DIST/DIR:** 0.30 SE **ELEVATION:** 10 **MAP ID:** 11

NAME: MOTIVA ENTERPRISES LLC (TEXACO 24-203-0051)
ADDRESS: 310 SE HWY US 19
CRYSTAL RIVER FL 32629
CITRUS
CONTACT: JEROME SMITH
SOURCE: FL DEP

REV: 5/7/10
ID1: 098503151
ID2: 8503151.00
STATUS: CLOSED
PHONE: (863) 678-1893

SITE INFORMATION

TOTAL NUMBER OF TANKS: 5
FACILITY TYPE: A - RETAIL STATION
DEP CO: N

TANK INFORMATION

TANK ID: 1 **STATUS:** CLOSED
TVI: TANK **DEP CO:** N
INSTALLED: 01-JUL-1983 **STAT DATE:** 01-DEC-2003

TK STAT: B - REMOVED
CAPACITY(GAL): 10000
CONTENT: B - UNLEADED GAS
PLACE: UNDERGROUND
TYPE: A - RETAIL STATION

TANK ID: 2 **STATUS:** CLOSED
TVI: TANK **DEP CO:** N
INSTALLED: 01-JUL-1983 **STAT DATE:** 01-DEC-2003

TK STAT: B - REMOVED
CAPACITY(GAL): 10000
CONTENT: B - UNLEADED GAS
PLACE: UNDERGROUND
TYPE: A - RETAIL STATION

TANK ID: 3 **STATUS:** CLOSED
TVI: TANK **DEP CO:** N
INSTALLED: 01-JUL-1983 **STAT DATE:** 01-DEC-2003

TK STAT: B - REMOVED
CAPACITY(GAL): 10000
CONTENT: B - UNLEADED GAS
PLACE: UNDERGROUND
TYPE: A - RETAIL STATION

TANK ID: 4 **STATUS:** CLOSED
TVI: TANK **DEP CO:** N
INSTALLED: 01-JUL-1983 **STAT DATE:** 01-DEC-2003

TK STAT: B - REMOVED
CAPACITY(GAL): 10000
CONTENT: D - VEHICULAR DIESEL
PLACE: UNDERGROUND

- Continued on next page -

***Environmental FirstSearch
Site Detail Report***

Target Property:

CRYSTAL RIVER FL 34429

JOB: 603768100

UST

SEARCH ID: 27	DIST/DIR: 0.30 SE	ELEVATION: 10	MAP ID: 11
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NAME: MOTIVA ENTERPRISES LLC (TEXACO 24-203-0051)
ADDRESS: 310 SE HWY US 19
CRYSTAL RIVER FL 32629
CITRUS
CONTACT: JEROME SMITH
SOURCE: FL DEP

REV: 5/7/10
ID1: 098503151
ID2: 8503151.00
STATUS: CLOSED
PHONE: (863) 678-1893

TYPE: A - RETAIL STATION

TANK ID: 5	STATUS: CLOSED
TVI: TANK	DEP CO: N
INSTALLED: 01-JUL-1965	STAT DATE:

TK STAT: B - REMOVED
CAPACITY(GAL): 550
CONTENT: L - WASTE OIL
PLACE: UNDERGROUND
TYPE: A - RETAIL STATION

**Environmental FirstSearch
Site Detail Report**

Target Property:

CRYSTAL RIVER FL 34429

JOB: 603768100

LUST

SEARCH ID: 48 **DIST/DIR:** 0.30 SE **ELEVATION:** 10 **MAP ID:** 11

NAME: MOTIVA ENTERPRISES LLC (TEXACO 24-203-0051)
ADDRESS: 310 SE HWY US 19
CRYSTAL RIVER FL 32629
CITRUS
CONTACT:
SOURCE: FL DEP

REV: 5/7/10
ID1: 098503151
ID2: 8503151.00
STATUS: FACILITY CLOSED
PHONE: (813) 971-2693

DISCHARGE INFORMATION

DISCHARGE DATE: 08-21-1987
POLLUTANT: Z - OTHER NON REGULATED
COMBINED:
SCORE: 10
SCORE DATE: 06-12-2003
GAL DISCHARGED:

DRINK WELLS AFFECTED: 0
MONITORING WELLS: YES
SOIL AFFECTED: NO
S WATER AFFECTED: NO
G WATER AFFECTED: NO
CLEANUP ELIG: E - ELIGIBLE

CLEANUP PROGRAM: E - EARLY DETECTION INCENTIVE

CLEANUP REQUIRED: R - CLEANUP REQUIRED
WORK STATUS: COMPLETED
DISCHARGE CLEANUP STATUS: NFAC - NO FURTHER ACTION WITH CONDITIONS

INFO SOURCE: E - EDI
OTHER SOURCE:
SITE MANAGER:
MANAGER END DATE:

TANK OFFICE: -

UST INFORMATION

TOTAL NUMBER OF TANKS: 5
FACILITY TYPE: A - RETAIL STATION
DEP CO: N

TANK INFORMATION

TANK ID:	1	STATUS:	CLOSED
TVI:	TANK	DEP CO:	N
INSTALLED:	01-JUL-1983	STAT DATE:	01-DEC-2003
TK STAT:	B - REMOVED		
CAPACITY(GAL):	10000		
CONTENT:	B - UNLEADED GAS		
PLACE:	UNDERGROUND		
TYPE:	A - RETAIL STATION		

TANK ID:	2	STATUS:	CLOSED
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- Continued on next page -

Environmental FirstSearch

Site Detail Report

Target Property:

CRYSTAL RIVER FL 34429

JOB: 603768100

LUST

SEARCH ID: 48	DIST/DIR: 0.30 SE	ELEVATION: 10	MAP ID: 11
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NAME: MOTIVA ENTERPRISES LLC (TEXACO 24-203-0051) ADDRESS: 310 SE HWY US 19 CRYSTAL RIVER FL 32629 CITRUS CONTACT: SOURCE: FL DEP	REV: 5/7/10 ID1: 098503151 ID2: 8503151.00 STATUS: FACILITY CLOSED PHONE: (813) 971-2693
--	---

TVI:	TANK	DEP CO:	N
INSTALLED:	01-JUL-1983	STAT DATE:	01-DEC-2003

TK STAT:	B - REMOVED
CAPACITY(GAL):	10000
CONTENT:	B - UNLEADED GAS
PLACE:	UNDERGROUND
TYPE:	A - RETAIL STATION

TANK ID:	3	STATUS:	CLOSED
TVI:	TANK	DEP CO:	N
INSTALLED:	01-JUL-1983	STAT DATE:	01-DEC-2003

TK STAT:	B - REMOVED
CAPACITY(GAL):	10000
CONTENT:	B - UNLEADED GAS
PLACE:	UNDERGROUND
TYPE:	A - RETAIL STATION

TANK ID:	4	STATUS:	CLOSED
TVI:	TANK	DEP CO:	N
INSTALLED:	01-JUL-1983	STAT DATE:	01-DEC-2003

TK STAT:	B - REMOVED
CAPACITY(GAL):	10000
CONTENT:	D - VEHICULAR DIESEL
PLACE:	UNDERGROUND
TYPE:	A - RETAIL STATION

TANK ID:	5	STATUS:	CLOSED
TVI:	TANK	DEP CO:	N
INSTALLED:	01-JUL-1965	STAT DATE:	

TK STAT:	B - REMOVED
CAPACITY(GAL):	550
CONTENT:	L - WASTE OIL
PLACE:	UNDERGROUND
TYPE:	A - RETAIL STATION

**Environmental FirstSearch
Site Detail Report**

Target Property:

CRYSTAL RIVER FL 34429

JOB: 603768100

LUST

SEARCH ID: 42 **DIST/DIR:** 0.30 SE **ELEVATION:** 10 **MAP ID:** 11

NAME: FINA-FRANKS
ADDRESS: 310 NE US HWY 19
CRYSTAL RIVER FL 32629
CITRUS
CONTACT:
SOURCE: FL DEP

REV: 5/7/10
ID1: 098503061
ID2: 8503061.00
STATUS: FACILITY CLOSED
PHONE:

DISCHARGE INFORMATION

DISCHARGE DATE: 11-04-1988
POLLUTANT: P - GENERIC GASOLINE
COMBINED:
SCORE: 55
SCORE DATE: 01-06-1998
GAL DISCHARGED:

DRINK WELLS AFFECTED: 0
MONITORING WELLS: YES
SOIL AFFECTED: YES
S WATER AFFECTED: NO
G WATER AFFECTED: NO
CLEANUP ELIG: I - INELIGIBLE
CLEANUP REQUIRED: N - NO CLEANUP REQUIRED
WORK STATUS: COMPLETED
DISCHARGE CLEANUP STATUS: NREQ - CLEANUP NOT REQUIRED

INFO SOURCE: E - EDI
OTHER SOURCE:
SITE MANAGER: MOONEY_L
MANAGER END DATE: 04-05-2001

TANK OFFICE: PCTM3 - TEAM 3

DISCHARGE DATE: 12-01-1988
POLLUTANT: B - UNLEADED GAS
COMBINED:
SCORE: 55
SCORE DATE: 01-06-1998
GAL DISCHARGED:

DISCHARGE DATE: 12-01-1988
POLLUTANT: A - LEADED GAS
COMBINED:
SCORE: 55
SCORE DATE: 01-06-1998
GAL DISCHARGED:

DRINK WELLS AFFECTED:
MONITORING WELLS:
SOIL AFFECTED:
S WATER AFFECTED:
G WATER AFFECTED:
CLEANUP ELIG: E - ELIGIBLE
CLEANUP
CLEANUP PROGRAM: E - EARLY DETECTION INCENTIVE

CLEANUP REQUIRED: R - CLEANUP REQUIRED
WORK STATUS: COMPLETED
DISCHARGE CLEANUP STATUS: SRCR - SRCR COMPLETE

- Continued on next page -

Environmental FirstSearch
Site Detail Report

Target Property:

CRYSTAL RIVER FL 34429

JOB: 603768100

LUST

SEARCH ID: 42 **DIST/DIR:** 0.30 SE **ELEVATION:** 10 **MAP ID:** 11

NAME: FINA-FRANKS ADDRESS: 310 NE US HWY 19 CRYSTAL RIVER FL 32629 CITRUS CONTACT: SOURCE: FL DEP	REV: 5/7/10 ID1: 098503061 ID2: 8503061.00 STATUS: FACILITY CLOSED PHONE:
--	--

INFO SOURCE: E - EDI
OTHER SOURCE:
SITE MANAGER: MOONEY_L
MANAGER END DATE: 03-04-2002

TANK OFFICE: PCTM3 - TEAM 3

UST INFORMATION

TOTAL NUMBER OF TANKS: 6

FACILITY TYPE: A - RETAIL STATION
DEP CO: N

TANK INFORMATION

TANK ID: 1	STATUS: CLOSED
TVI: TANK	DEP CO: N
INSTALLED: 01-JUL-1968	STAT DATE: 30-SEP-1989

TK STAT: B - REMOVED
CAPACITY(GAL): 4000
CONTENT: A - LEADED GAS
PLACE: UNDERGROUND
TYPE: A - RETAIL STATION

TANK ID: 2	STATUS: CLOSED
TVI: TANK	DEP CO: N
INSTALLED: 01-JUL-1968	STAT DATE: 30-SEP-1989

TK STAT: B - REMOVED
CAPACITY(GAL): 4000
CONTENT: A - LEADED GAS
PLACE: UNDERGROUND
TYPE: A - RETAIL STATION

TANK ID: 3	STATUS: CLOSED
TVI: TANK	DEP CO: N
INSTALLED: 01-JUL-1968	STAT DATE: 30-SEP-1989

TK STAT: B - REMOVED
CAPACITY(GAL): 4000
CONTENT: B - UNLEADED GAS
PLACE: UNDERGROUND
TYPE: A - RETAIL STATION

TANK ID: 4	STATUS: CLOSED
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- Continued on next page -

Environmental FirstSearch
Site Detail Report

Target Property:

CRYSTAL RIVER FL 34429

JOB: 603768100

LUST

SEARCH ID: 42	DIST/DIR: 0.30 SE	ELEVATION: 10	MAP ID: 11
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NAME: FINA-FRANKS ADDRESS: 310 NE US HWY 19 CRYSTAL RIVER FL 32629 CITRUS CONTACT: SOURCE: FL DEP	REV: 5/7/10 ID1: 098503061 ID2: 8503061.00 STATUS: FACILITY CLOSED PHONE:
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TVI:	TANK	DEP CO:	N
INSTALLED:	01-JUL-1968	STAT DATE:	30-SEP-1989

TK STAT:	B - REMOVED
CAPACITY(GAL):	4000
CONTENT:	B - UNLEADED GAS
PLACE:	UNDERGROUND
TYPE:	A - RETAIL STATION

TANK ID:	5	STATUS:	CLOSED
TVI:	TANK	DEP CO:	N
INSTALLED:	01-JUL-1970	STAT DATE:	30-SEP-1989

TK STAT:	B - REMOVED
CAPACITY(GAL):	550
CONTENT:	K - KEROSENE
PLACE:	UNDERGROUND
TYPE:	A - RETAIL STATION

TANK ID:	6	STATUS:	CLOSED
TVI:	TANK	DEP CO:	N
INSTALLED:	01-JUL-1970	STAT DATE:	30-SEP-1989

TK STAT:	B - REMOVED
CAPACITY(GAL):	550
CONTENT:	L - WASTE OIL
PLACE:	UNDERGROUND
TYPE:	A - RETAIL STATION

Environmental FirstSearch

Site Detail Report

Target Property:

CRYSTAL RIVER FL 34429

JOB: 603768100

OTHER

SEARCH ID: 19 **DIST/DIR:** 0.30 SE **ELEVATION:** 10 **MAP ID:** 12

NAME: FLORIDA GEOGRAPHIC DATA LIBRARY, SINKHOLES OF FLOR
ADDRESS: UNKNOWN
FL
CITRUS
CONTACT:
SOURCE:

REV: 8/12/02
ID1: 02-008
ID2:
STATUS:
PHONE:

SITE INFORMATION

DATE ADDED:
DATE REVISED:
DATE OCCURRED: 1/7/83
USGS TOPO QUAD: CRYSTAL RIVER

LAND OWNER INFORMATION:

NAME: D.O.T.
ADDRESS: N.A.
N.A. N.A.

PHONE:

SINKHOLE LENGTH: 6.00 **SINKHOLE WIDTH:** 6.00
SINKHOLE DEPTH: 7.00 **WALL SLOPE:** 999
DIMENSIONS: UNKNOWN **SHAPE:** UNKNOWN
WATER IN HOLE: NO **DEPTH OF WATER:** 0.00
LIME VISIBLE: UNKNOWN **CAVERN VISIBLE:** UNKNOWN
SUBSIDENCE RATE: U

MECHANISM

INDICATORS

RUNOFF POUNDING: 0 **GROUND CRACKS:**
TILTING OBJECTS:
WELL TURBIDITY:
PROPERTY DAMAGE: UNKNOWN **SMALL HOLES:**
REPAIRS PLANNED: UNKNOWN **VEG CHANGE:**
SINK REPAIRED: UNKNOWN

TOPOGRAPHY

FLAT: 1 **SLOPE:**
VALLEY BOTTOM:
OTHER: **DEPRESSION:**
DRAINAGE STRUCTURE: **SOIL TYPE:** SAND

COMMENTS:

CRYSTAL RIVER ONE HALF MILE WEST

END

- Continued on next page -

***Environmental FirstSearch
Site Detail Report***

Target Property:

CRYSTAL RIVER FL 34429

JOB:

603768100

OTHER

SEARCH ID: 19	DIST/DIR: 0.30 SE	ELEVATION: 10	MAP ID: 12
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NAME: FLORIDA GEOGRAPHIC DATA LIBRARY, SINKHOLES OF FLOR ADDRESS: UNKNOWN FL CITRUS CONTACT: SOURCE:	REV: 8/12/02 ID1: 02-008 ID2: STATUS: PHONE:
---	---

LANDUSE

CROPS: FOREST: WETLAND:	PASTURE: 0 GROVE: INDUSTRIAL:
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SITE ACCESS

STATE ROAD 55, ROADWAY

END

N.A.

Environmental FirstSearch
Site Detail Report

Target Property: CRYSTAL RIVER FL 34429

JOB: 603768100

LUST

SEARCH ID: 45 **DIST/DIR:** 0.30 SE **ELEVATION:** 10 **MAP ID:** 13

NAME: HandH MOTORS INC ADDRESS: 400 HWY 19 S CRYSTAL RIVER FL 32629 CITRUS CONTACT: SOURCE: FL DEP	REV: 5/7/10 ID1: 098732090 ID2: 8732090.00 STATUS: FACILITY CLOSED PHONE: (904) 795-3174
---	---

DISCHARGE INFORMATION

DISCHARGE DATE: 03-29-1991
POLLUTANT: A - LEADED GAS
COMBINED:
SCORE:
SCORE DATE:
GAL DISCHARGED:

CLEANUP REQUIRED: N - NO CLEANUP REQUIRED
WORK STATUS: COMPLETED
DISCHARGE CLEANUP STATUS: NREQ - CLEANUP NOT REQUIRED

INFO SOURCE: D - DISCHARGE NOTIFICATION
OTHER SOURCE:
SITE MANAGER:
MANAGER END DATE:

TANK OFFICE: -

UST INFORMATION

TOTAL NUMBER OF TANKS: 1

FACILITY TYPE: C - FUEL USER/NON-RETAIL
DEP CO: N

TANK INFORMATION

TANK ID: 1	STATUS: CLOSED
TVI: TANK	DEP CO: N
INSTALLED: 01-SEP-1980	STAT DATE: 31-JUL-1990

TK STAT: B - REMOVED
CAPACITY(GAL): 1000
CONTENT: B - UNLEADED GAS
PLACE: UNDERGROUND
TYPE: C - FUEL USER/NON-RETAIL

Environmental FirstSearch
Site Detail Report

Target Property:

CRYSTAL RIVER FL 34429

JOB: 603768100

UST

SEARCH ID: 24	DIST/DIR: 0.30 SE	ELEVATION: 10	MAP ID: 13
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NAME: HandH MOTORS INC
ADDRESS: 400 HWY 19 S
CRYSTAL RIVER FL 32629
CITRUS
CONTACT: BARBARA DUNBAR
SOURCE: FL DEP

REV: 5/7/10
ID1: 098732090
ID2: 8732090.00
STATUS: CLOSED
PHONE: (904) 795-3174

SITE INFORMATION

TOTAL NUMBER OF TANKS: 1

FACILITY TYPE: C - FUEL USER/NON-RETAIL
DEP CO: N

TANK INFORMATION

TANK ID: 1	STATUS: CLOSED
TVI: TANK	DEP CO: N
INSTALLED: 01-SEP-1980	STAT DATE: 31-JUL-1990
TK STAT: B - REMOVED	
CAPACITY(GAL): 1000	
CONTENT: B - UNLEADED GAS	
PLACE: UNDERGROUND	
TYPE: C - FUEL USER/NON-RETAIL	

***Environmental FirstSearch
Site Detail Report***

Target Property:

CRYSTAL RIVER FL 34429

JOB: 603768100

SWL

SEARCH ID: 12	DIST/DIR: 0.31 SE	ELEVATION:	MAP ID: 14
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NAME: CRYSTAL RIVER LF ADDRESS: SOUTH END OF 7TH AVE CRYSTAL RIVER FL 34429 CONTACT: CRYSTAL RIVER CITY COUNCIL SOURCE: FL DEP	REV: 8/12/08 ID1: 4009M00010 ID2: 00039904 STATUS: NOT YET DETERMINED PHONE: (352) 795-4216
--	--

SITE INFORMATION

LANDFILL CLASS:	CLASS II LANDFILL
FACILITY STATUS:	NOT YET DETERMINED
DISTRICT:	SWD

RESPONSIBLE AUTHORITY

CRYSTAL RIVER CITY COUNCIL
123 NORTH WEST HIGHWAY 19
CRYSTAL RIVER FL 32629

(352) 795-4216

Environmental FirstSearch

Site Detail Report

Target Property: CRYSTAL RIVER FL 34429

JOB: 603768100

RCRAGN

SEARCH ID: 4 **DIST/DIR:** 0.32 NE **ELEVATION:** 10 **MAP ID:** 15

NAME: MIDAS MUFFLER
ADDRESS: 120 NE US HWY 19
CRYSTAL RIVER FL 34429
CITRUS
CONTACT:
SOURCE: EPA

REV: 10/14/09
ID1: FLD984244400
ID2:
STATUS: SGN
PHONE:

SITE INFORMATION

CONTACT INFORMATION: ED GORECKI
13041 AUTOMOBILE BLVD
CLEARWATER FL 346220

PHONE: 8135727440

UNIVERSE INFORMATION:

NAIC INFORMATION

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

**Environmental FirstSearch
Site Detail Report**

Target Property:

CRYSTAL RIVER FL 34429

JOB: 603768100

RCRANLR

SEARCH ID: 9	DIST/DIR: 0.32 NE	ELEVATION: 10	MAP ID: 15
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NAME: MIDAS MUFFLER
ADDRESS: 120 NE UNITED STATES HIGHWAY 19
CRYSTAL RIVER FL 34429
CITRUS
CONTACT:
SOURCE: EPA

REV: 2/16/10
ID1: FLD984244400
ID2:
STATUS: NLR
PHONE:

SITE INFORMATION

CONTACT INFORMATION: ED GORECKI
13041 AUTOMOBILE BLVD
CLEARWATER FL 337624700

PHONE: 8135727440

UNIVERSE INFORMATION:

SUBJECT TO CORRECTIVE ACTION (SUBJCA)

SUBJCA:	N - NO
SUBJCA TSD 3004:	N - NO
SUBJCA NON TSD:	N - NO
SIGNIFICANT NON-COMPLIANCE(SNC):	N - NO
BEGINNING OF THE YEAR SNC:	
PERMIT WORKLOAD:	----
CLOSURE WORKLOAD:	----
POST CLOSURE WORKLOAD:	----
PERMITTING /CLOSURE/POST-CLOSURE PROGRESS:	----
CORRECTIVE ACTION WORKLOAD:	N - NO
GENERATOR STATUS:	N

INSTITUTIONAL CONTROL:	N
HUMAN EXPOSURE:	N
GW CONTROLS:	N
LAND TYPE:	P

NAIC INFORMATION

811112 - AUTOMOTIVE EXHAUST SYSTEM REPAIR

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

HAZARDOUS WASTE INFORMATION:

D001 - Ignitable waste

Environmental FirstSearch

Site Detail Report

Target Property:

CRYSTAL RIVER FL 34429

JOB: 603768100

OTHER

SEARCH ID: 16 **DIST/DIR:** 0.33 NE **ELEVATION:** 10 **MAP ID:** 16

NAME: FLORIDA GEOGRAPHIC DATA LIBRARY, SINKHOLES OF FLOR
ADDRESS: UNKNOWN
FL
CITRUS
CONTACT:
SOURCE:

REV: 8/12/02
ID1: 02-712
ID2:
STATUS:
PHONE:

SITE INFORMATION

DATE ADDED:
DATE REVISED:
DATE OCCURRED: 3/7/79
USGS TOPO QUAD: CRYSTAL RIVER,R-31

LAND OWNER INFORMATION:

NAME:
ADDRESS:

N.A.

PHONE:

SINKHOLE LENGTH:	3.00	SINKHOLE WIDTH:	3.00
SINKHOLE DEPTH:	3.00	WALL SLOPE:	999
DIMENTIONS:	UNKNOWN	SHAPE:	CIRCLE
WATER IN HOLE:	UNKNOWN	DEPTH OF WATER:	999.00
LIME VISIBLE:	UNKNOWN	CAVERN VISIBLE:	UNKNOWN
SUBSIDENCE RATE:	U		

MECHANISM

INDICATORS

RUNOFF POUNDING:	0	GROUND CRACKS:	
TILTING OBJECTS:		SMALL HOLES:	
WELL TURBIDITY:		VEG CHANGE:	
PROPERTY DAMAGE:	UNKNOWN	SINK REPAIRED:	UNKNOWN
REPAIRS PLANNED:	UNKNOWN		

TOPOGRAPHY

FLAT:	1	SLOPE:	
VALLEY BOTTOM:		DEPRESSION:	
OTHER:			
DRAINAGE STRUCTURE:		SOIL TYPE:	UNKNOWN

COMMENTS:

SINK 10-15 FEET REPEATED ONE WEEK LATER

END

- Continued on next page -

***Environmental FirstSearch
Site Detail Report***

Target Property: CRYSTAL RIVER FL 34429

JOB: 603768100

OTHER

SEARCH ID: 16	DIST/DIR: 0.33 NE	ELEVATION: 10	MAP ID: 16
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NAME: FLORIDA GEOGRAPHIC DATA LIBRARY, SINKHOLES OF FLOR ADDRESS: UNKNOWN FL CITRUS CONTACT: SOURCE:	REV: 8/12/02 ID1: 02-712 ID2: STATUS: PHONE:
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LANDUSE

CROPS: FOREST: WETLAND:	PASTURE: 7 GROVE: INDUSTRIAL:
--	--

SITE ACCESS

CRYSTAL CENTER PARKING LOT

Environmental FirstSearch

Site Detail Report

Target Property:

CRYSTAL RIVER FL 34429

JOB: 603768100

OTHER

SEARCH ID: 17 **DIST/DIR:** 0.33 NE **ELEVATION:** 10 **MAP ID:** 17

NAME: FLORIDA GEOGRAPHIC DATA LIBRARY, SINKHOLES OF FLOR
ADDRESS: UNKNOWN
FL
CITRUS
CONTACT:
SOURCE:

REV: 8/12/02
ID1: 02-608
ID2:
STATUS:
PHONE:

SITE INFORMATION

DATE ADDED:
DATE REVISED:
DATE OCCURRED: 11/19/85
USGS TOPO QUAD: CRYSTAL RIVER R31

LAND OWNER INFORMATION:

NAME: OMAHA CATTLE CO.
ADDRESS: 1935 US 19 SO.
CRYSTAL RIVER, FL. 32629 CRYSTAL RIVER, FL. 32629

PHONE:

SINKHOLE LENGTH: 3.00 **SINKHOLE WIDTH:** 2.00
SINKHOLE DEPTH: 3.00 **WALL SLOPE:** 45
DIMENTIONS: ESTIMATE **SHAPE:** ELONGATED

WATER IN HOLE: NO **DEPTH OF WATER:** 0.00
LIME VISIBLE: YES **CAVERN VISIBLE:** YES
SUBSIDENCE RATE: R

MECHANISM

NEW CON INDICATORS

RUNOFF POUNDING: 9 **GROUND CRACKS:**
TILTING OBJECTS: **SMALL HOLES:**
WELL TURBIDITY: **VEG CHANGE:**
PROPERTY DAMAGE: YES **SINK REPAIRED:** NO
REPAIRS PLANNED: YES

TOPOGRAPHY

FLAT: 1 **SLOPE:**
VALLEY BOTTOM: **DEPRESSION:**
OTHER:

LANDUSE

CROPS: **PASTURE:** 7
FOREST: **GROVE:**
WETLAND: **INDUSTRIAL:**

DRAINAGE STRUCTURE: **SOIL TYPE:** SANDY

COMMENTS:

- Continued on next page -

Environmental FirstSearch
Site Detail Report

Target Property:

CRYSTAL RIVER FL 34429

JOB:

603768100

OTHER

SEARCH ID: 17	DIST/DIR: 0.33 NE	ELEVATION: 10	MAP ID: 17
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NAME: FLORIDA GEOGRAPHIC DATA LIBRARY, SINKHOLES OF FLOR ADDRESS: UNKNOWN FL CITRUS CONTACT: SOURCE:	REV: 8/12/02 ID1: 02-608 ID2: STATUS: PHONE:
---	---

NO COMMENTS

END

SITE ACCESS

1935 US 19 SO.

CRYSTAL RIVER, FL

Environmental FirstSearch

Site Detail Report

Target Property:

CRYSTAL RIVER FL 34429

JOB: 603768100

OTHER

SEARCH ID: 18 **DIST/DIR:** 0.33 NE **ELEVATION:** 10 **MAP ID:** 17

NAME: FLORIDA GEOGRAPHIC DATA LIBRARY, SINKHOLES OF FLOR
ADDRESS: UNKNOWN
FL
CITRUS
CONTACT:
SOURCE:

REV: 8/12/02
ID1: 02-609
ID2:
STATUS:
PHONE:

SITE INFORMATION

DATE ADDED:
DATE REVISED:
DATE OCCURRED: 11/6/85
USGS TOPO QUAD: CRYSTAL RIVER R31

LAND OWNER INFORMATION:

NAME: OMAHA CATTLE CO.
ADDRESS: 1935 US 19 SO.
CRYSTAL RIVER, FL. 32629 CRYSTAL RIVER, FL. 32629

PHONE:

SINKHOLE LENGTH: 2.00 **SINKHOLE WIDTH:** 2.00
SINKHOLE DEPTH: 4.00 **WALL SLOPE:** 90
DIMENTIONS: ESTIMATE **SHAPE:** CIRCLE

WATER IN HOLE: NO **DEPTH OF WATER:** 0.00
LIME VISIBLE: NO **CAVERN VISIBLE:** YES
SUBSIDENCE RATE: R

MECHANISM

NEW CONS INDICATORS

RUNOFF POUNDING: 9 **GROUND CRACKS:**
TILTING OBJECTS:
WELL TURBIDITY:
PROPERTY DAMAGE: YES **SMALL HOLES:**
REPAIRS PLANNED: YES **VEG CHANGE:**
SINK REPAIRED: NO

TOPOGRAPHY

FLAT: 1 **SLOPE:**
VALLEY BOTTOM: **DEPRESSION:**
OTHER:

DRAINAGE STRUCTURE: **SOIL TYPE:** SANDY

COMMENTS:

TWO SINKS OPENED UP SAME TIME

SEE 02-608

END

- Continued on next page -

***Environmental FirstSearch
Site Detail Report***

Target Property:

CRYSTAL RIVER FL 34429

JOB:

603768100

OTHER

SEARCH ID: 18	DIST/DIR: 0.33 NE	ELEVATION: 10	MAP ID: 17
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NAME: FLORIDA GEOGRAPHIC DATA LIBRARY, SINKHOLES OF FLOR ADDRESS: UNKNOWN FL CITRUS CONTACT: SOURCE:	REV: 8/12/02 ID1: 02-609 ID2: STATUS: PHONE:
---	---

LANDUSE

CROPS: FOREST: WETLAND:	PASTURE: 7 GROVE: INDUSTRIAL:
--	--

SITE ACCESS

1935 US 19 SO.
CRYSTAL RIVER, FL

Environmental FirstSearch
Site Detail Report

Target Property:

CRYSTAL RIVER FL 34429

JOB: 603768100

UST

SEARCH ID: 28	DIST/DIR: 0.33 NW	ELEVATION: 2	MAP ID: 18
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NAME: PETES PIER INC
ADDRESS: 1 SW 1ST PLAC
CRYSTAL RIVER FL 34429
CITRUS
CONTACT: JUDY CLARK
SOURCE: FL DEP

REV: 5/7/10
ID1: 098503141
ID2: 8503141.00
STATUS: OPEN
PHONE: (352) 795-2130

SITE INFORMATION

TOTAL NUMBER OF TANKS: 5

FACILITY TYPE: V - MARINE/COASTAL FUEL STORAGE
DEP CO: N

TANK INFORMATION

TANK ID: 1	STATUS: OPEN
TVI: TANK	DEP CO: N
INSTALLED: 01-JAN-1989	STAT DATE: 01-SEP-2008

TK STAT: B - REMOVED
CAPACITY(GAL): 4000
CONTENT: B - UNLEADED GAS
PLACE: UNDERGROUND
TYPE: V - MARINE/COASTAL FUEL STORAGE

TANK ID: 1A	STATUS: OPEN
TVI: TANK	DEP CO: N
INSTALLED: 01-NOV-2008	STAT DATE: 01-NOV-2008

TK STAT: U - IN SERVICE
CAPACITY(GAL): 4000
CONTENT: D - VEHICULAR DIESEL
PLACE: ABOVEGROUND
TYPE: V - MARINE/COASTAL FUEL STORAGE

TANK ID: 2	STATUS: OPEN
TVI: TANK	DEP CO: N
INSTALLED: 01-JAN-1989	STAT DATE: 01-SEP-2008

TK STAT: B - REMOVED
CAPACITY(GAL): 4000
CONTENT: B - UNLEADED GAS
PLACE: UNDERGROUND
TYPE: V - MARINE/COASTAL FUEL STORAGE

TANK ID: 3	STATUS: OPEN
TVI: TANK	DEP CO: N
INSTALLED: 01-JAN-1989	STAT DATE: 01-SEP-2008

TK STAT: B - REMOVED
CAPACITY(GAL): 4000
CONTENT: D - VEHICULAR DIESEL
PLACE: UNDERGROUND

- Continued on next page -

Environmental FirstSearch
Site Detail Report

Target Property:

CRYSTAL RIVER FL 34429

JOB: 603768100

UST

SEARCH ID: 28 **DIST/DIR:** 0.33 NW **ELEVATION:** 2 **MAP ID:** 18

NAME: PETES PIER INC
ADDRESS: 1 SW 1ST PLAC
CRYSTAL RIVER FL 34429
CITRUS
CONTACT: JUDY CLARK
SOURCE: FL DEP

REV: 5/7/10
ID1: 098503141
ID2: 8503141.00
STATUS: OPEN
PHONE: (352) 795-2130

TYPE: V - MARINE/COASTAL FUEL STORAGE

TANK ID: 4 **STATUS:** OPEN
TVI: TANK **DEP CO:** N
INSTALLED: **STAT DATE:** 01-DEC-1989

TK STAT: B - REMOVED
CAPACITY(GAL): 1000
CONTENT: D - VEHICULAR DIESEL
PLACE: UNDERGROUND
TYPE: V - MARINE/COASTAL FUEL STORAGE

1A C - STEEL
1A I - DOUBLE WALL
1A L - COMPARTMENTED
1A M - SPILL CONTAINMENT BUCKET
1A N - FLOW SHUT-OFF
1A O - TIGHT FILL
1A P - LEVEL GAUGES/ALARMS

PIPING INFORMATION

<u>TANK ID:</u>	<u>DESCRIPTION:</u>
1A	B - STEEL/GALVANIZED METAL
1A	C - FIBERGLASS
1A	F - DOUBLE WALL
1A	J - PRESSURIZED PIPING SYSTEM
1A	K - DISPENSER LINERS
1A	M - DOUBLE WALL - PIPE JACKET
1A	N - APPROVED SYNTHETIC MATERIAL

MONITORING INFORMATION

<u>TANK ID:</u>	<u>DESCRIPTION:</u>
1A	2 - VISUAL INSPECT PIPE SUMPS
1A	4 - VISUAL INSPECT DISPENSER LINERS
1A	F - MONITOR DBL WALL TANK SPACE
1A	H - MECHANICAL LINE LEAK DETECTOR
1A	K - MONITOR DBL WALL PIPE SPACE

Environmental FirstSearch
Site Detail Report

Target Property:

CRYSTAL RIVER FL 34429

JOB: 603768100

LUST

SEARCH ID: 50 **DIST/DIR:** 0.33 NW **ELEVATION:** 2 **MAP ID:** 18

NAME: PETES PIER INC
ADDRESS: 1 SW 1ST PL
CRYSTAL RIVER FL 34429
CITRUS
CONTACT:
SOURCE: FL DEP

REV: 5/7/10
ID1: 098503141
ID2: 8503141.00
STATUS: FACILITY OPEN
PHONE: (352) 246-6416

DISCHARGE INFORMATION

DISCHARGE DATE: 06-07-2005
POLLUTANT: B - UNLEADED GAS
COMBINED:
SCORE: 41
SCORE DATE: 11-02-2005
GAL DISCHARGED:

CLEANUP REQUIRED: R - CLEANUP REQUIRED
WORK STATUS: COMPLETED
DISCHARGE CLEANUP STATUS: NFA - NFA COMPLETE

INFO SOURCE: C - CLOSURE REPORT
OTHER SOURCE:
SITE MANAGER: PEDIGO_L
MANAGER END DATE:

TANK OFFICE: PCSWD - SOUTHWEST DISTRICT

UST INFORMATION

TOTAL NUMBER OF TANKS: 5
FACILITY TYPE: V - MARINE/COASTAL FUEL STORAGE
DEP CO: N

TANK INFORMATION

TANK ID: 1 **STATUS:** OPEN
TVI: TANK **DEP CO:** N
INSTALLED: 01-JAN-1989 **STAT DATE:** 01-SEP-2008

TK STAT: B - REMOVED
CAPACITY(GAL): 4000
CONTENT: B - UNLEADED GAS
PLACE: UNDERGROUND
TYPE: V - MARINE/COASTAL FUEL STORAGE

TANK ID: 1A **STATUS:** OPEN
TVI: TANK **DEP CO:** N
INSTALLED: 01-NOV-2008 **STAT DATE:** 01-NOV-2008

TK STAT: U - IN SERVICE
CAPACITY(GAL): 4000
CONTENT: D - VEHICULAR DIESEL
PLACE: ABOVEGROUND
TYPE: V - MARINE/COASTAL FUEL STORAGE

- Continued on next page -

Environmental FirstSearch

Site Detail Report

Target Property:

CRYSTAL RIVER FL 34429

JOB: 603768100

LUST

SEARCH ID: 50 **DIST/DIR:** 0.33 NW **ELEVATION:** 2 **MAP ID:** 18

NAME: PETES PIER INC ADDRESS: 1 SW 1ST PL CRYSTAL RIVER FL 34429 CITRUS CONTACT: SOURCE: FL DEP	REV: 5/7/10 ID1: 098503141 ID2: 8503141.00 STATUS: FACILITY OPEN PHONE: (352) 246-6416
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TANK ID:	2	STATUS:	OPEN
TVI:	TANK	DEP CO:	N
INSTALLED:	01-JAN-1989	STAT DATE:	01-SEP-2008

TK STAT: B - REMOVED
CAPACITY(GAL): 4000
CONTENT: B - UNLEADED GAS
PLACE: UNDERGROUND
TYPE: V - MARINE/COASTAL FUEL STORAGE

TANK ID:	3	STATUS:	OPEN
TVI:	TANK	DEP CO:	N
INSTALLED:	01-JAN-1989	STAT DATE:	01-SEP-2008

TK STAT: B - REMOVED
CAPACITY(GAL): 4000
CONTENT: D - VEHICULAR DIESEL
PLACE: UNDERGROUND
TYPE: V - MARINE/COASTAL FUEL STORAGE

TANK ID:	4	STATUS:	OPEN
TVI:	TANK	DEP CO:	N
INSTALLED:		STAT DATE:	01-DEC-1989

TK STAT: B - REMOVED
CAPACITY(GAL): 1000
CONTENT: D - VEHICULAR DIESEL
PLACE: UNDERGROUND
TYPE: V - MARINE/COASTAL FUEL STORAGE

1A	C - STEEL
1A	I - DOUBLE WALL
1A	L - COMPARTMENTED
1A	M - SPILL CONTAINMENT BUCKET
1A	N - FLOW SHUT-OFF
1A	O - TIGHT FILL
1A	P - LEVEL GAUGES/ALARMS

PIPING INFORMATION

<u>TANK ID:</u>	<u>DESCRIPTION:</u>
1A	B - STEEL/GALVANIZED METAL
1A	C - FIBERGLASS
1A	F - DOUBLE WALL
1A	J - PRESSURIZED PIPING SYSTEM
1A	K - DISPENSER LINERS
1A	M - DOUBLE WALL - PIPE JACKET
1A	N - APPROVED SYNTHETIC MATERIAL

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**Environmental FirstSearch
Site Detail Report**

Target Property: CRYSTAL RIVER FL 34429

JOB: 603768100

LUST

SEARCH ID: 50	DIST/DIR: 0.33 NW	ELEVATION: 2	MAP ID: 18
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NAME: PETES PIER INC
ADDRESS: 1 SW 1ST PL
CRYSTAL RIVER FL 34429
CITRUS
CONTACT:
SOURCE: FL DEP

REV: 5/7/10
ID1: 098503141
ID2: 8503141.00
STATUS: FACILITY OPEN
PHONE: (352) 246-6416

MONITORING INFORMATION

TANK ID:

DESCRIPTION:

1A	2 - VISUAL INSPECT PIPE SUMPS
1A	4 - VISUAL INSPECT DISPENSER LINERS
1A	F - MONITOR DBL WALL TANK SPACE
1A	H - MECHANICAL LINE LEAK DETECTOR
1A	K - MONITOR DBL WALL PIPE SPACE

**Environmental FirstSearch
Site Detail Report**

Target Property:

CRYSTAL RIVER FL 34429

JOB: 603768100

LUST

SEARCH ID: 41 **DIST/DIR:** 0.35 SE **ELEVATION:** 10 **MAP ID:** 19

NAME: EXXON 5132-CRYSTAL RIVER
ADDRESS: 800 US 19 S
CRYSTAL RIVER FL 32629
CITRUS
CONTACT:
SOURCE: FL DEP

REV: 5/7/10
ID1: 098503053
ID2: 8503053.00
STATUS: FACILITY CLOSED
PHONE: (352) 315-0800

SITE INFORMATION

OPERATOR: JIM WILLIAMS
NAME UPDATED:
ADDR UPDATED:
BAD ADDR INDICATOR: N

RP ID: 6526
RP ROLE: ACCOUNT OWNER
RP BEGIN: 05-20-1994
NAME: E L WILLIAMS INC
PO BOX 462
EUSTIS FL 32727

PHONE: (352) 874-2354

DISCHARGE INFORMATION

DISCHARGE DATE: 05-01-1995
POLLUTANT: Y - UNKNOWN/NOT REPORTED
COMBINED:
SCORE: 11
SCORE DATE: 07-11-2005
GAL DISCHARGED:

DRINK WELLS AFFECTED: 0
MONITORING WELLS: YES
SOIL AFFECTED: NO
S WATER AFFECTED: NO
G WATER AFFECTED: YES
CLEANUP ELIG: E - ELIGIBLE

CLEANUP PROGRAM: P - PETROLEUM LIABILITY AND RESTORATION INSURANCE PROGRAM

CLEANUP REQUIRED: R - CLEANUP REQUIRED
WORK STATUS: ACTIVE
DISCHARGE CLEANUP STATUS: SA - SA ONGOING

INFO SOURCE: D - DISCHARGE NOTIFICATION
OTHER SOURCE:
SITE MANAGER: ALTUN_M
MANAGER END DATE: 05-18-2009

TANK OFFICE: PCTM1 - TEAM 1

DISCHARGE DATE: 06-19-2002
POLLUTANT: Y - UNKNOWN/NOT REPORTED
COMBINED:
SCORE: 11
SCORE DATE: 07-11-2005
GAL DISCHARGED:

- Continued on next page -

Environmental FirstSearch
Site Detail Report

Target Property:

CRYSTAL RIVER FL 34429

JOB: 603768100

LUST

SEARCH ID: 41 **DIST/DIR:** 0.35 SE **ELEVATION:** 10 **MAP ID:** 19

NAME: EXXON 5132-CRYSTAL RIVER
ADDRESS: 800 US 19 S
CRYSTAL RIVER FL 32629
CITRUS
CONTACT:
SOURCE: FL DEP

REV: 5/7/10
ID1: 098503053
ID2: 8503053.00
STATUS: FACILITY CLOSED
PHONE: (352) 315-0800

DRINK WELLS AFFECTED:

MONITORING WELLS:

SOIL AFFECTED:

S WATER AFFECTED:

G WATER AFFECTED: YES

CLEANUP ELIG: I - INELIGIBLE

CL

CLEANUP REQUIRED: R - CLEANUP REQUIRED

WORK STATUS: ACTIVE

DISCHARGE CLEANUP STATUS: SA - SA ONGOING

INFO SOURCE: C - CLOSURE REPORT

OTHER SOURCE:

SITE MANAGER: PEDIGO_L

MANAGER END DATE:

TANK OFFICE: PCSWD - SOUTHWEST DISTRICT

UST INFORMATION

TOTAL NUMBER OF TANKS: 11

FACILITY TYPE: A - RETAIL STATION

DEP CO: N

TANK INFORMATION

TANK ID:	1	STATUS:	CLOSED
TVI:	TANK	DEP CO:	N
INSTALLED:	01-JUL-1962	STAT DATE:	31-JAN-1987

TK STAT: B - REMOVED
CAPACITY(GAL): 3000
CONTENT: B - UNLEADED GAS
PLACE: UNDERGROUND
TYPE: A - RETAIL STATION

TANK ID:	1R1	STATUS:	CLOSED
TVI:	TANK	DEP CO:	N
INSTALLED:	01-JAN-1987	STAT DATE:	27-SEP-2002

TK STAT: B - REMOVED
CAPACITY(GAL): 6000
CONTENT: B - UNLEADED GAS
PLACE: UNDERGROUND
TYPE: A - RETAIL STATION

TANK ID:	2	STATUS:	CLOSED
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- Continued on next page -

Environmental FirstSearch

Site Detail Report

Target Property:

CRYSTAL RIVER FL 34429

JOB: 603768100

LUST

SEARCH ID: 41 **DIST/DIR:** 0.35 SE **ELEVATION:** 10 **MAP ID:** 19

NAME: EXXON 5132-CRYSTAL RIVER ADDRESS: 800 US 19 S CRYSTAL RIVER FL 32629 CITRUS CONTACT: SOURCE: FL DEP	REV: 5/7/10 ID1: 098503053 ID2: 8503053.00 STATUS: FACILITY CLOSED PHONE: (352) 315-0800
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TVI:	TANK	DEP CO:	N
INSTALLED:	01-JUL-1962	STAT DATE:	31-JAN-1987

TK STAT:	B - REMOVED
CAPACITY(GAL):	3000
CONTENT:	B - UNLEADED GAS
PLACE:	UNDERGROUND
TYPE:	A - RETAIL STATION

TANK ID:	2R1	STATUS:	CLOSED
TVI:	TANK	DEP CO:	N
INSTALLED:	01-JAN-1987	STAT DATE:	27-SEP-2002

TK STAT:	B - REMOVED
CAPACITY(GAL):	6000
CONTENT:	B - UNLEADED GAS
PLACE:	UNDERGROUND
TYPE:	A - RETAIL STATION

TANK ID:	3	STATUS:	CLOSED
TVI:	TANK	DEP CO:	N
INSTALLED:	01-JUL-1962	STAT DATE:	31-JAN-1987

TK STAT:	B - REMOVED
CAPACITY(GAL):	3000
CONTENT:	A - LEADED GAS
PLACE:	UNDERGROUND
TYPE:	A - RETAIL STATION

TANK ID:	3R1	STATUS:	CLOSED
TVI:	TANK	DEP CO:	N
INSTALLED:	01-JAN-1987	STAT DATE:	27-SEP-2002

TK STAT:	B - REMOVED
CAPACITY(GAL):	6000
CONTENT:	B - UNLEADED GAS
PLACE:	UNDERGROUND
TYPE:	A - RETAIL STATION

TANK ID:	4	STATUS:	CLOSED
TVI:	TANK	DEP CO:	N
INSTALLED:	01-JUL-1962	STAT DATE:	31-JAN-1987

TK STAT:	B - REMOVED
CAPACITY(GAL):	3000
CONTENT:	A - LEADED GAS
PLACE:	UNDERGROUND
TYPE:	A - RETAIL STATION

- More Details Exist For This Site; Max Page Limit Reached -

**Environmental FirstSearch
Site Detail Report**

Target Property:

CRYSTAL RIVER FL 34429

JOB: 603768100

LUST

SEARCH ID: 54 **DIST/DIR:** 0.41 SE **ELEVATION:** 10 **MAP ID:** 20

NAME: WHETSTONE OIL CO INC
ADDRESS: 1017 SE US 19
CRYSTAL RIVER FL 34429
CITRUS
CONTACT:
SOURCE: FL DEP

REV: 2/3/10
ID1: 098503199
ID2: 8503199.00
STATUS: FACILITY OPEN
PHONE: (352) 795-3469

SITE INFORMATION

OPERATOR: JAMES N KING
NAME UPDATED: 03-16-2004
ADDR UPDATED: 03-16-2004
BAD ADDR INDICATOR: N

RP ID: 23844
RP ROLE: ACCOUNT OWNER
RP BEGIN: 05-20-1994
NAME: WHETSTONE OIL CO
PO BOX 1257
CRYSTAL RIVER FL 34423 1237

PHONE: (352) 795-3469

DISCHARGE INFORMATION

DISCHARGE DATE: 08-25-1993
POLLUTANT: B - UNLEADED GAS
COMBINED:
SCORE: 30
SCORE DATE: 03-05-2009
GAL DISCHARGED:

DRINK WELLS AFFECTED: 0
MONITORING WELLS: YES
SOIL AFFECTED: YES
S WATER AFFECTED: NO
G WATER AFFECTED: YES
CLEANUP ELIG: E - ELIGIBLE

CLEANUP PROGRAM: P - PETROLEUM LIABILITY AND RESTORATION INSURANCE PROGRAM

CLEANUP REQUIRED: R - CLEANUP REQUIRED
WORK STATUS: ACTIVE
DISCHARGE CLEANUP STATUS: RA - RA ONGOING

INFO SOURCE: D - DISCHARGE NOTIFICATION
OTHER SOURCE:
SITE MANAGER: LAMPKIN_N
MANAGER END DATE: 08-10-2009

TANK OFFICE: PCTM2 - TEAM 2

DISCHARGE DATE: 09-01-1993
POLLUTANT: D - VEHICULAR DIESEL
COMBINED:
SCORE: 30
SCORE DATE: 03-05-2009
GAL DISCHARGED:

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

Target Property:

CRYSTAL RIVER FL 34429

JOB: 603768100

LUST

SEARCH ID: 54 **DIST/DIR:** 0.41 SE **ELEVATION:** 10 **MAP ID:** 20

NAME: WHETSTONE OIL CO INC
ADDRESS: 1017 SE US 19
CRYSTAL RIVER FL 34429
CITRUS
CONTACT:
SOURCE: FL DEP

REV: 2/3/10
ID1: 098503199
ID2: 8503199.00
STATUS: FACILITY OPEN
PHONE: (352) 795-3469

DRINK WELLS AFFECTED:

MONITORING WELLS:

SOIL AFFECTED:

S WATER AFFECTED:

G WATER AFFECTED:

CLEANUP ELIG: I - INELIGIBLE

CLEAN

CLEANUP REQUIRED: N - NO CLEANUP REQUIRED

WORK STATUS: COMPLETED

DISCHARGE CLEANUP STATUS: NREQ - CLEANUP NOT REQUIRED

INFO SOURCE: D - DISCHARGE NOTIFICATION

OTHER SOURCE:

SITE MANAGER:

MANAGER END DATE:

TANK OFFICE: -

UST INFORMATION

TOTAL NUMBER OF TANKS: 23

FACILITY TYPE: D - BULK STORAGE FACILITY

DEP CO: N

TANK INFORMATION

TANK ID:	1	STATUS:	OPEN
TVI:	TANK	DEP CO:	N
INSTALLED:	01-JUN-1968	STAT DATE:	30-NOV-1989

TK STAT: B - REMOVED
CAPACITY(GAL): 4000
CONTENT: B - UNLEADED GAS
PLACE: UNDERGROUND
TYPE: D - BULK STORAGE FACILITY

TANK ID:	10	STATUS:	OPEN
TVI:	TANK	DEP CO:	N
INSTALLED:	01-OCT-1993	STAT DATE:	01-FEB-2007

TK STAT: B - REMOVED
CAPACITY(GAL): 10000
CONTENT: O - NEW/LUBE OIL
PLACE: ABOVEGROUND
TYPE: D - BULK STORAGE FACILITY

TANK ID:	11	STATUS:	OPEN
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Environmental FirstSearch

Site Detail Report

Target Property:

CRYSTAL RIVER FL 34429

JOB: 603768100

LUST

SEARCH ID: 54 **DIST/DIR:** 0.41 SE **ELEVATION:** 10 **MAP ID:** 20

NAME: WHETSTONE OIL CO INC ADDRESS: 1017 SE US 19 CRYSTAL RIVER FL 34429 CITRUS CONTACT: SOURCE: FL DEP	REV: 2/3/10 ID1: 098503199 ID2: 8503199.00 STATUS: FACILITY OPEN PHONE: (352) 795-3469
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TVI:	TANK	DEP CO:	N
INSTALLED:	01-JUL-1994	STAT DATE:	01-JUL-1994

TK STAT: U - IN SERVICE
CAPACITY(GAL): 1500
CONTENT: O - NEW/LUBE OIL
PLACE: ABOVEGROUND
TYPE: D - BULK STORAGE FACILITY

TANK ID:	12	STATUS:	OPEN
TVI:	TANK	DEP CO:	N
INSTALLED:	01-JUL-1994	STAT DATE:	01-JUL-1994

TK STAT: U - IN SERVICE
CAPACITY(GAL): 1500
CONTENT: O - NEW/LUBE OIL
PLACE: ABOVEGROUND
TYPE: D - BULK STORAGE FACILITY

TANK ID:	13	STATUS:	OPEN
TVI:	TANK	DEP CO:	N
INSTALLED:	01-DEC-1994	STAT DATE:	01-DEC-1994

TK STAT: U - IN SERVICE
CAPACITY(GAL): 1500
CONTENT: O - NEW/LUBE OIL
PLACE: ABOVEGROUND
TYPE: D - BULK STORAGE FACILITY

TANK ID:	14	STATUS:	OPEN
TVI:	TANK	DEP CO:	N
INSTALLED:	01-DEC-1994	STAT DATE:	01-APR-2004

TK STAT: B - REMOVED
CAPACITY(GAL): 1500
CONTENT: O - NEW/LUBE OIL
PLACE: ABOVEGROUND
TYPE: D - BULK STORAGE FACILITY

TANK ID:	15	STATUS:	OPEN
TVI:	TANK	DEP CO:	N
INSTALLED:	01-FEB-2004	STAT DATE:	27-JAN-2009

TK STAT: B - REMOVED
CAPACITY(GAL): 10000
CONTENT: D - VEHICULAR DIESEL
PLACE: ABOVEGROUND
TYPE: D - BULK STORAGE FACILITY

- More Details Exist For This Site; Max Page Limit Reached -

Environmental FirstSearch
Site Detail Report

Target Property:

CRYSTAL RIVER FL 34429

JOB: 603768100

LUST

SEARCH ID: 49 **DIST/DIR:** 0.54 SE **ELEVATION:** 10 **MAP ID:** 21

NAME: PALMS ACE HARDWARE
ADDRESS: 1321 SE HWY 19
CRYSTAL RIVER FL 32629
CITRUS
CONTACT:
SOURCE: FL DEP

REV: 5/7/10
ID1: 099101562
ID2: 9101562.00
STATUS: FACILITY CLOSED
PHONE: (904) 795-4590

DISCHARGE INFORMATION

DISCHARGE DATE: 03-29-1991
POLLUTANT: Y - UNKNOWN/NOT REPORTED
COMBINED:
SCORE:
SCORE DATE:
GAL DISCHARGED:

CLEANUP REQUIRED: N - NO CLEANUP REQUIRED
WORK STATUS: COMPLETED
DISCHARGE CLEANUP STATUS: NREQ - CLEANUP NOT REQUIRED

INFO SOURCE: A - ABANDONED TANK RESTORATION
OTHER SOURCE:
SITE MANAGER:
MANAGER END DATE:

TANK OFFICE: -

UST INFORMATION

TOTAL NUMBER OF TANKS: 4
FACILITY TYPE: A - RETAIL STATION
DEP CO: N

TANK INFORMATION

TANK ID: 1 **STATUS:** CLOSED
TVI: TANK **DEP CO:** N
INSTALLED: **STAT DATE:** 31-MAR-1991

TK STAT: B - REMOVED
CAPACITY(GAL): 3000
CONTENT: Y - UNKNOWN/NOT REPORTED
PLACE: UNDERGROUND
TYPE: A - RETAIL STATION

TANK ID: 2 **STATUS:** CLOSED
TVI: TANK **DEP CO:** N
INSTALLED: **STAT DATE:** 31-MAR-1991

TK STAT: B - REMOVED
CAPACITY(GAL): 4000
CONTENT: Y - UNKNOWN/NOT REPORTED
PLACE: UNDERGROUND
TYPE: A - RETAIL STATION

- Continued on next page -

Environmental FirstSearch
Site Detail Report

Target Property:

CRYSTAL RIVER FL 34429

JOB: 603768100

LUST

SEARCH ID: 49	DIST/DIR: 0.54 SE	ELEVATION: 10	MAP ID: 21
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NAME: PALMS ACE HARDWARE ADDRESS: 1321 SE HWY 19 CRYSTAL RIVER FL 32629 CITRUS CONTACT: SOURCE: FL DEP	REV: 5/7/10 ID1: 099101562 ID2: 9101562.00 STATUS: FACILITY CLOSED PHONE: (904) 795-4590
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TANK ID:	3	STATUS:	CLOSED
TVI:	TANK	DEP CO:	N
INSTALLED:		STAT DATE:	31-MAR-1991

TK STAT:	B - REMOVED
CAPACITY(GAL):	4000
CONTENT:	Y - UNKNOWN/NOT REPORTED
PLACE:	UNDERGROUND
TYPE:	A - RETAIL STATION

TANK ID:	4	STATUS:	CLOSED
TVI:	TANK	DEP CO:	N
INSTALLED:		STAT DATE:	31-MAR-1991

TK STAT:	B - REMOVED
CAPACITY(GAL):	4000
CONTENT:	Y - UNKNOWN/NOT REPORTED
PLACE:	UNDERGROUND
TYPE:	A - RETAIL STATION

**Environmental FirstSearch
Site Detail Report**

Target Property: CRYSTAL RIVER FL 34429

JOB: 603768100

LUST

SEARCH ID: 34 **DIST/DIR:** 0.62 NE **ELEVATION:** 6 **MAP ID:** 22

NAME: CHEVRON-CRYSTAL RIVER 173 ADDRESS: 639 NE HWY 19 CRYSTAL RIVER FL 34429 CITRUS CONTACT: SOURCE: FL DEP	REV: 5/7/10 ID1: 098503047 ID2: 8503047.00 STATUS: FACILITY OPEN PHONE: (813) 681-4279
---	---

SITE INFORMATION

OPERATOR: RICK HERWEH
NAME UPDATED: 03-07-2006
ADDR UPDATED: 03-07-2006
BAD ADDR INDICATOR: N

RP ID: 922
RP ROLE: ACCOUNT OWNER
RP BEGIN: 12-17-2002
NAME: AUTOMATED PETROLEUM and ENERGY CO INC (APEC)
PO BOX 1110 ATTN: RICK HERWEH
BRANDON FL 33509

PHONE: (813) 681-4279

DISCHARGE INFORMATION

DISCHARGE DATE: 08-14-2003
POLLUTANT: B - UNLEADED GAS
COMBINED:
SCORE: 75
SCORE DATE: 01-28-2010
GAL DISCHARGED:

DRINK WELLS AFFECTED:
MONITORING WELLS: YES
SOIL AFFECTED: YES
S WATER AFFECTED:
G WATER AFFECTED: YES
CLEANUP ELIG: I - INELIGIBLE

CLEANUP REQUIRED: R - CLEANUP REQUIRED
WORK STATUS: ACTIVE
DISCHARGE CLEANUP STATUS: RA - RA ONGOING

INFO SOURCE: D - DISCHARGE NOTIFICATION
OTHER SOURCE:
SITE MANAGER: PEDIGO_L
MANAGER END DATE:

TANK OFFICE: PCSWD - SOUTHWEST DISTRICT

DISCHARGE DATE: 12-12-1986
POLLUTANT: A - LEADED GAS
COMBINED:
SCORE: 75
SCORE DATE: 01-28-2010
GAL DISCHARGED:

DISCHARGE DATE: 12-12-1986
POLLUTANT: B - UNLEADED GAS

- Continued on next page -

Environmental FirstSearch
Site Detail Report

Target Property:

CRYSTAL RIVER FL 34429

JOB: 603768100

LUST

SEARCH ID: 34 **DIST/DIR:** 0.62 NE **ELEVATION:** 6 **MAP ID:** 22

NAME: CHEVRON-CRYSTAL RIVER 173
ADDRESS: 639 NE HWY 19
CRYSTAL RIVER FL 34429
CITRUS
CONTACT:
SOURCE: FL DEP

REV: 5/7/10
ID1: 098503047
ID2: 8503047.00
STATUS: FACILITY OPEN
PHONE: (813) 681-4279

COMBINED:
SCORE: 75
SCORE DATE: 01-28-2010
GAL DISCHARGED:

DRINK WELLS AFFECTED: 0
MONITORING WELLS: YES
SOIL AFFECTED: YES
S WATER AFFECTED: NO
G WATER AFFECTED: YES
CLEANUP ELIG: E - ELIGIBLE

CLEANUP PROGRAM: E - EARLY DETECTION INCENTIVE

CLEANUP REQUIRED: R - CLEANUP REQUIRED
WORK STATUS: COMPLETED
DISCHARGE CLEANUP STATUS: NFA - NFA COMPLETE

INFO SOURCE: E - EDI
OTHER SOURCE:
SITE MANAGER:
MANAGER END DATE:

TANK OFFICE: -

DISCHARGE DATE: 12-17-2008
POLLUTANT: Y - UNKNOWN/NOT REPORTED
COMBINED:
SCORE: 75
SCORE DATE: 01-28-2010
GAL DISCHARGED:

DRINK WELLS AFFECTED:
MONITORING WELLS: NO
SOIL AFFECTED: NO
S WATER AFFECTED: NO
G WATER AFFECTED: YES
CLEANUP ELIG: I - INELIGIBLE

CLEANUP REQUIRED: R - CLEANUP REQUIRED
WORK STATUS: ACTIVE
DISCHARGE CLEANUP STATUS: RA - RA ONGOING

INFO SOURCE: P - 17-770 PETROL/PETROL PROD CONTAMINATION
OTHER SOURCE:
SITE MANAGER: PEDIGO_L
MANAGER END DATE:

TANK OFFICE: PCSWD - SOUTHWEST DISTRICT

UST INFORMATION

TOTAL NUMBER OF TANKS: 6

- Continued on next page -

Environmental FirstSearch
Site Detail Report

Target Property:

CRYSTAL RIVER FL 34429

JOB: 603768100

LUST

SEARCH ID: 34 **DIST/DIR:** 0.62 NE **ELEVATION:** 6 **MAP ID:** 22

NAME: CHEVRON-CRYSTAL RIVER 173
ADDRESS: 639 NE HWY 19
CRYSTAL RIVER FL 34429
CITRUS
CONTACT:
SOURCE: FL DEP

REV: 5/7/10
ID1: 098503047
ID2: 8503047.00
STATUS: FACILITY OPEN
PHONE: (813) 681-4279

FACILITY TYPE: A - RETAIL STATION
DEP CO: N

TANK INFORMATION

TANK ID:	1	STATUS:	OPEN
TVI:	TANK	DEP CO:	N
INSTALLED:	01-JUL-1963	STAT DATE:	

TK STAT: B - REMOVED
CAPACITY(GAL): 6000
CONTENT: A - LEADED GAS
PLACE: UNDERGROUND
TYPE: A - RETAIL STATION

TANK ID:	1R1	STATUS:	OPEN
TVI:	TANK	DEP CO:	N
INSTALLED:	01-JUN-1987	STAT DATE:	

TK STAT: U - IN SERVICE
CAPACITY(GAL): 10000
CONTENT: B - UNLEADED GAS
PLACE: UNDERGROUND
TYPE: A - RETAIL STATION

TANK ID:	2	STATUS:	OPEN
TVI:	TANK	DEP CO:	N
INSTALLED:	01-JUL-1963	STAT DATE:	

TK STAT: B - REMOVED
CAPACITY(GAL): 6000
CONTENT: B - UNLEADED GAS
PLACE: UNDERGROUND
TYPE: A - RETAIL STATION

TANK ID:	2R1	STATUS:	OPEN
TVI:	TANK	DEP CO:	N
INSTALLED:	01-JUN-1987	STAT DATE:	

TK STAT: U - IN SERVICE
CAPACITY(GAL): 10000
CONTENT: B - UNLEADED GAS
PLACE: UNDERGROUND
TYPE: A - RETAIL STATION

TANK ID:	3	STATUS:	OPEN
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- More Details Exist For This Site; Max Page Limit Reached -

Environmental FirstSearch
Site Detail Report

Target Property:

CRYSTAL RIVER FL 34429

JOB: 603768100

LUST

SEARCH ID: 44	DIST/DIR: 0.63 NE	ELEVATION: 6	MAP ID: 23
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NAME: GIANT 107 ADDRESS: 662 US 19 NE CRYSTAL RIVER FL 32629 CITRUS CONTACT: SOURCE: FL DEP	REV: 5/7/10 ID1: 098503139 ID2: 8503139.00 STATUS: FACILITY OPEN PHONE: (813) 740-0422
--	---

SITE INFORMATION

OPERATOR:	AMANADA SMITH
NAME UPDATED:	10-29-1997
ADDR UPDATED:	
BAD ADDR INDICATOR:	N
RP ID:	46643
RP ROLE:	ACCOUNT OWNER
RP BEGIN:	10-29-1997
NAME:	GIANT OIL INC 1806 N FRANKLIN ST ATTN: JASON GRUNDY TAMPA FL 33602
PHONE:	(813) 740-0422

DISCHARGE INFORMATION

DISCHARGE DATE:	03-23-1988
POLLUTANT:	D - VEHICULAR DIESEL
COMBINED:	
SCORE:	75
SCORE DATE:	08-10-2004
GAL DISCHARGED:	
DRINK WELLS AFFECTED:	0
MONITORING WELLS:	YES
SOIL AFFECTED:	YES
S WATER AFFECTED:	NO
G WATER AFFECTED:	YES
CLEANUP ELIG:	E - ELIGIBLE
CLEANUP PROGRAM:	E - EARLY DETECTION INCENTIVE
CLEANUP REQUIRED:	R - CLEANUP REQUIRED
WORK STATUS:	ACTIVE
DISCHARGE CLEANUP STATUS:	RA - RA ONGOING
INFO SOURCE:	E - EDI
OTHER SOURCE:	
SITE MANAGER:	MOLOSKY_V
MANAGER END DATE:	
TANK OFFICE:	PCTM5 - TEAM 5
DISCHARGE DATE:	04-11-1991
POLLUTANT:	-
COMBINED:	
SCORE:	75
SCORE DATE:	08-10-2004
GAL DISCHARGED:	

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

Target Property:

CRYSTAL RIVER FL 34429

JOB: 603768100

LUST

SEARCH ID: 44 **DIST/DIR:** 0.63 NE **ELEVATION:** 6 **MAP ID:** 23

NAME: GIANT 107
ADDRESS: 662 US 19 NE
CRYSTAL RIVER FL 32629
CITRUS
CONTACT:
SOURCE: FL DEP

REV: 5/7/10
ID1: 098503139
ID2: 8503139.00
STATUS: FACILITY OPEN
PHONE: (813) 740-0422

DRINK WELLS AFFECTED:

MONITORING WELLS:

SOIL AFFECTED:

S WATER AFFECTED:

G WATER AFFECTED:

CLEANUP ELIG: E - ELIGIBLE

CLEANUP

CLEANUP PROGRAM: C - PETROLEUM CLEANUP PARTICIPATION PROGRAM

CLEANUP REQUIRED: R - CLEANUP REQUIRED

WORK STATUS: INACTIVE

DISCHARGE CLEANUP STATUS: ENTD - ELIGIBLE - NO TASK LEVEL DATA

INFO SOURCE: D - DISCHARGE NOTIFICATION

OTHER SOURCE:

SITE MANAGER: MOLOSKY_V

MANAGER END DATE:

TANK OFFICE: PCTM5 - TEAM 5

UST INFORMATION

TOTAL NUMBER OF TANKS: 17

FACILITY TYPE: A - RETAIL STATION

DEP CO: N

TANK INFORMATION

TANK ID:	1	STATUS:	OPEN
TVI:	TANK	DEP CO:	N
INSTALLED:	01-JUL-1970	STAT DATE:	31-JUL-1989

TK STAT: B - REMOVED
CAPACITY(GAL): 10000
CONTENT: D - VEHICULAR DIESEL
PLACE: ABOVEGROUND
TYPE: A - RETAIL STATION

TANK ID:	10	STATUS:	OPEN
TVI:	TANK	DEP CO:	N
INSTALLED:	01-JUL-1980	STAT DATE:	31-JUL-1989

TK STAT: B - REMOVED
CAPACITY(GAL): 5000
CONTENT: A - LEADED GAS
PLACE: UNDERGROUND
TYPE: A - RETAIL STATION

- Continued on next page -

Environmental FirstSearch
Site Detail Report

Target Property:

CRYSTAL RIVER FL 34429

JOB: 603768100

LUST

SEARCH ID: 44 **DIST/DIR:** 0.63 NE **ELEVATION:** 6 **MAP ID:** 23

NAME: GIANT 107
ADDRESS: 662 US 19 NE
CRYSTAL RIVER FL 32629
CITRUS
CONTACT:
SOURCE: FL DEP

REV: 5/7/10
ID1: 098503139
ID2: 8503139.00
STATUS: FACILITY OPEN
PHONE: (813) 740-0422

TANK ID: 1R1 **STATUS:** OPEN
TVI: TANK **DEP CO:** N
INSTALLED: 01-JUL-1989 **STAT DATE:** 04-JUN-2009

TK STAT: B - REMOVED
CAPACITY(GAL): 8000
CONTENT: B - UNLEADED GAS
PLACE: UNDERGROUND
TYPE: A - RETAIL STATION

TANK ID: 2 **STATUS:** OPEN
TVI: TANK **DEP CO:** N
INSTALLED: 01-JUL-1970 **STAT DATE:** 31-JUL-1989

TK STAT: B - REMOVED
CAPACITY(GAL): 10000
CONTENT: D - VEHICULAR DIESEL
PLACE: ABOVEGROUND
TYPE: A - RETAIL STATION

TANK ID: 2R1 **STATUS:** OPEN
TVI: TANK **DEP CO:** N
INSTALLED: 01-JUL-1989 **STAT DATE:** 04-JUN-2009

TK STAT: B - REMOVED
CAPACITY(GAL): 8000
CONTENT: B - UNLEADED GAS
PLACE: UNDERGROUND
TYPE: A - RETAIL STATION

TANK ID: 3 **STATUS:** OPEN
TVI: TANK **DEP CO:** N
INSTALLED: 01-JUL-1970 **STAT DATE:** 31-JUL-1989

TK STAT: B - REMOVED
CAPACITY(GAL): 10000
CONTENT: K - KEROSENE
PLACE: ABOVEGROUND
TYPE: A - RETAIL STATION

TANK ID: 3R1 **STATUS:** OPEN
TVI: TANK **DEP CO:** N
INSTALLED: 01-JUL-1989 **STAT DATE:** 04-JUN-2009

TK STAT: B - REMOVED
CAPACITY(GAL): 4000
CONTENT: K - KEROSENE
PLACE: UNDERGROUND

- More Details Exist For This Site; Max Page Limit Reached -

**Environmental FirstSearch
Site Detail Report**

Target Property:

CRYSTAL RIVER FL 34429

JOB: 603768100

LUST

SEARCH ID: 47 **DIST/DIR:** 0.63 NE **ELEVATION:** 6 **MAP ID:** 24

NAME: MICHAELS DISCOUNT BEVERAGE
ADDRESS: US 19 and NE 3RD
CRYSTAL RIVER FL 32629
CITRUS
CONTACT:
SOURCE: FL DEP

REV: 5/7/10
ID1: 098732510
ID2: 8732510.00
STATUS: FACILITY CLOSED
PHONE: (863) 676-3910

DISCHARGE INFORMATION

DISCHARGE DATE: 09-01-1998
POLLUTANT: B - UNLEADED GAS
COMBINED:
SCORE: 75
SCORE DATE: 02-11-2000
GAL DISCHARGED:

DRINK WELLS AFFECTED: 0
MONITORING WELLS:
SOIL AFFECTED:
S WATER AFFECTED:
G WATER AFFECTED:
CLEANUP ELIG: E - ELIGIBLE
CLEANU
CLEANUP PROGRAM: P - PETROLEUM LIABILITY AND RESTORATION INSURANCE PROGRAM
CLEANUP REQUIRED: R - CLEANUP REQUIRED
WORK STATUS: COMPLETED
DISCHARGE CLEANUP STATUS: NFA - NFA COMPLETE

INFO SOURCE: D - DISCHARGE NOTIFICATION
OTHER SOURCE:
SITE MANAGER: CALLAHAN_D
MANAGER END DATE: 11-20-2002

TANK OFFICE: PCTM4 - TEAM 4

UST INFORMATION

TOTAL NUMBER OF TANKS: 3
FACILITY TYPE: A - RETAIL STATION
DEP CO: N

TANK INFORMATION

TANK ID:	1	STATUS:	CLOSED
TVI:	TANK	DEP CO:	N
INSTALLED:	01-APR-1987	STAT DATE:	01-DEC-2007
TK STAT:	B - REMOVED		
CAPACITY(GAL):	8000		
CONTENT:	A - LEADED GAS		
PLACE:	UNDERGROUND		
TYPE:	A - RETAIL STATION		

TANK ID:	2	STATUS:	CLOSED
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- Continued on next page -

Environmental FirstSearch
Site Detail Report

Target Property: CRYSTAL RIVER FL 34429

JOB: 603768100

LUST

SEARCH ID: 47	DIST/DIR: 0.63 NE	ELEVATION: 6	MAP ID: 24
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NAME: MICHAELS DISCOUNT BEVERAGE
ADDRESS: US 19 and NE 3RD
CRYSTAL RIVER FL 32629
CITRUS
CONTACT:
SOURCE: FL DEP

REV: 5/7/10
ID1: 098732510
ID2: 8732510.00
STATUS: FACILITY CLOSED
PHONE: (863) 676-3910

TVI:	TANK	DEP CO:	N
INSTALLED:	01-APR-1987	STAT DATE:	01-DEC-2007

TK STAT:	B - REMOVED
CAPACITY(GAL):	8000
CONTENT:	B - UNLEADED GAS
PLACE:	UNDERGROUND
TYPE:	A - RETAIL STATION

TANK ID:	3	STATUS:	CLOSED
TVI:	TANK	DEP CO:	N
INSTALLED:	01-APR-1987	STAT DATE:	01-DEC-2007

TK STAT:	B - REMOVED
CAPACITY(GAL):	8000
CONTENT:	B - UNLEADED GAS
PLACE:	UNDERGROUND
TYPE:	A - RETAIL STATION

Environmental FirstSearch
Site Detail Report

Target Property:

CRYSTAL RIVER FL 34429

JOB: 603768100

LUST

SEARCH ID: 43 **DIST/DIR:** 0.64 SE **ELEVATION:** 10 **MAP ID:** 25

NAME: FL PEST CONTROL and CHEMICAL CO
ADDRESS: 2020 S HWY 19
CRYSTAL RIVER FL 32629
CITRUS
CONTACT:
SOURCE: FL DEP

REV: 5/7/10
ID1: 098623298
ID2: 8623298.00
STATUS: FACILITY CLOSED
PHONE: (904) 795-3614

DISCHARGE INFORMATION

DISCHARGE DATE: 10-30-1991
POLLUTANT: B - UNLEADED GAS
COMBINED:
SCORE: 36
SCORE DATE: 01-06-1998
GAL DISCHARGED:

DRINK WELLS AFFECTED: 0
MONITORING WELLS: YES
SOIL AFFECTED: NO
S WATER AFFECTED: NO
G WATER AFFECTED: YES
CLEANUP ELIG: E - ELIGIBLE

CLEANUP PROGRAM: P - PETROLEUM LIABILITY AND RESTORATION INSURANCE PROGRAM

CLEANUP REQUIRED: R - CLEANUP REQUIRED
WORK STATUS: COMPLETED
DISCHARGE CLEANUP STATUS: NFA - NFA COMPLETE

INFO SOURCE: I - PLIRP (INSURANCE)
OTHER SOURCE:
SITE MANAGER:
MANAGER END DATE:

TANK OFFICE: -

UST INFORMATION

TOTAL NUMBER OF TANKS: 1
FACILITY TYPE: C - FUEL USER/NON-RETAIL
DEP CO: N

TANK INFORMATION

TANK ID:	1	STATUS:	CLOSED
TVI:	TANK	DEP CO:	N
INSTALLED:	01-JUL-1974	STAT DATE:	30-SEP-1991
TK STAT:	B - REMOVED		
CAPACITY(GAL):	2000		
CONTENT:	B - UNLEADED GAS		
PLACE:	UNDERGROUND		
TYPE:	C - FUEL USER/NON-RETAIL		

**Environmental FirstSearch
Site Detail Report**

Target Property:

CRYSTAL RIVER FL 34429

JOB: 603768100

LUST

SEARCH ID: 51 **DIST/DIR:** 0.64 NW **ELEVATION:** 5 **MAP ID:** 26

NAME: QUALITY 185 ADDRESS: 806 NE US HWY 19 CRYSTAL RIVER FL 32629 CITRUS CONTACT: SOURCE: FL DEP	REV: 5/7/10 ID1: 098503098 ID2: 8503098.00 STATUS: FACILITY CLOSED PHONE: (863) 687-2682
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SITE INFORMATION

OPERATOR: STEVE WEEKS
NAME UPDATED: 02-21-2005
ADDR UPDATED:
BAD ADDR INDICATOR: N

RP ID: 17703
RP ROLE: ACCOUNT OWNER
RP BEGIN: 07-01-1985
NAME: QUALITY PETROLEUM CORP
PO BOX 3889
LAKELAND FL 33802

PHONE: (863) 687-2682

DISCHARGE INFORMATION

DISCHARGE DATE: 09-18-1987
POLLUTANT: B - UNLEADED GAS
COMBINED:
SCORE: 77
SCORE DATE: 03-30-2010
GAL DISCHARGED:

DRINK WELLS AFFECTED: 0
MONITORING WELLS: YES
SOIL AFFECTED: NO
S WATER AFFECTED: NO
G WATER AFFECTED: NO
CLEANUP ELIG: E - ELIGIBLE

CLEANUP PROGRAM: E - EARLY DETECTION INCENTIVE

CLEANUP REQUIRED: R - CLEANUP REQUIRED
WORK STATUS: ACTIVE
DISCHARGE CLEANUP STATUS: RA - RA ONGOING

INFO SOURCE: E - EDI
OTHER SOURCE:
SITE MANAGER: KULKARNI_T
MANAGER END DATE:

TANK OFFICE: PCTM3 - TEAM 3

UST INFORMATION

TOTAL NUMBER OF TANKS: 6

FACILITY TYPE: A - RETAIL STATION
DEP CO: N

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**Environmental FirstSearch
Site Detail Report**

Target Property:

CRYSTAL RIVER FL 34429

JOB: 603768100

LUST

SEARCH ID: 51 **DIST/DIR:** 0.64 NW **ELEVATION:** 5 **MAP ID:** 26

NAME: QUALITY 185 ADDRESS: 806 NE US HWY 19 CRYSTAL RIVER FL 32629 CITRUS CONTACT: SOURCE: FL DEP	REV: 5/7/10 ID1: 098503098 ID2: 8503098.00 STATUS: FACILITY CLOSED PHONE: (863) 687-2682
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TANK INFORMATION

TANK ID:	1	STATUS:	CLOSED
TVI:	TANK	DEP CO:	N
INSTALLED:	01-DEC-1979	STAT DATE:	01-JAN-2009

TK STAT: A - CLOSED IN PLACE
CAPACITY(GAL): 3000
CONTENT: B - UNLEADED GAS
PLACE: UNDERGROUND
TYPE: A - RETAIL STATION

TANK ID:	2	STATUS:	CLOSED
TVI:	TANK	DEP CO:	N
INSTALLED:	01-DEC-1979	STAT DATE:	01-JAN-2009

TK STAT: A - CLOSED IN PLACE
CAPACITY(GAL): 4000
CONTENT: D - VEHICULAR DIESEL
PLACE: UNDERGROUND
TYPE: A - RETAIL STATION

TANK ID:	3	STATUS:	CLOSED
TVI:	TANK	DEP CO:	N
INSTALLED:	01-DEC-1979	STAT DATE:	01-JAN-2009

TK STAT: A - CLOSED IN PLACE
CAPACITY(GAL): 4000
CONTENT: B - UNLEADED GAS
PLACE: UNDERGROUND
TYPE: A - RETAIL STATION

TANK ID:	4	STATUS:	CLOSED
TVI:	TANK	DEP CO:	N
INSTALLED:	01-DEC-1979	STAT DATE:	01-JAN-2009

TK STAT: A - CLOSED IN PLACE
CAPACITY(GAL): 3000
CONTENT: B - UNLEADED GAS
PLACE: UNDERGROUND
TYPE: A - RETAIL STATION

TANK ID:	5	STATUS:	CLOSED
TVI:	TANK	DEP CO:	N
INSTALLED:	01-DEC-1979	STAT DATE:	01-JAN-2009

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Environmental FirstSearch
Site Detail Report

Target Property:

CRYSTAL RIVER FL 34429

JOB: 603768100

LUST

SEARCH ID: 51	DIST/DIR: 0.64 NW	ELEVATION: 5	MAP ID: 26
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NAME: QUALITY 185
ADDRESS: 806 NE US HWY 19
CRYSTAL RIVER FL 32629
CITRUS
CONTACT:
SOURCE: FL DEP

REV: 5/7/10
ID1: 098503098
ID2: 8503098.00
STATUS: FACILITY CLOSED
PHONE: (863) 687-2682

TK STAT:	A - CLOSED IN PLACE
CAPACITY(GAL):	3000
CONTENT:	B - UNLEADED GAS
PLACE:	UNDERGROUND
TYPE:	A - RETAIL STATION

TANK ID:	6	STATUS:	CLOSED
TVI:	TANK	DEP CO:	N
INSTALLED:	01-DEC-1979	STAT DATE:	31-JUL-1991

TK STAT:	B - REMOVED
CAPACITY(GAL):	550
CONTENT:	L - WASTE OIL
PLACE:	UNDERGROUND
TYPE:	A - RETAIL STATION

Environmental FirstSearch
Site Detail Report

Target Property:

CRYSTAL RIVER FL 34429

JOB: 603768100

LUST

SEARCH ID: 36 **DIST/DIR:** 0.65 NE **ELEVATION:** 6 **MAP ID:** 27

NAME: CITRUS CNTY-SHERIFFS DEPT
ADDRESS: 710 NE 6TH AVE
CRYSTAL RIVER FL 32629
CITRUS
CONTACT:
SOURCE: FL DEP

REV: 5/7/10
ID1: 098518651
ID2: 8518651.00
STATUS: FACILITY CLOSED
PHONE: (904) 746-4107

DISCHARGE INFORMATION

DISCHARGE DATE: 01-21-1991
POLLUTANT: B - UNLEADED GAS
COMBINED:
SCORE: 82
SCORE DATE: 01-06-1998
GAL DISCHARGED:

DRINK WELLS AFFECTED: 0
MONITORING WELLS: NO
SOIL AFFECTED: YES
S WATER AFFECTED: NO
G WATER AFFECTED: YES
CLEANUP ELIG: E - ELIGIBLE

CLEANUP PROGRAM: A - ABANDONED TANK RESTORATION PROGRAM

CLEANUP REQUIRED: R - CLEANUP REQUIRED
WORK STATUS: COMPLETED
DISCHARGE CLEANUP STATUS: NFA - NFA COMPLETE

INFO SOURCE: A - ABANDONED TANK RESTORATION
OTHER SOURCE:
SITE MANAGER:
MANAGER END DATE:

TANK OFFICE: -

UST INFORMATION

TOTAL NUMBER OF TANKS: 1
FACILITY TYPE: I - COUNTY GOVERNMENT
DEP CO: N

TANK INFORMATION

TANK ID:	1	STATUS:	CLOSED
TVI:	TANK	DEP CO:	N
INSTALLED:	01-JUL-1981	STAT DATE:	31-JAN-1991
TK STAT:	B - REMOVED		
CAPACITY(GAL):	2000		
CONTENT:	B - UNLEADED GAS		
PLACE:	UNDERGROUND		
TYPE:	I - COUNTY GOVERNMENT		

Environmental FirstSearch
Site Detail Report

Target Property:

CRYSTAL RIVER FL 34429

JOB: 603768100

LUST

SEARCH ID: 39 **DIST/DIR:** 0.65 NE **ELEVATION:** 6 **MAP ID:** 27

NAME: CRYSTAL RIVER TRANSPORTATION
ADDRESS: 710 NE 6TH AVE
CRYSTAL RIVER FL 34429
CITRUS
CONTACT:
SOURCE: FL DEP

REV: 5/7/10
ID1: 098732267
ID2: 8732267.00
STATUS: FACILITY OPEN
PHONE: (352) 795-4032

DISCHARGE INFORMATION

DISCHARGE DATE: 04-06-1999
POLLUTANT: D - VEHICULAR DIESEL
COMBINED:
SCORE: 54
SCORE DATE: 03-08-2002
GAL DISCHARGED:

CLEANUP REQUIRED: R - CLEANUP REQUIRED
WORK STATUS: COMPLETED
DISCHARGE CLEANUP STATUS: SRCR - SRCR COMPLETE

INFO SOURCE: D - DISCHARGE NOTIFICATION
OTHER SOURCE:
SITE MANAGER: PEDIGO_L
MANAGER END DATE: 07-17-2008

TANK OFFICE: PCSWD - SOUTHWEST DISTRICT

UST INFORMATION

TOTAL NUMBER OF TANKS: 6
FACILITY TYPE: I - COUNTY GOVERNMENT
DEP CO: N

TANK INFORMATION

TANK ID:	4	STATUS:	OPEN
TVI:	TANK	DEP CO:	N
INSTALLED:	01-FEB-1980	STAT DATE:	31-AUG-1987

TK STAT: B - REMOVED
CAPACITY(GAL): 2000
CONTENT: A - LEADED GAS
PLACE: UNDERGROUND
TYPE: I - COUNTY GOVERNMENT

TANK ID:	5	STATUS:	OPEN
TVI:	TANK	DEP CO:	N
INSTALLED:	01-APR-1997	STAT DATE:	01-APR-1997

TK STAT: D - DELETED
CAPACITY(GAL): 3000
CONTENT: D - VEHICULAR DIESEL
PLACE: UNDERGROUND
TYPE: I - COUNTY GOVERNMENT

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Environmental FirstSearch

Site Detail Report

Target Property:

CRYSTAL RIVER FL 34429

JOB: 603768100

LUST

SEARCH ID: 39 **DIST/DIR:** 0.65 NE **ELEVATION:** 6 **MAP ID:** 27

NAME: CRYSTAL RIVER TRANSPORTATION
ADDRESS: 710 NE 6TH AVE
CRYSTAL RIVER FL 34429
CITRUS
CONTACT:
SOURCE: FL DEP

REV: 5/7/10
ID1: 098732267
ID2: 8732267.00
STATUS: FACILITY OPEN
PHONE: (352) 795-4032

TANK ID: 6 **STATUS:** OPEN
TVI: TANK **DEP CO:** N
INSTALLED: 01-AUG-1987 **STAT DATE:** 01-JUL-2007

TK STAT: B - REMOVED
CAPACITY(GAL): 5000
CONTENT: D - VEHICULAR DIESEL
PLACE: UNDERGROUND
TYPE: I - COUNTY GOVERNMENT

TANK ID: 7 **STATUS:** OPEN
TVI: TANK **DEP CO:** N
INSTALLED: 01-FEB-1980 **STAT DATE:**

TK STAT: U - IN SERVICE
CAPACITY(GAL): 250
CONTENT: L - WASTE OIL
PLACE: ABOVEGROUND
TYPE: I - COUNTY GOVERNMENT

TANK ID: 8 **STATUS:** OPEN
TVI: TANK **DEP CO:** N
INSTALLED: 01-AUG-1987 **STAT DATE:** 01-JUL-2007

TK STAT: B - REMOVED
CAPACITY(GAL): 3000
CONTENT: B - UNLEADED GAS
PLACE: UNDERGROUND
TYPE: I - COUNTY GOVERNMENT

TANK ID: TCR-1 **STATUS:** OPEN
TVI: TANK **DEP CO:** N
INSTALLED: 01-MAR-2008 **STAT DATE:** 01-MAY-2008

TK STAT: U - IN SERVICE
CAPACITY(GAL): 15000
CONTENT: D - VEHICULAR DIESEL
PLACE: ABOVEGROUND
TYPE: I - COUNTY GOVERNMENT

TCR-1 C - STEEL
TCR-1 I - DOUBLE WALL
TCR-1 L - COMPARTMENTED
TCR-1 M - SPILL CONTAINMENT BUCKET
TCR-1 N - FLOW SHUT-OFF
TCR-1 P - LEVEL GAUGES/ALARMS

- Continued on next page -

Environmental FirstSearch
Site Detail Report

Target Property:

CRYSTAL RIVER FL 34429

JOB: 603768100

LUST

SEARCH ID: 39	DIST/DIR: 0.65 NE	ELEVATION: 6	MAP ID: 27
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NAME: CRYSTAL RIVER TRANSPORTATION
ADDRESS: 710 NE 6TH AVE
CRYSTAL RIVER FL 34429
CITRUS
CONTACT:
SOURCE: FL DEP

REV: 5/7/10
ID1: 098732267
ID2: 8732267.00
STATUS: FACILITY OPEN
PHONE: (352) 795-4032

PIPING INFORMATION

<u>TANK ID:</u>	<u>DESCRIPTION:</u>
TCR-1	A - ABV, NO SOIL CONTACT
TCR-1	B - STEEL/GALVANIZED METAL
TCR-1	J - PRESSURIZED PIPING SYSTEM
TCR-1	K - DISPENSER LINERS

MONITORING INFORMATION

<u>TANK ID:</u>	<u>DESCRIPTION:</u>
TCR-1	4 - VISUAL INSPECT DISPENSER LINERS
TCR-1	D - SPCC PLAN
TCR-1	F - MONITOR DBL WALL TANK SPACE
TCR-1	H - MECHANICAL LINE LEAK DETECTOR
TCR-1	Q - VISUAL INSPECTION OF ASTS

Environmental FirstSearch
Site Detail Report

Target Property: CRYSTAL RIVER FL 34429

JOB: 603768100

LUST

SEARCH ID: 37	DIST/DIR: 0.65 NW	ELEVATION: 4	MAP ID: 28
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NAME: CRYSTAL RIVER CITY-PUBLIC WORKS
ADDRESS: 560 N CITRUS AVE
CRYSTAL RIVER FL 34428
CITRUS
CONTACT:
SOURCE: FL DEP

REV: 5/7/10
ID1: 099802907
ID2: 9802907.00
STATUS: FACILITY CLOSED
PHONE:

DISCHARGE INFORMATION

DISCHARGE DATE: 05-01-1995
POLLUTANT: Y - UNKNOWN/NOT REPORTED
COMBINED:
SCORE: 74
SCORE DATE: 03-08-2002
GAL DISCHARGED:

CLEANUP REQUIRED: R - CLEANUP REQUIRED
WORK STATUS: COMPLETED
DISCHARGE CLEANUP STATUS: NFA - NFA COMPLETE

INFO SOURCE: D - DISCHARGE NOTIFICATION
OTHER SOURCE:
SITE MANAGER: PEDIGO_L
MANAGER END DATE:

TANK OFFICE: PCSWD - SOUTHWEST DISTRICT

UST INFORMATION

FACILITY TYPE: X - CONTAMINATION SITE
DEP CO: N

TANK INFORMATION

**Environmental FirstSearch
Site Detail Report**

Target Property: CRYSTAL RIVER FL 34429

JOB: 603768100

LUST

SEARCH ID: 40 **DIST/DIR:** 0.65 NW **ELEVATION:** 6 **MAP ID:** 29

NAME: DIXIE AUTOMOTIVE ADDRESS: 846 US 19 N CRYSTAL RIVER FL 32629 CITRUS CONTACT: SOURCE: FL DEP	REV: 5/7/10 ID1: 098842217 ID2: 8842217.00 STATUS: FACILITY CLOSED PHONE: (813) 872-5040
--	---

DISCHARGE INFORMATION

DISCHARGE DATE: 11-02-1988
POLLUTANT: A - LEADED GAS
COMBINED:
SCORE: 76
SCORE DATE: 11-04-1997
GAL DISCHARGED:

DISCHARGE DATE: 11-02-1988
POLLUTANT: B - UNLEADED GAS
COMBINED:
SCORE: 76
SCORE DATE: 11-04-1997
GAL DISCHARGED:

DRINK WELLS AFFECTED: 0
MONITORING WELLS: NO
SOIL AFFECTED: YES
S WATER AFFECTED: NO
G WATER AFFECTED: YES
CLEANUP ELIG: E - ELIGIBLE

CLEANUP PROGRAM: E - EARLY DETECTION INCENTIVE

CLEANUP REQUIRED: R - CLEANUP REQUIRED
WORK STATUS: COMPLETED
DISCHARGE CLEANUP STATUS: SRCR - SRCR COMPLETE

INFO SOURCE: E - EDI
OTHER SOURCE:
SITE MANAGER: FOSTER_T
MANAGER END DATE: 05-05-2005

TANK OFFICE: PCTM1 - TEAM 1

UST INFORMATION

TOTAL NUMBER OF TANKS: 4
FACILITY TYPE: C - FUEL USER/NON-RETAIL
DEP CO: N

TANK INFORMATION

TANK ID: 1 TVI: TANK INSTALLED: TK STAT:	STATUS: CLOSED DEP CO: N STAT DATE: 30-NOV-1988 B - REMOVED	
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- Continued on next page -

Environmental FirstSearch
Site Detail Report

Target Property:

CRYSTAL RIVER FL 34429

JOB: 603768100

LUST

SEARCH ID: 40	DIST/DIR: 0.65 NW	ELEVATION: 6	MAP ID: 29
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NAME: DIXIE AUTOMOTIVE	REV: 5/7/10
ADDRESS: 846 US 19 N	ID1: 098842217
CRYSTAL RIVER FL 32629	ID2: 8842217.00
CITRUS	STATUS: FACILITY CLOSED
CONTACT:	PHONE: (813) 872-5040
SOURCE: FL DEP	

CAPACITY(GAL):	3000
CONTENT:	A - LEADED GAS
PLACE:	UNDERGROUND
TYPE:	C - FUEL USER/NON-RETAIL

TANK ID:	2	STATUS:	CLOSED
TVI:	TANK	DEP CO:	N
INSTALLED:		STAT DATE:	30-NOV-1988

TK STAT:	B - REMOVED
CAPACITY(GAL):	3000
CONTENT:	A - LEADED GAS
PLACE:	UNDERGROUND
TYPE:	C - FUEL USER/NON-RETAIL

TANK ID:	3	STATUS:	CLOSED
TVI:	TANK	DEP CO:	N
INSTALLED:		STAT DATE:	30-NOV-1988

TK STAT:	B - REMOVED
CAPACITY(GAL):	3000
CONTENT:	B - UNLEADED GAS
PLACE:	UNDERGROUND
TYPE:	C - FUEL USER/NON-RETAIL

TANK ID:	4	STATUS:	CLOSED
TVI:	TANK	DEP CO:	N
INSTALLED:		STAT DATE:	30-NOV-1988

TK STAT:	B - REMOVED
CAPACITY(GAL):	3000
CONTENT:	B - UNLEADED GAS
PLACE:	UNDERGROUND
TYPE:	C - FUEL USER/NON-RETAIL

**Environmental FirstSearch
Site Detail Report**

Target Property:

CRYSTAL RIVER FL 34429

JOB: 603768100

LUST

SEARCH ID: 38 **DIST/DIR:** 0.69 NW **ELEVATION:** 4 **MAP ID:** 30

NAME: CRYSTAL RIVER CITY-RIGHT OF WAY PROPERTY
ADDRESS: CR 495 and HWY 19
CRYSTAL RIVER FL
CITRUS
CONTACT:
SOURCE: FL DEP

REV: 4/1/09
ID1: 099801727
ID2: 9801727.00
STATUS: FACILITY CLOSED
PHONE: (352) 563-0032

SITE INFORMATION

OPERATOR: LYNN OLIVER
NAME UPDATED: 08-23-2005
ADDR UPDATED: 06-28-1999
BAD ADDR INDICATOR: N

RP ID: 55001
RP ROLE: FACILITY OWNER
RP BEGIN: 08-06-2003
NAME: OLIVER, LYNNE
941 NE HWY 19
CRYSTAL RIVER FL 34428

PHONE: (352) 563-0032

DISCHARGE INFORMATION

DISCHARGE DATE: 09-17-1997
POLLUTANT: Z - OTHER NON REGULATED
COMBINED:
SCORE: 75
SCORE DATE: 12-07-2007
GAL DISCHARGED:

CLEANUP REQUIRED: R - CLEANUP REQUIRED
WORK STATUS: INACTIVE
DISCHARGE CLEANUP STATUS: SA - SA ONGOING

INFO SOURCE: D - DISCHARGE NOTIFICATION
OTHER SOURCE:
SITE MANAGER: PEDIGO_L
MANAGER END DATE:

TANK OFFICE: PCSWD - SOUTHWEST DISTRICT

UST INFORMATION

FACILITY TYPE: H - LOCAL GOVERNMENT
DEP CO: N

TANK INFORMATION

Environmental FirstSearch
Site Detail Report

Target Property:

CRYSTAL RIVER FL 34429

JOB: 603768100

LUST

SEARCH ID: 35 **DIST/DIR:** 0.71 NW **ELEVATION:** 4 **MAP ID:** 31

NAME: CHEVRON-KWIK STOP
ADDRESS: 118 NW HWY 19
CRYSTAL RIVER FL 34428
CITRUS
CONTACT:
SOURCE: FL DEP

REV: 5/7/10
ID1: 098503048
ID2: 8503048.00
STATUS: FACILITY OPEN
PHONE: (352) 563-5770

DISCHARGE INFORMATION

DISCHARGE DATE: 06-24-1996
POLLUTANT: B - UNLEADED GAS
COMBINED:
SCORE: 61
SCORE DATE: 08-27-1998
GAL DISCHARGED:

DRINK WELLS AFFECTED: 0
MONITORING WELLS: NO
SOIL AFFECTED: YES
S WATER AFFECTED: NO
G WATER AFFECTED: YES
CLEANUP ELIG: E - ELIGIBLE

CLEANUP PROGRAM: P - PETROLEUM LIABILITY AND RESTORATION INSURANCE PROGRAM

CLEANUP REQUIRED: R - CLEANUP REQUIRED
WORK STATUS: COMPLETED
DISCHARGE CLEANUP STATUS: SRCR - SRCR COMPLETE

INFO SOURCE: D - DISCHARGE NOTIFICATION
OTHER SOURCE:
SITE MANAGER: RAY_JA
MANAGER END DATE: 08-07-2006

TANK OFFICE: PCTM4 - TEAM 4

UST INFORMATION

TOTAL NUMBER OF TANKS: 8
FACILITY TYPE: A - RETAIL STATION
DEP CO: N

TANK INFORMATION

TANK ID:	1	STATUS:	OPEN
TVI:	TANK	DEP CO:	N
INSTALLED:		STAT DATE:	
TK STAT:	B - REMOVED		
CAPACITY(GAL):	10000		
CONTENT:	A - LEADED GAS		
PLACE:	UNDERGROUND		
TYPE:	A - RETAIL STATION		

TANK ID:	1R1	STATUS:	OPEN
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- Continued on next page -

Environmental FirstSearch

Site Detail Report

Target Property:

CRYSTAL RIVER FL 34429

JOB: 603768100

LUST

SEARCH ID: 35 **DIST/DIR:** 0.71 NW **ELEVATION:** 4 **MAP ID:** 31

NAME: CHEVRON-KWIK STOP ADDRESS: 118 NW HWY 19 CRYSTAL RIVER FL 34428 CITRUS CONTACT: SOURCE: FL DEP	REV: 5/7/10 ID1: 098503048 ID2: 8503048.00 STATUS: FACILITY OPEN PHONE: (352) 563-5770
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TVI:	TANK	DEP CO:	N
INSTALLED:	01-JUN-1987	STAT DATE:	01-DEC-2004

TK STAT:	B - REMOVED
CAPACITY(GAL):	8035
CONTENT:	B - UNLEADED GAS
PLACE:	UNDERGROUND
TYPE:	A - RETAIL STATION

TANK ID:	2	STATUS:	OPEN
TVI:	TANK	DEP CO:	N
INSTALLED:		STAT DATE:	

TK STAT:	B - REMOVED
CAPACITY(GAL):	3000
CONTENT:	C - GASOHOL
PLACE:	UNDERGROUND
TYPE:	A - RETAIL STATION

TANK ID:	2R1	STATUS:	OPEN
TVI:	TANK	DEP CO:	N
INSTALLED:	01-JUN-1987	STAT DATE:	01-DEC-2004

TK STAT:	B - REMOVED
CAPACITY(GAL):	8035
CONTENT:	B - UNLEADED GAS
PLACE:	UNDERGROUND
TYPE:	A - RETAIL STATION

TANK ID:	3	STATUS:	OPEN
TVI:	TANK	DEP CO:	N
INSTALLED:		STAT DATE:	

TK STAT:	B - REMOVED
CAPACITY(GAL):	3000
CONTENT:	C - GASOHOL
PLACE:	UNDERGROUND
TYPE:	A - RETAIL STATION

TANK ID:	3R1	STATUS:	OPEN
TVI:	TANK	DEP CO:	N
INSTALLED:	01-JUN-1987	STAT DATE:	01-DEC-2004

TK STAT:	B - REMOVED
CAPACITY(GAL):	8035
CONTENT:	B - UNLEADED GAS
PLACE:	UNDERGROUND
TYPE:	A - RETAIL STATION

- Continued on next page -

Environmental FirstSearch

Site Detail Report

Target Property:

CRYSTAL RIVER FL 34429

JOB: 603768100

LUST

SEARCH ID: 35 **DIST/DIR:** 0.71 NW **ELEVATION:** 4 **MAP ID:** 31

NAME: CHEVRON-KWIK STOP ADDRESS: 118 NW HWY 19 CRYSTAL RIVER FL 34428 CITRUS CONTACT: SOURCE: FL DEP	REV: 5/7/10 ID1: 098503048 ID2: 8503048.00 STATUS: FACILITY OPEN PHONE: (352) 563-5770
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TANK ID:	4	STATUS:	OPEN
TVI:	TANK	DEP CO:	N
INSTALLED:		STAT DATE:	

TK STAT: B - REMOVED
CAPACITY(GAL): 4000
CONTENT: C - GASOHOL
PLACE: UNDERGROUND
TYPE: A - RETAIL STATION

TANK ID:	5	STATUS:	OPEN
TVI:	TANK	DEP CO:	N
INSTALLED:	01-JUN-2005	STAT DATE:	01-JUL-2005

TK STAT: U - IN SERVICE
CAPACITY(GAL): 13000
CONTENT: B - UNLEADED GAS
PLACE: UNDERGROUND
TYPE: A - RETAIL STATION

5	A - BALL CHECK VALVE
5	C - STEEL
5	F - FIBERGLASS CLAD STEEL
5	I - DOUBLE WALL
5	L - COMPARTMENTED
5	M - SPILL CONTAINMENT BUCKET
5	N - FLOW SHUT-OFF

PIPING INFORMATION

<u>TANK ID:</u>	<u>DESCRIPTION:</u>
5	F - DOUBLE WALL
5	J - PRESSURIZED PIPING SYSTEM
5	K - DISPENSER LINERS
5	N - APPROVED SYNTHETIC MATERIAL

MONITORING INFORMATION

<u>TANK ID:</u>	<u>DESCRIPTION:</u>
5	1 - CONTINUOUS ELECTRONIC SENSING
5	3 - ELECTRONIC MONITOR PIPE SUMPS
5	4 - VISUAL INSPECT DISPENSER LINERS
5	F - MONITOR DBL WALL TANK SPACE
5	H - MECHANICAL LINE LEAK DETECTOR

Environmental FirstSearch
Site Detail Report

Target Property:

CRYSTAL RIVER FL 34429

JOB: 603768100

LUST

SEARCH ID: 52 **DIST/DIR:** 0.74 NE **ELEVATION:** 10 **MAP ID:** 32

NAME: QUALITY EXPRESS STORES
ADDRESS: 770 NE 5TH ST
CRYSTAL RIVER FL 34429
CITRUS
CONTACT:
SOURCE: FL DEP

REV: 5/7/10
ID1: 099046215
ID2: 9046215.00
STATUS: FACILITY CLOSED
PHONE: (352) 563-1545

SITE INFORMATION

OPERATOR: MR. ALI
NAME UPDATED: 10-17-2002
ADDR UPDATED: 11-10-2003
BAD ADDR INDICATOR:

RP ID: 55449
RP ROLE: ACCOUNT OWNER
RP BEGIN: 11-17-2003
NAME: AMANA FOOD and FUEL INC
770 NE 5TH ST ATTN: ABID SHARWANI
CRYSTAL RIVER FL 34429

PHONE: (352) 563-1545

DISCHARGE INFORMATION

DISCHARGE DATE: 06-20-2008
POLLUTANT: D - VEHICULAR DIESEL
COMBINED:
SCORE: 60
SCORE DATE: 10-13-2009
GAL DISCHARGED:

DISCHARGE DATE: 06-20-2008
POLLUTANT: B - UNLEADED GAS
COMBINED:
SCORE: 60
SCORE DATE: 10-13-2009
GAL DISCHARGED:

CLEANUP REQUIRED: R - CLEANUP REQUIRED
WORK STATUS: ACTIVE
DISCHARGE CLEANUP STATUS: SA - SA ONGOING

INFO SOURCE: C - CLOSURE REPORT
OTHER SOURCE:
SITE MANAGER: RHODES_R
MANAGER END DATE:

TANK OFFICE: PCTM2 - TEAM 2

UST INFORMATION

TOTAL NUMBER OF TANKS: 4

FACILITY TYPE: A - RETAIL STATION
DEP CO: N

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

Target Property:

CRYSTAL RIVER FL 34429

JOB: 603768100

LUST

SEARCH ID: 52 **DIST/DIR:** 0.74 NE **ELEVATION:** 10 **MAP ID:** 32

NAME: QUALITY EXPRESS STORES
ADDRESS: 770 NE 5TH ST
CRYSTAL RIVER FL 34429
CITRUS
CONTACT:
SOURCE: FL DEP

REV: 5/7/10
ID1: 099046215
ID2: 9046215.00
STATUS: FACILITY CLOSED
PHONE: (352) 563-1545

TANK INFORMATION

TANK ID:	1	STATUS:	CLOSED
TVI:	TANK	DEP CO:	N
INSTALLED:	01-MAR-1990	STAT DATE:	01-JUN-2008

TK STAT: B - REMOVED
CAPACITY(GAL): 8000
CONTENT: B - UNLEADED GAS
PLACE: UNDERGROUND
TYPE: A - RETAIL STATION

TANK ID:	2	STATUS:	CLOSED
TVI:	TANK	DEP CO:	N
INSTALLED:	01-MAR-1990	STAT DATE:	01-JUN-2008

TK STAT: B - REMOVED
CAPACITY(GAL): 8000
CONTENT: B - UNLEADED GAS
PLACE: UNDERGROUND
TYPE: A - RETAIL STATION

TANK ID:	3	STATUS:	CLOSED
TVI:	TANK	DEP CO:	N
INSTALLED:	01-MAR-1990	STAT DATE:	01-JUN-2008

TK STAT: B - REMOVED
CAPACITY(GAL): 8000
CONTENT: B - UNLEADED GAS
PLACE: UNDERGROUND
TYPE: A - RETAIL STATION

TANK ID:	4	STATUS:	CLOSED
TVI:	TANK	DEP CO:	N
INSTALLED:	01-MAR-1990	STAT DATE:	01-JUN-2008

TK STAT: B - REMOVED
CAPACITY(GAL): 6000
CONTENT: D - VEHICULAR DIESEL
PLACE: UNDERGROUND
TYPE: A - RETAIL STATION

**Environmental FirstSearch
Site Detail Report**

Target Property:

CRYSTAL RIVER FL 34429

JOB:

603768100

STATE

SEARCH ID: 11	DIST/DIR: 1.11 NE	ELEVATION: 11	MAP ID: 33
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NAME: METAL INDUSTRIES INC
ADDRESS: 8409 W CRYSTAL ST
CRYSTAL RIVER FL 34429
CITRUS

REV: 11/19/97
ID1: SITE 000478
ID2:
STATUS: STATE SITE
PHONE:

CONTACT:
SOURCE:

REGION: S

LTBI DATE: CONFIRM DATE: DELETED DATE: REMED DATE: WAIVER DATE:	NPL: NO PUB INV: INIT ACTION: RESP ACTION: PRIORITY:	CURRENT STATUS: PET/HAZ: REMEDATION:
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CONTENT:
LOCATION:
RESULTS:

GROUND WATER:

Environmental FirstSearch Descriptions

NPL: EPA NATIONAL PRIORITY LIST - The National Priorities List is a list of the worst hazardous waste sites that have been identified by Superfund. Sites are only put on the list after they have been scored using the Hazard Ranking System (HRS), and have been subjected to public comment. Any site on the NPL is eligible for cleanup using Superfund Trust money.

A Superfund site is any land in the United States that has been contaminated 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.

FINAL - Currently on the Final NPL

PROPOSED - Proposed for NPL

NPL DELISTED: EPA NATIONAL PRIORITY LIST Subset - Database of delisted NPL sites. 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.

DELISTED - Deleted from the Final NPL

CERCLIS: EPA COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM (CERCLIS)- 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.

PART OF NPL- Site is part of NPL site

DELETED - Deleted from the Final NPL

FINAL - Currently on the Final NPL

NOT PROPOSED - Not on the NPL

NOT VALID - Not Valid Site or Incident

PROPOSED - Proposed for NPL

REMOVED - Removed from Proposed NPL

SCAN PLAN - Pre-proposal Site

WITHDRAWN - Withdrawn

NFRAP: EPA COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM ARCHIVED SITES - database of Archive designated CERCLA sites that, to the best of EPA's knowledge, assessment has been completed and 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.

NFRAP – No Further Remedial Action Plan

P - Site is part of NPL site

D - Deleted from the Final NPL

F - Currently on the Final NPL

N - Not on the NPL

O - Not Valid Site or Incident

P - Proposed for NPL

R - Removed from Proposed NPL

S - Pre-proposal Site

W – Withdrawn

RCRA COR ACT: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.

RCRAInfo facilities that have reported violations and subject to corrective actions.

RCRA TSD: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM TREATMENT, STORAGE, and DISPOSAL FACILITIES. - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.

Facilities that treat, store, dispose, or incinerate hazardous waste.

RCRA GEN: EPA/MA DEP/CT DEP RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM GENERATORS - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.

Facilities that generate or transport hazardous waste or meet other RCRA requirements.

LGN - Large Quantity Generators

SGN - Small Quantity Generators

VGN – Conditionally Exempt Generator.

Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List) facilities.

CONNECTICUT HAZARDOUS WASTE MANIFEST – Database of all shipments of hazardous waste within, into or from Connecticut. The data includes date of shipment, transporter and TSD info, and material shipped and quantity. This data is appended to the details of existing generator records.

MASSACHUSETTES HAZARDOUS WASTE GENERATOR – database of generators that are regulated under the MA DEP.

VQN-MA = generates less than 220 pounds or 27 gallons per month of hazardous waste or waste oil.

SQN-MA = generates 220 to 2,200 pounds or 27 to 270 gallons per month of waste oil.

LQG-MA = generates greater than 2,200 lbs of hazardous waste or waste oil per month.

RCRA NLR: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.

Facilities not currently classified by the EPA but are still included in the RCRAInfo database. Reasons for non classification:

Failure to report in a timely matter.

No longer in business.

No longer in business at the listed address.

No longer generating hazardous waste materials in quantities which require reporting.

ERNS: EPA/NRC EMERGENCY RESPONSE NOTIFICATION SYSTEM (ERNS) - Database of incidents reported to the National Response Center. These incidents include chemical spills, accidents involving chemicals (such as fires or explosions), oil spills, transportation accidents that involve oil or chemicals, releases of radioactive materials, sightings of oil sheens on bodies of water, terrorist incidents involving chemicals, incidents where illegally dumped chemicals have been found, and drills intended to prepare responders to handle these kinds of incidents. Data since January 2001 has been received from the National Response System database as the EPA no longer maintains this data.

Tribal Lands: BIA INDIAN LANDS AND NATIVE ENTITIES IN FLORIDA - database of American Indian reservations in Florida.

Tribal Lands: DOI/BIA INDIAN LANDS OF THE UNITED STATES - Database of areas with boundaries

established by treaty, statute, and (or) executive or court order, recognized by the Federal Government as territory in which American Indian tribes have primary governmental authority. The Indian Lands of the United States map layer shows areas of 640 acres or more, administered by the Bureau of Indian Affairs. Included are Federally-administered lands within a reservation which may or may not be considered part of the reservation. BUREAU OF INDIAN AFFAIRS CONTACT - Regional contact information for the Bureau of Indian Affairs offices.

State/Tribal Sites: *FL DER/DEP/EPA* FLORIDA SITES LIST - database of identified facilities and/or locations that the Florida Department of Environmental Regulation has recognized with potential or existing environmental contamination.

SUPERFUND HAZARDOUS WASTE SITES- database that correlates to the NPL list and includes active, delisted, and Federal sites.

State Spills 90: *FDEP* PETROLEUM CONTAMINATION AND CLEANUP REPORTS - database of contaminated facility reports provide the Facility ID, Facility Type, Score, Rank, Operator Information, and Owner Information, for facilities that currently have contamination

State/Tribal SWL: *FDEP* SOLID WASTE FACILITIES LIST - database concerned with the handling of waste and includes locations identified with solid waste landfilling or associated activities involving the handling of solid waste. The presence of a site on this list does not necessarily indicate existing environmental contamination, but rather the potential. The FDEP assigns scores to the sites based on the threat to human health and the environment. The Rank is determined by the site's Score and reflects the state's priority for remedial action on that site. Typically, the lower the Rank value, the greater the priority for remedial action from the state.

State/Tribal LUST: *FDEP* LEAKING UNDERGROUND STORAGE TANKS LIST - database of petroleum storage tank systems that have reported the possible release of contaminants. Included within this list are sites that are in the Florida Early Detection Incentive (EDI) Program, the Abandoned Tank Restoration Program (ATRP) and the Petroleum Liability Insurance Restoration Program (PLIRP). These programs support remedial action or reimbursement for those sites with environmental problems due to leaking fuel storage tanks. Some sites listed in the report have not yet been accepted in these programs.

State/Tribal UST/AST: *FDEP/EPA* STORAGE TANK AND CONTAMINATION MONITORING DATABASE - Database of all storage tank facilities registered with the Department and tracked for active storage tanks, storage tank history, or petroleum cleanup activity. Information includes facility identification number, site location information, and basic storage tank information such as size, placement, substance stored, installation date and current tank status.

TRIBAL LAND UNDERGROUND STORAGE TANKS - database of underground storage tanks that are reported to be on Native American lands. These sites are reported to the region 4 office of the EPA by the local tribal governments. The sites can be identified by their ID: NL-FL- number.

State/Tribal EC: *FDEP* INSTITUTIONAL CONTROLS REGISTRY DATABASE Subset- database of sites that have institutional controls and engineering controls was developed to assist with tracking those properties upon which an institutional control has been imposed pursuant to the provisions contained in Chapters 376 or 403, F.S. For Brownfield sites the ICR has been prepared for the public and local governments to monitor the status of those controls.

State/Tribal IC: *FDEP* INSTITUTIONAL CONTROLS REGISTRY DATABASE - database of institutional controls was developed to assist with tracking those properties upon which an institutional control has been imposed pursuant to the provisions contained in Chapters 376 or 403, F.S. For Brownfield sites the ICR has been prepared for the public and local governments to monitor the status of those controls.

State/Tribal VCP: *FL DEP* VOLUNTARY CLEANUP PROGRAM- A static state wide database of sites that have or may receive a tax credit. Tax credits are issued based on a percentage of the costs of "voluntary" cleanup. In other words, the person conducting cleanup is paying for it rather than the site being cleaned up using state funding through the Drycleaning Solvent Cleanup Program. The following three types of sites may be eligible for tax credits: (1) A drycleaning solvent contaminated site eligible for state-funded site rehabilitation under s. 376.3078(3), F.S.; (2) A drycleaning solvent contaminated site at which cleanup is undertaken by the real property owner pursuant to s. 376.3078(10), F.S., if the real property owner is not also, and has never been, the owner or operator of the drycleaning facility where the contamination exists; or (3) A brownfield site in a

designated brownfield area under s. 376.80,F.S.

State/Tribal Brownfields: *FDEP* BROWNFIELDS REDEVELOPMENT PROGRAM DATABASE- database of reports generated from the Brownfield Access Database which tracks the number of designated Brownfield areas, executed Brownfield site rehabilitation agreements, state and federal programs funding, and local Brownfield coordinators' contact information

RADON: *NTIS* NATIONAL RADON DATABASE - EPA radon data from 1990-1991 national radon project collected for a variety of zip codes across the United States.

State Other: *FDEP* SINKHOLES - database of sinkholes from the Florida Geological Survey Sinkholes.
DRYCLEANERS LIST - database of dry cleaning facilities registered with the Department. Information includes 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.

CATTLE DIPPING VATS - database of vats that were filled with an arsenic solution for the control and eradication of the cattle fever tick. Other pesticides such as DDT were also widely used. This is a static list from 1910 through 1950s.

State Other: *US DOJ* NATIONAL CLANDESTINE LABORATORY REGISTER - Database of 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 U.S. Department of Justice ("the Department"), and the Department has not verified the entry and does not guarantee its accuracy. All sites that are included in this data set will have an id that starts with NCLR.

Dry Cleaners: *FDEP* DRYCLEANERS LIST - database of dry cleaning facilities registered with the Department. Information includes 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.

Environmental FirstSearch Database Sources

NPL: *EPA* Environmental Protection Agency

Updated quarterly

NPL DELISTED: *EPA* Environmental Protection Agency

Updated quarterly

CERCLIS: *EPA* Environmental Protection Agency

Updated quarterly

NFRAP: *EPA* Environmental Protection Agency.

Updated quarterly

RCRA COR ACT: *EPA* Environmental Protection Agency.

Updated quarterly

RCRA TSD: *EPA* Environmental Protection Agency.

Updated quarterly

RCRA GEN: *EPA/MA DEP/CT DEP* Environmental Protection Agency, Massachusetts Department of Environmental Protection, Connecticut Department of Environmental Protection

Updated quarterly

RCRA NLR: *EPA* Environmental Protection Agency

Updated quarterly

ERNS: *EPA/NRC* Environmental Protection Agency

Updated annually

Tribal Lands: *BIA* Bureau of Indian Affairs

Updated when available

Tribal Lands: *DOI/BIA* United States Department of the Interior

Updated annually

State/Tribal Sites: *FL DER/DEP/EPA* Florida Department of Environmental Protection, Bureau of Waste Cleanup

Updated quarterly

State Spills 90: *FDEP* Florida Department of Environmental Protect

Updated quarterly

State/Tribal SWL: *FDEP* Florida Department of Environmental Protection

Updated annually

State/Tribal LUST: *FDEP* Florida Department of Environmental Protection

Updated quarterly

State/Tribal UST/AST: *FDEP/EPA* Florida Department of Environmental Protection

Updated quarterly

State/Tribal EC: *FDEP* Florida Department of Environmental Protect

Updated quarterly

State/Tribal IC: *FDEP* Florida Department of Environmental Protect

Updated quarterly

State/Tribal VCP: *FL DEP* Florida Department of Environmental Protection

Updated no longer available

State/Tribal Brownfields: *FDEP* The Florida Department of Environmental Protection, Division of Waste Management.

Updated quarterly

RADON: *NTIS* Environmental Protection Agency, National Technical Information Services

Updated periodically

State Other: *FDEP* Florida Department of Environmental Protection Storage Tank & Contamination Monitoring.

Florida Department of Environmental Protection Cattle Dipping Vats

Updated quarterly

State Other: *US DOJ* U.S. Department of Justice

Updated when available

Dry Cleaners: *FDEP* Florida Department of Environmental Protection Storage Tank & Contamination Monitoring.

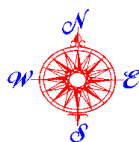
Updated quarterly

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

Target Property: CRYSTAL RIVER FL 34429

JOB: 603768100

Street Name	Dist/Dir	Street Name	Dist/Dir
Bayshore Dr	0.25 NW		
Beach Ln	0.22 NW		
SE 10th St	0.24 SW		
SE 1st Ct	0.23 SW		
SE 2nd Ave	0.13 NW		
SE 2nd Ct	0.18 NE		
SE 2nd Pl	0.11 NE		
SE 3rd Ave	0.21 SE		
SE 4th Ave	0.24 SE		
SE Cutler Spur Blvd	0.18 NE		
SE Kings Bay Dr	0.11 NE		
SE Paradise Ave	0.20 SW		
SE Valare Ln	0.17 NW		
SW 1st Ct	0.25 NW		
SW 5th Ter	0.25 NW		

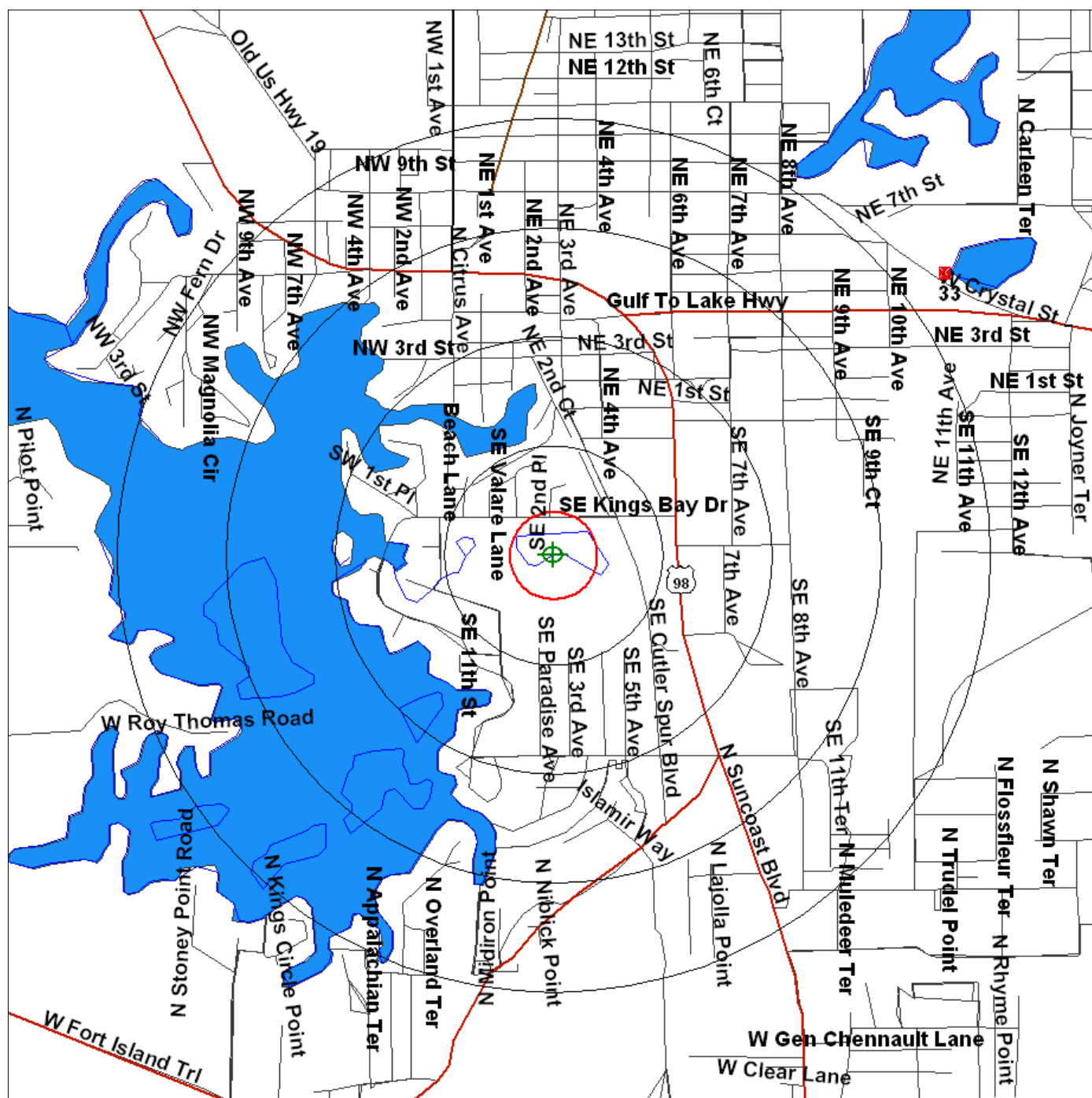


Environmental FirstSearch

1 Mile Radius
ASTM Map: NPL, RCRACOR, STATE Sites



, CRYSTAL RIVER FL 34429



Source: 2005 U.S. Census TIGER Files

Target Site (Latitude: 28.890475 Longitude: -82.589321)
Identified Site, Multiple Sites, Receptor
NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste
Triballand.....
Railroads
Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius



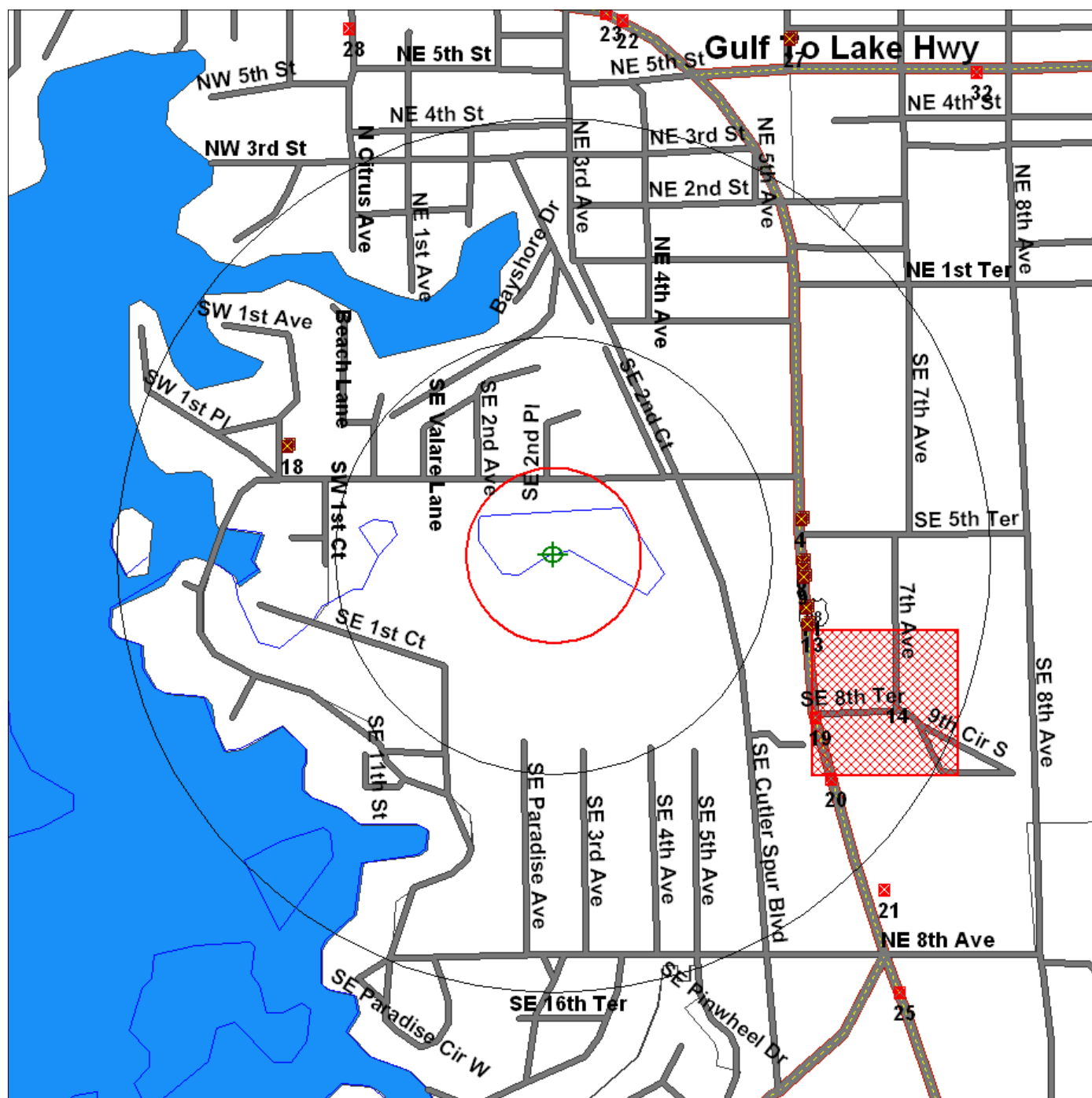


Environmental FirstSearch

.5 Mile Radius
ASTM Map: CERCLIS, RCRATSD, LUST, SWL



, CRYSTAL RIVER FL 34429



Source: 2005 U.S. Census TIGER Files

Target Site (Latitude: 28.890475 Longitude: -82.589321)
Identified Site, Multiple Sites, Receptor
NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste
Triballand.....
Railroads
Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius





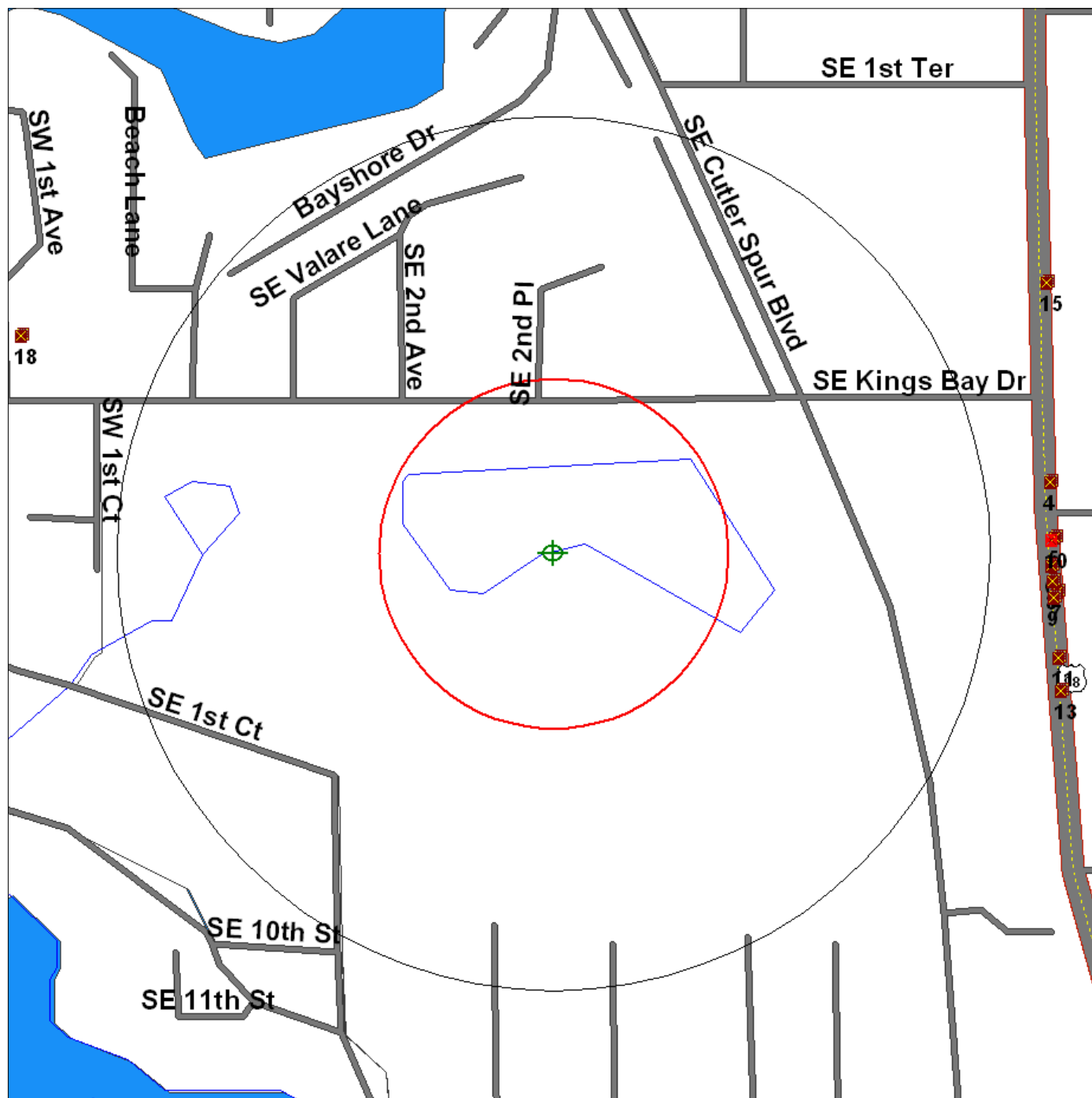
Environmental FirstSearch

.25 Mile Radius

ASTM Map: RCRAGEN, ERNS, UST, FED IC/EC, METH LABS



, CRYSTAL RIVER FL 34429



Source: 2005 U.S. Census TIGER Files

Target Site (Latitude: 28.890475 Longitude: -82.589321)

Identified Site, Multiple Sites, Receptor

NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

Triballand.....

Railroads

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



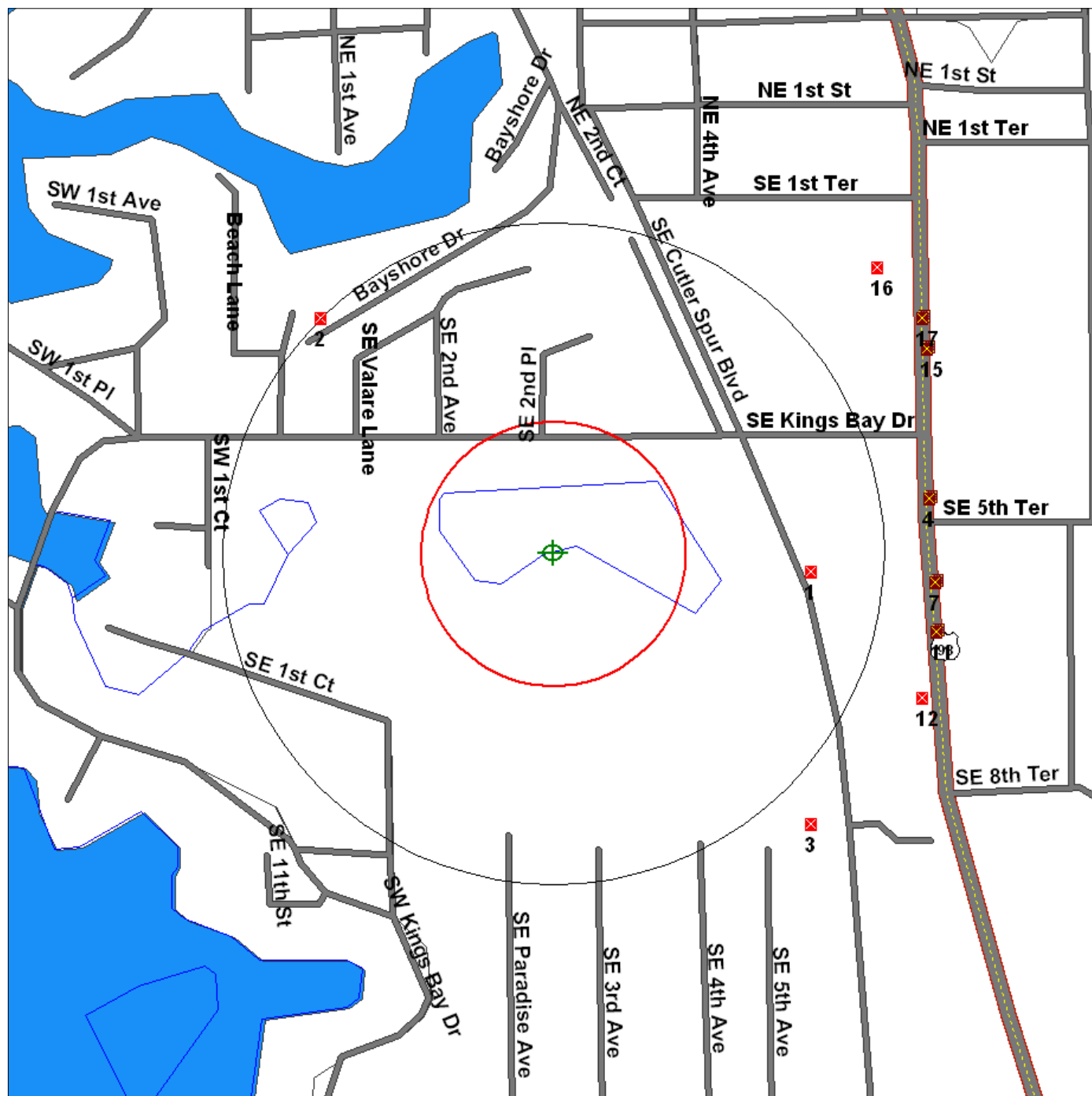


Environmental FirstSearch

.33 Mile Radius
Non-ASTM Map: No Sites Found



, CRYSTAL RIVER FL 34429



Source: 2005 U.S. Census TIGER Files

Target Site (Latitude: 28.890475 Longitude: -82.589321)
Identified Site, Multiple Sites, Receptor
NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste
Triballand.....
National Historic Sites and Landmark Sites
Railroads
Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius





APPENDIX E

Selected Site Photographs



Photograph 1 – View of subject Property, facing north.



Photograph 2 – View of storage shed on southern portion of Property.



Photograph 3 – View of Three Sisters Springs.



Photograph 4 – View of man-made pond located in center of Property.



Photograph 5 – View of planted pines on subject Property.



Photograph 6 – View of stormwater ditch and dense vegetation around perimeter of Property.



Photograph 7 – View of stockpiles located on subject Property.



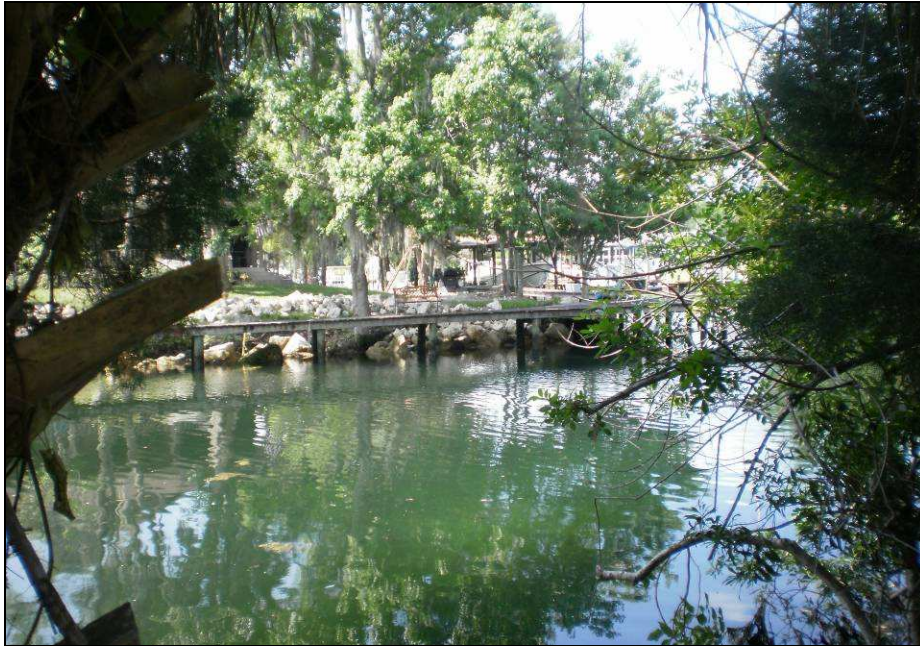
Photograph 8 – View of monitor well located on subject Property.



Photograph 9 – View of pole-mounted transformer located on the southern portion of the Property.



Photograph 10 – View of northern adjacent property.



Photograph 11 – View of southern adjacent property.



Photograph 12 – View of northeastern adjacent property.



Photograph 13 – View of eastern adjacent property.



APPENDIX F

Previous Investigations

ENVIRONMENTAL SITE ASSESSMENT

Three Sisters Springs Site
Southwest corner of SE Kings Bay Drive and SE Cutler Spur Boulevard
Citrus County
Crystal River, Florida

Prepared for:

Jose Cuarta, PE
10705 Out Island Drive
Tampa, FL 33615

Prepared by:

HSA Engineers & Scientists
4019 East Fowler Avenue
Tampa, Florida 33617

HSA Project Number 60-15-2844-00

November 2004

November 3, 2004

Jose Cuarta, PE
10705 Out Island Drive
Tampa, FL 33615

Subject: **PHASE I ENVIRONMENTAL SITE ASSESSMENT**
Three Sisters Springs Site
Southwest corner of SE Kings Bay Drive and SE Cutler Spur Boulevard
Crystal River, Citrus County, Florida 34429
HSA Project Number 60-15-2844-00

Dear Mr. Cuarta:

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

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

Sincerely,
HSA Engineers & Scientists

Kim Lamrouex
Environmental Scientist

Nicholas Albergo, P.E., DEE
Chairman

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FIGURES

FIGURE 1	Site Location Map
FIGURE 2	Site Plan
FIGURE 3	2004 Aerial Photograph
FIGURE 4	USGS Quadrangle Map

APPENDICES

APPENDIX A	ASTM Glossary
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APPENDIX D	Selected Site Photographs

EXECUTIVE SUMMARY

HSA has completed the Environmental Site Assessment (**ESA**) for Three Sisters Springs Site located on the southwest corner of SE Kings Bay Drive and SE Cutler Spur Boulevard in Crystal River, Citrus County, Florida (*i.e.*, the “subject property”). This ESA includes our efforts in the performance of an area reconnaissance of the properties immediately adjacent to and abutting, and readily accessible for visual examination from, the subject property. We have also reviewed maps, aerial photographs, as well as other practically reviewable, publicly available and reasonably ascertainable records and reports.

This assessment was performed in general accordance with the scope and limitations of the American Society for Testing and Materials (ASTM) Standard E 1527-00, modified and amended to comply with the contract between HSA and **Jose Cuarta, PE** dated October 18, 2004. Assessment of other environmental issues to evaluate business environmental risks that are beyond the scope of the ASTM E 1527-00 standard of practice was not conducted.

Our research and findings indicate that the subject property has been undeveloped since at least 1973. The property consists of 60 acres of land. Dense vegetation exists throughout the property and consists of various grasses, shrubs, and various trees. While this vegetation prohibited a through reconnaissance of the subject property, HSA did not observe any evidence of contamination that would pose a material threat to the environmental integrity of the subject property.

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

No Recognized Environmental Conditions (REC) in connection with the subject property were identified during this assessment. This summary does not contain all of the information that is found in the full report. The report should be read in its entirety to obtain a more complete understanding of the information provided, and to aid in any decisions made, or actions taken, based on this information.

1.0 INTRODUCTION

1.1 Background

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

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

1.2 Purpose

Based upon information provided to HSA, it is our understanding that this Phase I ESA was requested as part of a pending real estate transaction. Based on the information provided, HSA assumes that the purpose in requesting this Phase I ESA is to assist **Jose Cuarta, PE** in their pursuit of the requirements that may be necessary to qualify for considerations under the "Innocent Landowner Defense" to CERCLA (*a.k.a.*, Superfund) liability. Although performance of an ESA in a manner that is generally consistent with the ASTM E 1527-00 Standard is of benefit, it should be realized that the Standard of "all appropriate inquiry" or "good commercial or customary practice" can only be made on a case-by-case basis, and is subject to judicial interpretation. Where applicable, we have also incorporated any site-specific requirements that have been outlined in the assessment contract dated **October 18, 2004**.

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

The term includes Hazardous Substances or Petroleum Products even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment, and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. A glossary of ASTM definitions is included in **Appendix A**.

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

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

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

1.3 Limitations and Exceptions of Assessment

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

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

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

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

1.4 Scope of Services

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

1. Review of Reasonably Ascertainable, Practically Reviewable, and Publicly Available records, in particular, those contained within the State of Florida Department of Environmental Protection (FDEP), the Citrus County Environmental Health Department (CCEHD), and the United States Environmental Protection Agency (EPA) records. Such information may include permits, notice of violations, materials handling practices, and registered underground storage tank (UST) data.
2. Review of readily available aerial photographs and topographic records of the site and its environs for evidence of the past uses, excavations, landfills or other potential waste producing activities in the area.
3. A site reconnaissance performed by an environmental professional experienced in the observance of environmental phenomena. The purpose of the site reconnaissance is to obtain

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

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

1.5 Authorization

Authorization to perform this assessment was given on October 18, 2004 by signed proposal *P4984-2004* from the **Jose Cuarta, PE** to HSA.

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

1.6 Use By Third Parties

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

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

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

1.7 Other Resources and Environmental Professional Qualifications

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

2.0 SITE DESCRIPTION

2.1 Site Description and Surrounding Vicinity

The subject property encompasses 60 acres of land located on the southwest corner of SE Kings Bay Drive and SE Cutler Spur Boulevard in Crystal River, Citrus County, Florida (**Figure 1**). Two storage sheds and a picnic area are located on the southwest portion of the site. Dense vegetation exists throughout the perimeter of the subject property and consists of various trees, shrubs, and grasses. A large pond and natural spring exist on the central and southwestern portion of the site.

The surrounding properties are residentially and commercially developed and include: residential neighborhoods to the north; Kings Bay Plaza Shopping Center to the northeast; Huffman Heritage Whole Foods, Crystal Paint and Decorating, Westin Properties, Specialty Gems, Val's Boutique, Crystal Center Shopping Center, ABC Liquor, and Mercantile Bank to the east; and residential neighborhoods and canals to the south and west (see **Figure 2**).

Tenants of the Kings Bay Plaza Shopping Center included: Duds and Suds Laundry, Bayside Sporting Goods, Beauty Salon, Beltone, Little Caesar's, Sporting Health Club, Mech Zone Video, Chinese Restaurant, West Marine, and Big Lot's. Tenants of the Crystal Center Shopping Center include: Sherwin Williams, Chinese First Buffet, Crystal Center Laundromat, Save-a-Lot, Teasers of London, Speedy Printing, Crystal River Wine and Cheeses, Dollar Store, and Mr. B's Car Wash.

2.2 Historical Uses of the Property

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

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

Based upon research and interviews, the subject property has been undeveloped since at least 1973. Significant observations and interpretations of the available aerial photographs are provided as follows:

- 1973 Dense vegetation is depicted throughout the subject property. Three Sisters Springs is depicted on the southwest portion of the site. An unpaved path is depicted along the western and southern property boundaries. Residential neighborhoods and several canals are depicted to the north, west, and south. SE Kings Bay Drive is also depicted to the north. SE Cutler Spur Boulevard is depicted to the northeast. Undeveloped land and Crystal Center Shopping Center are depicted to the east. An apparent commercial structure appears to be under construction to the southeast.
- 1985 The subject property has been cleared. The present-day pond and unpaved path located on the central portion of the site is depicted in its current configuration. An apparent stockpile of fill material is depicted on the south side of the pond. Several additional residences are depicted throughout the northern, western, and southern adjacent properties. The present-day Kings Bay Plaza Shopping Center is depicted to the northeast. The present-day Huffman Heritage Whole Foods, Crystal Paint and Decorating, Westin Properties, Specialty Gems, Val's Boutique, ABC Liquor, and Mercantile Bank structures are depicted to the east.
- 1995 The stockpile of the fill material is no longer depicted on the subject property. An apparent depressional area is depicted to the southwest of the pond. The surrounding properties are substantially unchanged.
- 1999 An apparent stockpile of fill material is depicted on the west side of the pond located on the subject property. The surrounding properties are substantially unchanged.
- 2004 Several additional stockpiles of fill material are depicted on the west side of the pond located on the subject property. The surrounding properties are substantially unchanged.

Based upon our aerial photographic interpretation, HSA did not identify or observe signs of environmental distress on the subject property. Historical information sources researched in this assessment allowed uses of the property to be traced from the present back to 1973. The historical records researched did not allow the property's history to be traced back to 1940 or to the property's obvious first developed use, which constitutes historical data failure per ASTM Standard E 1527-00 § 7.3.2.3. **Figure 3** depicts the subject property as recorded by the most recent aerial photograph (2004).

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

2.3 Physical Setting Source

A current USGS 7.5 Minute Topographic Map illustrating the area on which the property is located, was reviewed during the ESA (see **Figure 4**). This review is required as specified in ASTM Standard E 1527-00 § 7.2.3. This map is particularly useful when conditions have been identified in which Hazardous Substances or Petroleum Products are likely to migrate to the Property or from within the Property, into the groundwater or soil. The 1974 (photorevised 1987) USGS "Crystal River, Florida" quadrangle map was reviewed. The subject property is located in Section 21 and 28, Township 18 South, and Range 17 East. According to the topographic map review, the subject property and surrounding areas are located approximately 30 feet above mean sea level.

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

2.3.1 Hydrogeology

In Citrus County, the main source of water is the Floridan Aquifer. The aquifer is composed of the Eocene to Oligocene age limestone and dolomite of the Lake City Limestone, Avon Park Limestone, and Ocala Group, and also of the Suwannee Limestone if present. The base of the aquifer is approximately at the point where evaporites consistently fill limestone and dolomite pore spaces. The Floridan Aquifer is described as unconfined for much of Citrus County because of the absence of well developed, slowly permeable or very slowly permeable sediment between the ground surface and the top of the aquifer. Based on the surface contour lines, as represented on the USGS map in the area of the property, shallow unconfined groundwater flow is presumed to follow the west. Thus, properties located to the east are considered to be upgradient.

2.3.2 Surficial Soils

Based on the review of the “Soil Survey of Citrus County, Florida” publication developed by the U.S. Department of Agriculture, Soil Conservation Service, in cooperation with the University of Florida, issued October 1988, the soils on the subject property are characterized as soil type Matlacha, limestone substratum-Urban land complex. Matlacha soil makes up about 50 percent of the mapping unit, Urban land makes up about 25 percent, and included soils compose the remaining 25 percent. Urban land is covered by buildings and pavements so that identification of the soils is not feasible. The normal seasonal high water is generally at a depth of about 2 to 3 feet below existing grade for 1 to 3 months a year.

3.0 RECORDS REVIEW

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

3.1 Environmental Record Sources, Federal, State, and Local

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

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

3.1.1 Federal Regulatory Agency (USEPA)

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

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

- **National Priorities List (NPL)** - The NPL was devised as a method for the EPA to prioritize confirmed contaminated sites for the purpose of initiating remedial action as funded by the Hazardous Waste Substances Superfund Program. The program was initially established under the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA) and reinstated under the Superfund Amendments and Reauthorization Act of 1986 (SARA). To date, EPA has identified 1,450 hazardous waste sites as being the most serious in the nation. There were **no NPL sites** located within an AMSD of *one mile* of the subject property investigated during this ESA.
- **Comprehensive Environmental Response, Compensation & Liability Index System (CERCLIS)** - The EPA maintains a list of sites nominated to (or accepted for) the Superfund program. Inclusion of sites on this list does not automatically imply the presence of an existing or threatening release of Hazardous Substances since these sites are to be field evaluated by EPA to determine their significance. These sites may also appear on the NPL list as being slated for EPA funded response action, or they may be under other Federal or State enforcement action.

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

Resource Conservation Recovery Act/Hazardous Waste Data Management System (RCRA/HWDMS) - These facilities include 430,000 facilities whose operations generate, transport, treat, store or dispose of hazardous waste as per definitions and requirements of 40 CFR 261 and 270. These facilities are subdivided into four (4) categories: (1) Small and Very Small Quantity Generators (SQG's), (2) Large Quantity Generators (LQG's), (3) Transporters, and (4) Treatment, Storage or Disposal facilities (TSD's). There was **one (1) RCRA site** currently listed identified within the AMSD researched for the subject property.

Circle K #2814
16 NE US Highway 19
Crystal River, Florida 34429
Located 0.15 miles southeast of the subject property
SQG

Facilities that are designated as Small Quantity Generators (SQGs) are listed on the regulatory database because they generate small volumes of hazardous wastes. In regard to both SQGs and TSDs, it does not automatically follow that these sites are contaminated or a release has been reported (although 6,300 RCRA sites are listed on a subset database known as “CORRACTS” or Corrective Actions at RCRA Sites). In general, the listing is merely a compendium of facilities that use, store or dispose of waste materials.

There is no database information that would suggest that this site has impacted the subject property. Additionally, no information regarding this facility was found during a file review conducted at the Florida Department of Environmental Protection (FDEP).

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

3.1.2 State Regulatory Agency (FDEP)

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

EPA allows the State of Florida to administer a portion of the hazardous waste program authority of RCRA. Florida laws regulating hazardous wastes, such as the State Superfund, UST regulations, air pollution, and water pollution laws, tend to parallel the Federal regulations, but some sections of the State regulations differ from their Federal counterparts. For instance,

although most states consider waste oil alone a listed Hazardous Waste, RCRA does not, unless the waste oil is mixed with a Federally listed hazardous waste.

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

This most recent case law has placed a temporary injunction against the "petroleum exemption" and all waste oils must now be handled as if they met the definition of "hazardous" according to the federal statutes.

- **Florida Dry Cleaners (DRYCLN)** – The DRYCLN List is maintained by the Florida Department of Environmental Protection (FDEP). The listings are maintained within the Florida Drycleaner Cleanup Program, which is designed to provide funding for assessing and remediating drycleaner sites. There was **one (1) DRYCLN site** identified within the AMSD of *one-fourth of a mile* of the subject property.

Touch of Quality Cleaners 130 NE US Highway 19 Crystal River, Florida 34429 Located 0.18 miles southeast of the subject property
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The Touch of Quality Cleaners site is located approximately 950 feet southeast of the subject property. There is no database information that would suggest that this site has impacted the subject property. Additionally, no information regarding this facility was found during a file review conducted at the FDEP.

The State Priority List (SPL) - The Florida Department of Environmental Protection (FDEP) maintains several environmental databases. One database of specific interest is the State Priority List (SPL). The SPL database contains information on sites considered to be actually or potentially contaminated and presenting a possible threat to human health and the environment. There was **one (1) listing** in the SPL database within an AMSD of *one mile* for the subject property.

Metal Industries Inc
1000 North Crystal River Street
Crystal River, Florida 34429
Located 0.94 miles northeast of the subject property

The Metal Industries site is located over one-half mile southeast of the subject property. Based upon the apparent separation distance from the subject property, it is unlikely that contamination from this site could have impacted the subject property.

- **Solid Waste Landfills (SWLF)** - This report contains files for sites that are solid waste disposal facilities or landfills. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Section 2004 criteria for solid waste landfills or disposal sites. There was **one (1) SWLF site** identified within the AMSD of one-half mile for the subject property.

Crystal River Landfill
South end of 7th Avenue
Crystal River, Florida 34429
Located 0.23 miles southeast of the subject property

The Crystal River Landfill site is located 1,200 feet southeast of the subject property. Based upon the apparent separation distance from the subject property, it is unlikely that contamination from this site could have impacted the subject property.

- **Florida Leaking Storage Tank Report (LSTR)** - The LSTR (formerly, The Petroleum Contaminated Tracking System, or PCT) is a comprehensive listing of all reported leaking storage tanks reported within the State of Florida. Information from this database was extracted from the Florida Stationary Tank Inventory. There were **ten (10) LSTR sites** identified within the AMSD of *one-half mile* for the subject property.

Circle K #2814
16 NE US Highway 19
Crystal River, Florida 34429
Located 0.15 miles southeast of the subject property

Former Texaco Station 59 US Highway 19 South Crystal River, Florida 34429 Located 0.17 miles southeast of the subject property
Barnett Bank 101 SE US Highway 19 Crystal River, Florida 34429 Located 0.18 miles southeast of the subject property
Kmart #9286 146 SE US Highway 19 Crystal River, Florida 34429 Located 0.18 miles southeast of the subject property
Fina-Franks 310 NE US Highway 19 Crystal River, Florida 34429 Located 0.20 miles southeast of the subject property
Motiva Enterprises LLC 310 SE US Highway 19 Crystal River, Florida 34429 Located 0.20 miles southeast of the subject property
H&H Motors 400 S US Highway 19 Crystal River, Florida 34429 Located 0.22 miles southeast of the subject property

Exxon #5132 – Crystal River 800 S US Highway 19 Crystal River, Florida 34429 Located 0.31 miles southeast of the subject property
Whetstone Oil Co Inc 117 SE US Highway 19 Crystal River, Florida 34429 Located 0.38 miles southeast of the subject property
Palms Ace Hardware 1321 SE US Highway 19 Crystal River, Florida 34429 Located 0.46 miles southeast of the subject property

The Circle K #2814 site is located approximately 790 feet southeast of the subject property. This facility is listed as having a petroleum discharge in June 1988. Remedial Action Cleanup activities are listed as in progress. This facility currently has a priority score of 76 under the State Early Detection Incentive Program (EDI). The State-funded petroleum programs (*i.e. Early Detection Incentive Program (EDI), Abandoned Tank Restoration Program (ATRP), Petroleum Liability Insurance and Restoration Program (PLIRP)*) are currently funding sites with a priority score of 40 or higher.

The Former Texaco Station site is located approximately 900 feet southeast of the subject property. This facility is listed as having petroleum discharges in December 1987, April 1992, and May 1992. This facility was granted “No Further Action” status by the FDEP in August 1992 which releases the responsible party from additional regulatory prompted assessment and/or additional remediation.

The Barnett Bank site is located approximately 950 feet southeast of the subject property. This facility is listed as having a petroleum discharge in December 1998. This facility was granted “No Further Action” status by the FDEP in November 1994.

The Kmart #9286 site is located approximately 950 southeast of the subject property. According to the database report, no cleanup activities were required in association with this discharge.

Based upon the apparent separation distance from the subject property and the remaining listed sites, its is unlikely that these facilities have impacted the subject property.

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

The listings in the RST database are for sites that have registered their storage tanks. The appearance of a site on the RST list does not necessarily indicate environmental inadequacies at the site, but rather that the potential for environmental degradation to occur on the site or on adjacent sites is increased should the storage tanks undergo physical damage or experience leakage. There were **two (2) RST sites** identified within the AMSD of *one-quarter of a mile* for the subject property. The sites are identified below:

Pete's Pier Inc 1 SW 1st Place Crystal River, Florida 34429 Located 0.06 miles northeast of the subject property
Circle K #2814 16 NE US Highway 19 Crystal River, Florida 34429 Located 0.15 miles southeast of the subject property

The Pete's Pier site is actually located approximately 1,000 feet northwest of the subject property. This site is listed as having three underground storage tanks (USTs) containing unleaded gasoline and diesel fuel in service and one UST removed. No discharges have been reported for this facility.

3.1.3 County Agencies (*Citrus County*)

An HSA Environmental Professional contacted the Citrus County Environmental Health Department (CCEHD), to obtain additional information regarding facility non-compliance, spills, historical contamination, and/or any other site inconsistencies which have occurred at the site or within its near proximity. Businesses that either maintain storage tanks or produce hazardous waste are required by law to have their facilities registered, where applicable. On the other hand,

it has been recognized that there are many facilities that operate tanks or use hazardous materials without proper regulatory authorization. Therefore, the standard State and Federal databases are not necessarily inclusive of all facilities.

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

3.2 Information Reported by User

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

3.3 Additional Record Sources

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

- ~ Asbestos-containing Materials;
- ~ Radon;
- ~ Lead Based Paint;
- ~ Lead in Drinking Water.
- ~ Wetlands;
- ~ Regulatory Compliance;
- ~ Cultural and Historic Resources;
- ~ Industrial Hygiene;
- ~ Health and Safety;
- ~ Ecological Resources;
- ~ Endangered Species;
- ~ Indoor Air Quality; and
- ~ High Voltage Powerlines.

4.0 SITE RECONNAISSANCE

On October 19, 2004, an HSA Environmental Professional, experienced in the observance of environmental phenomena, performed a site reconnaissance of the subject property. The reconnaissance consisted of observing the periphery of the property and viewing the site from accessible adjacent public thoroughfares. Interior portions of the property were systematically traversed to provide an overlapping field of view, wherever possible. The periphery of structures, where present on the property, were observed along with interior accessible common areas, maintenance and repair areas, and a representative number of occupant spaces. Visual reconnaissance of adjoining properties was limited to areas and facilities that were readily observable from the subject property or from public access areas. Photographs were taken to document the features observed during the reconnaissance and environmental conditions of concern, where possible. A photographic log and copies of the photographs are included in **Appendix D**. Findings of the site reconnaissance have been incorporated throughout this report. During the site reconnaissance, particular attention was afforded to site features that are typically indicative of potential environmental inadequacies.

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

4.1 Property Reconnaissance Findings

IDENTIFIED

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

Yes No

- | | | |
|--------------------------|-------------------------------------|--|
| ☐ | ☒ | Solid waste dumping, landfills, soil subsidence, or suspect fill materials |
| ☐ | ☒ | Non <i>de minimis</i> stained soil or pavement |
| ☐ | ☒ | Stressed vegetation |
| ☐ | ☒ | Wells |
| ☐ | ☒ | Odors |
| ☐ | ☒ | Other uses or conditions of concern |

To the extent observed or identified through interviews, the following information was obtained. The weather conditions during the site reconnaissance were described as clear and approximately 90 degrees Fahrenheit. Access to the property is provided via a secured gate located along the northern property boundary. The surrounding properties are residentially and commercially developed and include: residential neighborhoods to the north; Kings Bay Plaza Shopping Center to the northeast; Huffman Heritage Whole Foods, Crystal Paint and Decorating, Westin Properties, Specialty Gems, Val's Boutique, Crystal Center Shopping Center, ABC Liquor, and Mercantile Bank to the east; and residential neighborhoods and canals to the south and west (see **Figure 2**).

During the site reconnaissance, the subject property received a combination driving tour and walk-through examination. The subject property encompasses 60 acres of undeveloped land (**Appendix D, Photographs 1 through 3**). Dense vegetation was observed along the perimeter of the site and included various trees, shrubs, and grasses (**Appendix D, Photograph 4**). Overgrown grasses exist throughout the subject property. An unpaved path exists along the east-central portion of the site (**Appendix D, Photograph 5**).

Two small storage sheds were observed on the southwest portion of the site (**Appendix D, Photograph 6**). The storage sheds were not accessible at the time of the reconnaissance. An apparent picnic shelter and burn pit were also observed within this area (**Appendix D, Photographs 7 and 8**). No materials that may be considered hazardous were observed within the burn pit.

A large pond was observed on the central portion of the property (**Appendix D, Photograph 9**). A tire was observed floating in the northwest portion of the pond. A natural spring (Three Sisters Springs) and associated canals were observed on the southwest portion of the site (**Appendix D, Photograph 10**). No sheen or stressed vegetation was noted in or around these waterbodies.

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

- No heating ventilating and air conditioning (HVAC) system, sanitary sewer, or potable water source was identified on the property.

4.3 Adjoining Property Reconnaissance Findings

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

IDENTIFIED

Yes	No	
☐	☒	Hazardous Substance in connection with identified uses
☒	☐	Petroleum products in connection with identified uses
☒	☐	Aboveground or underground storage tanks (ASTs/USTs) or appurtenances
☐	☒	Suspect containers not in connection with identified uses
☐	☒	Electrical or mechanical equipment with signs of leakage
☐	☒	Extreme instances of interior stains or corrosion
☐	☒	Drains or sumps
☐	☒	Wastewater discharges
☐	☒	Septic or sewage tanks
☐	☒	Pits, Ponds, or lagoons
☐	☒	Pools of liquid or standing water
☐	☒	Solid waste dumping, landfills, soil subsidence, or suspect fill materials
☐	☒	Non <i>de minimis</i> stained soil or pavement
☐	☒	Stressed vegetation
☐	☒	Wells
☐	☒	Odors
☐	☒	Other uses or conditions of concern

The surrounding properties were observed to be residentially and commercially developed. Residential neighborhoods were observed to the north, west, and south (**Appendix D, Photographs 11 through 12**). Canals were observed along the western and southern portions of the subject property. No sheen was observed on the surface of the canals.

Kings Bay Plaza Shopping Center was observed on the northeastern adjacent property (**Appendix D, Photograph 13**). Tenants of the Kings Bay Plaza Shopping Center included: Duds and Suds Laundry, Bayside Sporting Goods, Beauty Salon, Beltone, Little Caesar's,

Sporting Health Club, Mech Zone Video, Chinese Restaurant, West Marine, and Big Lot's. According to a representative of Duds and Suds Laundry, no drycleaning activities take place onsite.

Crystal Center Shopping Center was observed on the eastern adjacent property. Tenants of the Crystal Center Shopping Center include: Sherwin Williams, Chinese First Buffet, Crystal Center Laundromat, Save-a-Lot, Teasers of London, Speedy Printing, Crystal River Wine and Cheeses, Dollar Store, and Mr. B's Car Wash. A boiler was observed along the rear of the tenant space occupied by the Crystal Center Laundromat (**Appendix D, Photograph 14**). According to a representative of the Crystal Center Laundromat, no drycleaning activities take place onsite. Additionally, an approximately 200-gallon aboveground storage tank (AST) containing propane fuel was observed on the west side of the shopping center (**Appendix D, Photograph 15**). Huffman Heritage Whole Foods, Crystal Paint and Decorating, Westin Properties, Specialty Gems, and Val's Boutique were also observed to the east. ABC Liquor and Mercantile Bank were observed to the southeast. Several pole-mounted and pad-mounted transformers were observed throughout the adjacent properties. No leaks appeared to be emanating from the transformers.

4.4 Limitations of Assessment

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

- Access Limitations – The storage sheds located on the southern portion of the subject property were inaccessible at the time of the reconnaissance.
- Physical Obstructions to Observations – Dense vegetation exists throughout the subject property.
- Outstanding Information Requests – Attempts to contact the previous property owners of the subject property via Scheda Ecological Associates were made. However, requests for contact were not returned prior to the issuance of this report.
- Historical Data Source Failure – None
- Key Site Manager Contact – Mr. Jose Cuarta
- 50-year chain-of-title (User responsibility) – Not Reviewed
- Other – None

4.5 Significant Assumptions

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

- Groundwater flow direction – The direction of groundwater flow in the area of the property had been inferred based on site observations of topographic slope, proximity of nearby water bodies, file record information, contamination assessment reports, and a review of the current USGS topographic map. The groundwater flow direction may be variable in this area due to a number of nearby influences.
- Regulatory Records Information – HSA assumes that all information provided by DataMap Technology Corporation regarding the regulatory status of facilities within the AMSD is complete, accurate, and current.
- Other - None

5.0 FINDINGS

The subject property encompasses 60 acres of undeveloped land located on the southwest corner of SE Kings Bay Drive and SE Cutler Spur Boulevard in Crystal River, Citrus County, Florida (**Figure 1**). Our research and findings indicate that the subject property has been undeveloped since at least 1973. A large pond exists on the central portion of the site. Three Sisters Springs exists on the southwest portion. Dense vegetation exists along the perimeter of the site.

With respect to potential soil or groundwater contamination to the soil and/or groundwater on the subject property, HSA did not observe any evidence of contamination on the subject property at the time of the site reconnaissance.

With respect to potential contamination from properties in close proximity, the regulatory database search identified seventeen (17) sites within the Approximate Minimum Search Distance (AMSD) of the property. These sites are located to the northwest and southeast of the subject property. Based upon our topographic review, the prevailing groundwater flow direction is to the west towards, and thus contaminant releases from these sites are unlikely to result in sufficient impact to the subject site.

6.0 OPINION

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

1. With respect to contamination sources from sources on the subject property, HSA did not observe evidence of contamination that would pose a material threat to the environmental integrity of the subject property.
2. With respect to contamination from sources off-site, seventeen (17) sites were identified by databases within the ASTM minimum search criteria. HSA believes that the potential for off-site contaminants to migrate on the subject property from these sites is unlikely due to the distances of these sites from the subject property, and apparent, hydrogeologic crossgradient to downgradient locations with respect to the subject property.

7.0 CONCLUSIONS

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-00 of the Three Sisters Springs Site located on the southwest corner of SE Kings Bay Drive and SE Cutler Spur Boulevard in Crystal River, Citrus County, Florida, the subject property. **No Recognized Environmental Conditions (REC) in connection with the subject property were identified during this assessment.**

8.0 WARRANTY

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

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

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