



Prepared for:

**The Village of
Estero**

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Palms Cir,

Estero, Florida
33928

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Environmental Site Assessment, Phase I
AMRC Project Number: 20-033158-ESA

Williams Road
Fort Myers, Florida 33928

April 17, 2020



ENVIRONMENTAL • ENGINEERING • CONTRACTING

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ACRONYM LIST

AST	Aboveground Storage Tank
ASTM	American Society for Testing and Materials
ATRP	
CAR(A)	Contamination Assessment Report (Addendum)
CERCLIS	Comprehensive Environmental Response Compensation and Liability Information System
DDMS	Disaster Debris Management Site
DNF	Discharge Notification Form
EDR	Environmental Data Resources
EPA	Environmental Protection Agency
FDEP	Florida Department of Environmental Protection
FDOT	Florida Department of Transportation
GCTL	Groundwater Cleanup Target Level
LAST	Leaking Aboveground Storage Tank
LUST	Leaking Underground Storage Tank
NAMP	Natural Attenuation Monitoring Plan
NFA	No Further Action Status has been Approved
NPL	National Priorities List
NREQ	Cleanup Not Required
PCAR	Preliminary Contamination Assessment Report
RA	Remedial Action Cleanup Activity in Progress
RAP(M)	Remedial Action Plan Modification
RCRA-LQG	Resource Conservation and Recovery Information System – Large Quantity Generator
RCRA-SQG	Resource Conservation and Recovery Information System – Small Quantity Generator
RCRA-CESQG	Resource Conservation and Recovery Information System – Conditionally Exempt Small Quantity Generator
REC	Recognized Environmental Condition
SA	Site Assessment Cleanup Activity in Progress
SAR	Site Assessment Report
SCTL	Soil Cleanup Target Level
SRCR	Site Rehabilitation Completion Report has been Approved
SRR	Source Removal Report
SSA	Supplemental Site Assessment
SWF/LF	Solid Waste Facility/Landfill Facilities
USGS	United States Geological Survey
UST	Underground Storage Tank

PETROLEUM CLEANUP PROGRAMS ACRONYM LIST

EDI	Early Detection Incentive Program
LSSI	Low-Scored Site Initiative Program
PAC	Pre-Approved Advanced Cleanup
PLRIP	Petroleum Liability & Restoration Insurance Program
PCPP	Petroleum Cleanup Participation Program

1.0 INTRODUCTION

1.1 Summary

American Management Resources Corporation (AMRC) was retained by Mr. Bob Franceschini of the Village of Estero (the Client), to perform a Phase I Environmental Site Assessment of the vacant property located at Williams Road in Estero, Florida (Strap #34-46-25-E4-0100C.0160). The study property is herein referred to as “the subject site/property” or “the site”. This assessment was requested to determine current environmental conditions of the site and evaluate potential environmental liabilities associated with the site. Work on this project was performed on March 30, 2020 through April 17, 2020. The findings were used to develop the conclusions outlined in Section 9.0.

According to the Lee County Property Appraiser the one (1) lot property is currently classified as ‘vacant institutional’ with a DOR code of ‘70’. The owner on record is listed as ‘Christ Community Ministries’, with an address of ‘8681 County Rd Estero, Florida 33928’.

1.2 Summary of Findings Table

ASTM Scope Findings Summary				
Assessment Section	Acceptable	Recognized Environmental Conditions (REC)	Proposed Further Action	Reference Section**
Historical Review	X			5.0
Regulatory Review	X			3.0
State/Local Review	X			3.0
Site Use	X			6.0
Hazardous Waste	X			N/A
Underground Storage Tanks (USTs)	X			
Aboveground Storage Tanks (ASTs)	X			
Waste/Discharges	X			
Vapor Encroachment	X			
Surrounding Areas	X			6.0
** Ctrl + click the hyperlinks in blue to be taken to the respective reference section.				

1.3 Purpose and Scope of Services

The objective of a Phase I Environmental Assessment is 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. The practice constitutes 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. Section 9601(35)(B) and the American Society of Testing and Materials (ASTM) Standard of Environmental Site Assessments: Phase I Environmental Site Assessment Process, E 1527-13. This assessment was limited to easily obtainable documentation at the time of the assessment.

The scope of services performed for this Phase I Environmental Assessment included four essential components: a) interviews; b) records review; c) site reconnaissance and d) final report on the information gathered.

1.4 Significant Assumptions, Limitations, Exceptions, Special Terms and Conditions

AMRC assumes that the information provided by the client, including the property boundaries and owners, are accurate. Standard industry practices and protocol were followed to develop the 'Findings and Conclusions' contained in Section 9.0 of this report. A detailed list of issues that are outside the scope of the ASTM Standard E1527-13 is included in Section 8.0 of this report.

The collection and analysis of following were not included within the authorized scope of work:

- soil
- groundwater
- air quality samples
- environmental lien searches
- surface water
- building materials
- assessment for potential vapor intrusion conditions

The ASTM Standard E1527-13 recognizes limitations that are intrinsic to the scope of a Phase I ESA, which include, but are not limited to:

- Uncertainty Not Eliminated: A Phase I ESA cannot eliminate uncertainty regarding the potential for recognized environmental conditions in connection with any property.
- Not exhaustive: A Phase I ESA is not an exhaustive investigation of the property and events that transpire on said property.
- Past Uses of the Property: The standards used to conduct a Phase I ESA only require review of historical sources at five-year intervals; therefore, past uses of property at less than five-year intervals may not be discovered.

The following limitation(s) were encountered during this investigation:

- 'Data gaps' as specified in the ASTM Standard E1527-13, section 12.7:
 - The earliest site information was from an aerial dated as 1944. This date is four (4) years past the 1940 date specified in the Standard.
 - The earliest reviewed city directory was dated as 1980. No listings were found for the subject site in any of the reviewed city directories. Additionally, there are gaps of more than five (5) between the reviewed city directories.

1.5 User Reliance

Services performed by the Environmental Professionals of AMRC for this project have been conducted in accordance with generally accepted environmental assessment practices. The findings and conclusions presented herein apply to reasonably ascertainable environmental situations or conditions, presently or pre-existing at or near the site, that may represent an environmentally adverse impact upon site conditions. No warranty, expressed or implied, is made.

This report has been prepared for the exclusive use and benefit of our client, Mr. Bob Franceschini of The Village of Estero. Reliance upon or use of this report by third parties is prohibited without express written consent from AMRC.

AMRC is not responsible for conclusions made by others based on the data presented in this report.

2.0 SITE DESCRIPTION AND USER-PROVIDED INFORMATION

2.1 Local and Legal Description

The following information was used to identify the site:

Location	Williams Road, Estero, Florida 33928
Legal Description	(See Appendix A for full legal description as listed in the Deed).
Current Use	Vacant Institutional/70
Parcel Number	34-46-25-E4-0100C.0160
Total Land Area	1 Lot
Current Owner	'Christ Community Ministries'
Latitude/Longitude	26.42225/-81.80414

2.2 User Interview

Mr. Bob Franceschini of the Village of Estero was interviewed on April 17, 2020 as the User of this Phase I Environmental Assessment. Mr. Franceschini indicated that he was not aware of any environmental concerns regarding the property.

2.2.1 Title Record Review

Per the scope of this assessment, AMRC did not perform land title or lien records research for the properties, and chain-of-title or environmental lien research was not requested or provided by the User.

2.2.2 Environmental Liens or Activity and Use Limitations

Following ASTM Practice E 1527-13, Section 6 - User Obligations, AMRC asked the user if they were aware of environmental liens encumbering the property or had knowledge of recognized environmental conditions.¹ The User had no knowledge of any environmental liens encumbering the property.

2.2.3 Commonly Known or Reasonably Ascertainable Information

The User and Site Manager were asked if they possessed any of the following information regarding the site:

- Environmental Site Assessment reports or audits previously performed
- Information or documentation on past use of the site
- Obvious indications of contamination on-site
- Chemicals currently or formerly present on-site
- Notices or correspondence from any government agency relating to past or current violations of environmental laws i.e.: spills or chemical releases occurring on-site
- Any environmental Clean-Ups occurring on-site

¹ The definition of environmental liens, according to ASTM Practice E 1527-13, is: 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, cleanups, 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.

2.2.4 Specialized Knowledge or Valuation Reduction for Environmental Issues

AMRC asked the User if they were aware of any special concerns with the site or environmental issues that might affect its value, and they were not. This interview pertained to previous and current site usage and information regarding environmental liens encumbering the property or knowledge of recognized environmental conditions.

The User also mentioned having no historical knowledge of any previous or current violations of environmental laws such as chemical spills or releases that would require an Environmental Clean-Up. See **Appendix E** for a copy of this report.

2.2.5 Property Manager and/or Occupant Information

According to the Lee County Property Appraiser the subject site is currently classified as 'Vacant Institutional/70'. The current property owner is Christ Community Ministries c/o Mark Goodman.

2.2.6 Reason for Performing Phase I

According to the User, AMRC was retained to perform this Phase I Environmental Assessment to comply with the financial due diligence aspect of a possible real estate transaction.

3.0 REGULATORY REVIEW

The ASTM Standard states that a records review will be conducted to help identify recognized environmental conditions in connection with a site. The records described in this Section are specified in the Standard. In addition, state or local sources of environmental records may be checked, at the discretion of the environmental professional, to supplement the standard sources. The accuracy and completeness of record information may vary among sources, including governmental sources. AMRC reviewed reasonably ascertainable, public records.

3.1 Federal, State, and Tribal Records Search

A review of federal, state and tribal information sources was conducted by Environmental Data Management, Inc. of Largo, Florida on April 7, 2020. The lists maintained by the U.S. Environmental Protection Agency (EPA), the National Response Center (NRC), the Florida Department of Environmental Protection (FDEP), as well as the Department of the Interiors Bureau of Indian Affairs (DOI/BIA) were searched for known sites of concern within the appropriate, approximate minimum search distance from the subject site per ASTM Practice E 1527-13, Section 8.2.1 - Standard Environmental Record Sources. Details of the following tables can be found in **Appendix C**.

3.1.1 Environmental Data Resources Report Results

The lists detailed in section 3.1 returned the following within the respective minimum search distances from the subject Site. A copy of this report can be found in **Appendix C**.

LEAKING UST (LUST) <i>Includes reported leaking underground storage tank incidents.</i>					
Site	Facility ID	Address	Clean-up Status	Facility Status	Distance (miles)
Lee County School BD - Estero High School	8942845	21900 River Ranch Rd.	NREQ -Cleanup Not Required	Open	0.327
Mayfield Cornors CO LLC	9800466	21481 S. Tamiami Trl	SRCR – SRCR Complete	Open	.475

TANKS <i>Includes storage tank facilities that do not have tank information but have either been closed or removed from the site.</i>				
Site	Facility ID	Address	Facility Status	Distance (miles)
Lee County School BD – Estero High School	8942845	21900 River Ranch Rd.	Open	.327
Mayfield Cornors CO LLC	9800466	21481 S. Tamiami Trl	Open	.475

SOLID WASTE/LANDFILL (SLDWST)		Includes solid waste disposal facilities or landfills.		
Site	Facility ID	Address	Class Status	Distance (miles)
Lee County -Corkscrew Palms	104964	9190 Corkscrew Palms Blvd Estero, FL 33928	INACTIVE (I)	0.356

3.2 Supplemental State Agency Records Search

3.2.1 Florida Department of Environmental Protection Database Sites Summary

The FDEP Oculus online database was searched for supplemental information regarding registered storage tank facilities as well as facilities dealing with Hazardous Waste in the immediate vicinity of the site. Records regarding the registered RCRA, DWM, SWF/LFs, USTs, LUSTs and Brownfields listed above were reviewed. Document copies can be found in **Appendix F**. This review revealed the following:

Site Name: Lee County School BD-Estero High School Site Address: 21900 River Ranch Rd Estero, FL 33928	Distance: 0.327 Direction: East	Concerns: LUST, TANKS
<p>An 'Early Detection Incentive Program Notification Application was sent it on December 29, 1988 due to vehicular diesel contamination discovered on site. On October 3, 1989, The Florida Department of Environmental Regulation determined that the site was not eligible for state-administered cleanup, they could not verify that contamination currently existed at the facility. See Appendix F for a copy of this report.</p> <p>The site currently operates on (2) 385-gallon AST, for Unleaded Gas and Vehicular Diesel which were installed on July 1, 1985. And, (1) 1000-gallon AST for Emergency Generator Diesel, which was installed on February 1, 2013.</p> <p>The most recent inspection report is from October 16, 2019 and is determined to be in compliance. See Appendix F for a copy of this report. AMRC does not believe that this site is a Recognized Environmental Condition (REC) with respect to the subject site. Because the site is actively within the Florida Department of Environmental Protection Petroleum Cleanup Program, the cost to remediate the contamination on-site should be covered by the program. Also, the distance from the subject site minimizes the chances for impact on the subject site.</p>		
Site Name: Mayfield Cornors Co LLC Site Address: 21481 S. Tamiami Trl, Estero, FL 33928	Distance: 0.475 Direction: Northwest	Concerns: LUST, TANKS
<p>On June 24, 2003, a violation was reported for a not repaired component which had caused 5 gallons of gasoline to discharge and damage a spill bucket on regular unleaded UST. US Biosystems, Inc. did soil testing and results came back on August 18, 2003. Adams Tank & Lift, Inc. completed maintenance and repair activities, based on the results of the field screening and soil sample AT&L suggested that the former presence of the damaged spill bucket may have had an adverse effect on the soil quality in the immediate area. A discharge was also reported October 16, 2007 due to a gasoline discharge being discovered while performing soil sampling. On October 24, 2012, the Site Rehabilitation Completion Report (SRCR) was completed. See Appendix F for a copy of this report. The site currently operates on (1) 15000-gallon UST containing unleaded gas, (1) 12000-gallon UST containing unleaded gas and (1) 10000 UST containing vehicular diesel. All tanks were installed on Sept 1, 1997. The most recent documentation available is from September 13, 2018 and is determined to be in compliance. AMRC does not believe that this site is a Recognized Environmental Condition (REC) with respect to the subject site. Because the site is actively within the Florida Department of Environmental Protection Petroleum Cleanup Program, the cost to remediate the contamination on-site should be covered by the program. Also, the distance between the subject site and the school limits the potential for contamination to migrate onto the subject site.</p>		

Site Name: Lee County-Corkscrew Palms Site Address: 9190 Corkscrew Palms Blvd, Estero, FL 33928	Distance: 0.356 Direction: Northeast	Concerns: SLDWST
On October 13, 2017, the DEP issued field authorizations for disaster debris management sites to be used for temporary storage and processing of disaster debris. On December 15, 2017, an inspection was conducted to determine if any environmental impact or issues remain, none were noted, and the site was graded and seeded with no environmental impact or issues. See Appendix F for a copy of this report. AMRC does not believe that this site is a Recognized Environmental Condition (REC) with respect to the subject site.		

3.2.2 Enforcement and Compliance History Online (ECHO) Database Sites Summary

The site’s surrounding area was searched for compliance and enforcement information according to the EPA. The results of the search did not reveal the presence of any major violations in relation to environmental compliance laws within the site’s immediate environment. This review revealed the following:

Site Name: Genova Site Address: Unknown, Estero, FL 33928	Distance: 0.4 Direction: N	Statute under which facility is regulated: Clean Water Act (CWA)
This facility currently holds a ‘general permit’ for storm water construction, which will expire on 10/12/2021. AMRC does not believe that this site is a Recognized Environmental Condition (REC) with respect to the subject site.		
Site Name: Genova at Coconut Point Site Address: Corner of via Coconut & Corkscrew Rd Estero, FL 33928	Distance: 0.4 Direction: N	Statute under which facility is regulated: Clean Water Act (CWA)
This facility currently holds a ‘general permit’ for storm water construction, which will expire on 05/21/2022. AMRC does not believe that this site is a Recognized Environmental Condition (REC) with respect to the subject site.		
Site Name: Coconut Point – Area 1-Phase Site Address: Sec Williams Rd/US 41 Estero, FL 33928	Distance: 0.4 Direction: SW	Statute under which facility is regulated: Clean Water Act (CWA)
This facility currently holds a ‘general permit’ for storm water construction, which will expire on 02/16/2025. AMRC does not believe that this site is a Recognized Environmental Condition (REC) with respect to the subject site.		
Site Name: School District of Lee County Site Address: 9251 Williams Rd, Estero, FL 33928	Distance: 0.4 Direction: E	Statute under which facility is regulated: Resource Conservation and Recovery Act (RCRA)
This facility is registered as an active VSQG. Historically and currently, no major or minor violations have been noted under RCRA. AMRC does not believe that this site is a Recognized Environmental Condition (REC) with respect to the subject site.		
Site Name: Park Place of Estero Site Address: 9400 Block Ln Estero, FL 33928	Distance: 0.4 Direction: NE	Statute under which facility is regulated: Clean Water Act (CWA)
This facility currently holds a ‘general permit’ for storm water construction, which will expire on 11/21/2023. AMRC does not believe that this site is a Recognized Environmental Condition (REC) with respect to the subject site.		

4.0 PHYSICAL SETTING SOURCES

4.1 Topography

The site topography has a general elevation of fifteen feet (15') above sea level based on national geodetic vertical datum. During the site reconnaissance, the property was generally level with little to no variations in elevation. The site's topography was determined through review of the USGS 7.5 Minute Topographic Map provided by Delorme Yarmouth, ME 04096 documented in **Appendix D**.

4.2 National Wetlands Inventory

According to the U.S. Fish and Wildlife Services, National Wetlands Inventory Map, the subject site and abutting properties do not consist of any wetlands. Freshwater Ponds are observed to the east and west of the subject site, but not adjacent to. Freshwater Forested/Shrub Wetlands are observed to the north east and south of the subject site, but not adjacent to. See **Appendix D** for the map detailed above.

4.3 Floodplains

According to the Lee County Flood Zones Map, the property and all adjacent sites are classified as 'Zone AH' which is determined to be "an area of special flood hazard, with base flood elevation or depth."

According to the Lee County Government, the site is classified as being within Evacuation Zone C. "Zone C is vulnerable to hurricane impacts. A large and/or powerful hurricane from the Gulf may require evacuations for surge and/or wind. Well constructed buildings may be safe in many circumstances. See **Appendix D** for more information about Evacuation Zone C.

4.4 Soils

Per information provided by the USDA-NRCS Online Web Soil Survey (WSS) and the Soil Survey of Lee County, Florida (1984), soils in the vicinity of the subject site are classified as:

Soil Name	Taxonomic Class	Drainage Class
Immokalee Sand	Sandy, siliceous, hyperthermic Arenic Alaquods	Poorly drained; very poorly drained in depressional and ponded phases

See **Appendix D**, Soil Map, for more details.

5.0 HISTORICAL RECORDS REVIEW

The purpose of this Section is to use available sources to develop a history of the previous uses of the site in order to help identify the likelihood of past uses having led to recognized environmental conditions.

5.1 Historical Use Information of the Site and Surrounding Properties

The following references were reviewed as recommended by the ASTM standard.

Lee County Property Appraiser On-Line Database. This site was reviewed for current ownership verification of the subject site and the site's recorded acreage and legal description. The most recent official deed on record is a warranty deed dated April 27, 1999, when Christ Community Church purchased the parcel from Daniel W. Kreinbrink. See **Appendix A** for a copy of the above-mentioned site owners' deed.

Florida Department of Environmental Protection. The DEP Brownfields map was utilized to verify whether the subject site was outside or within any Brownfield Areas. The results of the search indicated that the site is currently not within a Brownfield Area.

Google Search. The site address was entered into the Google search engine. The results of this search did not reveal the presence of any Recognized Environmental Conditions.

FDEP Contamination Locator Map (CLM). The subject site was entered into CLM in order to locate nearby sites that are currently under DEP's cleanup oversight. No sites were detected within a half-mile radius of the subject site.

City Directories. The subject site was researched for city directory listings. Polk's City Directory was reviewed for the following years: 1980, 1988, 1992, 1997. However, no address was listed for the subject site. The following table is a list of previous listings for the subject site:

Year	Listing	Year	Site Owner
1997	Daniel Kreinbrink		

5.2 Historical Aerial Photographs of the Site and Surrounding Properties

Overflight photographs were used to identify structures and land uses between 1944-2017. AMRC reviewed several aerial photographs for the site and local vicinity from Lee County Property Appraiser, the Department of Transportation, and George A. Smathers Library (1944). A copy of the images detailed below can be found in **Appendix D**.

DATE	OBSERVATION
1944	The subject site and surrounding areas are not developed. The current train track is constructed to the west the same as its current location.
1968	No changes have been made to the subject site nor the adjacent properties.
1972, 1975, 1979	No changes have been made to the subject site. The east adjacent property has been developed for agricultural use.
1986	No changes have been made to the subject site. No change has been made to the east adjacent property. The west adjacent property retention pond has become larger. Southwest of subject site is cleared but not developed.
1990	No changes have been made to the subject site. No changes have been made to the adjacent properties.
1996, 1999	No changes have been made to the subject site. 'Williams Rd' has been developed south of the subject site. South of 'Williams Rd' has been cleared but not developed.
2005	No changes have been made to the subject site. East adjacent property is now a golf driving range. South of subject site is now residential.
2008, 2009	No changes have been made to the subject site. A road 'Via Coconut Point' was constructed to the west of subject site running north to south. North of subject site is a Lee County Facility.
2011, 2012, 2014, 2017	No changes have been made to the subject site nor the adjacent properties.

5.3 Historical Topographic Maps

The subject site's topography was assessed using the USGS for Fort Myers SE Quadrangle, Florida (2018, scale 1 = 24,000). As evidenced by the topographic map, the subject site is located south of 'Corkscrew Road, north of 'Coconut Road, west of 'River Ranch Rd and east of 'Via Coconut Point'. 'S. Tamiami Trail is observed to be running north to south to the west of the subject site. 'I-75' is observed to be running north to south to the east of the subject site. No evidence of large above ground storage tanks, sewage lagoons, major fill or excavation areas, or other significant condition was noted within one mile of the subject site.

6.0 SITE RECONNAISSANCE

6.1 Methodology and Limiting Conditions

The property was inspected by Jack Snider and Katie Sutherland for obvious or potential sources of environmental contamination on April 15, 2020. Adjacent and abutting properties were also reviewed for possible environmental impact on the subject site. The site was observed, and photographs were taken. Photographs are included in **Appendix B**.

6.2 General Site Description

The following Section contains information gathered during the site reconnaissance on the exterior and general setting of the site.

6.2.1 General Description of Site Improvements and Observed Current and Past Uses

Historically and currently, the subject site is vacant, undeveloped land. During the site reconnaissance, the subject site had golf balls along the east property line and general trash observed to be disposed of near the center of the property. A concrete mold of a 55-gallon drum was observed on the southwest side of the subject site.

6.2.2 General Description of Observed Current and Past Uses of Adjoining Property

Historically, the north, south, and west adjacent properties were undeveloped. The east adjacent property was used for agriculture purposes. In 1999 'Williams Rd' was developed and the eastern adjacent property was developed into a golf driving range. During the site reconnaissance, the east adjacent property remains a golf driving range. The south adjacent property across 'Williams Rd' is currently a residential community. North of the subject site there is a Lee County Facility and the western adjacent property across the train tracks is currently vacant. At the time of the assessment the subject site was heavily wooded with mature vegetation growth present. A former ditch was present on the south and east sides of the subject site.

6.3 Exterior Observations

A general description of the site and adjoining properties is provided above. The following Section contains notes on potential environmental concerns observed during the site reconnaissance. Photographs of these observations can be seen in **Appendix B**.

6.3.1 Exterior Observations Checklist

Potential Exterior Concern	Yes	No	Details
Hazardous Substances with/without identified use		X	
Petroleum Products-Storage Tanks or Vent/Fill Pipes		X	
Odors		X	
Pools of Liquid		X	
Exterior Drums or Chemical Containers		X	
Exterior Potential PCB Sources		X	
Exterior Pits, Ponds or Lagoons		X	
Exterior Stained Soils or Pavement		X	
Exterior Piles/Mounds of Soil		X	
Exterior Recently Excavated Areas		X	
Exterior Stressed Vegetation		X	
Exterior Solid Waste	X		General trash was observed towards the center of the subject site. Netting was observed on east property line and a concrete mold of a 55-gallon drum on the west side.
Exterior Wastewater		X	
Exterior Wells or Septic System		X	
Developed/Access Roads on-site		X	

6.3.2 Exterior Description of Site Observed Geologic, and Topographic Conditions

The site reconnaissance observed the general physical setting described in Section 4.0 above. The surrounding area near the site appeared to be similar to the topographic map.

6.3.3 Observed Potable Water Supply and Sewage Disposal System

The subject site is currently vacant and does not utilize a wastewater provider.

6.4 Structural Observations

At the time of the assessment, the site was vacant.

7.0 INTERVIEWS

The objective of interviews is to obtain information indicating recognized environmental conditions in connection with the property. (See **Appendix E** for the interview correspondence detailed below.)

7.1 Interviews

7.1.1 Lee County Department of Natural Resources

The Lee County Department of Natural Resources was contacted for information regarding hazard mitigation or emergency responses to the subject site. Mr. Bruce Westberry, Fiscal Manager Lee County Division of Natural Resources, stated that there are no records that meet the criteria for the subject site.

7.1.2 Florida Department of Health

The Florida Department of Health was contacted for information regarding hazardous materials, storage tanks, wells, or septic systems. Ms. Kendra Washington, Public Records Manager, indicated that they “DOH-Lee has no responsive records”.

7.1.3 Mr. Bob Franceschini, Village of Estero

On April 17, 2020 Mr. Bob Franceschini indicated that he had no significant environmental history of the property.

7.1.4 Mr. Mark Goodman, Christ Community Ministries, Key Site Managers

Mr. Mark Goodman, current property owner. On April 14, 2020, Mr. Goodman indicated that he had no significant environmental history of the property.

7.1.5 Florida Department of Environmental Protection

The Florida Department of Environmental Protection was contacted for information regarding the site. Tommy Moore, Public Records Request Liaison, stated that the FDEP found no records matching the provided criteria.

8.0 NON-SCOPE CONSIDERATIONS

The following are some of the additional considerations that a user may wish assessed. However, they are considered outside the scope of ASTM Standard Practice E 1527 and do not represent a CERCLIS Liability. There may be separate standards or protocol for assessment of these conditions. Each would require specific addition to a project-specific scope of work:

- 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 (including assessment for potential vapor intrusion conditions)
- Biological Agents
- Mold

9.0 FINDINGS AND CONCLUSIONS

AMRC has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Standard Practice E 1527-13 of the subject site on Williams Road in Estero, Florida. Exceptions to or deletions from this practice would be described in section 1.3 of this report. This assessment **has not** revealed evidence of a recognized environmental condition in connection with the subject Site.

9.1 Findings

A review of available public documents reveals that past usage on-site **does not** indicate environmental concerns that require further assessment.

A review of available public documents reveals that past or current usage in connection with adjacent properties **does not** indicate environmental concerns that are impacting the subject site.

9.2 Conclusions

AMRC concludes that based on the findings of this assessment and the site's present use (both on-site and in the surrounding areas), environmental concerns that would warrant further investigation **are not** present. These conclusions and recommendations are based on research of easily accessible public documents. Conclusions drawn by others from the results of this assessment should recognize the limitations of the methods used. This report was produced for the exclusive use of the City of Fort Myers.

10.0 SIGNATURES

This Phase I Environmental Site Assessment for Commercial Real Estate was performed according to ASTM Standard Practice E 1527-13 with the exception of the site visit and owner/representative interview. The records review, interviews (client and government representatives), site reconnaissance, and report were prepared by, or under the supervision, of the AMRC Senior Consultant, Mr. Jack M. Snider, III, CSP.

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 312.210 of 40 CFR 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.

A handwritten signature in black ink that reads "Jack Snider III". The signature is written in a cursive style with a horizontal line under the name.

Mr. Jack M. Snider, III, CSP
Senior Consultant/President

11.0 QUALIFICATION(S) OF ENVIRONMENTAL PROFESSIONALS

Industry standards establish that Phase I Environmental Assessments must be conducted by trained, experienced environmental professionals. The brief resumes of the AMRC staff members conducting this assessment are found in **Appendix G**.

12.0 REFERENCES

American Management Resources Corporation does not warrant the data of regulatory agencies or other third parties supplying information used in the preparation of this report. Documents and commercial information services utilized in the compilation of this report, as listed below, are current as most recently published.

12.1 Documents

Documents were obtained through commercial services and internet sites.

12.2 Commercial Services

Environmental Data Resources Corporation of Shelton, Connecticut (governmental document search).

12.3 Internet Sites

Environmental Data Resource:

<http://edm-net.com>

Enforcement and Compliance History Online:

<https://echo.epa.gov/facilities/facility-search/results>

FDEP Contamination Locator Map:

<http://prodenv.dep.state.fl.us/DepClnup/welcome.do>

Florida Department of Environmental Protection – Brownfields Map:

<https://ca.dep.state.fl.us/mapdirect/?focus=brnfls>

George A. Smathers Library:

<http://cms.uflib.ufl.edu/>

Lee County Property Appraiser, Online Database, Fort Myers, Florida:

<http://www.leepa.org/Queries/SearchCriteria.htm>

Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture.

Web Soil Survey: <https://websoilsurvey.sc.egov.usda.gov/>.

USGS Topographical Map:

<https://nationalmap.gov/ustopo/index.html>

Appendix A



ENVIRONMENTAL • ENGINEERING • CONTRACTING

Williams Road, Estero FL 33928



Property Data

STRAP: 34 46 25 E4 0100C.0160 Folio ID: 10275780

Owner Of Record - Sole Owner

CHRIST COMMUNITY MINISTRIES IN
8681 COUNTY RD
ESTERO FL 33928

Site Address

Site Address maintained by E911 Program Addressing

ACCESS UNDETERMINED
ESTERO FL

Property Description

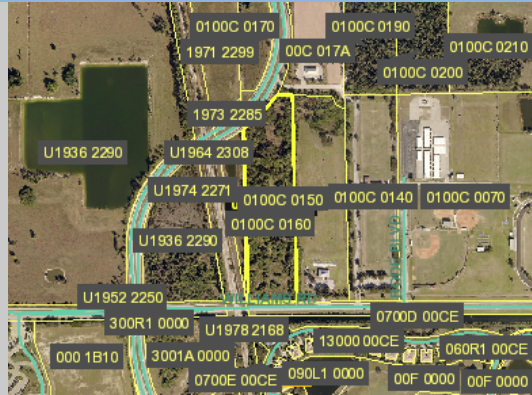
Do not use for legal documents!

FLORIDA GULF LAND CO.SUB.
BLK.C PB 1 PG 59
LOT 16 LESS OR 4477/2118
+LESS ROW OR 4565/495

Classification / DOR Code

VACANT INSTITUTIONAL / 70

[Tax Map Viewer] [View Comparables]



[Pictometry Aerial Viewer]

Current Working Values

Just 1,521,584 As Of 07/14/2019

Attributes

Land Units Of Measure	SF
Units	380396.00
Total Number of Buildings	0
Total Bedrooms / Bathrooms	0
Total Living Area	0
1st Year Building on Tax Roll	N/A
Historic Designation	No

Image of Structure



Exemptions

Exemption	Amount
Religious Property	556,929.00

Values (2019 Tax Roll)

Property Values		Attributes	
Just	1,521,584	Land Units Of Measure ⓘ	SF
Assessed	1,521,584	Units ⓘ	380396.00
Portability Applied	0	Total Number of Buildings	0
Cap Assessed	556,929	Total Bedrooms / Bathrooms	0
Taxable	0	Total Living Area ⓘ	0
Cap Difference	964,655	1st Year Building on Tax Roll ⓘ	N/A
		Historic Designation	No

Taxing Authorities		
VILLAGE OF ESTERO / ESTERO FIRE / 316		
Name / Code	Category	Mailing Address
LEE CO GENERAL REVENUE / 044	County	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
LEE CO LIBRARY DIST / 052	Dependent District	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
ESTERO FIRE RESCUE DIST / 029	Independent District	21500 THREE OAKS PKWY ESTERO FL 33928
LEE CO HYACINTH CONTROL DIST / 051	Independent District	15191 HOMESTEAD RD LEHIGH ACRES FL 33971
LEE CO MOSQUITO CONTROL DIST / 053	Independent District	15191 HOMESTEAD RD LEHIGH ACRES FL 33971
WEST COAST INLAND NAVIGATION DIST / 098	Independent District	200 MIAMI AVE E VENICE FL 34285-2408
VILLAGE OF ESTERO / 340	Municipal	9401 CORKSCREW PALMS CIR ESTERO FL 33928
PUBLIC SCHOOL - BY LOCAL BOARD / 012	Public Schools	BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
PUBLIC SCHOOL - BY STATE LAW / 013	Public Schools	BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
SFWMD-DISTRICT-WIDE / 110	Water District	3301 GUN CLUB RD WEST PALM BEACH, FL 33406
SFWMD-EVERGLADES CONSTRUCTION PROJECT / 084	Water District	3301 GUN CLUB RD WEST PALM BEACH, FL 33406
SFWMD-OKEECHOBEE BASIN / 308	Water District	3301 GUN CLUB RD WEST PALM BEACH FL 33406

Sales / Transactions ⓘ					
Sale Price	Date	OR Number	Type	Description	Vacant/Improved
330,000.00	04/27/1999	3110/3318	03	Sales disqualified as a result of examination of the deed Disqualified (Interest Sales / Court Docs / Government)	V
100.00	07/01/1992	2312/3022	01	Sales disqualified as a result of examination of the deed Disqualified (Doc Stamp .70 / SP less th \$100 / Other Disq)	V
150,000.00	06/01/1988	1998/1936	06	Sales qualified and included for sales ratio analysis Qualified (Fair Market Value / Arms Length / One STRAP #)	V

Parcel Numbering History ⓘ			
Prior STRAP	Prior Folio ID	Renumber Reason	Renumber Date
31-46-25-01-00023.0230	N/A	Reserved for Renumber ONLY	
34-46-25-01-00023.0230	N/A	Reserved for Renumber ONLY	12/02/1998

34-46-25-01-0000C.0170	N/A	Split and Combine - No Delete Occurs	01/20/2005
34-46-25-01-0000C.0160	N/A	Delete (Right of ways, Double Assessed)	02/17/2005
34-46-25-01-0000C.0160	N/A	Reserved for Renummer ONLY	01/14/2015

Location Information

Solid Waste (Garbage) Roll Data

Solid Waste District	Roll Type	Category	Unit / Area	Tax Amount
003 - Service Area 3	-		0	0.00
Collection Days				
Garbage	Recycling	Horticulture		
Tuesday	Monday	Monday		

Flood and Storm Information

Flood Insurance Find my flood zone				Evacuation Zone
Community	Panel	Version	Date	
125124	0591	F	5/8/2012	C

Flood Insurance Rate Map data is not available for parcels within a municipality. To obtain flood information, contact your [municipality](#) directly.

Address History

Street Number	Street Name	Unit	City	Zip	Maintenance Date
	ACCESS UNDETERMINED		ESTERO	33928	3/13/2008 2:41:01 PM
	ACCESS UNDETERMINED		ESTERO	33928	12/7/2005 2:27:34 PM
21850	SANDY LN		Estero	33928	6/1/1998 12:29:46 PM
0	ACCESS UNDETERMINED		Estero	33928	12/31/1996 11:11:19 AM

Appraisal Details (2019 Tax Roll)

Land			
Land Tracts			
Use Code	Use Code Description	Number of Units	Unit of Measure
7000	Vacant Institutional	380396.00	Square Feet

Appraisal Details (Current Working Values)

Land			
Land Tracts			
Use Code	Use Code Description	Number of Units	Unit of Measure
7000	Vacant Institutional	380396.00	Square Feet

[Previous Parcel Number](#) [Next Parcel Number](#) [New Query](#)
[Search Results](#) [Home](#)

TRIM (proposed tax) Notices are available for the following tax years
 [[2007](#) [2008](#) [2009](#) [2010](#) [2011](#) [2012](#) [2013](#) [2014](#) [2015](#) [2016](#) [2017](#) [2018](#) [2019](#)]

1050
2310.00

4622560

0R3110 P63318

THIS INSTRUMENT PREPARED BY:
GUARDIAN TITLE SERVICES CORPORATION
Pat Hickin
9311 COLLEGE PARKWAY
FORT MYERS, FLORIDA 33919

STRAP NO: 34-46-25-01-0000C.0160
GRANTEE'S SOCIAL SECURITY NO:

THIS WARRANTY DEED Made this 27th day of April, 1999

by Daniel W. Kreinbrink, Trustee

whose post office address is: P.O. Box 1327
Fort Myers, FL 33902

Documentary Tax Pd. \$ 2310.00
\$ _____ Intangible Tax Pd.
CHARLIE GREEN, CLERK, LEE COUNTY
Mary Jo Robinson Deputy Clerk

herein after called the grantor, to

Christ Community Ministries, Inc., a Florida Nonprofit Corporation *dwk*

whose post office address is: 28353 TASCADR.
P.O. Box 2505
hereinafter called the grantee: Bonita Springs, FL 34135

(wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Lee County, Florida:

Lot 16, Block C, of Florida Gulf Land Company's Subdivision, according to the plat thereof recorded in Plat Book 1, Page 59, in the Public Records of Lee County, Florida.

THIS PROPERTY IS NOT NOW, NEVER HAS BEEN AND IS NOT CONTIGUOUS TO ANY HOMESTEAD OF THE GRANTOR. THIS IS NOT RESIDENTIAL PROPERTY.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1998, restrictions, reservations and easements of record, if any.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year above written.

Signed, sealed and delivered in our presence:

Patricia A. Hickin
Witness #1
Also Print: PATRICIA A. HICKIN

Daniel W. Kreinbrink, Trustee
Daniel W. Kreinbrink, Trustee

Erin Pournaras
Witness #2
Also Print: Erin Pournaras

RECORDED BY
MARY JO ROBINSON, D.C.

STATE OF Florida

COUNTY OF Lee

Sworn to and subscribed before me this 27th day of April, 1999 by Daniel W. Kreinbrink, Trustee

who is personally known to me or who has produced sufficient evidence of identification (described below).

Identification produced: Personally known

Patricia A Hickin

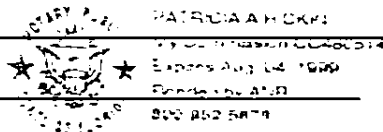
NOTARY PUBLIC - SIGNATURE ABOVE

NOTARY NAME - _____

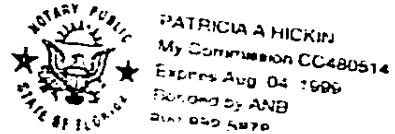
COMMISSION NO. - _____

COMMISSION EXP. DATE - _____

Notary Name/Commission No./Exp. Date - typed or printed
FILE NO: F82161R
WARDEED.DOC



(Affix Notary Seal)



0R3110 P63319

CHARLIE GREEN, CLERK
LEE COUNTY, FL
99 APR 29 PM 4: 16

Appendix B



ENVIRONMENTAL • ENGINEERING • CONTRACTING

Williams Road, Estero FL 33928

Site Location Map



 = Estimated Site Location

Drawing not to scale

Phase I ESA
Mr. Bob Franceschini - The Village of Estero

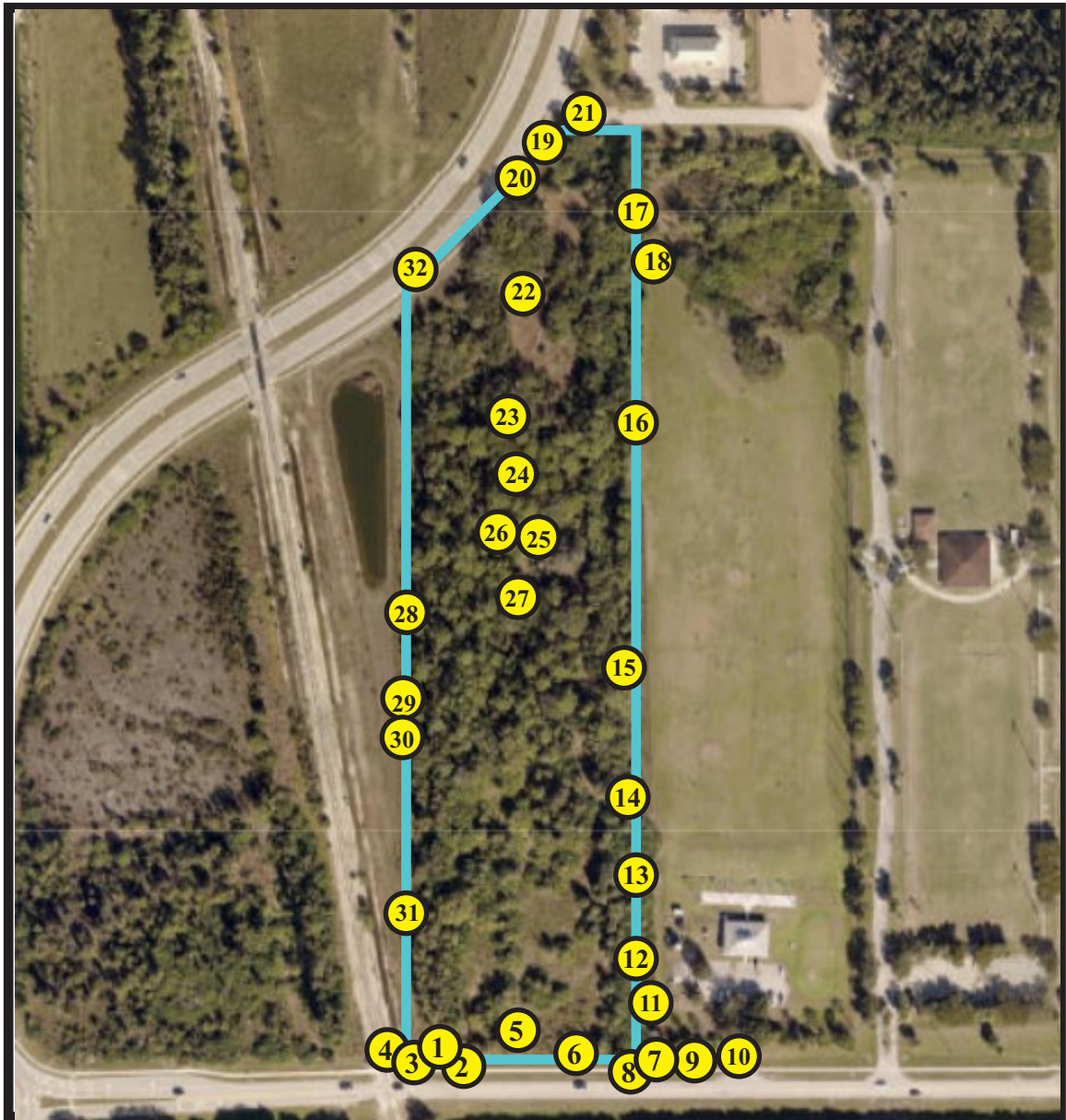
Williams Road,
Estero, Florida 33928

Parcel #: 34-46-25-E4-0100C.0160

Environmental Services Division
American Management Resources Corporation
5230 Clayton Court, Fort Myers, Florida 33907



Photograph Location Map



 = Estimated Site Location

 = Photograph Location

Drawing not to scale

Phase I ESA
Mr. Bob Franceschini - The Village of Estero

Williams Road,
Estero, Florida 33928

Parcel #s: 34-46-25-E4-0100C.0160

Environmental Services Division
American Management Resources Corporation
5230 Clayton Court, Fort Myers, Florida 33907





Photo 1: Access Undetermined, Williams Rd Estero, FL 33926.



Photo 2: Standing at the southwest property line, looking southeast at the neighboring property and Williams Rd.



Photo 3: Looking southwest at the neighboring property that is currently being developed.



Photo 4: Looking west at adjacent property and train tracks.

Title: Site Photographs – 20-033158.esa
Site: Access Undetermined, Williams Rd, Estero, Florida 33928
Date: April 15, 2020 (Photographs Taken)





Photo 5: A slight ditch was observed as you enter the subject site from the center of the southern property boundary.



Photo 6: Surveyor marker was observed through a small opening on the east side of the southern property boundary.



Photo 7: Standing at southeast corner, looking west.



Photo 8: Looking west down Williams Rd.

Title: Site Photographs – 20-033158.esa
Site: Access Undetermined, Williams Rd, Estero, Florida 33928
Date: April 15, 2020 (Photographs Taken)





Photo 9: Standing at southeast corner of subject site, looking at neighboring property across Williams Rd.



Photo 10: Golf Driving Range to the east of subject site.



Photo 11: Water Tank on east adjacent property was observed.



Photo 12: Standing at property line looking northeast at Driving Range.

Title: Site Photographs – 20-033158.esa
Site: Access Undetermined, Williams Rd, Estero, Florida 33928
Date: April 15, 2020 (Photographs Taken)





Photo 13: Standing at property line, looking North at adjacent property.



Photo 14: Golf Net on subject site was observed.



Photo 15: Many golf balls were observed along the eastern property line.



Photo 16: Old power poles were observed along the eastern property line.

Title: Site Photographs – 20-033158.esa
Site: Access Undetermined, Williams Rd, Estero, Florida 33928
Date: April 15, 2020 (Photographs Taken)





Photo 17: Northeast corner of subject site

Photo 18: Standing at northeast corner, looking east.



Photo 19: Standing at northwest corner, looking west at Via Coconut Point road.

Photo 20: Standing at northwest corner, looking south.

Title: Site Photographs – 20-033158.esa
Site: Access Undetermined, Williams Rd, Estero, Florida 33928
Date: April 15, 2020 (Photographs Taken)





Photo 21: North of subject site is a Lee County Facility



Photo 22: Open area in the center of the north portion of the property looking south.



Photo 23: Canopied area, looking south.



Photo 24: Canopied area, looking north.

Title: Site Photographs – 20-033158.esa
Site: Access Undetermined, Williams Rd, Estero, Florida 33928
Date: April 15, 2020 (Photographs Taken)





Photo 25: Open area more towards the center of the property, a couch and trash along with a fire pit were observed looking south.



Photo 26: Couch stuffing was observed around the open area.



Photo 27: Standing near center of the subject site, overlooking a pile of rocks that were disposed of on-site.



Photo 28: Pond to the west of the subject site.

Title: Site Photographs – 20-033158.esa
Site: Access Undetermined, Williams Rd, Estero, Florida 33928
Date: April 15, 2020 (Photographs Taken)





Photo 29: Standing on the west property boundary, looking south.



Photo 30: Standing on the west property boundary, looking north.



Photo 31: A concrete mold of a 55-gallon drum was observed on west side of subject site.



Photo 32: Standing at northwest corner, looking south.

Title: Site Photographs – 20-033158.esa
Site: Access Undetermined, Williams Rd, Estero, Florida 33928
Date: April 15, 2020 (Photographs Taken)



Appendix C



ENVIRONMENTAL • ENGINEERING • CONTRACTING

Williams Road, Estero FL 33928

Environmental Data Report

Basic ASTM Research

Williams Rd 20-033158-ESA

Estero, Florida

Prepared For:

AMRC

5230 Clayton Court
Fort Myers, FL 33907

Prepared By:



Environmental Data Management, Inc.
2840 West Bay Drive, Suite 208
Largo, Florida 33770

April 07, 2020



April 07, 2020

Katie Sutherland
AMRC
5230 Clayton Court
Fort Myers, FL 33907

Subject: **Basic ASTM Research - EDM Project #25125**

Dear Ms. Sutherland

Thank you for choosing Environmental Data Management, Inc. The following report provides the results of our environmental data research that you requested for the following location:

Williams Rd 20-033158-ESA

Estero, Florida

The following is a summary of the components contained within this report:

- **Executive Summary** –lists the databases that were searched for this report, the search distance criteria and the number of sites identified for each database.
- **Map of Study Area**– street map showing the location of the Subject Property and any regulatory listed sites identified within the search criteria.
- **Site Summary Table** –displays the Map ID number, Permit or Registration number, Name/Address and the Government Database(s) for the identified regulatory listed sites.
- **Detail Reports** – data detail for each database record identified.
- **Proximal Records Table** – a listing of potentially relevant sites identified just beyond the search criteria.
- **Non-Mapped Records Table** - lists those government records that do not contain sufficient address information to plot within our GIS system, but may still exist within your study area.
- **Addl Maps (where applicable)** – includes Recent Aerial Photo, USGS Topographic maps, FEMA Floodplain & NWI Wetland Map, map of statewide American Indian Lands and our Environmental Impact Areas map, showing the location of suspect sites such as NPL/STNPL, Brownfields, FUDS, etc.... Our Florida well data report is also include with the Standard and Comprehensive formats.
- **Agency List Descriptions** – defines the regulatory databases included in this report along with the dates that each database was last updated by the respective agency and EDM.

At EDM we take great pride in our work, and continually strive to provide you with the most accurate and thorough research service available. This report is only intended as a means to assist in identifying locations that may pose an environmental concern relative to the property under evaluation. Its use is not intended to replace the need for a complete environmental assessment or regulatory file review, but rather as a supplement to the overall evaluation.

Thank you again for selecting EDM as your data research provider. Should you have any questions regarding this report or our service, please feel free to contact us. We appreciate the opportunity to be of service to you and look forward to working with you in the future.

ENVIRONMENTAL DATA MANAGEMENT, INC.

Executive Summary

Report Date: 4/7/2020

Client Information	Project Information
AMRC 5230 Clayton Court Fort Myers, FL 33907 Client Job No: Client P.O. No:	Basic ASTM Research Williams Rd 20-033158-ESA Estero, Florida EDM Job No# 25125

The following table displays the databases that were included in the research provided, the respective search distance for each database and the number of records identified for each database. The distance values indicated are measured from the centroid of the Subject Property. The absence of records in this table and the Site Summary Tables indicates that our research found no data for other sites located within the specified search distances.

	Search Radius (Miles)	From 0 - 0.13 mile	From 0.13 - 0.25 mile	From 0.25 - 0.5 mile	From 0.5 - 1 mile	Greater than mile	Totals
EPA DATABASES							
National Priorities List(NPL)	1.00	0	0	0	0	0	0
Superfund Enterprise Management System Active Site Inventory List(SEMSACTV)	0.50	0	0	0	N/A	0	0
Comprehensive Env Response, Compensation & Liability Information System List(CERCLIS)	0.50	0	0	0	N/A	0	0
Superfund Enterprise Management System Archived Site Inventory List(SEMSARCH)	0.50	0	0	0	N/A	0	0
Archived Cerclis Sites(NFRAP)	0.50	0	0	0	N/A	0	0
Emergency Response Notification System List(ERNS)	0.25	0	0	N/A	N/A	0	0
RCRIS Handlers with Corrective Action(CORRACTS)	1.00	0	0	0	0	0	0
RCRA-Treatment, Storage and/or Disposal Sites(TSD)	1.00	0	0	0	0	0	0
RCRA-LQG,SQG,CESQG and Transporters(NONTSD)	0.25	0	0	N/A	N/A	0	0
Tribal Tanks List(TRIBLTANKS)	0.25	0	0	N/A	N/A	0	0
Tribal Lust List(TRIBLLUST)	0.50	0	0	0	N/A	0	0
Brownfields Management System(USBRWNFLDS)	0.50	0	0	0	N/A	0	0
Institutional and/or Engineering Controls(USINSTENG)	0.25	0	0	N/A	N/A	0	0
NPL Liens List(NPLLIENS)	1.00	0	0	0	0	0	0
Enforcement and Compliance History(ECHO)	0.25	0	0	N/A	N/A	0	0

*** Disclaimer ***

Please understand that the regulatory databases we utilize were not originally intended for our use, but rather for the source agency's internal tracking of sites for which they have jurisdiction or other interest. As a result of this difference in intended use, their data is frequently found to be incomplete or inaccurate, and is less than ideal for our use. Additionally, limitations exist in mapping data detail and accuracy. Our report is not to be relied upon for any purpose other than to "point" at approximate locations where further evaluation may be warranted. No conclusion can be based solely upon our report. Rather, our report should be used as a first step in directing your attention at potential problem areas, which should be followed up by site inspections, interviews with relevant personnel and regulatory file review. Readers proceed at their own risk in relying upon this data, in whole or in part, for use within any evaluation. The EDM Service Request Form, signed by all of our clients before EDM issues a report, contains more detailed language with regard to such limitations, the terms of which the reader must accept in their entirety before utilizing this report. If the signed contract is not available to the reader, EDM will gladly furnish a copy upon request.



Copyright © 1990-2020 Environmental Data Management, Inc.
For further information please contact us at 800-368-7376

Use of this information is strictly limited by EDM's authorization agreement, acknowledged by our clients for each report.

	Search Radius (Miles)	From 0 - 0.13 mile	From 0.13 - 0.25 mile	From 0.25 - 0.5 mile	From 0.5 - 1 mile	Greater than mile	Totals
FDEP DATABASES							
State NPL Equivalent(STNPL)	1.00	0	0	0	0	0	0
State CERCLIS/SEMS Equivalent(STCERC)	0.50	0	0	0	N/A	0	0
Solid Waste Facilities List(SLDWST)	0.50	0	0	1	N/A	0	1
Leaking Underground Storage Tanks List(LUST)	0.50	0	0	2	N/A	0	2
Underground/Aboveground Storage Tanks(TANKS)	0.25	0	0	N/A	N/A	0	0
State Designated Brownfields(BRWNFLDS)	0.50	0	0	0	N/A	0	0
Voluntary Cleanup List(VOLCLNUP)	0.50	0	0	0	N/A	0	0
Institutional and/or Engineering Controls(INSTENG)	0.25	0	0	N/A	N/A	0	0
Dry Cleaners List(DRY)	0.50	0	0	0	N/A	0	0

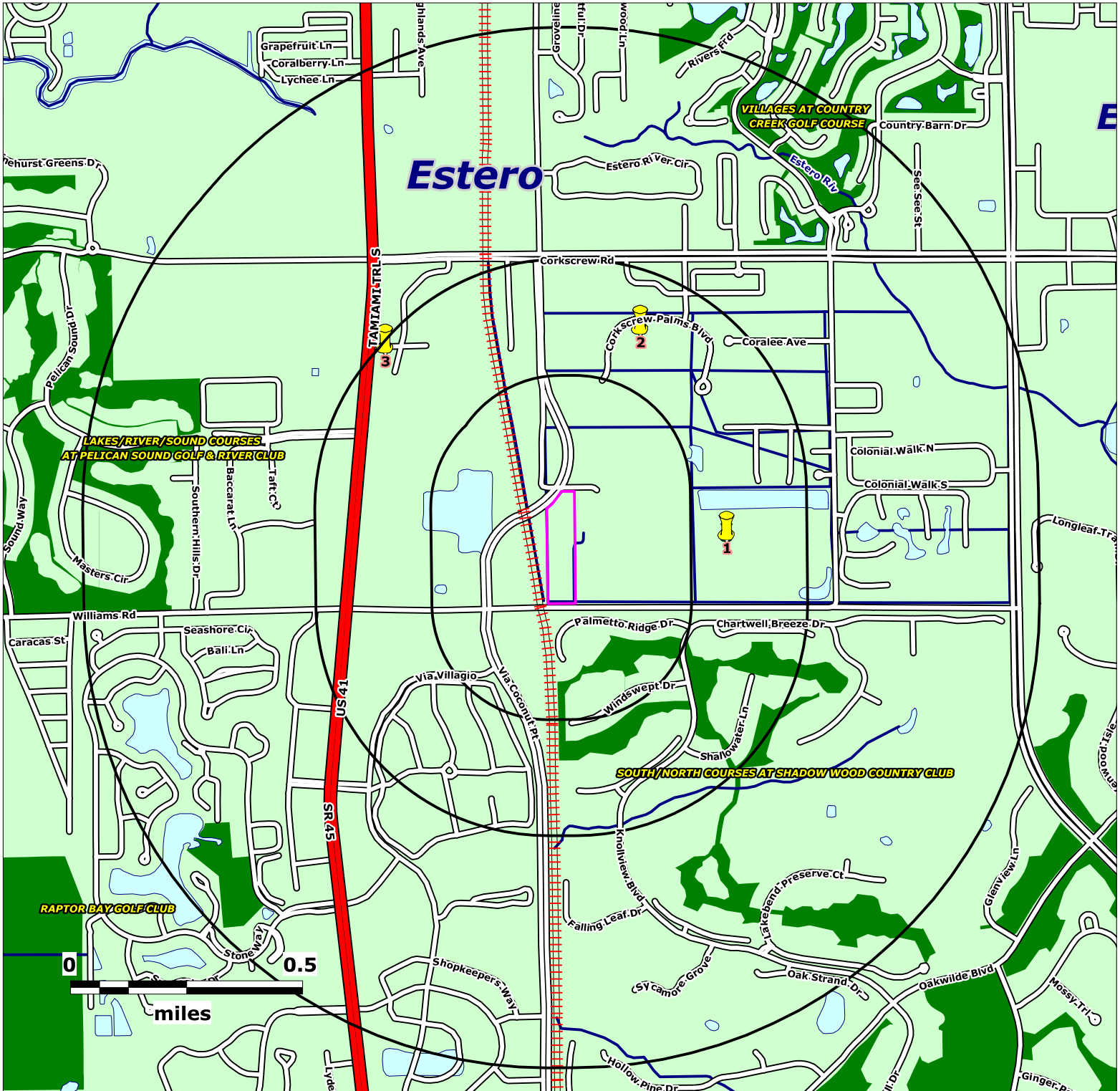
*** Disclaimer ***

Please understand that the regulatory databases we utilize were not originally intended for our use, but rather for the source agency's internal tracking of sites for which they have jurisdiction or other interest. As a result of this difference in intended use, their data is frequently found to be incomplete or inaccurate, and is less than ideal for our use. Additionally, limitations exist in mapping data detail and accuracy. Our report is not to be relied upon for any purpose other than to "point" at approximate locations where further evaluation may be warranted. No conclusion can be based solely upon our report. Rather, our report should be used as a first step in directing your attention at potential problem areas, which should be followed up by site inspections, interviews with relevant personnel and regulatory file review. Readers proceed at their own risk in relying upon this data, in whole or in part, for use within any evaluation. The EDM Service Request Form, signed by all of our clients before EDM issues a report, contains more detailed language with regard to such limitations, the terms of which the reader must accept in their entirety before utilizing this report. If the signed contract is not available to the reader, EDM will gladly furnish a copy upon request.



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For further information please contact us at 800-368-7376

Use of this information is strictly limited by EDM's authorization agreement, acknowledged by our clients for each report.



Source: US Census Bureau TIGER Files

Map Scale and Property Boundaries are Approximate

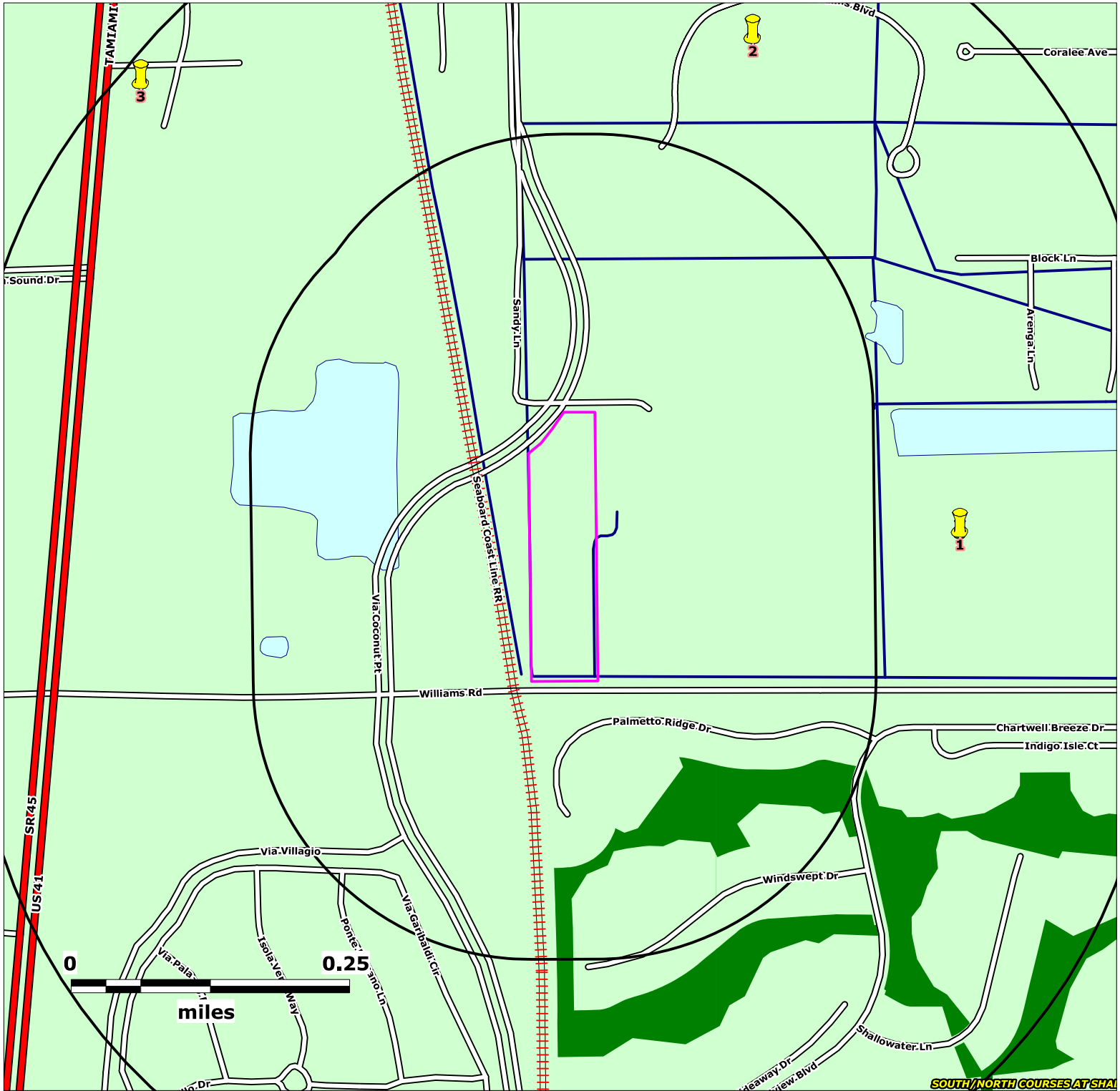
Subject Property

Williams Rd 20-033158-ESA
Estero, Florida

EDM Job No: 25125
April 7, 2020

Approximate Site Boundary

- NPL, STNPL, NPLLIENS, CORRACTS & TSD sites - 1 Mile Radius
- CERCLIS, SEMSACTV, NFRAP, SEMSARCH, STCERC, SLDWST, LUST, BRWNFLDS, VOLCLNUP & DRY sites - 1/2 Mile Radius
- ERNS, NONTSD, ECHO, TANKS & INSTENG sites - 1/4 Mile Radius



Source: US Census Bureau TIGER Files

Map Scale and Property Boundaries are Approximate

Subject Property

Williams Rd 20-033158-ESA
Estero, Florida

EDM Job No: 25125
April 7, 2020

Approximate Site Boundary



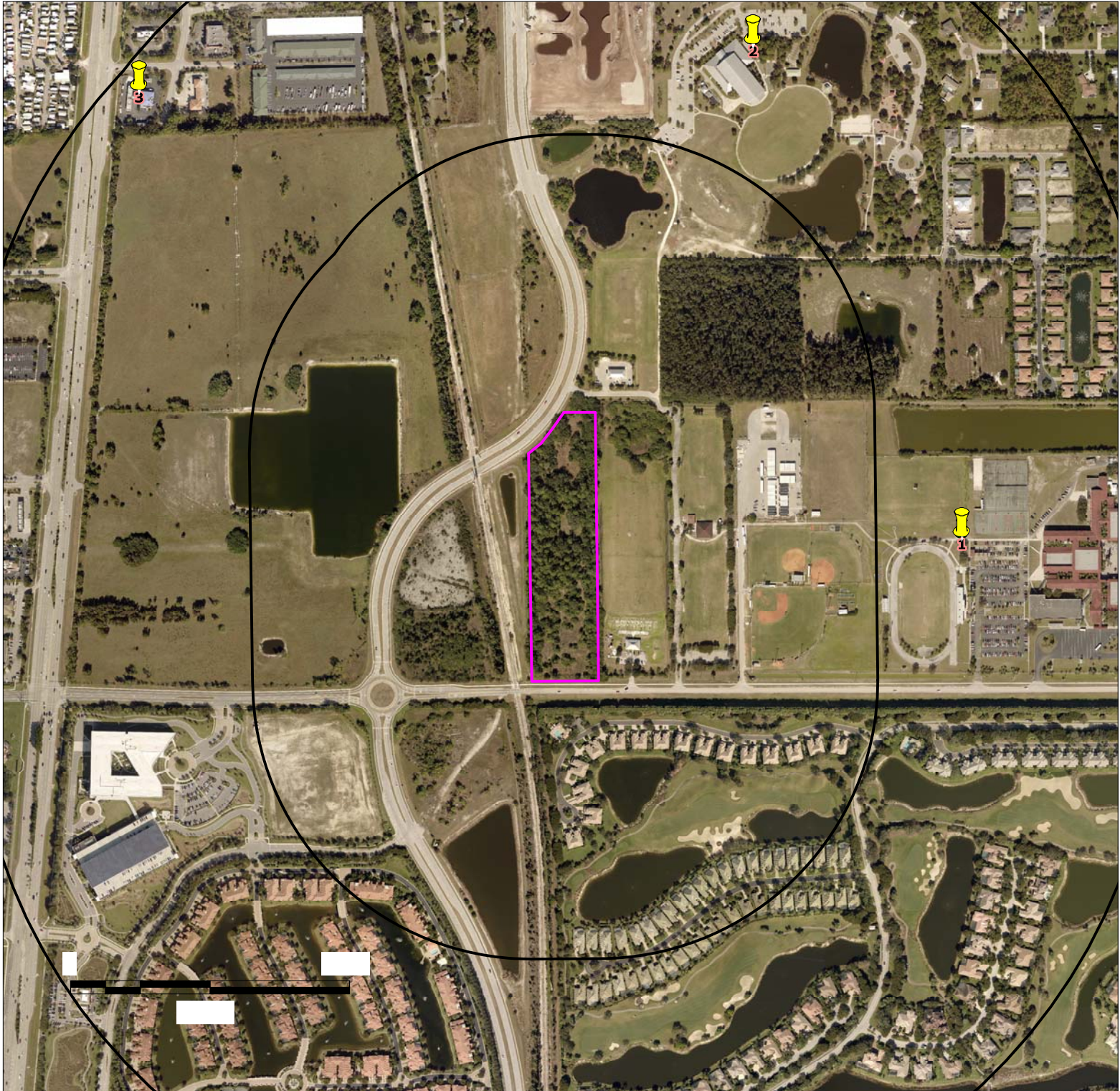
NPL, STNPL, NPLLIENS, CORRACTS & TSD sites - 1 Mile Radius



CERCLIS, SEMSACTV, NFRAP, SEMSARCH, STCERC, SLDWST, LUST, BRWNFLDS, VOLCLNUP & DRY sites - 1/2 Mile Radius



ERNS, NONTSD, ECHO, TANKS & INSTENG sites - 1/4 Mile Radius



Source: USDA National Agriculture Imagery Program (NAIP)

Map Scale and Property Boundaries are Approximate

Subject Property

Williams Rd 20-033158-ESA
Estero, Florida

EDM Job No: 25125
April 7, 2020

Approximate Site Boundary



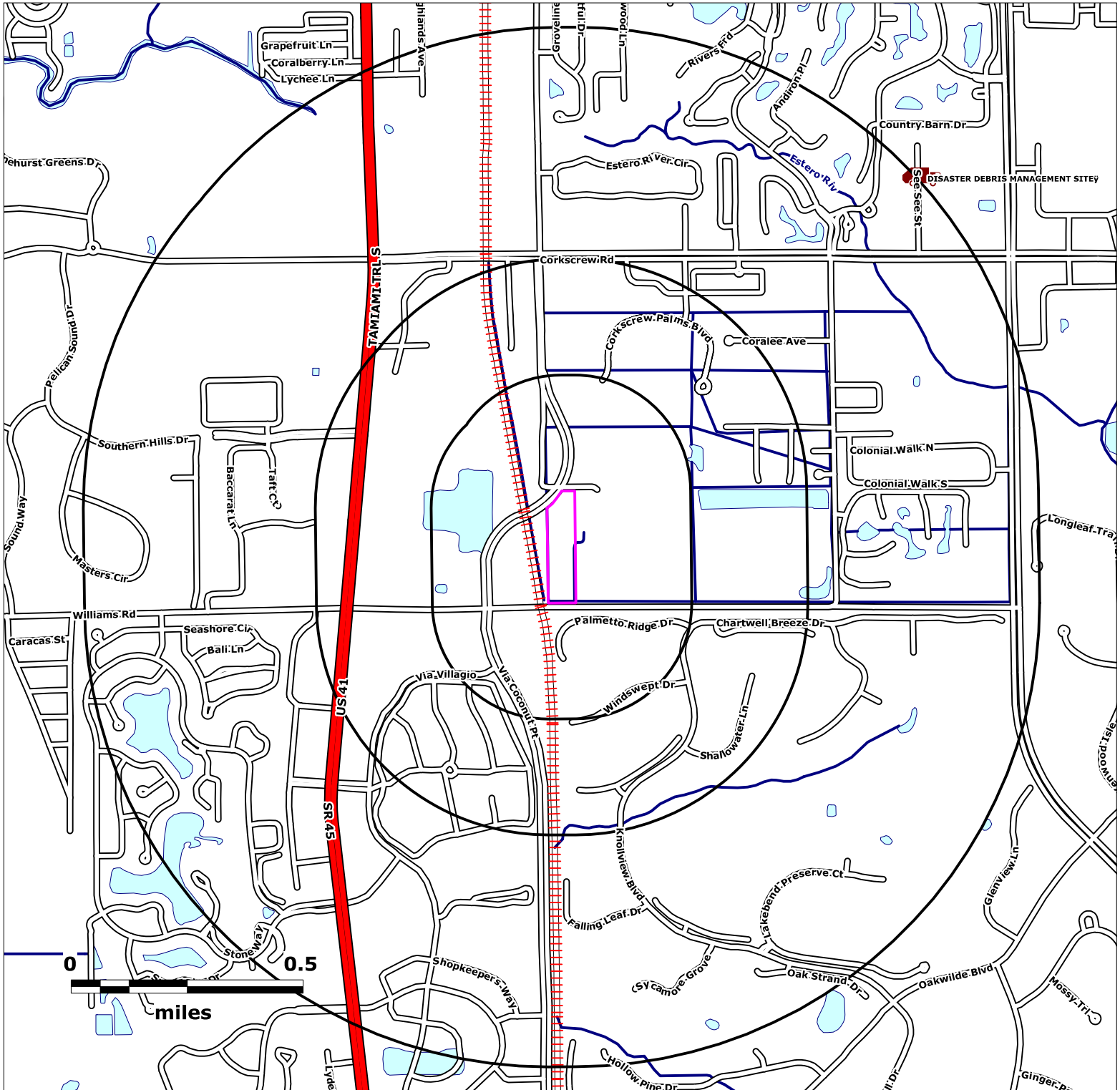
NPL, STNPL, NPLLIENS, CORRACTS & TSD sites - 1 Mile Radius



CERCLIS, SEMSACTV, NFRAP, SEMSARCH, STCERC, SLDWST, LUST, BRWNFLDS, VOLCLNUP & DRY sites - 1/2 Mile Radius



ERNS, NONTSD, ECHO, TANKS & INSTENG sites - 1/4 Mile Radius



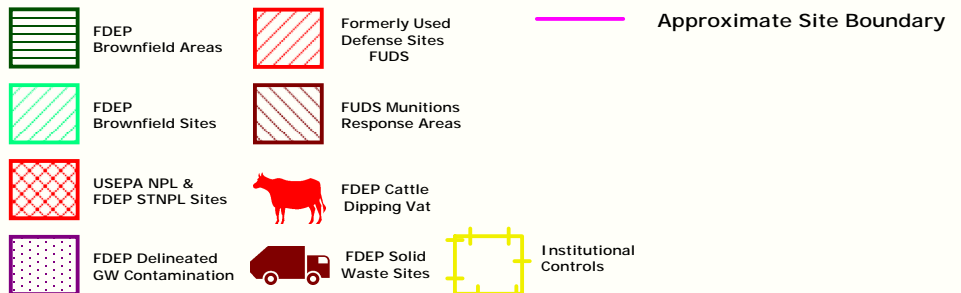
Source: FDEP and USEPA Geodata

Map Scale and Property Boundaries are Approximate

Subject Property

Williams Rd 20-033158-ESA
Estero, Florida

EDM Job No: 25125
April 7, 2020



ENVIRONMENTAL DATA MANAGEMENT

Basic ASTM Research Site Summary Table

Report Date: 4/7/2020

Page 1 of 1

MapID & Pgm List	Fac ID No	Site Dist(Mi) & Direction	Site Name	Site Address
1 LUST	8942845	0.33 E	LEE CNTY SCHOOL BD-ESTERO HS	21900 RIVER RANCH RD ESTERO, FL 339283233
2 SLDWST	104964	0.36 NE	LEE COUNTY-CORKSCREW PALMS	9190 CORKSCREW PALMS BLVD ESTERO, FL 33928
3 LUST	9800466	0.47 NW	MAYFIELD CORNORS CO LLC	21481 S TAMiami TRL ESTERO, FL 33928



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FDEP LEAKING UNDERGROUND STORAGE TANKS REPORT

(LUST)

Report Date: 4/7/2020

LUST Page 1 of 2

FACILITY ID NUMBER, NAME AND LOCATION

8942845
LEE CNTY SCHOOL BD-ESTERO HS
21900 RIVER RANCH RD
ESTERO, FL 33928-3233

OWNERSHIP INFO:

ACCOUNT OWNER
LEE CNTY SCHOOL BD-MAINT
3308 CANAL ST ATTN: STORAGE TA
FORT MYERS, FL 33916-
(239)479-4209
COUNTY ID: 36 LEE
AGCY LAT/LON(DMS): 26,25,23.402 81,47,44.7738
FAC OPERATOR: JAMES THOMPSON
FAC TEL #: (239)707-0987

MAP ID NUMBER:

Dist (Miles): 0.327
Direction: E

1

LUST

[FDEP INFORMATION PORTAL ON LINE DOCUMENTS](#) (May Not Be Available For All Records)

FAC STATUS: OPEN **FAC TYPE:** H - Local Government

SCORE **SCORE EFF DT:** **RANK:** **SCORE WHEN RANKED:**

DISCHARGE INFORMATION

DISCHARGE DATE: 12/20/1988

Mapid: 1

INSPECTION DATE:

CLEANUP REQUIRED? N - NO CLEANUP REQUIRED

CLEANUP COMBINED:

CLEANUP WORK STATUS: COMPLETED

INFO SOURCE: E - EDI

DISCH CLNUP STATUS: 5/29/2001 NREQ - CLEANUP NOT REQUIRED

CONTAMINATED MEDIA?: SOIL: SUR WATER: GR WATER: MON WELL: # DW WELLS CONTAMINATED:

POLLUTANT : - GALLONS OTHER

CLEANUP INFORMATION

Mapid: 1

PGM ELIG OFF:

PGM ELIG SCORE: **PGM ELIG SCORE EFF DT:** **PGM ELIG RA**

ELIG STAT: **ELIG STAT DT:** **APPL RCVD:** **LOI:** **ELIG LTR SNT:** **REDETERM:**

DEDUCT AMT: **DEDUCT PD TO DT:** **COPAY AMT:** **COPAY TO DT:** **CAP AMT:**

CLNUP PROG: **CLNUP OFF:** -

SITE ASSESSMENT

CLNP RESP: ST - STATE
FUND ELLIG: -
ACTUAL COMPLETION DATE:
PAYMENT DATE:
ACTUAL COST:

REMEDIAL ACTION PLAN

CLEANUP RESP: ST - STATE
FUND ELLIG: -
ORDER APPRV DATE:
ACTUAL COMPL DATE:
PAYMENT DATE:
ACTUAL COST:

REMEDIAL ACTION

CLEANUP RESP: ST - STATE
FUND ELLIG: -
ACTUAL COST:
YEARS TO COMPL:

SITE REHABILITATION COMPLETION REPORT

ACTION TYPE: -
SUBMIT DATE:
REVIEW DATE:
ISSUE DATE:
COMPL STATUS: -
COMPL STATUS DT:
COMMENTS:

SOURCE REMOVAL

CLEANUP RESP: ST - STATE
FUND ELLIG: -
ACTUAL COMPLETION DATE:
FREE PRODUCT REMOVAL?(Y/N):
SOIL REMOVAL?(Y/N):
SOIL TONNAGE REMOVED:
SOIL TREATMENT?(Y/N):
OTHER TREATMENT?:
ALT PROC STATUS:
ALT PROC STATUS DT:
ALT PROC COMMENT:



FDEP LEAKING UNDERGROUND STORAGE TANKS REPORT

(LUST)

Report Date: 4/7/2020

LUST Page 2 of 2

TANKS Data for LUST Sites:

FACILITY ID NUMBER, NAME AND LOCATION	OWNERSHIP INFORMATION	MAP ID NUMBER:	1	T A N K S	
8942845 LEE CNTY SCHOOL BD-ESTERO HS 21900 RIVER RANCH RD ESTERO, FL 33928	LEE CNTY SCHOOL BD-MAINT D 3308 CANAL ST ATTN: STORAGE TAN FORT MYERS, FL 33916 CONTACT TEL #: 2394794209 CONTACT: JAMES FLOCK;ROXANNE LANIE FACILITY TEL #: 2397070987 COUNTY ID: 36 LEE	Dist (Miles): 0.327 Direction: E			
FDEP INFORMATION PORTAL ON LINE DOCUMENTS (May Not Be Available For All Records)					
FAC STATUS: OPEN FAC TYPE: Local Government					
TANK #: 1	TANK VOL(GALS): 1000	INST.DATE: 01-Jul-1985	TANK CONTENTS: Emerg Generator Diesel	TANK POSITION: UNDERGROUND	TANK STATUS (as of...): REMOVED FROM SITE 01-May-1995
CONSTRUCTION TYPE: FIBERGLASS/SPILL CONTAINMENT BUCKET					
PIPING TYPE:					
LEAK MONITORING: MANUALLY SAMPLED WELLS					
TANK #: 2	TANK VOL(GALS): 385	INST.DATE: 01-Jul-1985	TANK CONTENTS: Vehicular Diesel	TANK POSITION: ABOVEGROUND	TANK STATUS (as of...): IN SERVICE
CONSTRUCTION TYPE: UNKNOWN					
PIPING TYPE:					
LEAK MONITORING: NOT REQUIRED					
TANK #: 3	TANK VOL(GALS): 385	INST.DATE: 01-Jul-1985	TANK CONTENTS: Unleaded Gas	TANK POSITION: ABOVEGROUND	TANK STATUS (as of...): IN SERVICE
CONSTRUCTION TYPE: UNKNOWN					
PIPING TYPE:					
LEAK MONITORING: NOT REQUIRED					
TANK #: 4	TANK VOL(GALS): 10000	INST.DATE: 01-Oct-1994	TANK CONTENTS: Vehicular Diesel	TANK POSITION: ABOVEGROUND	TANK STATUS (as of...): MOVED TO NEW SITE 27-May-2009
CONSTRUCTION TYPE: STEEL/AST CONTAINMENT/SPILL CONTAINMENT BUCKET/TIGHT FILL/LEVEL GAUGES/ALARMS					
PIPING TYPE: ABV, NO SOIL CONTACT/STEEL/GALVANIZED METAL/EXTERNAL PROTECTIVE COATING/SUCTION PIPING SYSTEM/DISPENSER LINERS					
LEAK MONITORING: VISUAL INSPECT DISPENSER LINERS/EXTERNAL PIPING MONITORING/VISUAL INSPECTION OF ASTS					
TANK #: 5	TANK VOL(GALS): 1000	INST.DATE: 01-May-1995	TANK CONTENTS: Emerg Generator Diesel	TANK POSITION: ABOVEGROUND	TANK STATUS (as of...): MOVED TO NEW SITE 01-Feb-2013
CONSTRUCTION TYPE: STEEL/SPILL CONTAINMENT BUCKET/TIGHT FILL/LEVEL GAUGES/ALARMS/DOUBLE WALL-TANK JACKET					
PIPING TYPE: ABV, NO SOIL CONTACT/STEEL/GALVANIZED METAL/FIBERGLASS/EXTERNAL PROTECTIVE COATING/DOUBLE WALL/SUCTION PIPING SYSTEM					
LEAK MONITORING: EXTERNAL PIPING MONITORING/MONITOR DBL WALL TANK SPACE/MONITOR DBL WALL PIPE SPACE/VISUAL INSPECTION OF ASTS					
TANK #: 6	TANK VOL(GALS): 1000	INST.DATE: 01-Feb-2013	TANK CONTENTS: Emerg Generator Diesel	TANK POSITION: ABOVEGROUND	TANK STATUS (as of...): IN SERVICE 01-Feb-2013
CONSTRUCTION TYPE: STEEL/DOUBLE WALL/SPILL CONTAINMENT BUCKET/FLOW SHUT OFF/TIGHT FILL/LEVEL GAUGES/ALARMS					
PIPING TYPE: ABV, NO SOIL CONTACT/STEEL/GALVANIZED METAL/EXTERNAL PROTECTIVE COATING/SUCTION PIPING SYSTEM					
LEAK MONITORING: EXTERNAL PIPING MONITORING/MONITOR DBL WALL TANK SPACE/VISUAL INSPECTION OF ASTS					



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FDEP SOLID WASTE FACILITIES LIST

(SLDWST)

Report Date: 4/7/2020

SLDWST Page 1 of 1

FACILITY ID, NAME AND LOCATION:

104964
LEE COUNTY-CORKSCREW PALMS
9190 CORKSCREW PALMS BLVD
ESTERO, FL 33928

DISTRICT SD
COUNTY LEE
SEC/TWN/RN //
AGENCY LAT: 26:26:1.5576
AGENCY LON: 81:47:29.5656

MAP ID NUMBER:

Dist (Miles): 0.356

Direction: NE

2

S
L
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RESP AUTHORITY:

SITE CONTACT:

LAND OWNER:

FACILITY CLASS: 910/DISASTER DEBRIS MANAGEMENT SITE

CLASS STATUS: INACTIVE(I)

FACILITY CLASS: 910 /DISASTER DEBRIS MANAGEMENT SITE

CLASS STATUS: INACTIVE (I)

[FDEP INFORMATION PORTAL ON LINE DOCUMENTS](#) (May Not Be Available For All Records)

[FDEP INFORMATION PORTAL ON LINE REPORTS](#) (May Not Be Available For All Records)



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FDEP LEAKING UNDERGROUND STORAGE TANKS REPORT

(LUST)

Report Date: 4/7/2020

LUST Page 1 of 3

FACILITY ID NUMBER, NAME AND LOCATION

9800466
MAYFIELD CORNORS CO LLC
21481 S TAMIAMI TRL
ESTERO, FL 33928-

OWNERSHIP INFO:

ACCOUNT OWNER
MAYFIELD CORNORS CO LLC
1110 EUCLID AVE #300
CLEVELAND, OH 44115-
(216)696-5442
COUNTY ID: 36 LEE
AGCY LAT/LON(DMS): 26,25,41.903 81,48,37.2417
FAC OPERATOR: MICHAEL MATEJKA
FAC TEL #: (440)477-9356

MAP ID NUMBER:

Dist (Miles): 0.475
Direction: NW

3

L
U
S
T

[FDEP INFORMATION PORTAL ON LINE DOCUMENTS](#) (May Not Be Available For All Records)

FAC STATUS: OPEN **FAC TYPE:** A - Retail Station

SCORE 27 **SCORE EFF DT:** 7/18/2008 **RANK:** **SCORE WHEN RANKED:**

DISCHARGE INFORMATION

DISCHARGE DATE: 8/18/2003

Mapid: 3

INSPECTION DATE:

CLEANUP WORK STATUS: COMPLETED

CLEANUP REQUIRED? R - CLEANUP REQUIRED

CLEANUP COMBINED:

INFO SOURCE: D - DISCHARGE NOTIFICATION

DISCH CLNP STATUS: 10/24/2012 SRCR - SRCR COMPLETE

CONTAMINATED MEDIA?: SOIL: SUR WATER: GR WATER: MON WELL: # DW WELLS CONTAMINATED:

POLLUTANT : P - GENERIC GASOLINE GALLONS OTHER

CLEANUP INFORMATION

Mapid: 3

PGM ELIG OFF:

PGM ELIG SCORE:	PGM ELIG SCORE EFF DT:	PGM ELIG RA	ELIG LTR SNT:	REDETERM:
ELIG STAT:	ELIG STAT DT:	APPL RCVD:	LOI:	
DEDUCT AMT:	DEDUCT PD TO DT:	COPAY AMT:	COPAY TO DT:	CAP AMT:
CLNUP PROG:	CLNUP OFF: -			

SITE ASSESSMENT

CLNP RESP: -
FUND ELLIG: -
ACTUAL COMPLETION DATE:
PAYMENT DATE:
ACTUAL COST:

REMEDIAL ACTION PLAN

CLEANUP RESP: -
FUND ELLIG: -
ORDER APPRV DATE:
ACTUAL COMPL DATE:
PAYMENT DATE:
ACTUAL COST:

REMEDIAL ACTION

CLEANUP RESP: -
FUND ELLIG: -
ACTUAL COST:
YEARS TO COMPL: 0

SITE REHABILITATION COMPLETION REPORT

ACTION TYPE: SRCR - SITE REHABILITATION COMPLETION REPORT
SUBMIT DATE: 09-24-2012
REVIEW DATE: 09-26-2012
ISSUE DATE: 10-24-2012
COMPL STATUS: A - APPROVED
COMPL STATUS DT: 10-24-2012
COMMENTS:

SOURCE REMOVAL

CLEANUP RESP: -
FUND ELLIG: -
ACTUAL COMPLETION DATE:
FREE PRODUCT REMOVAL?(Y/N):
SOIL REMOVAL?(Y/N):
SOIL TONNAGE REMOVED:
SOIL TREATMENT?(Y/N):
OTHER TREATMENT?:
ALT PROC STATUS:
ALT PROC STATUS DT:
ALT PROC COMMENT:



FDEP LEAKING UNDERGROUND STORAGE TANKS REPORT

(LUST)

Report Date: 4/7/2020

LUST Page 2 of 3

DISCHARGE INFORMATION

DISCHARGE DATE: 10/16/2007

Mapid: 3

INSPECTION DATE:

CLEANUP WORK STATUS: COMPLETED

CLEANUP REQUIRED? R - CLEANUP REQUIRED

CLEANUP COMBINED:

INFO SOURCE: D - DISCHARGE NOTIFICATION

DISCH CLNUP STATUS: 10/24/2012 SRCR - SRCR COMPLETE

CONTAMINATED MEDIA?: SOIL: SUR WATER: GR WATER: MON WELL: # DW WELLS CONTAMINATED:

POLLUTANT: -

GALLONS OTHER

CLEANUP INFORMATION

Mapid: 3

PGM ELIG OFF:

PGM ELIG SCORE:

PGM ELIG SCORE EFF DT:

PGM ELIG RA

ELIG STAT:

ELIG STAT DT:

APPL RCVD:

LOI:

ELIG LTR SNT:

REDETERM:

DEDUCT AMT:

DEDUCT PD TO DT:

COPAY AMT:

COPAY TO DT:

CAP AMT:

CLNUP PROG:

CLNUP OFF: -

SITE ASSESSMENT

CLNP RESP: -

FUND ELLIG: -

ACTUAL COMPLETION DATE:

PAYMENT DATE:

ACTUAL COST:

REMEDIAL ACTION PLAN

CLEANUP RESP: -

FUND ELLIG: -

ORDER APPRV DATE:

ACTUAL COMPL DATE:

PAYMENT DATE:

ACTUAL COST:

REMEDIAL ACTION

CLEANUP RESP: -

FUND ELLIG: -

ACTUAL COST:

YEARS TO COMPL: 0

SITE REHABILITATION COMPLETION REPORT

ACTION TYPE: SRCR - SITE REHABILITATION COMPLETION REPORT

SUBMIT DATE: 09-24-2012

REVIEW DATE: 09-26-2012

ISSUE DATE: 10-24-2012

COMPL STATUS: A - APPROVED

COMPL STATUS DT: 10-24-2012

COMMENTS:

SOURCE REMOVAL

CLEANUP RESP: -

FUND ELLIG: -

ACTUAL COMPLETION DATE:

FREE PRODUCT REMOVAL?(Y/N):

SOIL REMOVAL?(Y/N):

SOIL TONNAGE REMOVED:

SOIL TREATMENT?(Y/N):

OTHER TREATMENT?:

ALT PROC STATUS:

ALT PROC STATUS DT:

ALT PROC COMMENT:



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FDEP LEAKING UNDERGROUND STORAGE TANKS REPORT

(LUST)

Report Date: 4/7/2020

LUST Page 3 of 3

TANKS Data for LUST Sites:

FACILITY ID NUMBER, NAME AND LOCATION	OWNERSHIP INFORMATION	MAP ID NUMBER:	3		
9800466 MAYFIELD CORNORS CO LLC 21481 S TAMIAMI TRL ESTERO, FL 33928	MAYFIELD CORNORS CO LLC 1110 EUCLID AVE #300 CLEVELAND, OH 44115 CONTACT TEL #: 2166965442 CONTACT: BRIAN INTIHAR FACILITY TEL #: 4404779356 COUNTY ID: 36 LEE	Dist (Miles): 0.475 Direction: NW	T A N K S		
<p>FDEP INFORMATION PORTAL ON LINE DOCUMENTS (May Not Be Available For All Records)</p>					
FAC STATUS: OPEN FAC TYPE: Retail Station					
TANK #:	TANK VOL(GALS):	INST.DATE:	TANK CONTENTS:	TANK POSITION:	TANK STATUS (as of...):
1	15000	01-Sep-1997	Unleaded Gas	UNDERGROUND	IN SERVICE 01-Sep-1997
<p>CONSTRUCTION TYPE: BALL CHECK VALVE/STEEL/SPILL CONTAINMENT BUCKET/FLOW SHUT OFF/TIGHT FILL/LEVEL GAUGES/ALARMS/DOUBLE WALL-TANK JACKET</p> <p>PIPING TYPE: DOUBLE WALL/PRESSURIZED PIPING SYSTEM/DISPENSER LINERS/APPROVED SYNTHETIC MATERIAL</p> <p>LEAK MONITORING: CONTINUOUS ELECTRONIC SENSING/ELECTRONIC MONITOR PIPE SUMPS/VISUAL INSPECT DISPENSER LINERS/MONITOR DBL WALL TANK SPACE/MECHANICAL LINE LEAK DETECTOR/MONITOR DBL WALL PIPE SPACE</p>					
TANK #:	TANK VOL(GALS):	INST.DATE:	TANK CONTENTS:	TANK POSITION:	TANK STATUS (as of...):
2	12000	01-Sep-1997	Unleaded Gas	UNDERGROUND	IN SERVICE 01-Sep-1997
<p>CONSTRUCTION TYPE: BALL CHECK VALVE/STEEL/SPILL CONTAINMENT BUCKET/FLOW SHUT OFF/TIGHT FILL/LEVEL GAUGES/ALARMS/DOUBLE WALL-TANK JACKET</p> <p>PIPING TYPE: DOUBLE WALL/PRESSURIZED PIPING SYSTEM/DISPENSER LINERS/APPROVED SYNTHETIC MATERIAL</p> <p>LEAK MONITORING: CONTINUOUS ELECTRONIC SENSING/ELECTRONIC MONITOR PIPE SUMPS/VISUAL INSPECT DISPENSER LINERS/MONITOR DBL WALL TANK SPACE/MECHANICAL LINE LEAK DETECTOR/MONITOR DBL WALL PIPE SPACE</p>					
TANK #:	TANK VOL(GALS):	INST.DATE:	TANK CONTENTS:	TANK POSITION:	TANK STATUS (as of...):
3	10000	01-Sep-1997	Vehicular Diesel	UNDERGROUND	IN SERVICE 01-Sep-1997
<p>CONSTRUCTION TYPE: BALL CHECK VALVE/STEEL/SPILL CONTAINMENT BUCKET/FLOW SHUT OFF/TIGHT FILL/LEVEL GAUGES/ALARMS/DOUBLE WALL-TANK JACKET</p> <p>PIPING TYPE: DOUBLE WALL/PRESSURIZED PIPING SYSTEM/DISPENSER LINERS/APPROVED SYNTHETIC MATERIAL</p> <p>LEAK MONITORING: CONTINUOUS ELECTRONIC SENSING/ELECTRONIC MONITOR PIPE SUMPS/VISUAL INSPECT DISPENSER LINERS/MONITOR DBL WALL TANK SPACE/MECHANICAL LINE LEAK DETECTOR/MONITOR DBL WALL PIPE SPACE</p>					



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ENVIRONMENTAL DATA MANAGEMENT

Basic ASTM Research Proximal Site Summary Table

This table includes mapped sites whose plotted coordinates fall just outside of the ASTM or client defined research distance but whose property boundaries may still extend into the search area. These sites are typically large commercial or industrial tracts that may merit inclusion in the evaluation process. Detail data reports on any of these sites may be requested and will be sent as an addendum to this report at no additional cost.

Report Date: 4/7/2020

Page 1 of 1

MapID Prgm List	Fac ID No	Site Dist(mi) & Direction	Site Name	Site Address
1A ECHO	110020138796	0.3 NE	ESTERO COMMUNITY PARK	21651 SANDY LN ESTERO, FL 33928
2A TANKS	9814554	0.3 N	ESTERO RECREATION CENTER	9200 CORKSCREW PALMS BLVD ESTERO, FL 33928
3A TANKS	8942845	0.3 E	LEE CNTY SCHOOL BD-ESTERO HS	21900 RIVER RANCH RD ESTERO, FL 33928
4A ECHO	110056400915	0.4 SW	HERTZ GLOBAL HEADQUARTERS	UNKNOWN ESTERO, FL 33928
ECHO	110058919675	0.4 SW	HERTZ WORLD HEADQUARTERS	8501 WILLIAMS RD ESTERO, FL 33928
TANKS	9814706	0.4 SW	HERTZ CORPORATE HEADQUARTERS	8501 WILLIAMS RD ESTERO, FL 33928
5A ECHO	110069995044	0.4 N	GENOVA	UNKNOWN ESTERO, FL 33928
ECHO	110070063711	0.4 N	GENOVA AT COCONUT POINT	CORNER OF VIA COCONUT & CORKSCREW RD ESTERO, FL 33928
6A ECHO	110020551384	0.4 SW	COCONUT POINT - AREA 1 - PHASE	SEC WILLIAMS RD/US 41 ESTERO, FL 33928
7A ECHO	110064426296	0.4 NE	OAKS OF ESTERO	9401 BLOCK LN ESTERO, FL 33928
8A ECHO	110035502765	0.4 NW	COCONUT CAR WASH	8800 COMMONS WAY ESTERO, FL 33928
NONTSD	FLR000207431	0.4 NW	COCONUT CAR WASH	8800 COMMONS WAY ESTERO, FL 33928
9A ECHO	110020139027	0.4 N	ESTERO PARK COMMONS	SWC CORKSCREW RD/CORKSCREW PAL ESTERO, FL 33928
10A ECHO	110010044889	0.4 E	ESTERO PALMS	SOUTH SIDE OF BLOCK LANE (9500 FT MYERS, FL
ECHO	110020530059	0.4 E	ESTERO PALMS SUBDIVISION	9450 BLOCK LANE ESTERO, FL 33928
11A ECHO	110006393170	0.4 E	SCHOOL DIST OF LEE CTNY	9251 WILLIAMS RD ESTERO, FL 33928
NONTSD	FLR000063859	0.4 E	SCHOOL DIST OF LEE CTNY	9251 WILLIAMS RD ESTERO, FL 33929
TANKS	9811418	0.4 E	LEE CNTY SCHOOL BD-BUS DEPOT (TRANS SOUTH)	9251 WILLIAMS RD ESTERO, FL 33928
12A LUST	9806315	0.5 N	CORKSCREW ENERGY LLC	8800 CORKSCREW RD ESTERO, FL 33928
13A ECHO	110070546630	0.4 NE	PARK PLACE OF ESTERO	9400 BLOCK LN ESTERO, FL 33928
14A ERNS	1155503	0.4 SW		WILLIAMS RD AND US 41 ASVERO, FL



ENVIRONMENTAL DATA MANAGEMENT

Basic ASTM Research Non-Mapped Records Summary Table

This table is a listing of database records that have not been plotted within our mapping system and could exist within your Study Area. Detail data reports on any of these sites may be requested and will be sent as an addendum to this report at no additional cost.

Report Date: 4/7/2020

Page 1 of 1

**Pgm List &
Fac ID No**

Site Name

Site Address



Agency List Descriptions

USEPA and State Databases are updated on a quarterly basis. Supplemental Databases are updated on an annual basis.

Florida Department of Environmental Protection (FDEP)

State Designated Brownfields(BRWNFLDS)

The FDEP Brownfields database contains a listing of State Designated Brownfield Areas and Brownfield Sites. Brownfields are typically defined as abandoned, idled or underused industrial and commercial sites where expansion or redevelopment is complicated by real or perceived environmental contamination.

Agency File Date: 1/10/2020

Received by EDM: 1/13/2020

EDM Database Updated: 1/13/2020

Dry Cleaners List(DRY)

The FDEP Dry Cleaning Facilities List is comprised of data from the FDEP Storage Tank and Contamination Monitoring (STCM) database and the Drycleaning Solvent Cleanup Program- Priority Ranking List. It contains a listing of those Dry Cleaning sites (and suspected historical Dry Cleaning sites) who have registered with the FDEP and/or have applied for the Dry Cleaning Solvent Cleanup Program.

Agency File Date: 2/11/2020

Received by EDM: 2/11/2020

EDM Database Updated: 2/11/2020

Institutional and/or Engineering Controls(INSTENG)

The FDEP Institutional Controls Registry Database (INSTENG) contains sites that have had Institutional and/or Engineering Controls implemented to regulate exposure to environmental hazards

Agency File Date: 2/11/2020

Received by EDM: 2/11/2020

EDM Database Updated: 2/11/2020

Leaking Underground Storage Tanks List(LUST)

The FDEP LUST list identifies facilities and/or locations that have notified the FDEP of a possible release of contaminants from petroleum storage systems. This Report is generated from the FDEP Storage Tank and Contamination Monitoring Database (STCM).

Agency File Date: 2/13/2020

Received by EDM: 2/13/2020

EDM Database Updated: 2/14/2020

Solid Waste Facilities List(SLDWST)

The SLDWST list identifies locations that have conducted solid waste handling activities such as Landfills, Transfer Stations, Disaster Debris Staging Areas and sites handling Bio-Hazardous wastes. Sites listed with "##" after the Facility ID Number are historical locations, obtained from documents on record at local agencies.

Agency File Date: 2/13/2020

Received by EDM: 2/13/2020

EDM Database Updated: 2/14/2020

State CERCLIS/SEMS Equivalent(STCERC)

The STCERC list is compiled from the FDEP Site Investigation Section list, the Florida SITES list(historical) and the FDEP Cleanup Sites list. These sites are being assessed and/or cleaned up as a result of identified or suspected contamination from the release of hazardous substances. The FDEP Cleanup Sites list programs include: Brownfields, Petroleum, EPA Superfund (CERCLA), Drycleaning, Responsible Party Cleanup, State Funded Cleanup, State Owned Lands Cleanup and Hazardous Waste Cleanup.

Agency File Date: 1/11/2020

Received by EDM: 1/13/2020

EDM Database Updated: 1/13/2020

State NPL Equivalent(STNPL)

The FDEP State Funded Cleanup list contains facilities and/or locations where there are no viable responsible parties; the site poses an imminent hazard; and the site does not qualify for Superfund or is a low priority for EPA. Remedial efforts at these sites are currently being addressed through State funded cleanup action.

Agency File Date: 1/13/2020

Received by EDM: 1/13/2020

EDM Database Updated: 1/13/2020

Underground/Aboveground Storage Tanks(TANKS)

The FDEP TANKS list contains sites with registered aboveground and underground storage tanks containing regulated petroleum products.

Agency File Date: 3/25/2020

Received by EDM: 3/25/2020

EDM Database Updated: 3/26/2020

Voluntary Cleanup List(VOLCLNUP)

The VOLCLNUP List is derived from the FDEP Brownfields Site Rehabilitation Agreement (BSRA) database and the FDEP Office of Waste Cleanup Responsible Party Sites database. This list identifies those sites that have signed an agreement to Voluntarily cleanup a site and/or sites where legal responsibility for site rehabilitation exists pursuant to Florida Statutes and is being conducted either voluntarily or pursuant to enforcement activity.

Agency File Date: 2/21/2020

Received by EDM: 2/21/2020

EDM Database Updated: 2/24/2020

United States Environmental Protection Agency (EPA)

Comprehensive Env Response, Compensation & Liability Information System List(CERCLIS)

The US EPA Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) database tracks potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are proposed to be on the NPL, are on the NPL and sites that are in the screening and assessment phase for possible inclusion on the NPL. The CERCLIS database was retired in November of 2013 and has been replaced by the Superfund Enterprise Management System (SEMS).

Agency File Date: 11/12/2013

Received by EDM: 2/18/2016

EDM Database Updated: 2/18/2016

RCRIS Handlers with Corrective Action(CORRACTS)

The US EPA Corrective Action Sites (CORRACTS) database is a listing of hazardous waste handlers that have undergone RCRA corrective action activity.

Agency File Date: 3/9/2020

Received by EDM: 3/10/2020

EDM Database Updated: 3/11/2020

Enforcement and Compliance History(ECHO)

The US EPA Enforcement and Compliance History Online (ECHO) database provides integrated compliance and enforcement information on facilities regulated under the Clean Air Act (CAA), Clean Water Act (CWA), Safe Drinking Water Act (SDWA) and Resource Conservation and Recovery Act (RCRA).

Agency File Date: 10/26/2019

Received by EDM: 11/1/2019

EDM Database Updated: 11/1/2019

Emergency Response Notification System List(ERNS)

The Emergency Response Notification System (ERNS) database stores information on oil discharges and hazardous substance releases. The ERNS program is a cooperative data sharing effort among the EPA, DOT and the National Response Center (NRC), which currently provides access to this data.

Agency File Date: 12/31/2019

Received by EDM: 2/21/2020

EDM Database Updated: 2/24/2020

Archived Cerclis Sites(NFRAP)

The US EPA NFRAP list contains archived data of CERCLIS records where the EPA has completed assessment activities and determined that no further steps to list the site on the NPL will be taken. NFRAP sites may be reviewed in the future to determine if they should be returned to CERCLIS based upon newly identified contamination problems at the site. The NFRAP database was retired in November of 2013 and has been replaced by the Superfund Enterprise Management System (SEMS).

Agency File Date: 10/25/2013

Received by EDM: 2/18/2016

EDM Database Updated: 2/18/2016

RCRA-LQG,SQG,CESQG and Transporters(NONTSD)

The EDM NONTSD list is a subset of the US EPA RCRAInfo System and identifies facilities that generate and transport hazardous wastes. These facilities may be Large Quantity Generators (LQG), Small Quantity Generators (SQG), Conditionally Exempt SQG's (CESQG) as well as "Non-Notifiers" and "Non-Handlers".

Agency File Date: 2/24/2020

Received by EDM: 2/24/2020

EDM Database Updated: 2/24/2020

National Priorities List(NPL)

The US EPA National Priorities List (NPL) contains facilities and/or locations where environmental contamination has been confirmed and prioritized for cleanup activities under the Superfund Program. EDM's NPL Report includes sites that are currently on the NPL as well as sites that have been Proposed, Withdrawn and/or Deleted from the list. Previously, information for the NPL was managed under the CERCLIS data management system. In 2014 this system was replaced with the Superfund Enterprise Management System (SEMS). EPA last updated CERCLIS in November of 2013. EDM's NPL Report contains available SEMS data and the archived CERCLIS data relative to NPL sites.

Agency File Date: 10/18/2019

Received by EDM: 10/30/2019

EDM Database Updated: 10/30/2019

NPL Liens List(NPLLIENS)

The US EPA NPL Liens List identifies those sites where under authority granted by CERCLA, liens have been filed against real property in order to recover expenditures from remedial action or when the property owner receives a notice of potential liability.

Agency File Date: 1/30/2020

Received by EDM: 2/24/2020

EDM Database Updated: 2/24/2020

Superfund Enterprise Management System Active Site Inventory List(SEMSACTV)

The US EPA Superfund Enterprise Management System (SEMS) tracks potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. The SEMSACTV list contains sites that are on the National Priorities List (NPL) as well as sites that are proposed for or in the screening and assessment phase for possible inclusion on the NPL. SEMS has replaced the CERCLIS database, which was retired in November of 2013.

Agency File Date: 1/30/2020

Received by EDM: 2/26/2020

EDM Database Updated: 2/26/2020

Superfund Enterprise Management System Archived Site Inventory List(SEMSARCH)

The US EPA Superfund Enterprise Management System (SEMS), contains archived data of CERCLIS or SEMS records where the EPA has completed assessment activities and determined that no further steps to list the site on the NPL will be taken. These sites may be reviewed in the future to determine if they should be returned to SEMS based upon newly identified contamination problems at the site. SEMS has replaced the CERCLIS database, which was retired in November of 2013. The SEMSARCH database contains these newly archived records under the SEMS database management system.

Agency File Date: 1/30/2020

Received by EDM: 2/26/2020

EDM Database Updated: 2/26/2020

Tribal LUST List(TRIBLLUST)

EDM's Tribal LUST list is derived from the USEPA Region IV Tribal Tanks database by extracting those sites with indicators of past and/or current releases.

Agency File Date: 2/24/2010

Received by EDM: 3/9/2010

EDM Database Updated: 3/9/2010

Tribal Tanks List(TRIBLTANKS)

The USEPA Region IV Tribal Tanks database lists Active and Closed storage tank facilities on Native American lands.

Agency File Date: 2/24/2010

Received by EDM: 3/9/2010

EDM Database Updated: 3/9/2010

RCRA-Treatment, Storage and/or Disposal Sites(TSD)

The EDM TSD list is a subset of the US EPA RCRAInfo system and identifies facilities that Treat, Store and/or Dispose of hazardous waste.

Agency File Date: 2/24/2020

Received by EDM: 2/24/2020

EDM Database Updated: 2/24/2020

Brownfields Management System(USBRWNFLDS)

The US EPA Brownfields program provides information on environmentally distressed properties that have received Grants or Targeted funding for cleanup and redevelopment . Tribal Brownfield sites are included in the USBRWNFLDS database.

Agency File Date: 3/11/2020

Received by EDM: 3/11/2020

EDM Database Updated: 3/12/2020

Institutional and/or Engineering Controls(USINSTENG)

The USINSTENG list is compiled from data elements contained in the NPL, CORRACTS, USBRWNFLDS and RCRAInfo databases.

Agency File Date: 11/26/2019

Received by EDM: 11/26/2019

EDM Database Updated: 11/26/2019

Environmental Impact Areas

Brownfield Areas and Sites

The FDEP Brownfields database contains a listing of State Designated Brownfield Areas and Brownfield Sites. Brownfields are typically defined as abandoned, idled or underused industrial and commercial sites where expansion or redevelopment is complicated by real or perceived environmental contamination.

Agency File Date: 7/29/2019

Received by EDM: 8/12/2019

EDM Database Updated: 8/12/2019

<https://floridadep.gov/waste/waste-cleanup/content/brownfields-program>

Cattle Dipping Vats

From the 1910's through the 1950's, vats 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. By State law, all cattle, horses, mules, goats, and other susceptible animals were required to be dipped every 14 days. Under certain circumstances, the arsenic and other pesticides remaining at the site may present an environmental or public health hazard.

Some of the sites have been located and are currently under investigation. However, most of the listings are from old records of the State Livestock Board, which listed each vat as it was put into operation. In addition, some privately operated vats may have existed which were not listed by the Livestock Board. EDM's Cattle Dipping Vat sites are retrieved from the Voluntary Cleanup and STCERC databases. For additional information on Cattle Dipping Vats visit the FDEP and FDOH websites at:

Agency File Date: 10/31/2018

Received by EDM: 1/25/2019

EDM Database Updated: 1/25/2019

<https://floridadep.gov/waste/district-business-support/content/cattle-dipping-vats-cdv>

<http://www.floridahealth.gov/environmental-health/drinking-water/cattledipathome.html>

Formerly Used Defense Sites

The DoD is responsible for the environmental restoration of properties that were formerly owned by, leased to or otherwise possessed by the United States and operated under the jurisdiction of the Secretary of Defense prior to October 1986. Such properties are known as Formerly Used Defense Sites (FUDS). The Army is the executive agent for the program and the U.S. Army Corps of Engineers manages and directs the program's administration. For more information on the FUDS Program, including maps and data on individual sites, visit the Army Corps of Engineers website at:

Agency File Date: 5/29/2018

Received by EDM: 1/25/2019

EDM Database Updated: 1/25/2019

<http://www.usace.army.mil/Missions/Environmental/Formerly-Used-Defense-Sites/>

FUDS Munitions Response Sites

The DoD developed the Military Munitions Response Program (MMRP) in 2001 to address munitions-related concerns, including explosive safety, environmental, and health hazards from releases of unexploded ordnance (UXO), discarded military munitions (DDM), and munitions constituents (MC) found at locations, other than operational ranges, on active and Base Realignment and Closure (BRAC) installations and Formerly Used Defense Sites (FUDS) properties. The MMRP addresses non-operational range lands with suspected or known hazards from munitions and explosives of concern (MEC) which occurred prior to September 2002, but are not already included with an Installation Response Program (IRP) site cleanup activity. For more information on the FUDS MMRP Program, including maps and data on individual sites, visit the Army Corps of Engineers website at:

Agency File Date: 5/14/2018

Received by EDM: 1/25/2019

EDM Database Updated: 1/25/2019

<http://www.asaie.army.mil/Public/ESOH/mmrp.html>

Groundwater Contamination Areas

The Ground Water Contamination Areas GIS layer is a statewide map showing the boundaries of delineated areas of known groundwater contamination pursuant to Chapter 62-524, F.A.C., New Potable Water Well Permitting In Delineated Areas. 38 Florida counties have been delineated primarily for the agricultural pesticide ethylene dibromide (EDB), and to a much lesser extent, volatile organic and petroleum contaminants. This GIS layer represents approximately 427,897 acres in 38 counties in Florida that have been delineated for groundwater contamination. However, it does not represent all known sources of groundwater contamination for the state of Florida.

This information is intended to be used by regulatory agencies issuing potable water well construction permits in areas of ground water contamination to protect public health and the ground water resource. Permitted water wells in these areas must meet specific well construction criteria and water testing prior to well use. This dataset only indicates the presence or absence of specific groundwater contaminants and does not represent all known sources of groundwater contamination in the state of Florida.

Agency File Date: 11/28/2018

Received by EDM: 1/24/2019

EDM Database Updated: 1/24/2019

<https://floridadep.gov/water/source-drinking-water/content/delineated-areas>

Institutional Controls

The FDEP Institutional Controls GIS layer is a statewide map showing the approximate boundaries of delineated areas where Institutional Controls are in place.

An institutional control provides for certain restrictions on a property. For example, a site may be cleaned up to satisfy commercial contamination target levels and an institutional control may be placed on that property indicating that it may only be used for commercial activities. If the owner of the property ever wanted to use that property for residential purposes, the owner would have to ensure that any contamination meets residential target levels.

The locational data for this layer is provided by the responsible party and reviewed by FDEP staff. Neither FDEP or EDM assumes responsibility for the accuracy of the boundary data.

Agency File Date: 10/17/2019

Received by EDM: 10/17/2019

EDM Database Updated: 10/17/2019

<https://ca.dep.state.fl.us/mapdirect/?webmap=cff8d21797184421ab4763d3e4a01e48>

National Priorities List

The US EPA National Priorities List (NPL) contains facilities and/or locations where environmental contamination has been confirmed and prioritized for cleanup activities under the Superfund Program. EDM's NPL site boundaries data include sites that are currently on the NPL as well as sites that have been Proposed, Withdrawn and/or Deleted from the list.

Agency File Date: 11/14/2018

Received by EDM: 12/10/2018

EDM Database Updated: 1/22/2019

<https://www.epa.gov/superfund/search-superfund-sites-where-you-live>

Solid Waste Facilities

The FDEP SLDWST list identifies locations that have been permitted to conduct solid waste handling activities.

Agency File Date: 1/23/2019

Received by EDM: 1/24/2019

EDM Database Updated: 1/25/2019

<https://floridadep.gov/waste>

State Funded Cleanup Sites

The FDEP State Funded Cleanup list contains facilities and/or locations where there are no viable responsible parties; the site poses an imminent hazard; and the site does not qualify for Superfund or is a low priority for EPA. Remedial efforts at these sites are currently being addressed through State funded cleanup action.

Agency File Date: 8/10/2019

Received by EDM: 8/12/2019

EDM Database Updated: 8/12/2019

<https://floridadep.gov/waste/waste-cleanup/documents/state-funded-cleanup-program-site-list>

Appendix D

Aerial Photographs

Topographic Map(s)

Flood Zone Map

Evacuation Zone Map & Information

Soil Map

Brownfield Map

National Wetlands Inventory Map

Contamination Locator Map



1944 Aerial Photograph



 = Estimated Site Location

Drawing not to scale

Phase I ESA
Mr. Bob Franceschini - The Village of Estero

Williams Road
Estero, Florida 33928

Parcel #: 34-46-25-E4-0100C.0160

Environmental Services Division
American Management Resources Corporation
5230 Clayton Court, Fort Myers, Florida 33907



1968 Aerial Photograph



 = Estimated Site Location

Drawing not to scale

Phase I ESA
Mr. Bob Franceschini - The Village of Estero

Williams Road
Estero, Florida 33928

Parcel #: 34-46-25-E4-0100C.0160

Environmental Services Division
American Management Resources Corporation
5230 Clayton Court, Fort Myers, Florida 33907



1972 Aerial Photograph



 = Estimated Site Location

Drawing not to scale

Phase I ESA
Mr. Bob Franceschini - The Village of Estero

Williams Road
Estero, Florida 33928

Parcel #: 34-46-25-E4-0100C.0160

Environmental Services Division
American Management Resources Corporation
5230 Clayton Court, Fort Myers, Florida 33907



1975 Aerial Photograph



 = Estimated Site Location

Drawing not to scale

Phase I ESA
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1979 Aerial Photograph



 = Estimated Site Location

Drawing not to scale

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1986 Aerial Photograph



 = Estimated Site Location

Drawing not to scale

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1990 Aerial Photograph



 = Estimated Site Location

Drawing not to scale

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1996 Aerial Photograph



 = Estimated Site Location

Drawing not to scale

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1999 Aerial Photograph



 = Estimated Site Location

Drawing not to scale

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2005 Aerial Photograph



 = Estimated Site Location

Drawing not to scale

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2008 Aerial Photograph



 = Estimated Site Location

Drawing not to scale

Phase I ESA
Mr. Bob Franceschini - The Village of Estero

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Estero, Florida 33928

Parcel #: 34-46-25-E4-0100C.0160

Environmental Services Division
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5230 Clayton Court, Fort Myers, Florida 33907



2009 Aerial Photograph



 = Estimated Site Location

Drawing not to scale

Phase I ESA
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Williams Road
Estero, Florida 33928

Parcel #: 34-46-25-E4-0100C.0160

Environmental Services Division
American Management Resources Corporation
5230 Clayton Court, Fort Myers, Florida 33907



2011 Aerial Photograph



 = Estimated Site Location

Drawing not to scale

Phase I ESA
Mr. Bob Franceschini - The Village of Estero

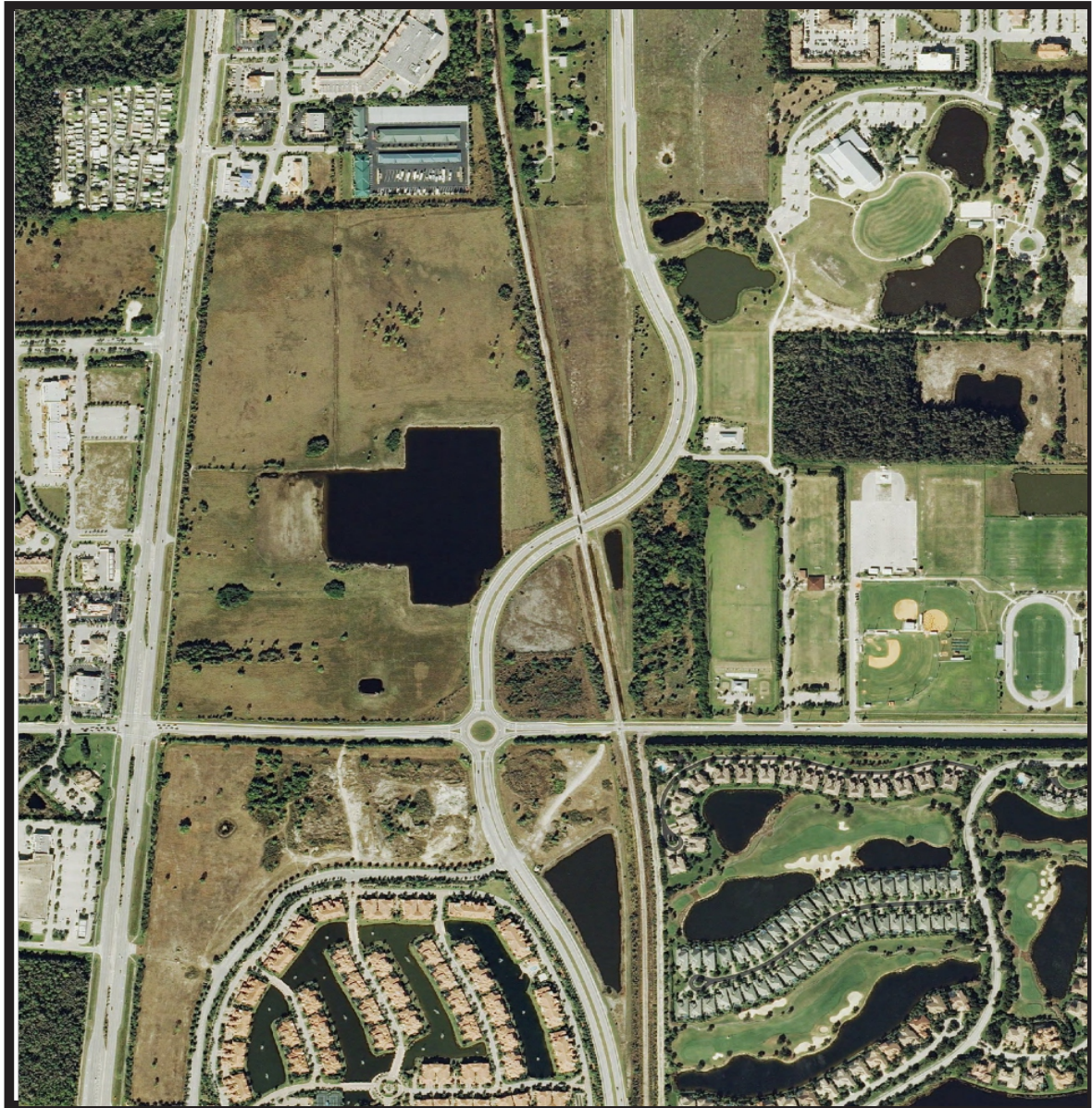
Williams Road
Estero, Florida 33928

Parcel #: 34-46-25-E4-0100C.0160

Environmental Services Division
American Management Resources Corporation
5230 Clayton Court, Fort Myers, Florida 33907



2012 Aerial Photograph



 = Estimated Site Location

Drawing not to scale

Phase I ESA
Mr. Bob Franceschini - The Village of Estero

Williams Road
Estero, Florida 33928

Parcel #: 34-46-25-E4-0100C.0160

Environmental Services Division
American Management Resources Corporation
5230 Clayton Court, Fort Myers, Florida 33907



2014 Aerial Photograph



 = Estimated Site Location

Drawing not to scale

Phase I ESA
Mr. Bob Franceschini - The Village of Estero

Williams Road
Estero, Florida 33928

Parcel #: 34-46-25-E4-0100C.0160

Environmental Services Division
American Management Resources Corporation
5230 Clayton Court, Fort Myers, Florida 33907



2017 Aerial Photograph



 = Estimated Site Location

Drawing not to scale

Phase I ESA

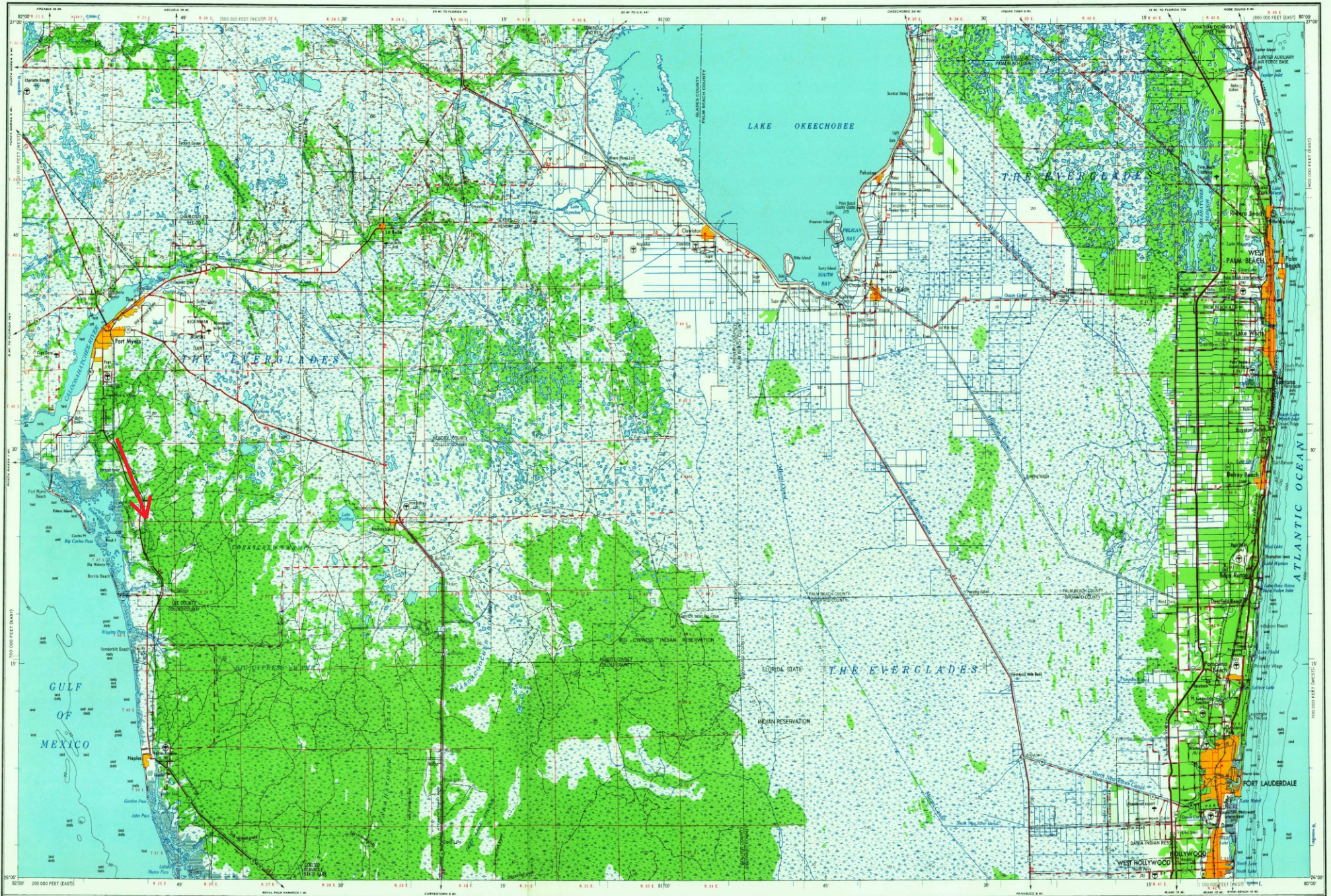
Mr. Bob Franceschini - The Village of Estero

**Williams Road
Estero, Florida 33928**

Parcel #: 34-46-25-E4-0100C.0160

**Environmental Services Division
American Management Resources Corporation
5230 Clayton Court, Fort Myers, Florida 33907**





Prepared by the Army Map Service (AMSC), Corps of Engineers, U.S. Army, Washington, D. C. Compiled in 1956 by photogrammetric methods and from USGS and AMSC base maps, 1:25,000 and 1:50,000, 1940-48 and USGS charts, 1:50,000, 1931-55. Control by USGS, USCGA65 and Florida Geodetic Survey. Map published 1956. Limited revision by U.S. Geological Survey 1963.

100,000-foot grid based on Florida coordinate system, east and west zones.

13,000-meter Universal Transverse Mercator grid ticks, zone 17, shown in blue.

Estimated Site Location

LEGEND

ROAD DATA 1956. REVISIONS 1963. Figures in red denote approximate distances in miles between stars.

POPULATED PLACES

Over 500,000	BOSTON
100,000 to 500,000	EVANSTON
25,000 to 100,000	Richmond
1,000 to 25,000	Palmdale
1,000 to 1,000	Paris
Less than 1,000	Fields

RAILROADS Single track Double or Multiple track

BOUNDARIES International, National, State, County, City, Township, Parish, School, District, Other

LANDMARKS School, Church, Other

Other Depth contour in feet, Level of danger, Reef, Rocks, Shoals, Sudden, Freshwater Fall, Mangrove, Independent or dry course, Marsh or swamp, Approximate road alignment

Scale 1:250,000

0 5 10 15 20 25 30 Statute Miles

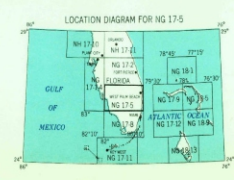
0 5 10 15 20 25 30 Nautical Miles

CONTOUR INTERVAL, 50 FEET WITH SUPPLEMENTARY CONTOURS AT 25 FOOT INTERVALS

TRANSVERSE MERCATOR PROJECTION

1983 MAGNETIC DECLINATION FOR THIS SHEET VARIES FROM 1°10' EASTERLY FOR THE CENTER OF THE WEST EDGE TO 0°00' FOR THE CENTER OF THE EAST EDGE. MEAN ANNUAL CHANGE IS 0°01' WESTERLY.

FOR SALE BY U. S. GEOLOGICAL SURVEY, WASHINGTON 25, D. C.



RELIABILITY DIAGRAM

The reliability diagram shows a cross-section of the terrain and vegetation. It includes a legend for different types of terrain and vegetation, such as 'Bare ground', 'Grass', 'Shrub', 'Forest', and 'Water'. It also includes a legend for different types of terrain and vegetation, such as 'Bare ground', 'Grass', 'Shrub', 'Forest', and 'Water'.

TOWNSHIP OR RANGE LINE

LAND GRANT BOUNDARY

USGS Historical File Topographic Division

SECTIONIZED TOWNSHIP

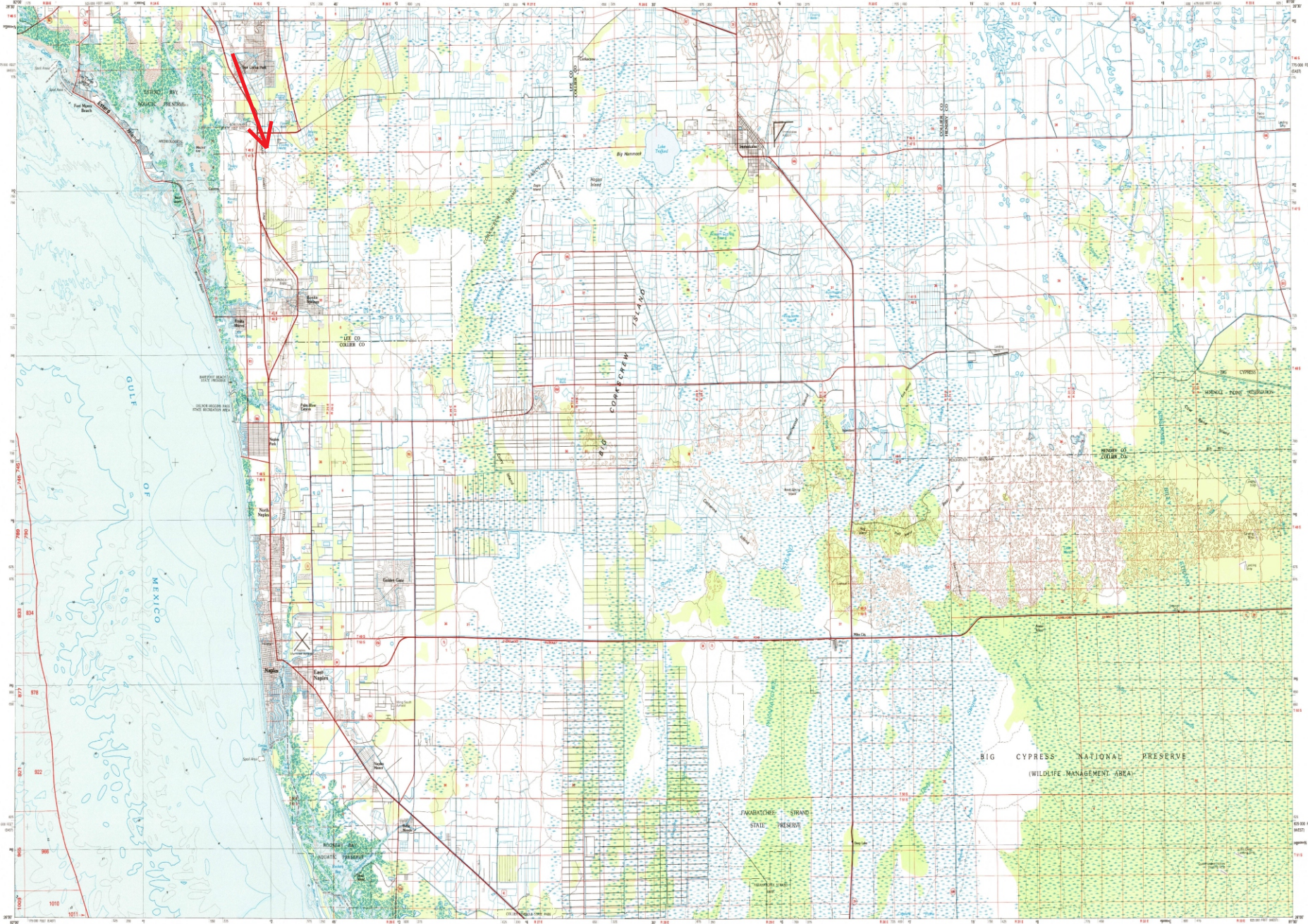
6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

WEST PALM BEACH, FLORIDA

UNITED REVISION 1963

NAPLES, FLORIDA

30 X 60 MINUTE SERIES (TOPOGRAPHIC-BATHYMETRIC)



Naples FLORIDA

1:100 000-scale metric topographic-bathymetric map

30 X 60 MINUTE QUADRANGLE SHOWING

- Contours and elevations in meters
- Highways, roads and other manmade structures
- Water features
- Woodland areas
- Geographic names
- Bathymetric contours in meters

1985

Produced by the United States Geological Survey and the National Ocean Service

Copyright © 1985 USGS. All rights reserved. This map is a reproduction of a map published by the United States Geological Survey in 1985. It is not to be used for any purpose other than that for which it was originally published. The information contained herein is not to be used for any purpose other than that for which it was originally published. The information contained herein is not to be used for any purpose other than that for which it was originally published.

CONVERSION TABLE

CONVERSION TYPE	UNIT	UNIT	UNIT	UNIT
Length	1 meter	3.281 feet	1.094 yards	1.094 fathoms
	1 kilometer	0.621 miles	0.311 miles	0.311 miles
Area	1 square meter	1.196 square feet	0.108 square yards	0.00023 square fathoms
	1 square kilometer	247.1 acres	0.386 square miles	0.386 square miles
Volume	1 cubic meter	35.237 cubic feet	1.353 cubic yards	0.00022 cubic fathoms
	1 cubic kilometer	264.172 million cubic feet	106.470 million cubic yards	0.00018 cubic fathoms

FOR SALE BY U.S. GEOLOGICAL SURVEY AND NATIONAL OCEAN SERVICE, WASHINGTON, DC 20540

Topographic Map Symbols

Primary highway, two lanes	—
Secondary highway, two lanes	—
Other road or street, two lanes	—
Road, unpaved, two lanes, 6-8 ft. base	—
Natural standard path, narrow gauge	—
Ridge, natural depression	—
Contour interval, 100 ft.	—
Spot elevation, 100 ft.	—
Natural boundary	—
State boundary	—
County boundary	—
Natural or State reservation boundary	—
U.S. public lands survey, boundary section	—
Range boundary, section line, pre-1850	—
Range boundary, section line, post-1850	—
Contour interval, 100 ft.	—
Spot elevation, 100 ft.	—
Contour interval, 100 ft.	—
Spot elevation, 100 ft.	—
Contour interval, 100 ft.	—
Spot elevation, 100 ft.	—
Contour interval, 100 ft.	—
Spot elevation, 100 ft.	—
Contour interval, 100 ft.	—
Spot elevation, 100 ft.	—

= Estimated Site Location



NAPLES, FLORIDA
26081-A1-TB-100
1985

HYDROGRAPHIC SURVEY INFORMATION

DATE	NO. OF SURVEYS	NO. OF STATIONS	NO. OF SOUNDINGS	NO. OF CHARTS
1985	1	1	1	1

HYDROGRAPHIC SURVEY INDEX

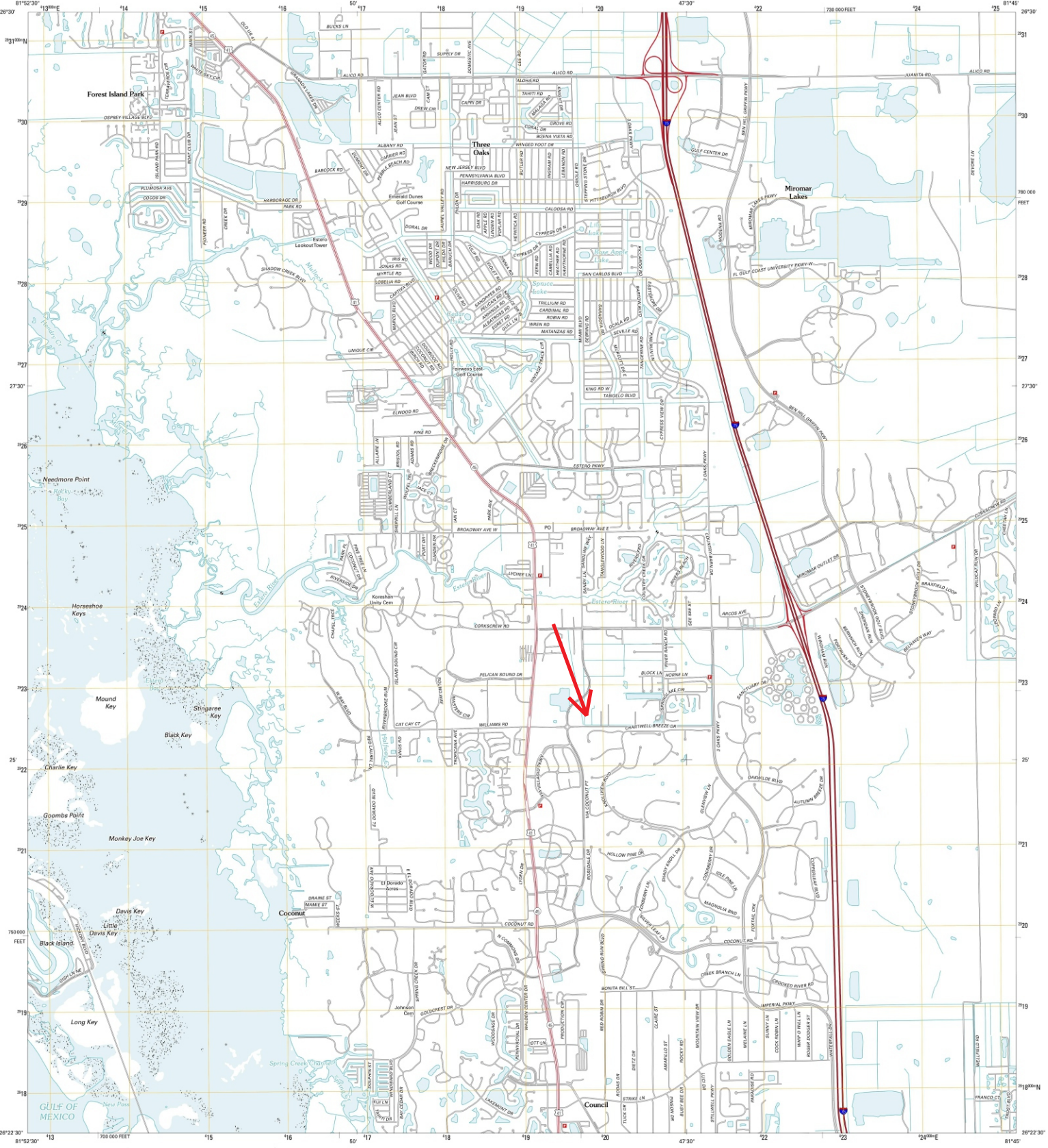
U.S. GEOLOGICAL SURVEY
NATIONAL OCEAN SERVICE
WASHINGTON, DC 20540



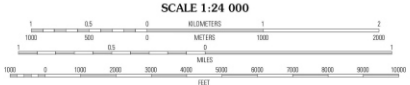
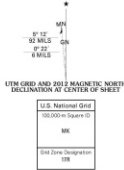
U.S. DEPARTMENT OF THE INTERIOR
U. S. GEOLOGICAL SURVEY



ESTERO QUADRANGLE
FLORIDA-LEE CO.
7.5-MINUTE SERIES



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84) Projection and
1,000-meter grid. Universal Transverse Mercator. Zone 17B
10 000-foot ticks: Florida Coordinate System of 1983 (level
adjusted)



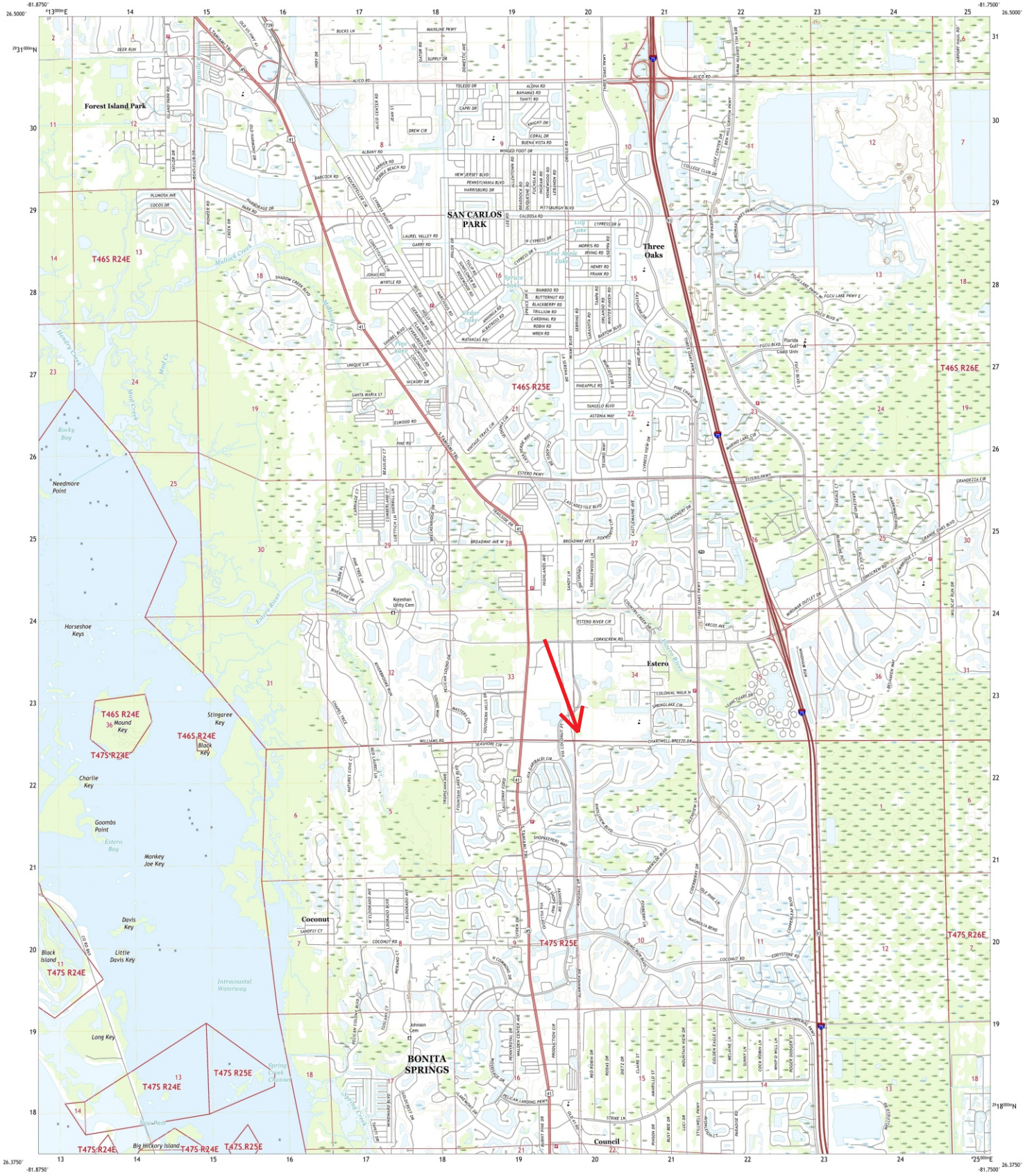
CONTOUR INTERVAL 5 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

This map was produced to conform with the
National Geospatial Program US Topo Product Standard, 2011.
A metadata file associated with this product is draft version 0.6.3



ESTERO, FL
2012

= Estimated Site Location



→ = Estimated Site Location

Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84) Projection and
1 000-meter grid Universal Transverse Mercator, Zone 17K
This map is not a legal document. Boundary lines may be
generalized for this map scale. Private lands within government
reservations may not be shown. Obtain permission before
entering private lands.

Map	U.S. Census Bureau	2016
Topography	National Hydrography Dataset	2017
Boundaries	Multiple sources; see metadata file	2014-2016
Public Land Survey System	Bureau of Land Management	2017
Wetlands	National Wetlands Inventory	2002



CONTOUR INTERVAL: 5 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

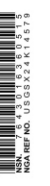
This map was produced to conform with the
National Geospatial Program US Topo Product Standards, 2011.
A metadata file associated with this product is draft version 0.6.18



ROAD CLASSIFICATION
Expressway
Secondary Hwy
Road
Interstate Route
Local Connector
Local Road
Rte
US Route
State Route

1	2	3
4	5	6
7	8	9

- 1 Fort Myers SW
- 2 Fort Myers SE
- 3 Alva W
- 4 Fort Myers Beach
- 5 Cortesway NW
- 6 Bonita Springs
- 7 Cortesway SW



National Flood Hazard Layer FIRMette



26°25'36.33"N



USGS The National Map: Orthoimagery. Data refreshed April, 2019. 1:6,000 26°25'4.11"N 0 250 500 1,000 1,500 2,000 Feet

Legend

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

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D

OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall

OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature

MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/13/2020 at 8:28:31 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

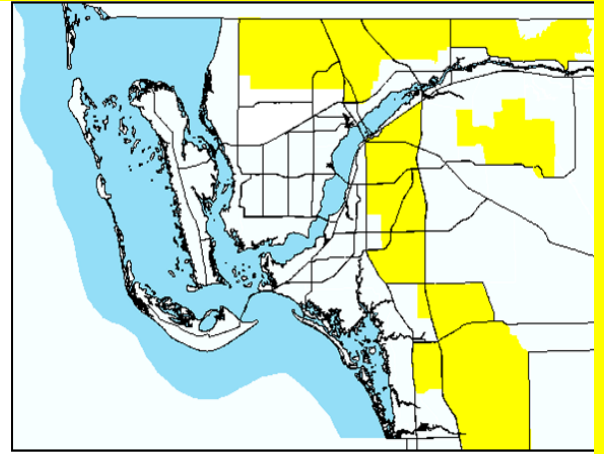


81°47'56.48"W

EVACUATION ZONE C

Overview

Zone C is vulnerable to hurricane impacts. A large and/or powerful hurricane from the Gulf may require evacuations for surge and/or wind. Well constructed buildings may be safe in many circumstances.



What Are the Most Dangerous Hazards?

While the risk is less, Zone C is still vulnerable to potentially fatal levels of storm surge flooding. Since foundations here may not be as strong as areas closest to the water, homes may fail when flooded. Wind can pose a danger to unprepared or poorly constructed homes.

When Will I Be Ordered to Evacuate?

Zone C will be evacuated later than Zone A or Zone B. This will allow decision makers more time to safely evaluate options to either evacuate or hunker down. Even though later in timing, weather will still be calm and time will be sufficient to move to safety **if you are prepared**.

What Might Happen if I Ignore Evacuation Orders?

While evacuation in Zone C may be less frequent, you are gambling your life, and the lives of those who stay with you against significant odds, if you ignore evacuation orders. Additionally, it is unlikely that you can protect your property if you stay, so you will be risking your life with little in return. Emergency services will be unavailable for extended periods. If you get into trouble, you will have to wait for the storm to pass out of the County before help can come.

What Are Some Other Safety Concerns?

Any flood waters will rise quickly, but recede very slowly. That water, and the ground, will be contaminated with chemicals and raw sewage. Electricity will be out for an extended period and, when restored, many houses may be unable to receive power due to damage. Some homes in this zone use wells and septic tanks. Wells will be inoperable and unsafe if they were flooded. Septic tanks will not function and will add to the contamination of the area.

Can't I Leave After the Storm Passes?

If you survive, leaving after the storm will be difficult and dangerous. Streets, major roads and bridges may sustain damage due to surge flooding. Roads that survive will be covered in flood water, debris or both. These issues will also delay emergency response.

So, What Are My Safer Alternatives?

Your safer plan is to evacuate if directed to do so. Know where you will go, how you will get there and what you will carry. Plan to return only when it is safe to do so. If you are not ordered to evacuate and stay home, make sure your windows and doors are protected against the wind.

Lee County Emergency Management

239-533-0622

www.LeeEOC.com

Emergency Management 2.0 at

www.LeeEOC.com

Technology is turning the tide of emergency communications. Individuals and agencies, including Lee County Emergency Management, have begun actively using these new tools. These new devices have increased transparency in that we are now able to engage our community in a different environment, allowing more feedback at the local level.

LeeEOC.com offers a variety of resources that provide useful information:



Our Facebook page offers preparedness information in addition to emergency information in real time. Find us at www.facebook.com/LCEMFL



Lee County Emergency Management operates two different twitter accounts:
@LeeEOC- offers purely emergency information
@LCEMFL- offers this information as well as other general info.



LeeEvac is our *FREE* app, available on Apple and Android. It allows users to find their evacuation zone. It can locate the users by GPS or the user can search by address. It can also push evacuation notifications straight to the device in real-time.



Know Your Zone Portal: This portal allows users to input their address to find their evacuation zone. There are also designated badges for each zone, which users can save on their computer or share on social media.



SMS Text Alerts: Located at the top of LeeEOC.com, users can enter their phone number to receive 'Breaking News' updates via text message.



Code Red: Code red is a *FREE* Lee County service by which residents and businesses are notified by telephone, text, and/or email regarding emergencies or critical protective actions required to safeguard life and property. Sign up at LeeEOC.com

Other available resources:

Family Preparedness Plan: This is a comprehensive, easy-to-use template to create a Plan.

Special Needs Program Application: The Special Needs Program provides shelter or transportation for Lee County residents who live in a home and/or area that is not safe from storm surge or wind during a Tropical Storm or Hurricane.

All-Hazards Guide: This guide includes an overview of preparedness tools, sheltering information, and recovery resources.



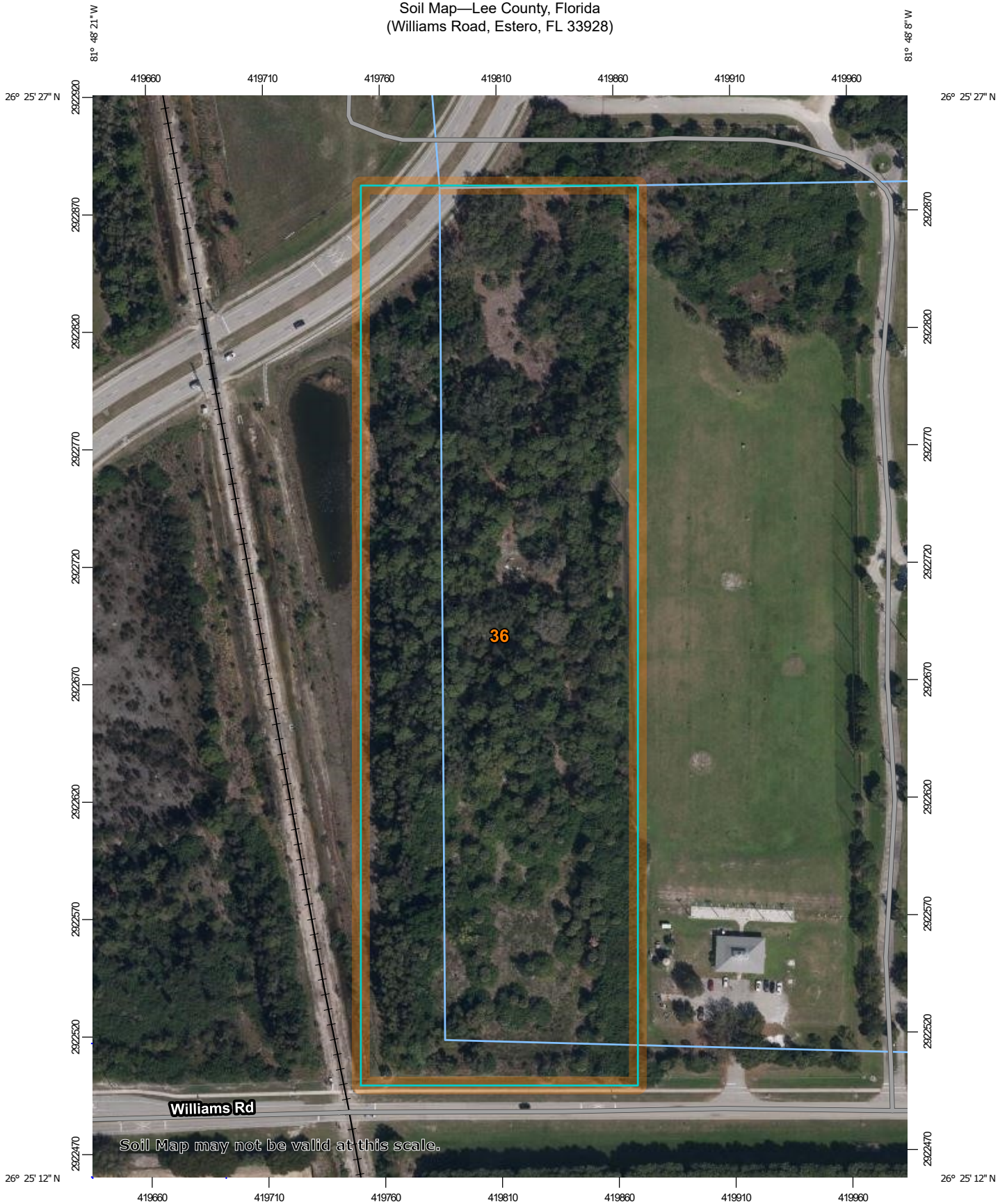
Volunteer Application: Our volunteer program provides an array of volunteer services including internships, office assistance and emergency management opportunities.

Lee County Emergency Management

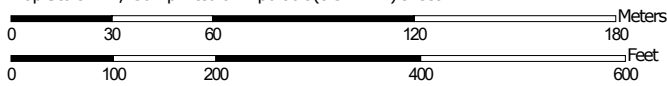
239-533-0622

www.LeeEOC.com

Soil Map—Lee County, Florida
(Williams Road, Estero, FL 33928)



Map Scale: 1:2,250 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

4/13/2020
Page 1 of 3

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Lee County, Florida
Survey Area Data: Version 17, Feb 3, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Feb 1, 2020—Mar 20, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
36	Immokalee sand-Urban land complex, 0 to 2 percent slopes	11.3	100.0%
Totals for Area of Interest		11.3	100.0%

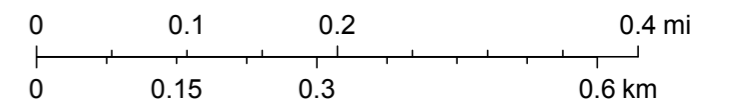
Brownfields Map



April 13, 2020

1:9,028

-  Brownfield Areas
-  Brownfield Sites



Esri, HERE, Garmin, (c) OpenStreetMap contributors, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, FDEP/DWM/BWC

Map created by Map Direct, powered by ESRI.







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

April 13, 2020

Wetlands

- | | | | | | |
|---|--------------------------------|---|-----------------------------------|---|----------|
|  | Estuarine and Marine Deepwater |  | Freshwater Emergent Wetland |  | Lake |
|  | Estuarine and Marine Wetland |  | Freshwater Forested/Shrub Wetland |  | Other |
| | |  | Freshwater Pond |  | Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

Contamination Locator Map (CLM)

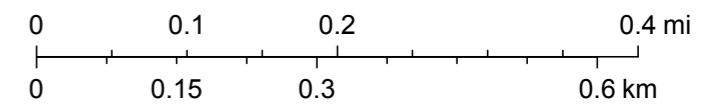


April 15, 2020

DEP Cleanup Sites

- ▲ BROWNFIELD SITES
- ▲ PETROLEUM
- ▲ SUPERFUND
- ▲ OTHER WASTE CLEANUP

1:9,028



Esri, HERE, Garmin, (c) OpenStreetMap contributors, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, FDEP,DWM, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Map created by Map Direct, powered by ESRI.

Florida Department of Environmental Protection makes no warranty,expressed or implied,or assumes any legal liability or responsibility for the accuracy,completeness,or usefulness of any information,apparatus,product,or process disclosed,or represents that its use would not infringe privately owned rights.

Appendix F



ENVIRONMENTAL • ENGINEERING • CONTRACTING

Williams Road, Estero FL 33928

Florida Department of



ENVIRONMENTAL • ENGINEERING • CONTRACTING

Williams Road, Estero FL 33928

Florida Department of



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Lee County Department of



ENVIRONMENTAL • ENGINEERING • CONTRACTING

Williams Road, Estero FL 33928

ASTM E 1527-13 User Questionnaire

In order to qualify for the protection offered under the EPA All Appropriate Inquiry (AAI) Standard, the **User** (entities seeking to use the ASTM E1527-13 Practice to complete an environmental site assessment of the property; i.e. Lenders and/or Borrowers) must provide the following information (if available) to the environmental professional. Failure to provide this information could result in a determination that AAI is not complete. This information should be the collective knowledge of the entities relying on the Phase I. **Please note that you are not being asked to evaluate the property, but rather to provide your knowledge of information on the property.**

Site Name/Address: _____

Person Interviewed/Title: _____ Date: _____

If known, when was the property initially developed? _____

If different, when were the current building(s) on the property constructed? _____

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

Are you aware of any environmental cleanup liens against the *property* that are filed or recorded under federal, tribal, state or local law? (**Note:** If unknown, a review of title records or an environmental lien search is recommended)

Yes___ No___ If you answer yes, please include an explanation in the space provided below:

2. Activity and land use limitations that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26).

Are you aware of any 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?

Engineering Controls are defined as physical modifications to a site or facility to reduce or eliminate the potential for exposure to hazardous substances or petroleum products in the soil or ground water on the property). *Institutional Controls* are defined as a legal or administrative restriction on the use of, or access to, a site or facility to 1) reduce or eliminate the potential for exposure to hazardous substances or petroleum products in the soil or ground water 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.

Yes___ No___ If you answer yes, please include an explanation in the space provided below:

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

As the *User* of this *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?

Yes___ No___ If you answer yes, please include an explanation in the space provided below:

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

a) Does the purchase price being paid for this *property* reasonably reflect the fair market value of the *property*?

Yes___ No___ If you answer no, please include an explanation in the space provided below, including whether the lower purchase price is because contamination is known or believed to be present at the *property*?

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

Are you aware of commonly known or *reasonably ascertainable* information about the *property* that would help the *environmental professional* to identify conditions indicative of releases or threatened releases? For example, as *User*:

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

Yes___ No___

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

Yes___ No___

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

Yes___ No___

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

Yes___ No___

If you answered yes to any of the questions above, please include an explanation in the space provided below:

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

As the *User* of this *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___ If you answer yes, please include an explanation in the space provided below:

Please provide the following property contact information:

Property Owner: _____

Phone Number: _____

Key Site Personnel: _____

Phone Number: _____

Past Owner: _____

Phone Number: _____

KEY SITE MANAGER QUESTIONNAIRE

Please provide the following information, if available, before the property site visit occurs. The key site manager should be a person with good knowledge of the uses and physical characteristics of the property, such as a property manager, building manager, chief physical plant supervisor, or maintenance supervisor.

Complete pages 1 to 3. If applicable, provide information to 'yes' responses on page 4.

Please sign and print your name below indicating that the information you provide is accurate to the best of your knowledge.

Printed Name: Mark Goodman

Date: 4/14/2020

Property Name: Williams Rd

Property Address: Williams Rd, Estero, FL 33928

Property size in acres: 380,396 SQUARE FEET/8.7326905 ACRES ACCORDING TO LEE COUNTY PUBLIC RECORDS

Property owner: Christ Community Ministries

Owner address: P.O. BOX 1080, ESTERO, FL 33929

Date of acquisition: 4/27/1999

# of Buildings	# Units	# Stories	Total Square Footage of buildings
None			

Foundation: ___ slab on grade ___ basement

Property Use: ___ commercial ___ residential ___ industrial x other

Utility	Provider
Electricity	
Natural Gas	
Sanitary Sewerage	
Potable Water	
Fuel Oil	
Solid waste Removal	

Is the property now or has in the past operated as:

Manufacturing operations

Photo development

Gasoline service station

Junkyard or landfill

Automobile repair

Printing facility

Dry cleaning

Waste treatment/storage

Waste disposal

Waste recycling

Describe current operations on property:

Property is vacant, undeveloped land.

Describe any past operations on property:

No past operations, land has been vacant and undeveloped.

Have any neighboring properties now or in the past operated as:

Manufacturing operations

Photo development

Gasoline service station

Junkyard or landfill

Automobile repair

Printing facility

Dry cleaning

Waste treatment/storage

Waste disposal

Waste recycling

Do any of the following documents exist?

Environmental Site Assessment (ESA)

Community Right to Know Plans

Environmental Compliance Audit Report

Safety Plans

Environmental Permits

Hydrogeologic Reports

Above / Underground Storage Tank Registrations

Government Violations

Underground Injection Permits

Environmental Liens

Hazardous Waste Generator Notices

Risk Assessments

Geotechnical Studies

KNOWN ENVIRONMENTAL CONCERNS

	YES	NO
Are you aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property?		X
Are you aware of any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the property?		X
Are you aware of any notices from governmental agencies regarding possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?		X
Are you aware of any remediation activities that have occurred at the property or adjacent to the property in response to contaminated soil, groundwater, and/or surface water?		X
Are you aware of any proposed remediation at the property or adjacent to the property in response to contaminated soil, groundwater, and/or surface water?		X

Are you aware of any of the following currently or previously located on the subject site?	YES currently	YES previously	NO never
Underground storage tanks			X
Above ground storage tanks			X
Electrical transformers or capacitors			X
Hydraulic equipment (elevators, lifts, compactors, balers)			X
Chemical storage (over 5 gallons)			X
Hazardous waste			X
Wells (potable water, monitoring, test)			X
Sumps			X
Pits			X
Floor drains			X
Surface water bodies, storm water discharge, wetlands			X
Lagoons			X
Septic systems			X
Oil water separators			X
Dry cleaners			X
Asbestos			X
Radon studies / mitigation systems			X
Lead			X
Air emissions (emergency generators, fume hoods, Spray point booths)			X
Mold growth and/or water intrusion			X

Please provide any comments for any YES answers: _____

Appendix F



ENVIRONMENTAL • ENGINEERING • CONTRACTING

Williams Road, Estero FL 33928



Department of Environmental Regulation
 EARLY DETECTION INCENTIVE PROGRAM
 NOTIFICATION APPLICATION

Use this form to notify the Department of Environmental Regulation of petroleum contamination problems. This form is required to determine eligibility for the EDI program. FOR NOTIFICATION PURPOSES ONLY.

PLEASE PRINT OR TYPE
 Put "X" where answer is unknown.

367472

1. Business/Site Name: Estero High School
 Business/Site Operator: Lee County School Board
 Business/Site Owner: Lee County School Board Property Owner: Lee County School Board
 Business/Site Address: 21900 River Ranch Road, Estero, FL 33928
 Telephone Number: 813-334-1102 / 337-8319 County: Lee
 (Business) (Home)
 Mailing Address: 2055 Central Ave., Ft. Myers, FL 33902

2. Date of discovery: 12/20/88 soil borings around tank area (month/day/year)

3. Have you previously reported this discharge to DER? No Yes
 If yes, date of report and to whom

4. Method of initial discovery (circle one only)
 A. Automatic detector in ground, monitoring well, or containment
 B. NFPA 329 test (underground tanks only)
 C. Manual test of monitoring wells(s)
 D. Emptying and inspection
 E. Inventory control
 F. Odor or visible signs at facility or in vicinity
 G. Other OVA results indicate excessive soil contamination (explain)

5. Estimated number of gallons lost: X

6. What part of the storage system is leaking? (circle all that apply) A. Dispenser B. Pipe C. Fitting
 D. Tank E. Overfill F. Unknown

Has the system been repaired? No Yes Unknown

7. Cause of leak (circle all that apply)
 Piping Tank
 A. Unknown B. Split C. Loose Connection D. Other
 G. Split H. Corrosion I. Puncture
 J. Installation failure P. Overfill Q. Accident R. Other

8. If a tank is leaking, circle the choices which describe the type
 A. Aboveground B. Factory welded C. Field erected D. Underground
 E. Bare or asphalt-coated steel F. Fiberglass-clad steel G. Fiberglass H. Sacrificial anode type
 I. Impressed current type J. Double walled K. Abandoned or out of service M. Other or unknown (explain)

9. Type of product discharged (circle one)
 A. Leaded gasoline B. Unleaded gasoline C. Gasohol or alcohol-enriched gasoline
 D. Vehicular diesel E. Aviation fuel K. Kerosene L. Used oil M. General diesel Y. Other Z. Unknown (explain)

RECEIVED
 DEC 30 1988

10. DER Facility Number: X 30042815

BUREAU OF WASTE CLEANUP
 Office Plaza

11. DER Tank Number _____

12. TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL INFORMATION SUBMITTED ON THIS FORM IS TRUE, ACCURATE AND COMPLETE.

Julius E. Darab, Safety Coordinator
 Signature of Person Completing Form Title

12/29/88
 Date



STATE OF FLORIDA
Department of Environmental Regulation
STORAGE TANK NOTIFICATION FORM
Form 17-61.090 (3)

June 1/8

PLEASE PRINT OR TYPE

- (1) DER facility number (if known) _____ (2) County Code 36
 (3) Original registration x data revision _____
 (4) Facility type (see code list (4) on back) C

Tank (s)
Location

(5) Facility name Estero High School
 Street address/city/state/zip 21900 River Ranch Road, Estero, FL 33928
 Mailing address/city/state/zip Same

(6) Operator Lee County School Board Telephone # (813) 334-1102
 New operator date (only for change of operator) / /

(7) Company/person owning tank(s) and piping Lee County School Board
 Company address/city/state/zip 2055 Central Ave., Ft. Myers, FL 33902

Contact person Julius E. Darab Telephone # (813) 334-1102
 New owner date (only for change of owner) / /

(8) Location (if available): Latitude ° ' " Longitude ° ' "
 Section Township Range

PLEASE FILL OUT ONE LINE FOR EACH TANK WITH CODES LISTED ON BACK

Fill out columns (9) through (16) for tanks in use, and (17) through (19)
 for tanks out of use

(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)
1	1000	M	x/1985	U	A, E	B	B			
2	335	D	x/1985	A	W	A	I			
3	385	B	x/1985	A	W	A	I			

17, 18, 19 for tanks
retrofitted, removed
abandoned, etc.

(20) X
 Pollutant Storage System Specialty
 Contractor Name
 For new tank installation or tank removal

DPR # X
 Department of Professional Regulation
 Certificate Number

To the best of my knowledge and belief all information submitted on this form is true, accurate and complete.

Julius E. Darab, Safety Coordinator
 Print name and title of owner, operator
 or authorized person

Julius E. Darab
 Signature

12/29/88
 Date



Florida Department of Environmental Regulation

Twin Towers Office Bldg. • 2600 Blair Stone Road • Tallahassee, Florida 32399-2400

Bob Martinez, Governor

Dale Twachtman, Secretary

John Shearer, Assistant Secretary

October 3, 1989

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Mr. Julius Darab
Lee County Schools
2055 Central Ave.
Fort Myers, Florida 33902

RE: Lee County Schools/Estero High
21900 River Ranch Road
Estero, Florida

Dear Mr. Darab:

The Department of Environmental Regulation has completed its eligibility review of your Early Detection Incentive Notification Application. Based upon information given in this application and a compliance verification evaluation, the Department has determined that this site is not eligible for state-administered cleanup pursuant to Section 376.3071(9), Florida Statutes (1986) for the following reason(s):

Based on information you have provided and the district inspection, we cannot verify that contamination currently exists at your facility.

Persons whose substantial interests are affected by this Order of Determination of Ineligibility have a right, pursuant to Section 120.57, Florida Statutes, to petition for an administrative determination (hearing). The Petition must conform to the requirements of Chapters 17-103 and 28-5, Florida Administrative Code, and must be filed (received) with the Department's Office of General Counsel, 2600 Blair Stone Road, Tallahassee, Florida 32399-2400, within twenty-one (21) days of receipt of this notice. Failure to file a petition within the twenty-one (21) days constitutes a waiver of any right such persons have to an administrative determination (hearing) pursuant to Section 120.57, Florida Statutes.

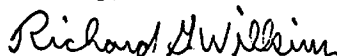
This Order of Determination of Ineligibility is final and effective on the date of receipt of this Order unless a petition is filed in accordance with the preceding paragraph. Upon the timely filing of a petition, this Order will not be effective until further order of the Department.

When the Order is final, any party to the Order has the right to seek judicial review of the Order pursuant to Section 120.68, Florida Statutes by filing of a Notice of Appeal pursuant to Rule 9.110, Florida Rules of Appellate Procedure, with the clerk of the Department in the Office of General Counsel, 2600 Blair Stone Road, Tallahassee, Florida 32399-2400; and by filing a copy of the Notice of Appeal, accompanied by the applicable filing fees, with the appropriate District Court of Appeal. The Notice of Appeal must be filed within 30 days from the date the Final Order is filed with the clerk of the Department.

The DER Facility Number for this site is 368942845. Please use this identification on all future correspondence with the Department.

Any questions you may have on the technical aspects of this Order of Determination of Ineligibility should be directed to Craig Ash at 904/487-3299. Contact with the above named person does not constitute a petition for administrative determination.

Sincerely,



Richard G. Wilkins, Director
Division of Waste Management

RGW:mt

cc: Gary Early, Office of General Counsel
Alicia Anderson, South Florida District Office
Ray Oates, Lee County



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

Facility Information:

Facility ID: 8942845 County: LEE Inspection Date: 10/16/2019
 Facility Type: H - Local Government
 Facility Name: LEE CNTY SCHOOL BD-ESTERO HS # of inspected ASTs: 1
 21900 RIVER RANCH RD USTs: 0
 ESTERO, FL 33928-3233 Mineral Acid Tanks: 0
 Latitude: 26° 25' 23.402"
 Longitude: 81° 47' 44.7738"
 LL Method: DPHO

Inspection Result:

Result: In Compliance

Signatures:

TKLENR - LEE COUNTY DIVISION OF NATURAL RESOURCES (239) 533-8129

Storage Tank Program Office and Phone Number

Mark Allen Sautter

Adam Amburgey

Inspector Name

Representative Name

Inspector Signature

Representative Signature

Principal Inspector

LEE COUNTY DIVISION OF NATURAL RESOURCES LCSD

Owners of UST facilities are reminded that the Federal Energy Policy Act of 2005 and 40 CFR 280 Subpart J requires Operator Training at all facilities by October 13, 2018. For further information please visit: <https://floridadep.gov/waste/permitting-compliance-assistance/content/underground-storage-tank-operator-training>

Financial Responsibility:

Financial Responsibility: INSURANCE

Insurance Carrier: COMMERCE & INDUSTRY INSURANCE CO

Effective Date: 07/01/2019

Expiration Date: 07/01/2020

Completed System Tests

Type	Date Completed	Results	Reviewed	Next Due Date	Comment
Annual Operability Test	01/22/2018	Passed	01/22/2018	01/22/2019	Test conduct by facility personel and county inspector at time or reinspection
Annual Operability Test	01/21/2019	Passed	10/28/2019	01/21/2020	Test conduct by facility personnel and recorded on the MVI log

Reviewed Records

Record Category	Record type	From Date	To Date	Reviewed Record Comment
Two Years	Certificate of Financial Responsibility	07/01/2017	10/16/2019	Parts P and D
Two Years	Monthly Maint. Visual Examinations and Results	01/02/2018	10/02/2019	Records associated with monthly visuals

Site Visit Comments

10/16/2019

One (1) 1,000 gallon AST Highland tank for emergency generator: UL-2085/EQ-673. Release detection consists of Monthly Visual Inspections of the visual portions of the AST and Krueger Gauge for leak detection. SPILL CONTAINMENT: Single-walled steel, OPW Pomeco: EQ-226 Product label present OVERFILL DETECTION: Krueger fuel level gauge: EQ-730

Inspection Photos

Added Date 10/28/2019

Updated Site Photo





LEE COUNTY
S O U T H W E S T F L O R I D A

BOARD OF COUNTY COMMISSIONERS

See date 5/12/04 m

FDEP COPY

239/694-0929

Writer's Direct Dial Number: _____

Bob Janes
District One November 04, 2003

Douglas R. St. Cerny
District Two Opus Enterprises
Ray Judah
District Three Attn: John Collins
3875 Midshore Drive
Andrew W. Coy
District Four Naples, Florida 33410

John E. Albion
District Five Re: DEP Facility No. 36/ 9800466
Mobil Mart-Corkscrew Emporium

Donald D. Stilwell
County Manager

James G. Yaeger
County Attorney

Diana M. Parker
County Hearing Examiner

RECEIVED

NOV 13 2003

D.E.P. - South District

Dear Mr. Collins:

The Lee County Division of Natural Resources (LCDNR) is in receipt of a Closure Assessment Report, faxed on October 28, 2003, for the replacement of a tank-fill spill containment bucket at the above-referenced facility. Please be advised that LCDNR is authorized by contract with the Florida Department of Environmental Protection (FDEP) to manage the Pollutant Storage Tank Program in Lee County. After a review of this report, it appears a discharge of petroleum or petroleum product was discovered on August 18, 2003 and a Discharge Report Form (DRF) dated October 27, 2003 was submitted with the Closure Report.

If free product attributable to this discharge is present at your site, the responsible party must take steps to obtain cleanup services for product recovery or initiate product recovery within three (3) days of discovery of free product. Product recovery shall be performed in accordance with the Florida Cleanup Criteria Rule, Chapter 62-770, Florida Administrative Code (F.A.C.). Please be advised that The Florida Department of Environmental Protection (FDEP) is the lead Regulatory Agency for cleanup.

Further, you are obligated to initiate a **Site Assessment** within thirty (30) days of discovery of the contamination in accordance with Chapter 62-770 F.A.C. Within two hundred seventy (270) days of discovery of contamination, two (2) copies of a Site Assessment Report (SAR) shall be submitted by the responsible party to:

Mr. Vincent N. Mele, Storage Tank Section
Department of Environmental Protection
Post Office Box 2549
Fort Myers, Florida 33902-2549

After submittal of the Site Assessment Report and subsequent FDEP review, please be advised that additional requirements for cleanup of the contamination may apply. Within fourteen (14) days after receipt of this letter, you must provide the FDEP with written notification detailing actions to be taken.

If you have any questions regarding this letter, please contact me at (239) 694-0929. Mr. Mele may be contacted by telephone at (239) 332-6975, extension #139.

Option to apply for Site Rehabilitation Funding Allocation Agreement for sites with existing contamination eligible for state-funded cleanup.

If this site has previously existing petroleum contamination which is eligible for cleanup funding from the Inland Protection Trust Fund under the Early Detection Incentive Program, Abandoned Tank Restoration Program, Petroleum Liability and Restoration Insurance Program or Petroleum Cleanup Participation Program, Section 376.30714, Florida Statutes, provides interested persons an option to apply to the Department to enter into a Site Rehabilitation Funding Allocation agreement with the Department. The agreement will establish the respective funding allocations of the Department and the applicant for cleanup of the combined discharges, and will establish the priority in which such cleanup will occur. In such an agreement, the Department will be responsible for cleanup of no more than the existing eligible contamination and the applicant will be responsible for cleanup of no more than the new discharge. Applicants wishing to take advantage of this option must submit a Limited Contamination Assessment Report (LCAR) and Application for Site Rehabilitation Funding Allocation Agreement to the Department within 120 days of the date of discovery of the new discharge. Until such time as the application is submitted to the Department with a complete LCAR, you remain obligated to perform the site assessment activities set forth in Chapter 62-770, F.A.C. In all cases, the owner, operator or responsible party must remove free product attributable to the new discharge in accordance with Chapter 62-770, F.A.C. A copy of program **information and requirements**, minimum content of the LCAR, and application form, may be obtained by **contacting the Bureau of Petroleum Storage Systems at (850) 488-3935**, or at the Bureau's **internet** web site address at **www.dep.state.fl.us/dwm/programs/pcp/funding.htm**.

Sincerely,

DIVISION OF NATURAL RESOURCES



Bill W. Johnson, Supervisor
State Contracted Pollutant
Storage Tank Program

cc: Vincent N. Mele, FDEP-Ft. Myers



Adams Tank and Lift, Inc.
Environmental Services Division

8440 43rd Street North
Pinellas Park, FL 33781
(727) 546-0558
(727) 545-8398 FAX

October 27, 2003

Mr. Bill W. Johnson
Lee County Natural Resource Division
PO Box 398
Ft. Myers, FL 33902

**Subject: Summary of Closure Assessment Activities
ExxonMobil #12963
21481 Tamiami Trail, Estero, Lee County, Florida
FDEP Facility ID #9800466**

Dear Mr. Johnson:

Adams Tank & Lift, Inc. (AT&L) has completed maintenance and repair activities at the above referenced facility pursuant to the required performance standards for underground petroleum storage systems as outlined in Chapter 62-761, Florida Administrative Code (FAC).

All related activities described in this report were completed by AT&L personnel in accordance with AT&L's state of Florida issued pollutant storage system specialty contractor license number (PSSSC) PCC050767. All environmental closure activities were completed in accordance with the applicable Florida Department of Environmental Protection (FDEP) standard operating procedures (SOPs) for field activities as outlined in FDEP-SOP-001-01, and the FDEP guidance document titled "Storage Tank System Closure Assessment Requirements", dated April 1998.

Maintenance and Repair Activities

AT&L was dispatched to the subject site to remove and replace one overspill containment sump (spill bucket) on the underground storage tank (UST) containing regular unleaded gasoline. The damaged spill bucket was removed from the UST, a new spill bucket was installed in the same location, and the surrounding concrete was repaired. The work area was then cleaned and the UST was placed back into service.

Closure Assessment Activities

AT&L Environmental Services Division was present at the subject site on July 21, 2003 to complete closure assessment activities for the former (damaged) spill bucket. The concrete adjacent to the new spill bucket was cored and a stainless steel, hand operated, soil auger was used to collect soil samples from beneath the concrete for headspace analysis.

FAC Chapter 62-770 defines "excessively contaminated soil" as those that are saturated with petroleum or petroleum product, or those that cause a total hydrocarbon reading of 500 parts per million (ppm) for Gasoline Analytical Group or 50 ppm for Kerosene Analytical Group on an Organic Vapor Analyzer (OVA) instrument equipped with a Flame Ionization Detector (FID) upon sampling the headspace in a half filled 16 ounce soil jar. The contents of the UST (gasoline) dictated that the Gasoline Analytical Group criteria of 500 ppm be applied.

Samples were collected at one foot intervals from beneath the concrete until the top of the UST was reached (approximately 3 feet below grade). Each sample was subjected to headspace analysis for the presence of hydrocarbon vapor according to the procedure outlined in FAC Chapter 62-770. Each soil sample was placed into 16-ounce glass jars and sealed with aluminum foil. Any volatile compounds present in the soil were allowed to "degas" into the headspace of the jar. A calibrated OVA (FID) instrument was then employed to measure the level of hydrocarbon vapor in the headspace of each jar.

The OVA utilized for the headspace analysis was fitted with a charcoal filter. The filter was intended to allow discrimination between petroleum hydrocarbons and naturally occurring methane in the soil vapor. With the filter removed, the FID measured the sum of all hydrocarbons in the soil vapor in parts per million. With the filter in place, any petroleum hydrocarbon vapor present was removed and the level of naturally occurring methane was measured. The level of petroleum hydrocarbons present in the soil vapor was obtained by subtracting the filtered readings from the unfiltered readings for each sampling location.

Hydrocarbon vapor readings exceeding 50 parts-per-million (ppm) were obtained from the samples collected beneath the former spill bucket. Based on the results of the field screening, one soil sample, designated SS-1, was collected from beneath the former spill bucket (at a depth of approximately 1.5-feet below land surface) and subjected to laboratory analysis. The results of the analysis indicated the presence of petroleum hydrocarbon compounds exceeding the soil cleanup target levels found in Table IV of Chapter 62-777, Florida Administrative Code (FAC). As a result of the laboratory analytical results, a Discharge Reporting Form has been completed and is attached to this correspondence.

Summary and Conclusion

AT&L completed UST maintenance and repair activities at the above referenced facility in accordance with the performance standards for petroleum storage tanks outlined in FAC Chapter 62-761. One spill bucket was removed and replaced from the regular unleaded gasoline UST. No other maintenance or repair activities took place at this time.

October 27, 2003

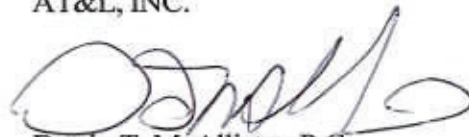
Soil samples were collected from beneath the former spill bucket and screened for the presence of petroleum hydrocarbon vapor in accordance with the procedure for headspace analysis as outlined in FAC Chapter 62-770. Hydrocarbon vapors exceeding 50-parts per million were detected in the samples collected and field screened. In addition, laboratory analytical results of samples obtained from beneath the former spill bucket indicated the presence of petroleum hydrocarbon compounds exceeding the soil cleanup target levels found in Table IV of FAC Chapter 62-777.

Based on the results of the field screening and soil sample laboratory analysis, AT&L suggests that the former presence of the damaged spill bucket may have had an adverse affect on soil quality in the immediate area of the regular unleaded UST fillport.

Please call the undersigned if you have any questions or require any further information regarding this assessment activity.

Sincerely,

AT&L, INC.

A handwritten signature in black ink, appearing to read 'D. McAllister', written over a horizontal line.

Darrin T. McAllister, P.G.

Manager of Environmental Services

dtm

Attachment

Discharge Reporting Form

US Biosystems Report #L79088



Discharge Report Form

PLEASE PRINT OR TYPE

DEP Form # 62-761-900(1)
Form Title: <u>Discharge Report Form</u>
Effective Date: <u>July 11, 1998</u>

Instructions are on the reverse side. Please complete all applicable blanks

1. Facility ID Number (if registered): 9800466 2. Date of form completion: 10/27/03

3. General information

Facility name or responsible party (if applicable): Mobil12963 (Mobil Mqrt - Corkscrew Emporium)
 Facility Owner or Operator, or Discharger: Opus Enterprises, 3875 Midshore Drive, Naples, Florida
 Contact Person: John Collins Telephone Number: (941) 513-1461 County: Lee
 Facility or Discharger Mailing Address: 3875 Midshore Drive, Naples, FL 33410
 Location of Discharge (street address): 21481 Tamiami Trail, Estero, Florida
 Latitude and Longitude of Discharge (if known): _____

4. Date of receipt of test results or discovery of confirmed discharge: 8/18/03 month/day/year 5. Estimated number of gallons discharged: 5

6. Discharge affected: Air Soil Groundwater Drinking water well(s) Shoreline Surface water (water body name)

7. Method of discovery (check all that apply)

- | | | |
|--|---|--|
| <input type="checkbox"/> Liquid detector (automatic or manual) | <input type="checkbox"/> Internal inspection | <input checked="" type="checkbox"/> Closure/Closure Assessment |
| <input type="checkbox"/> Vapor detector (automatic or manual) | <input type="checkbox"/> Inventory control | <input type="checkbox"/> Groundwater analytical samples |
| <input type="checkbox"/> Tightness test | <input type="checkbox"/> Monitoring wells | <input checked="" type="checkbox"/> Soil analytical tests or samples |
| <input type="checkbox"/> Pressure test | <input type="checkbox"/> Automatic tank gauging | <input checked="" type="checkbox"/> Visual observation |
| <input type="checkbox"/> Statistical Inventory Reconciliation | <input type="checkbox"/> Manual tank gauging | <input type="checkbox"/> Other _____ |

8. Type of regulated substance discharged: (check one)

- | | | | | |
|---|---|-----------------------------------|--------------------------------------|---------------------------------------|
| <input type="checkbox"/> Unknown | <input type="checkbox"/> Used/waste oil | <input type="checkbox"/> Jet fuel | <input type="checkbox"/> Heating oil | <input type="checkbox"/> New/lube oil |
| <input checked="" type="checkbox"/> Gasoline | <input type="checkbox"/> Aviation gas | <input type="checkbox"/> Diesel | <input type="checkbox"/> Kerosene | <input type="checkbox"/> Mineral acid |
| <input type="checkbox"/> Hazardous substance - includes CERCLA substances from USTs above reportable quantities, pesticides, ammonia, chlorine, and derivatives (write in name or Chemical Abstract Service (CAS) number) _____ | | | | |
| <input type="checkbox"/> Other _____ | | | | |

9. Source of Discharge: (check all that apply)

- | | | | | |
|---|--|---------------------------------------|---|-----------------------------------|
| <input type="checkbox"/> Dispensing system | <input type="checkbox"/> Pipe | <input type="checkbox"/> Barge | <input type="checkbox"/> Pipeline | <input type="checkbox"/> Vehicle |
| <input type="checkbox"/> Tank | <input type="checkbox"/> Fitting | <input type="checkbox"/> Tanker ship | <input type="checkbox"/> Railroad tankcar | <input type="checkbox"/> Airplane |
| <input type="checkbox"/> Unknown | <input type="checkbox"/> Valve failure | <input type="checkbox"/> Other Vessel | <input type="checkbox"/> Tank truck | <input type="checkbox"/> Drum |
| <input checked="" type="checkbox"/> Other <u>damaged spill bucket on regular unleaded UST</u> | | | | |

10. Cause of the discharge: (check all that apply)

- | | | | | |
|---|-----------------------------------|--------------------------------------|---|---|
| <input type="checkbox"/> Loose connection | <input type="checkbox"/> Puncture | <input type="checkbox"/> Spill | <input type="checkbox"/> Collision | <input type="checkbox"/> Corrosion |
| <input type="checkbox"/> Fire/explosion | <input type="checkbox"/> Overfill | <input type="checkbox"/> Human error | <input type="checkbox"/> Vehicle Accident | <input type="checkbox"/> Installation failure |
| <input checked="" type="checkbox"/> Other <u>damaged spill bucket</u> | | | | |

11. Actions taken in response to the discharge: removed and replaced damaged spill bucket on regular unleaded UST.

12. Comments: _____

13. Agencies notified (as applicable):

- | | | | | |
|--|---|--|--|--|
| <input type="checkbox"/> State Warning Point
1-800 320-0519 | <input type="checkbox"/> National Response Center
1-800-424-8802 | <input type="checkbox"/> Florida Marine Patrol
(800) 342-5367 | <input type="checkbox"/> Fire Department | <input type="checkbox"/> DEP (district/person)
<input checked="" type="checkbox"/> County Tanks Program |
|--|---|--|--|--|

14. To the best of my knowledge and belief, all information submitted on this form is true, accurate, and complete.

Darwin M. Walker - ATPL
 Printed Name of Owner, Operator or Authorized Representative,
 or Discharger

[Signature]
 Signature of Owner, Operator or Authorized Representative,
 or Discharger



Client #: TAM-99-090302
Address: Adams Tank & Lift
 8440 43rd Street North
 Pinellas Park, FL 33781
 Attn: Darrin T. McAllister

Page: Page 1 of 2
Date: 07/25/2003
Log #: L79088-1

Sample Description:

XM12963
 Proj.#: 03207

Analytical Report: SS-1
Date Sampled: 07/21/2003
Time Sampled: 08:00
Date Received: 07/21/2003
Collected By: Client

Parameter	Results	Units	Method	Reportable Limit	Extr. Date	Anly. Date	Analyst
Percent Solids							
Percent Solid	86	%	SM2540B	0.10	07/22	07/22	KB
Polynuclear Aromatic Hydrocarbons							
Naphthalene	9.4	mg/kg (dw)	3550/8270	1.2	07/25	07/25	LN
2-Methylnaphthalene	6.7	mg/kg (dw)	3550/8270	2.3	07/25	07/25	LN
1-Methylnaphthalene	9.9	mg/kg (dw)	3550/8270	1.2	07/25	07/25	LN
Acenaphthylene	BDL	mg/kg (dw)	3550/8270	0.12	07/24	07/24	LN
Acenaphthene	0.50	mg/kg (dw)	3550/8270	0.12	07/24	07/24	LN
Fluorene	0.36	mg/kg (dw)	3550/8270	0.12	07/24	07/24	LN
Phenanthrene	0.45	mg/kg (dw)	3550/8270	0.12	07/24	07/24	LN
Anthracene	0.29	mg/kg (dw)	3550/8270	0.12	07/24	07/24	LN
Fluoranthene	0.16	mg/kg (dw)	3550/8270	0.12	07/24	07/24	LN
Pyrene	0.38	mg/kg (dw)	3550/8270	0.12	07/24	07/24	LN
Benzo (a) anthracene	0.13	mg/kg (dw)	3550/8270	0.12	07/24	07/24	LN
Chrysene	BDL	mg/kg (dw)	3550/8270	0.12	07/24	07/24	LN
Benzo (b) fluoranthene	BDL	mg/kg (dw)	3550/8270	0.12	07/24	07/24	LN
Benzo (k) fluoranthene	BDL	mg/kg (dw)	3550/8270	0.12	07/24	07/24	LN
Benzo (a) pyrene	0.079	mg/kg (dw)	3550/8270	0.070	07/24	07/24	LN
Indeno (1,2,3-c,d) pyrene	BDL	mg/kg (dw)	3550/8270	0.12	07/24	07/24	LN
Dibenzo (a,h) Anthracene	BDL	mg/kg (dw)	3550/8270	0.070	07/24	07/24	LN
Benzo (g,h,i) perylene	BDL	mg/kg (dw)	3550/8270	0.12	07/24	07/24	LN
Dilution Factor	1.0		3550/8270		07/24	07/24	LN
Surrogate Recoveries:							
Nitrobenzene-d5	77.0	%	3550/8270	15-121	07/24	07/24	LN
2-Fluorobiphenyl	79.0	%	3550/8270	42-111	07/24	07/24	LN
Terphenyl-d14	74.0	%	3550/8270	37-143	07/24	07/24	LN
BTEX Compounds							
Benzene	BDL	mg/kg (dw)	5035/8260	0.0058	07/21	07/24	JA

Client #: TAM-99-090302
 Address: Adams Tank & Lift
 8440 43rd Street North
 Pinellas Park, FL 33781
 Attn: Darrin T. McAllister

Page: Page 2 of 2
 Date: 07/25/2003
 Log #: L79088-1

Sample Description:


XM12963
 Proj.#: 03207

Analytical Report: SS-1
 Date Sampled: 07/21/2003
 Time Sampled: 08:00
 Date Received: 07/21/2003
 Collected By: Client

Parameter	Results	Units	Method	Reportable Limit	Extr. Date	Anly. Date	Analyst
BTEX Compounds (continued)							
Toluene	BDL	mg/kg (dw)	5035/8260	0.29	07/21	07/24	JA
Ethylbenzene	0.66	mg/kg (dw)	5035/8260	0.29	07/21	07/24	JA
Total Xylenes	36 L	mg/kg (dw)	5035/8260	0.29	07/21	07/24	JA
MTBE	BDL	mg/kg (dw)	5035/8260	0.29	07/21	07/24	JA
Dilution Factor	50		5035/8260		07/21	07/24	JA
Surrogate Recoveries:							
Dibromofluoromethane	92.0	%	5035/8260	52-155	07/21	07/24	JA
Toluene-d8	97.0	%	5035/8260	47-154	07/21	07/24	JA
4-Bromofluorobenzene	112	%	5035/8260	36-138	07/21	07/24	JA
Florida Petroleum Range Organics							
TPH(C8-C40)	3400	mg/kg (dw)	FLPRO	1200	07/22	07/24	RR
Dilution Factor	50		FLPRO		07/22	07/24	RR
Surrogate Recoveries:							
o-Terphenyl	DL	%	FLPRO	62-109	07/22	07/24	RR
Pentatriacontane	DL	%	FLPRO	10-171	07/22	07/24	RR

All analyses were performed using EPA, ASTM, NIOSH, USGS, or Standard Methods and certified to meet NELAC requirements.
 Flags: BDL or U-below reporting limit; DL-diluted out; IL-meets internal lab limits; MI-matrix interference; NA-not appl.
 Flags: CFR-Pb/Cu rule; ND-non detect(RL estimated); NFL-no free liquids; dw-dry wt; ww-wet wt; C(#)-see attached USB code
 FLDEP Flags: J(#)-estimated 1:surr. fail 2:no known QC req. 3:QC fail %R or %RPD; 4:matrix int. 5:improper fld. protocol
 FLDEP Flags: L-exceeds calibration; Q-holding time exceeded; T-value < MDL; V-present in blank
 FLDEP Flags: Y-improper preservation; B-colonies exceed range; I-result between MDL and PQL

QAP# 980126 DOH# E86240 NC CERT# 444
 SUB DOH# 86122,86109,E86048 ADEM ID# 40850 IL CERT# 200020
 SC CERT# 96031001 TN CERT# 02985
 USACE GA CERT# 917
 VA CERT# 00395 USDA Soil Permit# S-35240

Respectfully submitted,

 Steve Walton
 Client Technical Svcs. Manager



CHAIN OF CUSTODY RECORD

Log # 79088/TN1

Quote: _____

LAB USE ONLY			
	YES	NO	N/A
Samples INTACT upon arrival?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Received ON WET ICE? Temp _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PROPER PRESERVATIVES indicated?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Received WITHIN HOLDING TIME?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CUSTODY SEALS INTACT?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
VOLATILES rec'd W/OUT HEADSPACE?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PROPER CONTAINERS used?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Company Name AT&L PO# DMC0320

Address 8440 43rd Street North

City Pinellas Park State FL Zip 33781

Attn: Darrin M Sillister Fax# 727 545 8398

Project Name XM 12963 Proj# 03207

Sampler Name/Signature [Signature] Phone# 727 546 0558

LAB ANALYSIS											
Sample	pH	Pres Codes	Parameters							Field Filtered (Y/N)	Integrity OK (Y/N)
	<u>5.07L</u>	<u>AL ALAZ</u>	<u>BTEX/MTSE</u>	<u>PAM</u>	<u>PL-PRO</u>						
<u>01</u>			<u>XX</u>	<u>XX</u>	<u>XX</u>						
<u>2</u>											
<u>3</u>											
<u>4</u>											
<u>5</u>											
<u>6</u>											
<u>7</u>											
<u>8</u>											
<u>9</u>											
<u>0</u>											

Matrix Codes*

SD Solid Waste	OL Oil
GW Ground Water	SL Sludge
EFF Effluent	SO Soil Sediment
AFW Analyte Free H ₂ O	AQ Aqueous
WW Waste Water	NA Nonaqueous
DW Drinking Water	PE Petroleum
SU Surface Water	O Other

(Please Specify)

Pres/Codes

A. None	G. Na ₂ S ₂ O ₃
B. HNO ₃	H. NaHSO ₄
C. H ₂ SO ₄	I. ICE
D. NaOH	J. MCAA
E. HCL	O. Other
F. MeOH	

REMARKS

STANDARD	REQUEST	Short Hold	QA/QC Report Level	COC OK	Initials	Specific State Certification Required
<input checked="" type="checkbox"/> Y <input type="checkbox"/> N	Date required	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	None <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 Other	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N	<u>MB</u>	

Coolers #'s	Item	Relinquished by	Date	Time	Received by	Date	Time
	<u>Samples</u>	<u>[Signature]</u>	<u>7/21/03</u>	<u>1330</u>	<u>[Signature]</u>	<u>7/21/03</u>	<u>1330</u>
	<u>1</u>	<u>[Signature]</u>	<u>7/21/03</u>	<u>1700</u>	<u>UE</u>	<u>7/21/03</u>	<u>1700</u>
Bailers	<u>1</u>	<u>UE</u>	<u>7/22/03</u>		<u>[Signature]</u>	<u>7/22/03</u>	<u>0938</u>

3231 N.W. 7th Avenue
Boca Raton, FL 33431
888-862-LABS
561-447-7373
888-456-4846 Fax
561-447-6136 Fax

C.O.C. # 62503

ORIGINAL

US BIOSYSTEMS, INC.
Terms and Conditions

This instrument when executed, will serve as a written agreement of the Terms and Conditions for Laboratory services to be rendered by US Biosystems, Inc.

Client may order environmental testing, agrichemical or related services from US Biosystems by purchase order, by telephone, by delivery of samples to US Biosystems, or by negotiated contract. Any such order by client shall constitute acceptance of US Biosystems offer to do business with the client under these terms and conditions, and at US Biosystems current fee schedule prices. US Biosystems may also quote special prices or modified terms and conditions for acceptance by client.

Fees and all other charges will be billed to client on completion of work and in accordance with the unit prices in US Biosystems current fee schedule, or as mutually agreed in writing. The current fee schedule is subject to change without notice. Fees shall be paid net 30 days (unless mutually agreed) of being invoiced by US Biosystems to client. Client hereby agrees that the balance as stated on the billing from US Biosystems to client shall be deemed to be correct, conclusive and binding on the client unless the client within ten (10) business days from the date of receipt of the billing notifies US Biosystems in writing of the particular item that is incorrect.

A late payment charge accruing from the date of an invoice will be assessed on the last day of each month against all payments and costs which were billed before the beginning of the month and remain unpaid at the end of the agreed upon payment terms. Such late payment charge will be computed at the lower of 18 percent per annum or the maximum interest rate allowed by law. Client shall reimburse US Biosystems for all costs and expenses of collection, including reasonable attorneys fees.

US Biosystems makes no expressed or implied representation, warranty or condition as to its services, except that they are performed and rendered in accordance with reasonable professional care with procedures, protocol and practices generally accepted in US Biosystems profession as an approved laboratory by governing regulatory bodies, if applicable.

Should US Biosystems fail to comply with such limited warranty, Client shall give US Biosystems prompt notice thereof and US Biosystems will then correct any deficient work at its expense. This shall be Client's sole remedy.

If any legal action or other proceeding is brought for the enforcement of this agreement, or because of an alleged dispute, breach, default, or misrepresentation in connection with any of the provisions of the agreement, the successful or prevailing party shall be entitled to recover reasonable attorney fees and other costs incurred in that action or proceeding in addition to any other relief to which it may be entitled, and subject to the limitations expressed elsewhere in this agreement.

In the event any provision of this agreement shall be held to be invalid and unenforceable the other provisions of this agreement shall be valid and binding on the parties hereto.

The parties herein shall be governed by the laws of the State of Florida and any legal proceedings will be conducted in the venue of Palm Beach County, Florida.

This agreement constitutes the complete agreement of the parties herein and supersedes all previous negotiations, proposals, and agreements between parties. This agreement may be amended only in writing, and as agreed upon by representatives of both parties.



LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

239-694-2978

Writer's Direct Dial Number: _____

Bob Janes
District One June 24, 2003

Douglas R. St. Cerny
District Two

Ray Judah
District Three Opus Enterprises
3875 Midshore Dr.

Andrew W. Coy
District Four Naples, FL 33410

John E. Albion
District Five

RE: Mobil Mart-Corkscrew Emporium
FDEP ID# 9800466

Donald D. Stilwell
County Manager

James G. Yaeger
County Attorney To Whom It May Concern:

Diana M. Parker
County Hearing
Examiner

This letter is to inform you of possible violations of The Storage Tank Systems Rule, Chapter 62-761, Florida Administrative Code (FAC), observed by Lee County Division of Natural Resources (LCDNR) personnel during the recent Compliance Inspection at the above facility. The alleged violations are clearly marked on the Storage Tank Facility Compliance Inspection Report that was left with the Store Manager after the inspection (copy enclosed).

The **alleged violations** are as follows:

- 144. **62-761.700(1)(a)1** Repaired component which has or could cause a discharge. (Replace cracked regular unleaded spill containment bucket. Prior to replacement, an assessment must be conducted in accordance with FDEP Storage Tank System Closure Assessment Requirements).

Detailed information of the compliance requirements can be found in Chapter 62-761, F.A.C. If needed, the Rule is now available on the Internet at the following address: <http://www.dep.state.fl.us/waste/categories/tanks/pages/rules.htm>

The alleged violations noted above must be resolved by **July 7, 2003**. A re-inspection may be conducted on this date or shortly thereafter. Please **provide verbal notification** to LCDNR if the alleged violations are resolved prior to this date. If you maintain the above time frame cannot be met, an extension must be requested and justified in **writing** within **10** days of receiving this letter. If you have any questions regarding this matter, please contact me at the number above.

Sincerely,
DIVISION OF NATURAL RESOURCES

Paul J. Demack
Environmental Specialist, Sr.
State Contracted Local Storage Tank Program

RECEIVED

JUL 10 2003

D.E.P. - South District

CC: Vincent N. Mele, FDEP-Fort Myers

MIKE COOK

Discharge Report Form

PLEASE PRINT OR TYPE



DEF Form # 02-791-001(1)
Form Title Discharge Report Form
Effective Date July 13, 1994

Instructions are on the reverse side. Please complete all applicable blanks

1. Facility ID Number (if registered): 36/9800466 2. Date of form completion: 10/16/07

3. General information

Facility name or responsible party (if applicable): Corkscrew Emporium
 Facility Owner or Operator, or Discharger: Opus Enterprises
 Contact Person: John Collins Telephone Number: (239) 948-9514 County: Lee
 Facility or Discharger Mailing Address: 21481 South Tamiami Trail, Estero, FL
 Location of Discharge (street address): 21481 South Tamiami Trail, Estero, FL
 Latitude and Longitude of Discharge (if known): _____

4. Date of receipt of test results or discovery of confirmed discharge: 10/16/07 month/day/year 5. Estimated number of gallons discharged: _____

6. Discharge affected: Air Soil Groundwater Drinking water well(s) Shoreline Surface water (water body name) _____

7. Method of discovery (check all that apply)

<input type="checkbox"/> Liquid detector (automatic or manual)	<input type="checkbox"/> Internal inspection	<input checked="" type="checkbox"/> Closure/Closure Assessment
<input type="checkbox"/> Vapor detector (automatic or manual)	<input type="checkbox"/> Inventory control	<input type="checkbox"/> Groundwater analytical samples
<input type="checkbox"/> Tightness test	<input type="checkbox"/> Monitoring wells	<input checked="" type="checkbox"/> Soil analytical tests or samples
<input type="checkbox"/> Pressure test	<input type="checkbox"/> Automatic tank gauging	<input checked="" type="checkbox"/> Visual observation
<input type="checkbox"/> Statistical Inventory Reconciliation	<input type="checkbox"/> Manual tank gauging	<input type="checkbox"/> Other _____

8. Type of regulated substance discharged: (check one)

Unknown Used/waste oil Jet fuel Heating oil New/lube oil
 Gasoline Aviation gas Diesel Kerosene Mineral acid
 Hazardous substance - Includes CERCLA substances from USTs above reportable quantities, pesticides, ammonia, chlorine, and derivatives
 (write in name or Chemical Abstract Service (CAS) number) _____
 Other _____

9. Source of Discharge: (check all that apply)

<input type="checkbox"/> Dispensing system	<input type="checkbox"/> Pipe	<input type="checkbox"/> Barge	<input type="checkbox"/> Pipeline	<input type="checkbox"/> Vehicle
<input type="checkbox"/> Tank	<input type="checkbox"/> Fitting	<input type="checkbox"/> Tanker ship	<input type="checkbox"/> Railroad tankcar	<input type="checkbox"/> Airplane
<input checked="" type="checkbox"/> Unknown	<input type="checkbox"/> Valve failure	<input type="checkbox"/> Other Vessel	<input type="checkbox"/> Tank truck	<input type="checkbox"/> Drum
<input type="checkbox"/> Other _____				

10. Cause of the discharge: (check all that apply)

<input type="checkbox"/> Loose connection	<input type="checkbox"/> Puncture	<input type="checkbox"/> Spill	<input type="checkbox"/> Collision	<input type="checkbox"/> Corrosion
<input type="checkbox"/> Fire/explosion	<input type="checkbox"/> Overfill	<input type="checkbox"/> Human error	<input type="checkbox"/> Vehicle Accident	<input type="checkbox"/> Installation failure
<input checked="" type="checkbox"/> Other <u>Unknown</u>				

11. Actions taken in response to the discharge: Filed DRF with Lee County. Notified Site Owner.

12. Comments: Discharge discovered while performing soil sampling associated with three spill bucket replacements

13. Agencies notified (as applicable):

<input type="checkbox"/> State Warning Point 1-800 320-0519	<input type="checkbox"/> National Response Center 1-800-424-8802	<input type="checkbox"/> Florida Marine Patrol (800) 342-5367	<input type="checkbox"/> Fire Department	<input checked="" type="checkbox"/> DEP (district/person) <input type="checkbox"/> County Tanks Program
--	---	--	--	--

14. To the best of my knowledge and belief, all information submitted on this form is true, accurate, and complete.

John Collins
 Printed Name of Owner, Operator or Authorized Representative,
 or Discharger

[Signature]
 Signature of Owner, Operator or Authorized Representative,
 or Discharger



**FLORIDA DEPARTMENT OF
ENVIRONMENTAL PROTECTION**
South District Office
P.O. Box 2549
Fort Myers, FL 33902-2549

RICK SCOTT
GOVERNOR

JENNIFER CARROLL
LT. GOVERNOR

HERSCHEL T. VINYARD JR.
SECRETARY

October 24, 2012

VIA ELECTRONIC MAIL



John Collins
Opus Enterprises, Inc.
28648 San Lucas Lane, Suite #210
Bonita Springs, Florida 34135
E-mailed to : johnsnilloc@aol.com

Re: Lee County – TK/BWC
Corkscrew Emporium
21481 S. Tamiami Trail
Estero, Florida 33928
DEP Facility No. 9800466
Discharge Dates: August 18, 2003 and October 16, 2007

Dear Mr. Collins:

The South District has reviewed the Site Assessment Report Addendum (SARA) with a Site Rehabilitation Completion Report (SRCR), dated September 24, 2012 (received September 24, 2012), prepared and submitted by Applied Science & Engineering, LLC (AS&E), for the referenced facility. All the documents submitted to date are adequate to meet the site assessment requirements of Rule 62-770.680(1) Florida Administrative Code (F.A.C.). Please refer to the attached map of the source property and analytical summary table. The SARA with SRCR is hereby incorporated by reference in this Site Rehabilitation Completion Order (Order). Therefore, you are released from any further obligation to conduct site rehabilitation at the site for petroleum product contamination associated with the discharge referenced above, except as set forth below.

- 1) In the event concentrations of petroleum products' contaminants of concern increase above the levels approved in this Order, or if a subsequent discharge of petroleum or petroleum product occurs at the site, the Florida Department of Environmental Protection (Department) may require site rehabilitation to reduce concentrations of petroleum products' contaminants of concern to the levels approved in the SRCO or otherwise allowed by Chapter 62-770, F.A.C.
- 2) Additionally, you are required to properly abandon all monitoring wells, except compliance wells required by Chapter 62-761, F.A.C., for release detection, within 60 days of receipt of this Order. The monitoring wells must be plugged and abandoned in accordance with the requirements of Subsection 62-532.500(5), F.A.C.

Legal Issues

The Department's Order shall become final unless a timely petition for an administrative hearing is filed under sections 120.569 and 120.57, Florida Statutes (F.S.), within 21 days of receipt of this Order. The procedures for petitioning for an administrative hearing are set forth below.

Persons affected by this Order have the following options:

- 1) If you choose to accept the Department's decision regarding the SARA with SRCR, you do not have to do anything. This Order is final and effective on the date filed with the Clerk of the Department, which is indicated on the last page of this Order.
- 2) If you choose to challenge the decision, you may do the following:
 - a) File a request for an extension of time to file a petition for an administrative hearing with the Department's Agency Clerk in the Office of General Counsel within 21 days of receipt of this Order; such a request should be made if you wish to meet with the Department in an attempt to informally resolve any disputes without first filing a petition for an administrative hearing; or
 - b) File a petition for an administrative hearing with the Department's Agency Clerk in the Office of General Counsel within 21 days of receipt of this Order.

Please be advised that mediation of this decision pursuant to section 120.573, F.S., is not available.

How to Request an Extension of Time to File a Petition for an Administrative Hearing

For good cause shown, pursuant to subsection 62-110.106(4), F.A.C., the Department may grant a request for an extension of time to file a petition for an administrative hearing. Such a request must be filed (received) by the Department's Agency Clerk in the Office of General Counsel at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, within 21 days of receipt of this Order. Petitioner, if different from Opus Enterprises, Inc., shall mail a copy of the request to John Collins (johnsnilloc@aol.com), Opus Enterprises, Inc., 28648 San Lucas Lane, Suite #210, Bonita Springs, Florida 34135, at the time of filing. Timely filing a request for an extension of time tolls the time period within which a petition for an administrative hearing must be made.

How to File a Petition for an Administrative Hearing

A person whose substantial interests are affected by this Order may petition for an administrative hearing under sections 120.569 and 120.57, F.S. The petition must contain the information set forth below and must be filed (received) by the Department's Agency Clerk in the Office of General Counsel at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida

32399-3000, within 21 days of receipt of this Order. Petitioner, if different from Opus Enterprises, Inc., shall mail a copy of the request to John Collins (johnsnilloc@aol.com), Opus Enterprises, Inc., 28648 San Lucas Lane, Suite #210, Bonita Springs, Florida 34135, at the time of filing. Failure to file a petition within this time period shall waive the right of anyone who may request an administrative hearing under sections 120.569 and 120.57, F.S.

Pursuant to subsection 120.569(2), F.S. and rule 28-106.201, F.A.C., a petition for an administrative hearing shall contain the following information:

- a) The name, address, and telephone number of each petitioner; the name, address, and telephone number of the petitioner's representative, if any; the facility owner's name and address, if different from the petitioner; the FDEP facility number, and the name and address of the facility;
- b) A statement of when and how each petitioner received notice of the Department's action or proposed action;
- c) An explanation of how each petitioner's substantial interests are or will be affected by the Department's action or proposed action;
- d) A statement of the disputed issues of material fact, or a statement that there are no disputed facts;
- e) A statement of the ultimate facts alleged, including a statement of the specific facts the petitioner contends warrant reversal or modification of the Department's action or proposed action;
- f) A statement of the specific rules or statutes the petitioner contends require reversal or modification of the Department's action or proposed action; and
- g) A statement of the relief sought by the petitioner, stating precisely the action petitioner wishes the Department to take with respect to the Department's action or proposed action.

This Order is final and effective on the date filed with the Clerk of the Department, which is indicated on the last page of this Order. Timely filing a petition for an administrative hearing postpones the date this Order takes effect until the Department issues either a final order pursuant to an administrative hearing or an Order Responding to Supplemental Information provided to the Department pursuant to meetings with the Department.

Judicial Review

Any party to this Order has the right to seek judicial review of it under section 120.68, F.S., by filing a notice of appeal under rule 9.110 of the Florida Rules of Appellate Procedure with the Department's Agency Clerk in the Office of General Counsel at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, and by filing a copy of the notice

John Collins
Facility ID No. 9800466
October 24, 2012
Page 4 of 4

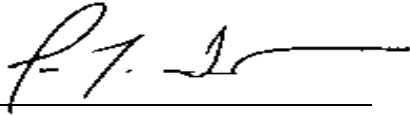
of appeal accompanied by the applicable filing fees with the appropriate district court of appeal. The notice of appeal must be filed within 30 days after this Order is filed with the Department's clerk (see below).

Questions

Any questions regarding the Department's review of your SARA with SRCR should be directed to Mark A. Sautter at (239) 344-5690 or Mark.Sautter@dep.state.fl.us. **Whenever possible, please submit any written response(s) electronically to FTM.Tanks.Cleanup@dep.state.fl.us.**

Questions regarding legal issues should be referred to the Department's Office of General Counsel at (850) 245-2242. Contact with any of the above does not constitute a petition for an administrative hearing or a request for an extension of time to file a petition for an administrative hearing. The FDEP Facility Number for this site is 9800466. Please use this identification on all future correspondence with the Department.

Sincerely,



Jon M. Iglehart
Director of District Management
South District

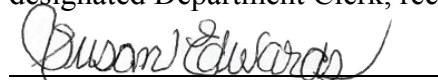
JMI/MAS/se

Enclosures: (1) September 26, 2012 Interoffice Memorandum
(2) Table 1: Groundwater Analytical Summary
(3) Figure 2: Groundwater Analytical Map
(4) SRCO Attachment

cc: Rae Troiano Brown – AS&E (rbrown@apscieng.com)
Lori Walton – AS&E (lwalton@apsieng.com)
Steve Johnson – Lee County (Sjohnson@leegov.com)
Charles A. Masella – FDEP (via e-mail)
Albert D. McLaurin – FDEP (via e-mail)

FILING AND ACKNOWLEDGMENT


FILED, on this date, pursuant to §120.52 Florida Statutes, with the designated Department Clerk, receipt of which is hereby acknowledged.




(Clerk)

10-24-2012
(Date)

Interoffice Memorandum

To: Charles A. Masella 
Bureau of Waste Cleanup-South District

From: Mark A. Sautter 
Bureau of Waste Cleanup-South District

Date: September 26, 2012

Subject: Lee County – TK/BWC
Site Assessment Report Addendum (SARA)
Site Rehabilitation Completion Report (SRCR)
Corkscrew Emporium
21481 S. Tamiami Trail
Estero, Florida 33928
Facility ID No. 9800466
Discharge Dates: August 18, 2003 and October 16, 2007

The Bureau of Waste Cleanup – South District has conducted a technical review of the Site Assessment Report Addendum (SARA), with Site Rehabilitation Completion Report (SRCR) for the Corkscrew Emporium. Applied Science & Engineering, LLC (AS&E) submitted the report that was received by the Department on September 24, 2012. The work is being performed to address petroleum discharges dated August 18, 2003 and October 16, 2007.

On May 21, 2010, AS&E representatives collected groundwater samples from MW-1 through MW-3. The samples were submitted for laboratory analysis by EPA Method 8260B for Benzene, Toluene, Ethylbenzene, Xylenes, and Methyl Tert Butyl Ether (BYEX/MTBE), EPA Method 8270C for Polycyclic Aromatic Hydrocarbons (PAHs), and the Florida Residual Petroleum Organics (FL-PRO) Method for Total Recoverable Petroleum Hydrocarbons (TRPH). The laboratory analytical results indicated a Benzene concentration of 220 micrograms per liter ($\mu\text{g/l}$) and a Total Xylenes concentration of 33.8 $\mu\text{g/l}$ in MW-3. The Benzene concentration exceeds the Florida Administrative Code (F.A.C.) Chapter 62-777 Groundwater Cleanup Target Level (GCTLs) of 1 $\mu\text{g/l}$, and the Natural Attenuation Default Concentration of 100 $\mu\text{g/l}$. The Total Xylenes concentration exceeds the GCTL of 20 $\mu\text{g/l}$.

As a result of the GCTL and NADC exceedances observed in MW-3, AS&E personnel supervised an over-purge event on MW-3 on July 19, 2012. Monarch Environmental Services was contracted to perform the over-purge and pumped approximately 2,943-gallons of Petroleum Contact Water (PCW) from MW-3. The purged groundwater was transported off-site for proper disposal.

In an attempt to gauge the effectiveness of the over-purge event, AS&E personnel mobilized to the subject site and collected groundwater samples from MW-3 on August 17, 2010. The collected samples were submitted for laboratory analysis by EPA Method 8260B. The

Continued...

John Collins
Facility ID No. 9800466
October 22, 2012
Page 2 of 2

laboratory analytical report revealed a Benzene concentration in MW-3 of 26.2 µg/l. This concentration exceeds the GCTL. All of the remaining constituents of concern were either below the GCTL and/or below the laboratory Method Detection Limit (MDL).

On September 6, 2012, in response to a Late Letter submitted by the Department on May 25, 2012, AS&E personnel mobilized to the subject site and collected groundwater samples from MW-1 through MW-3. The collected samples were submitted for laboratory analysis by EPA Method 8260B, EPA Method 8270C, and by the FL-PRO Method. The laboratory analytical report indicated that none of the constituents of concern were detected above the MDL.

Summary:

The Bureau of Waste Cleanup – South District has completed our technical review of the submittal. We concur with the consultant that the property qualifies for a Site Rehabilitation Completion Approval (SRCA), and a recommendation for No Further Action (NFA) status consideration is appropriate to the Bureau of Petroleum Storage Systems for the Corkscrew Emporium, Facility ID 9800466.

Upon receipt of the No Further Action (NFA) approval letter, the responsible party shall properly abandon all groundwater monitoring wells, and any piezometers, pursuant to South Florida Water Management District (SFWMD) guidelines.

TABLE 1: GROUNDWATER ANALYTICAL SUMMARY

Facility Name: Corkscrew Emporium

Facility ID# 36/9800466

Analytical Results = µg/L

NA = Not analyzed

NS= Not Sampled

Location	Date	Benzene	Toluene	Ethyl Benzene	Total Xylenes	MTBE	EDB	Total Lead	Naphthalene	1-methyl naphthalene	2-methyl naphthalene	TRPH																								
MW-1	9/25/08	0.105U	0.116U	0.079U	0.358U	0.202U	NA	NA	1.00U	1.00U	1.00U	87.0U																								
	5/21/10	0.105U	0.116U	0.079U	0.159U	0.202U	NA	NA	0.064 U	0.053 U	0.061 U	87.0 U																								
	8/17/10	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS																								
	9/6/12	0.216 U	0.499 U	0.176 U	0.520 U	0.228 U	NA	NA	0.521 U	0.521 U	0.521 U	88.8 U																								
MW-2	9/25/08	71.2	2.11	8.43	66.32	8.46	NA	NA	5.23	0.655I	0.474I	1240																								
	5/21/10	0.105U	0.116U	0.079U	0.159U	0.202U	NA	NA	1.06	0.053 U	0.061 U	87.0 U																								
	8/17/10	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS																								
	9/6/12	0.216 U	0.499 U	0.176 U	0.520 U	0.228 U	NA	NA	0.510 U	0.510 U	0.510 U	87.9 U																								
MW-3	9/25/08	417D	37.6	50.4	672	12.1	NA	NA	31.4	2.90	2.56	1910																								
	5/21/10	220 D	16.3	1.75	33.8	4.34	NA	NA	3.73	0.638 I	0.0628 I	774																								
	8/17/10	26.2	0.353 I	0.079 U	1.79 I	1.06 I	NA	NA	NA	NA	NA	NA																								
	9/6/12	0.630 I	0.499 U	0.176 U	0.520 U	0.228 U	NA	NA	0.510 U	0.510 U	0.510 U	88.8 U																								
<table border="1"> <tr> <td>CTL</td> <td>1</td> <td>40</td> <td>30</td> <td>20</td> <td>20</td> <td>0.02</td> <td>15</td> <td>14</td> <td>28</td> <td>28</td> <td>5000</td> </tr> <tr> <td>NAD</td> <td>100</td> <td>400</td> <td>300</td> <td>200</td> <td>200</td> <td>2.0</td> <td>150</td> <td>140</td> <td>280</td> <td>280</td> <td>50000</td> </tr> </table>													CTL	1	40	30	20	20	0.02	15	14	28	28	5000	NAD	100	400	300	200	200	2.0	150	140	280	280	50000
CTL	1	40	30	20	20	0.02	15	14	28	28	5000																									
NAD	100	400	300	200	200	2.0	150	140	280	280	50000																									

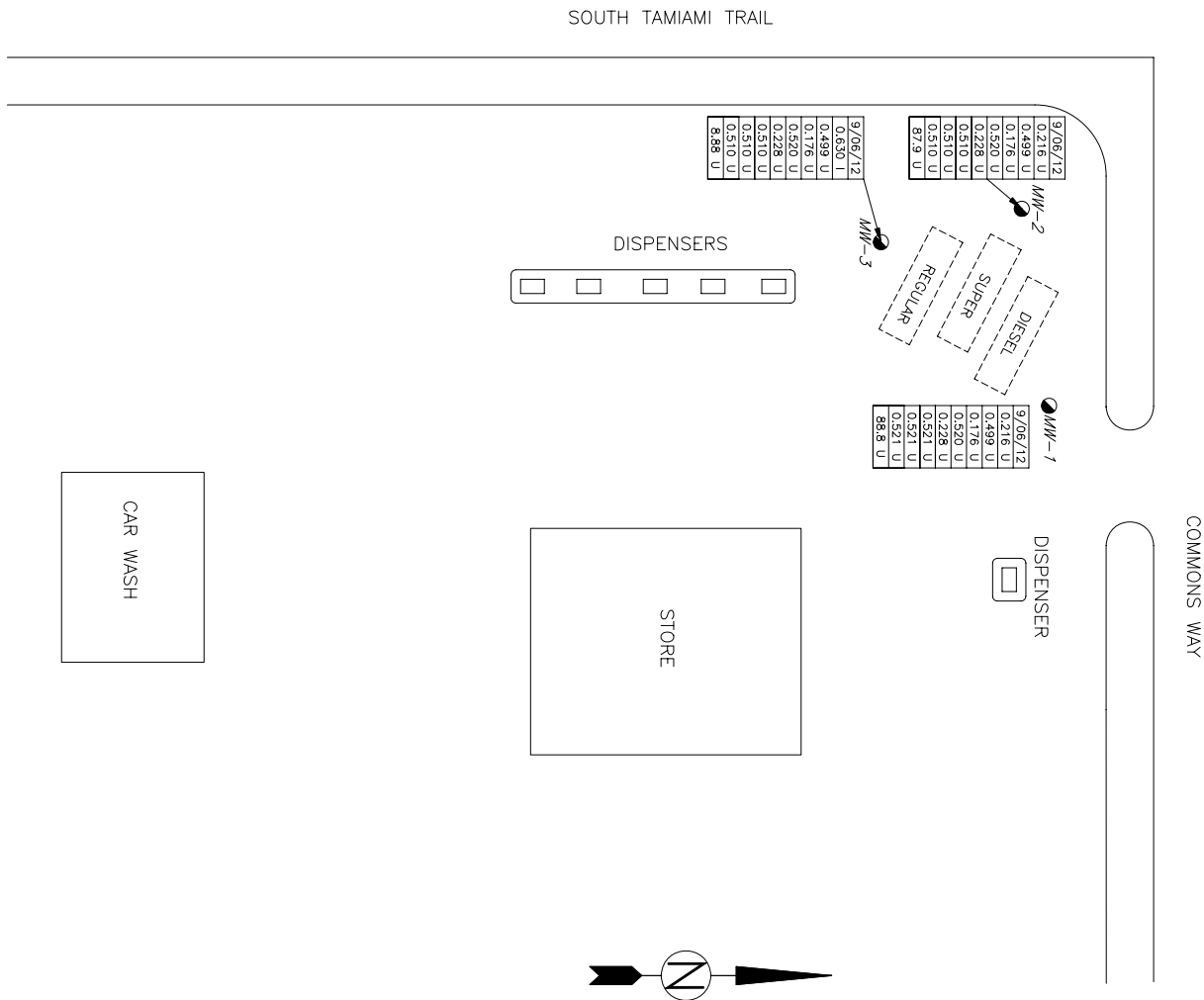
Notes:

Bold = exceedance of CTL

I = The reported value is between the laboratory MDL and the laboratory PQL

U = Compound was analyzed for but not detected at the MDL Level

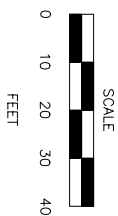
D = Samples were diluted.



DATE	CONCENTRATIONS IN g/L
1/22/07	1 BENZENE
	40 TOLUENE
	30 ETHYLBENZENE
	20 DUAL XYLENES
	10 NAPHTHALENE
	14 NAPHTHALENE
	28 1-METHYL NAPHTHALENE
	28 2-METHYL NAPHTHALENE
	5,000 TRPH

CONCENTRATIONS IN g/L
 ABOVE DATA REPRESENT THE CONTAMINANT TARGET LEVELS
 BASED ON GROUNDWATER CRITERIA; *
 WAS EXCEEDED

* = INDICATES THE CTL WAS EXCEEDED
 I = THE REPORTED VALUE IS BETWEEN THE LABORATORY
 MDL AND THE LABORATORY PQL.
 U = COMPOUND WAS ANALYZED FOR BUT NOT DETECTED AT
 THE MDL LEVEL.
 D = THE SAMPLES WERE DILUTED DUE TO TARGETS DETECTED
 OVER THE HIGHEST POINT OF THE CALIBRATION CURVE, OR
 MATRIX INTERFERENCE.
 DILUTION FACTORS ARE INCLUDED IN THE FINAL RESULTS.
 THE RESULT IS FROM A DILUTED SAMPLE.



<p>Applied science AND ENGINEERING LLC Environmental Science with Integrity</p>	SITE I.D. NO.36/9800466
	PROJECT NO. 10083
	DRAWN BY: TH
	CHECKED BY: DW
DWG DATE: 09/19/12	

GROUNDWATER
 ANALYTICAL MAP

CORKSCREW EMPORIUM
 21481 S. TAMIAMI TRAIL
 ESTERO, FL

FIGURE 2

SRCO Attachment

SRCO for Facility ID # 9800466

Corkscrew Emporium
21481 S. Tamiami Trail
Discharge dates: August 18, 2003 and October 16, 2007
FDEP Facility ID # 9800466

I hereby declare, following our technical review, that the components of this Site Rehabilitation Completion Order (SRCO) satisfy the requirements set forth in Chapter 62-770.680(1) Florida Administrative Code (F.A.C.) Risk Management Options Level I (RMO-I), and that the conclusions in the documents submitted to the Department provide reasonable assurances that the objectives in Chapter 62-780.680(1) F.A.C., have been met.

- I personally completed this review.
- This review was conducted by Mark A. Sautter, working under my direct supervision.



Charles A. Masella, Projects Manager
Bureau of Waste Cleanup
Division of Waste Management-South District

October 22, 2012
Date

Appendix G



ENVIRONMENTAL • ENGINEERING • CONTRACTING

Williams Rd, Estero, FL 33928



JACK SNIDER, III

President & Lead Consultant, CSP, LAC, GC

PROFILE

Mr. Snider has expertise in health and safety, industrial hygiene, asbestos and mold, materials testing, indoor environmental quality, and soil and groundwater assessments. Mr. Snider has over 25 years of experience in managing and supervising a variety of consulting projects, in the areas: of asbestos and mold abatement, environmental, health and safety audits, property decommissioning and redevelopment, remedial investigations, and regulatory agency interaction.

Mr. Snider is highly experienced in working with state and local Florida environmental regulations and has managed projects for representatives of local government, county school systems, insurance companies, financial institutions, pension funds, institutional investors, industrial and manufacturing companies and law firms.

EDUCATION

Florida Southern College – B.S. Plant Sciences

Columbia Southern College – M.S. Environmental Health and Safety – Expected Completion Date, May 2020

LICENSES/CERTIFICATIONS

Florida Licensed Asbestos Consultant (AX57)
Florida Licensed General Contractor (CGC-059284)
Florida Licensed Asbestos Contractor (CJC1154198)
Certified Safety Professional, Board of Certified Safety Professionals (17513)
Florida Licensed Mold Assessor (MRSA787)

TECHNICAL ACCREDITATIONS/TRAINING/COURSES

Asbestos: Designing the Abatement Project	Confined Space Entry
Asbestos: Dust Sampling & Analysis	Solving Healthcare Design Challenges with Ceiling Systems
Asbestos: Survey & Building Systems	Industrial Hygiene Sampling for the Safety Professional
Asbestos: Project Management & Supervision	Indoor Air Quality: Remediation Techniques
NIOSH 582 Air Monitoring	Managing for Good Indoor Air Quality
Sampling & Evaluating Airborne Asbestos Dust	Moisture Control for Buildings
Respiratory Protection	Indoor Air Quality: Practical & Applied
Conducting an Accident Investigation	Indoor Air Quality: Contaminants & Associated Issues
Conducting Environmental Assessments & Audits	
Blood Borne Pathogens	

PROFILE

Mr. Snider has earned the designation of Certified Safety Professional (CSP) by the Board of Certified Safety Professionals. This highly respected professional certification is awarded to individuals who meet academic and professional experience requirements and examinations. CSP's specialize in protecting workers, the public, property, and the environment by identifying, evaluating and controlling health and safety concerns.

Property Conditions Assessment
Solving Water Intrusion and Mold Problems in Florida
EPA Certified Renovator Caulk & Sealants Technology Seminar
Lead Inspector and Risk Assessor

Toxicological & Occupational Medicine (Mold)
Microbes and Air Quality Concrete Field-Testing Technician
Contract Document & Specifications Prep
Nuclear Gauge Use

EXPERIENCE

Asbestos

State of Florida, Health and Rehabilitative Services, Gulf Coast Center: Asbestos/Air Quality Survey, Project Design, and Air Monitoring

Florida Department of Transportation: Perform asbestos surveys, abatement design and project air monitoring for 50+ projects

Florida Department of Agriculture: Asbestos Surveys and Consulting for multiple projects

Desoto County Sheriff's Department and Jail Facility: Indoor Air Quality Evaluation, Asbestos Survey, Remediation Design Team, and Air Monitoring

Industrial Hygiene and Indoor Air Quality

- The School District of Lee County: Industrial Hygiene, Indoor Air Quality evaluations and Asbestos Surveys and Management Projects (contracted consultant 1999 - present)
- The School District of Collier County: Industrial Hygiene, Indoor Air Quality evaluations and Asbestos Surveys and Management Projects (contracted consultant 2003 - present)
- City of Fort Myers: Industrial Hygiene, Indoor Air Quality Evaluations and Asbestos Surveys and Management Projects (contracted consultant 2002 - present)
- Lee County Government: Industrial Hygiene, Indoor Air Quality evaluations and Asbestos Surveys and Management Projects (contracted consultant 2001 - 2018)

Environmental Site Assessments

Lee County: (multiple facilities)

BBT/Colonial Bank

Suntrust Bank

Florida Gulf Shores Bank

Valley National Bank

Underground Storage Tanks

State of Florida, Department of Juvenile Justice:

Underground Storage Tank Closeout and replacement at various facilities around the State.

