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**Zimmer Development Company
111 Princess Street
Wilmington, North Carolina, 28401**

Phase I Environmental Site Assessment

**Surfside Corner
2320 SW 21st Ave
Cape Coral, Lee County, Florida 33991**

**GFA Project No. 18-8082.00
August 3, 2018**



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SIGNATURE OF ENVIRONMENTAL PROFESSIONALS

Surfside Corner
2320 SW 21st Ave
Cape Coral, Lee County, Florida

GFA Project No.: 18-8082.00
August 3, 2018

REPORT PREPARED BY:

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312. I have 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.

Scott A. McManus, P.G.
Environmental Department Manager
Environmental Professional

Signature

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FIGURES

Figure 1: Site Location Map

Figure 2: Site Identification Map

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Appendix C - Environmental Lien Report

Appendix D - GeoSearch®, Inc. REC Report, City Directory Search & Fire Insurance Map

Appendix E - Historical Aerial Photographs



EXECUTIVE SUMMARY

At the request of Adam Tucker of Zimmer Development Company, GFA International, Inc. (GFA) conducted a Phase I Environmental Site Assessment (Phase I ESA) of Surfside Corner, 2320 SW 21st Ave, Cape Coral, Lee County, Florida; herein referred as to the "subject property" or "site." Accordingly, Zimmer Development Company and their successors and/or assigns are hereby authorized to rely on this Phase I ESA report in relation to financing for the above referenced site subject to any qualifications stated herein.

As requested by Zimmer Development Company, the ESA was performed in accordance with American Society for Testing and Materials Standard Practice for Environmental Site Assessments (ASTM Practice E 1527-13) and was conducted following the scope of work and any limitations as outlined in **Sections 1.4 and 1.5** and our proposal letter to Rachel Lanier, dated July 9, 2018. The purpose of the Phase I ESA was to identify, to the extent feasible pursuant to ASTM E 1527-13, *recognized environmental conditions* and *vapor encroachment conditions* in connection with the property. The purpose and objective of the Phase I ESA was met through the performance of four components: records review, site reconnaissance, interviews, and preparation of the Phase I ESA report. GFA performed the Phase I ESA per ASTM Practice E 1527-13, which is equivalent to the U.S. Environmental Protection Agency (EPA) final rule for All Appropriate Inquiry (AAI) and may be used to comply with the provisions of the Federal AAI Rule as set forth in 40 CFR 312. Non-scope considerations, as defined in our proposal letter, as well as in the standard practice, were not addressed.

The use of ASTM Practice E1527-13 is intended to permit a user to satisfy one of the requirements of the Landowner Liability Protections (LLPs) to qualify for the "innocent landowner, contiguous property owner, or bona fide prospective purchaser" limitations to liability with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) and including petroleum products. This practice has been used as a guide to ensure appropriate inquiry into the environmental characteristics and condition of the property consistent with good commercial or customary practice as defined at 42 USC §9601(35)(B). The research was conducted between July 16 and August 1, 2018 by Shannon Palombo, Environmental Assistant, and Scott McManus, Environmental Department Manager.

GFA personnel performed the site visit by walking the site boundaries and accessible areas of the subject property. In addition, observations were made of the immediately adjacent properties. Any limiting conditions encountered during the course of this assessment are included in **Section 1.4**. Shannon Palombo, Environmental Assistant, performed the site reconnaissance on July 26, 2018.

According to site information and data supplied by the Lee County Property Appraiser and Zimmer Development Company, the subject property is an approximate 19.55-acre vacant residential tract. According to all available resources, the subject property has remained undeveloped.



The site is accessible from the north via Southwest 23rd Street and from the east via Southwest 21st Avenue. Municipal utilities, including water, electricity, and sewer were observed in the immediate site vicinity. The nearest main thoroughfare is Veteran's Parkway located adjacent south.

No hazardous substances, hazardous substance containers, or unidentified substance containers were identified on the subject property.

No aboveground or underground storage tank systems or pipelines were observed on the subject property during the site visit. According to information obtained from all available sources, no storage tanks were previously or are currently present on the subject property.

A pole-mounted electrical transformer is located at or adjacent to the southwest corner of the site. The transformer was noted to be in good condition. Florida Power & Light, Inc. (FPL) has discontinued the use of PCB-containing transformers and capacitors. However, some older generation transformers may still be in use today. In accordance with FPL policy, in the event of a leak, spill, or release of PCB-containing oil from one of these transformers, FPL is responsible for cleanup in accordance with local, state, and federal regulations.

No improper disposal of industrial or commercial debris was noted on subject property during the day of our investigation.

GFA reviewed historical aerial photographs of Section 28, Township 44 South, Range 23 East provided by the United States Department of Agriculture (USDA), the United States Geological Survey (USGS), and the Florida Department of Transportation (FDOT), dated 1944, 1951, 1960, 1968, 1975, 1979, 1986, 1995, 1999, 2005, 2006, 2007, 2010, 2013, and 2015. The site area and vicinity within each aerial photograph was examined to identify historical site activities. Particular emphasis was placed on any evidence of dumping, landfilling or other uncontrolled activities that may have occurred on the subject property and vicinity. No pits, ponds, lagoons, or other surface water bodies that may represent *recognized environmental conditions* were noted during this review. Additionally, no evidence of dumping, landfilling or other uncontrolled activities, which could pose a *recognized environmental condition* with regards to the subject property, were identified during the course of the aerial photograph review.

GFA reviewed available City Directories and Sanborn Fire Insurance Maps for the subject property and adjoining properties. Based on GFA's review of the above resources, no additional *recognized environmental conditions* were identified in connection with the subject property.

A search of available environmental records was conducted by GeoSearch, Inc.® (GeoSearch); this report meets the government records search requirements of ASTM Standard Practice for



Environmental Site Assessments, E 1527-13. There were zero (0) sites identified in the databases or lists within their respective search distances from the subject property.

GFA has performed this Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-13 on Surfside Corner, 2320 SW 21st Ave, Cape Coral, Lee County, Florida. Any limitations, exceptions, or deletions from this practice are described in **Section 1.4** of this report.

This assessment has revealed no evidence of *recognized environmental conditions* or *vapor encroachment conditions* in connection with the subject property. No further assessment is recommended.



1.0 INTRODUCTION

Adam Tucker of Zimmer Development Company retained GFA International, Inc. (GFA) to conduct a Phase I Environmental Site Assessment (Phase I ESA) of Surfside Corner, located at 2320 SW 21st Ave, Cape Coral, Lee County, Florida.

1.1 Purpose

As outlined in GFA's proposal letter¹, the purpose of the Phase I ESA was to identify, to the extent feasible pursuant to ASTM E 1527-13, *recognized environmental conditions*² *controlled environmental conditions*³, *historical environmental conditions*⁴ and *vapor encroachment conditions*⁵ in connection with the property. GFA performed the Phase I ESA scope of work in conformance with the standard practice, as outlined in ASTM E 1527-13 and as set forth in 40 CFR Part 312. The purpose of the ASTM E 1527 practice is to define good commercial and customary practice for conducting an environmental site assessment of a parcel of commercial real estate with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), including petroleum products. As such, this practice is intended to permit a user to satisfy one of the requirements of the Landowner Liability Protections (LLPs) to qualify for the "innocent landowner, contiguous property owner, or bona fide prospective purchaser" limitations to CERCLA liability: that is, the

¹ The use of the ASTM E 1527-13 practice was strictly limited to the scope set forth in our proposal letter to Rachel Lanier dated July 9, 2018, authorized and returned to our offices on July 13, 2018. This contract was mutually negotiated, and both parties named within the contract stipulated that no rule of strict contractual construction will apply against either party, and that each party was provided the opportunity to seek advice of independent counsel prior to signing the contract.

² The term *recognized environmental conditions* means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property 1) due to any release to the environment; 2) under conditions indicative of a release to the environment; or 3) under conditions that pose a material threat of a future release to the environment. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* are not *recognized environmental conditions* and will be further discussed in **Section 9.0** if applicable.

³ The term *controlled environmental conditions* means a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (e.g., as evidenced by the issuance of a NFA letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (e.g., property use restrictions, AULs, institutional controls, or engineering controls).

⁴ The term *historical environmental conditions* means a past release of any hazardous substances or petroleum products that has occurred in connection with the subject property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (e.g., property use restrictions, AULs, institutional controls, or engineering controls).

⁵ The term *vapor encroachment conditions* means the presence or likely presence of contaminants of concern vapors in the sub-surface of the subject property caused by the release of vapors from contaminated soil or groundwater either on or near the subject property.



practices that constitute "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice" as defined in 42 USC § 9601(35)(B).

1.2 Detailed Scope of Services and Non-Scope Considerations

The purpose of the Phase I ESA was met through the performance of four components: records review, site reconnaissance, interviews, and preparation of the Phase I ESA report. Non-scope considerations, or those issues considered to be of potential environmental concern at a property outside the scope of the ASTM E 1527-13 practice, were not addressed. More specifically, non-scope considerations which were not included within GFA's Phase I ESA scope of work included, but were not limited to: asbestos containing materials, radon, lead-based paint, lead in drinking water, wetlands, regulatory compliance, cultural and historical risks, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality (with exception of vapor intrusion due to a release of hazardous substances or petroleum compounds), and high voltage power lines. In accordance with ASTM E 1527-13, Section 13.1.5, no assessment of such non-scope considerations is required for appropriate inquiry as defined in the standard practice.

1.3 Significant Assumptions

For the purpose of this Phase I Environmental Site Assessment, GFA has made the following assumptions concerning the assessment of on-site and off-site *recognized environmental conditions*:

- Facilities, which use, generate, store, transport or dispose of hazardous wastes or petroleum products maintain the proper licenses with local, state and/or federal agencies.
- All discharges, releases, or violations related to the use, generation, storage, transportation or disposal, of hazardous substances or petroleum products are reported to appropriate agencies as soon as possible, and all reported discharges have been listed in regulatory files.
- Unless otherwise noted, groundwater flow direction in Southwest Florida is to the southwest.

1.4 Limitations and Exceptions

No specific limitations, exceptions, or deletions from the scope of work, as set forth by the American Society for Testing and Materials Standard Practice for Environmental Site



Assessments (ASTM Practice E 1527-13) were established for the purpose of this Phase I ESA.

No warranty is made regarding the accuracy of the documentation and information supplied by individuals, subcontractors, or governmental agencies consulted in the course of this assessment. GFA has relied in good faith upon representations, documentation, and information furnished by individuals and subcontractors noted in the report with respect to operations and existing property conditions and historic uses of the property to the extent that they have not been contradicted by data obtained from other sources. Accordingly, GFA accepts no responsibility for any deficiency or misstatements contained in this report as a result of misstatements, omissions, misrepresentations, or fraudulent acts of persons interviewed or parties subcontracted during the course of this assessment. The consultant has been retained for the expressed purpose of gathering, interpreting, and reporting available data.

While this report can be used as a guide, it must be understood that it is neither a rejection nor an endorsement of the property. Environmental conditions may still exist on the property that were not identifiable through the scope of this investigation. The results of the Phase I ESA are not, and cannot, be interpreted as a representation or guarantee that no environmental conditions may exist on or beneath or around the property; this study was not intended to be a definitive assessment of contamination at the subject property. It must also be understood that changing circumstances in the environment and in the use of the property can substantially alter the conclusions and information contained in this report. The consultant accepts no liability for the property. It is the sole responsibility of the client and/or owner.

It is further understood by the client that a complete evaluation of business environmental risk associated with a parcel of commercial real estate may necessitate investigation beyond that identified in this Phase I ESA. Certain environmental conditions may exist on a property that are beyond the scope of this Phase I ESA and the practice by which this Phase I ESA was completed in conformance with but may warrant consideration by parties to a commercial real estate transaction. The appropriateness of including an investigation of any such conditions should be evaluated by the client, based upon, among other factors, the nature of the property and the reasons for performing the assessment (for example, a more comprehensive evaluation of business environmental risk).

An Environmental Information Questionnaire (EIQ) is utilized by GFA to obtain documentation of environmentally sensitive information derived from the owner, occupant, or client during the course of the assessment. If the EIQ cannot be completed by the present owner(s) occupant(s), or client, then a past owner, operator, occupant or adjacent property owner must complete the EIQ that has knowledge of the subject property. The completed EIQ is included in **Appendix A** of this report.



1.5 Special Terms and Conditions

No special terms and conditions were established for the purpose of the Phase I ESA.

1.6 Reliance

Zimmer Development Company and their successors and/or assigns are hereby authorized to rely on this Phase I ESA report in relation to financing for the above referenced property subject to any qualifications stated herein. Third party reliance of this report is strictly prohibited without the written consent of both the user and GFA International.

2.0 SITE DESCRIPTION

2.1 Location and Legal Description

The subject property is situated in the Southeast Quarter of the Southwest Quarter of Section 28, Township 44 South, Range 23 East, in Cape Coral, Lee County, Florida. Please refer to **Figure 1: Site Location Map**, for a local area map depicting the site location. The legal description for the subject property, as reported to GFA is: All Block 5916, Cape Coral Unit 92, Plat Book 25, Page 33.

2.2 Site and Vicinity General Characteristics

A reconnaissance was performed to identify and record any *recognized environmental conditions* that may represent a potential environmental condition. The site inspection was performed by walking the site boundaries and accessible areas of the subject property. In addition, observations were made of the immediately adjacent properties.

Shannon Palombo, Environmental Department Manager of GFA performed the reconnaissance on July 26, 2018. The Environmental Information Questionnaire (EIQ) completed during the course of this assessment is included in **Appendix A** of this report. Color digital photographs were taken during site reconnaissance and are included in **Appendix B**.

The site vicinity consists of residential and vacant undeveloped properties.

2.3 Current Use of the Property

The subject site is currently undeveloped vacant land.



2.4 Structures, Roads and Other Improvements

According to site information and data supplied by the Lee County Property Appraiser and Zimmer Development Company, the subject property is an approximate 19.55-acre vacant residential tract. According to all available resources, the subject property has remained undeveloped.

The site is accessible from the north via Southwest 23rd Street and from the east via Southwest 21st Avenue. Municipal utilities, including water, electricity, and sewer were observed in the immediate site vicinity. The nearest main thoroughfare is Veteran's Parkway located adjacent south.

2.5 Current Uses of the Adjoining Properties

The subject property is bound to the north and east by vacant and undeveloped or residential parcels. Adjacent west is a wooded area. Adjacent south is a bike path followed by Veterans Parkway. A **Site Identification Map** is included as **Figure 2**.

3.0 USER PROVIDED INFORMATION

3.1 Title Records

According to title information included in the Environmental Lien Report provided by Security First Title Resource, the deed to the property is a Warranty Deed dated March 24, 2014. The title to the property located at 2320 SW 21st Avenue, Cape Coral, Florida is vested in Surfside Corner, LLC, a Florida limited liability company.

A copy of the Environmental Lien Report obtained for this Phase I ESA is included in **Appendix C**.

3.2 Environmental Liens or Activity and Use Limitations

According to the Environmental Lien Report provided by Security First Title Resource, no environmental liens or Activity and Use Limitations (AULs) were recorded for the property located at 2320 SW 21st Avenue, Cape Coral, Florida.



3.3 Specialized Knowledge

The user communicated no specialized knowledge or experience that is material to *recognized environmental conditions* in connection with the property.

3.4 Commonly Known or Reasonably Ascertainable Knowledge

The user communicated no commonly known knowledge or reasonable ascertainable knowledge that is material to *recognized environmental conditions* in connection with the property.

3.5 Valuation Reduction for Environmental Issues

According to information provided in the User/Client Environmental Information Questionnaire (EIQ) provided in **Appendix A**, the purchase price of the subject property is comparable to the fair market value.

3.6 Owner, Property Manager, and Occupant Information

The current owner of the subject property is listed as Habib Bakhari. GFA interviewed via questionnaire with Donald Lucas, project manager with Future Realty and Development, regarding the subject property. Mr. Lucas also completed the Owner/Occupant EIQ for the subject property, which is included in **Appendix A**.

3.7 Reason for Performing Phase I ESA

The purpose of the ASTM E 1527 practice is to define good commercial and customary practice for conducting an environmental site assessment of a parcel of commercial real estate with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), including petroleum products. As such, this practice is intended to permit a user to satisfy one of the requirements of the Landowner Liability Protections (LLPs) to qualify for the "innocent landowner, contiguous property owner, or bona fide prospective purchaser" limitations to CERCLA liability: that is, the practices that constitute "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice" as defined in 42 USC § 9601(35)(B).



3.8 Other

This Phase I Environmental Site Assessment was performed for Zimmer Development Company. As documented on the User/Client EIQ completed by Adam Tucker of Zimmer Development, the Phase I is required for the sale of the property.

4.0 RECORDS REVIEW

4.1 Standard Environmental Record Sources

As specified in ASTM E1527-13 criteria, a records search was performed of federal, state, tribal, and local environmental/regulatory agency databases, and lists, to identify environmental permits, incidents, complaints, violations, response actions, contamination assessment planning and reporting, and remedial activities relating to owners, operators, and tenants on the subject property. In addition, environmental databases were reviewed for all adjoining and adjacent property addresses, and certain properties up to a one-mile radius from the subject property relative to the respective databases and/or lists identified below. GFA employed GeoSearch, Inc.[®] (GeoSearch), a national company specializing in environmental database research and review, to perform the records search. A copy of the GeoSearch report is included as **Appendix D**.

GeoSearch's regulatory information inquiries and reviews were conducted using currently available Regional U.S. Environmental Protection Agency (EPA), the State of Florida Department of Environmental Protection (FDEP), and the Lee County Division of Natural Resources (DNR) records. A search of available environmental records was conducted by GeoSearch; this GeoSearch database review meets the government records search requirements of ASTM Standard Practice for Environmental Site Assessments, E 1527-13.

The following table provides a summary of facilities listed within standard search radii for required regulatory databases, as reported in the GeoSearch report:

Database	On-site	Within 1/8 mile	1/8 - 1/4 mile	1/4 - 1/2 mile	1/2 - 1 mile	Greater than 1 mile
FEDERAL RECORDS						
AIRSAFS	0	NS	NS	NS	NS	NS
BRS	0	NS	NS	NS	NS	NS
CDL	0	NS	NS	NS	NS	NS
DOCKETS	0	NS	NS	NS	NS	NS
EC	0	NS	NS	NS	NS	NS



Database	On-site	Within 1/8 mile	1/8 - 1/4 mile	1/4 - 1/2 mile	1/2 - 1 mile	Greater than 1 mile
ERNSFL	0	NS	NS	NS	NS	NS
FRSFL	0	NS	NS	NS	NS	NS
HMIRSR04	0	NS	NS	NS	NS	NS
ICIS	0	NS	NS	NS	NS	NS
ICISNPDES	0	NS	NS	NS	NS	NS
LUCIS	0	NS	NS	NS	NS	NS
MLTS	0	NS	NS	NS	NS	NS
NPDES04	0	NS	NS	NS	NS	NS
PADS	0	NS	NS	NS	NS	NS
PCSR04	0	NS	NS	NS	NS	NS
RCRASC	0	NS	NS	NS	NS	NS
SFLIENS	0	NS	NS	NS	NS	NS
SSTS	0	NS	NS	NS	NS	NS
TRI	0	NS	NS	NS	NS	NS
TSCA	0	NS	NS	NS	NS	NS
NLRRCRAG	0	0	NS	NS	NS	NS
RCRAGR04	0	0	NS	NS	NS	NS
RCRANGR04	0	0	NS	NS	NS	NS
HISTPST	0	0	0	NS	NS	NS
BF	0	0	0	0	NS	NS
SEMS	0	0	0	0	NS	NS
DNPL	0	0	0	0	NS	NS
SEMSEARCH	0	0	0	0	NS	NS
NLRRCRAT	0	0	0	0	NS	NS
ODI	0	0	0	0	NS	NS
RCRAT	0	0	0	0	NS	NS
DOD	0	0	0	0	0	NS
FUDS	0	0	0	0	0	NS
NLRRCRAC	0	0	0	0	0	NS
NPL	0	0	0	0	0	NS
PNPL	0	0	0	0	0	NS
RCRAC	0	0	0	0	0	NS
RCRASUBC	0	0	0	0	0	NS
RODS	0	0	0	0	0	NS
STATE RECORDS						
ECIC	0	NS	NS	NS	NS	NS
GWCA	0	NS	NS	NS	NS	NS
IC	0	NS	NS	NS	NS	NS
SPILLS	0	NS	NS	NS	NS	NS
UIC	0	NS	NS	NS	NS	NS
CDV	0	0	NS	NS	NS	NS
NPDES	0	1	NS	NS	NS	NS
CLEANERS	0	0	0	NS	NS	NS
HISCLEANERS	0	0	0	NS	NS	NS



Database	On-site	Within 1/8 mile	1/8 - 1/4 mile	1/4 - 1/2 mile	1/2 - 1 mile	Greater than 1 mile
UAST	0	0	0	NS	NS	NS
BF	0	0	0	0	NS	NS
BSRA	0	0	0	0	NS	NS
CLEANUPS	0	0	0	0	NS	NS
LUAST	0	0	0	0	NS	NS
SWF	0	0	0	0	NS	NS
VCS	0	0	0	0	NS	NS
NPL	0	0	0	0	0	NS
TRIBAL RECORDS						
USTR04	0	0	0	NS	NS	NS
LUSTR04	0	0	0	0	NS	NS
ODINDIAN	0	0	0	0	NS	NS
INDIANRES	0	0	0	0	0	NS

NS = Not searched at respective distance

Within ASTM criteria, GFA provides the following synopses of the most notable facilities located near the subject property. Copies of pertinent documents obtained from the file review are included in **Appendix D**.

Facility Summary	Regulatory Summary
<i>City of Cape Coral Utility Expansion Project SW 6&7 Areas 9&10</i> Map ID #1 Address N/A 491 feet N, equal elevation NPDES FLR10NK86	A general stormwater permit was issued November 24, 2013 and expires November 23, 2018. No violations have been reported. This site does not pose a recognized environmental condition.

As part of the GeoSearch database report review, GFA attempts to geographically locate orphan sites identified by GeoSearch. Orphan sites are sites that cannot be correctly and/or accurately plotted and are thereby listed in alphabetical order in reference to the cities in which the sites are located. No orphan sites are listed within the GeoSearch report, which is included as **Appendix D** of this report.

4.2 Vapor Encroachment Screening

The purpose of a Vapor Encroachment Screening (VES) is to identify Vapor Encroachment Condition (VEC), to the extent feasible pursuant to the procedures presented in the Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transaction (ASTM E2600-10). The VES is intended to be used independently or in conjunction with, but not as a replacement of, existing Practice E1527-13 Phase I ESA.



As specified in ASTM E2600-10 criteria, a records search was performed of federal and state, tribal as a part of a Tier 1 Screening evaluation. This screening was performed to identify environmental permits, incidents, complaints, violations, response actions, contamination assessment planning and reporting, and remedial activities relating to owners, operators, and tenants on the subject property. In addition, environmental databases were reviewed for all adjoining and adjacent property addresses, and certain properties up to a third of a mile around the subject property, measured from the nearest subject property boundary. GFA employed GeoSearch, Inc.[®] (GeoSearch), to perform the records search. A copy of the GeoSearch report is included as **Appendix D**.

The following table provides a summary of nearby facilities listed on searched regulatory databases to identify the area of concern as reported in the GeoSearch report:

Standard Environmental Record Resource	Approximate Minimum Search Distance-Surrounding the site (miles)			
	Chemicals of Concern		Petroleum Hydrocarbon Chemicals of concern	
	On site	Within 1/3 mile	On site	1/10 mile
FEDERAL RECORDS				
NPL	0	0	0	0
SEMS	0	0	0	0
RCRA CORRACTS	0	0	0	0
RCRA non-CORRACTS TSD	0	0	0	0
RCRA	0	NR	0	NR
Institutional/Engineering Control Registries	0	NR	0	NR
ERNS	0	NR	0	NR
STATE AND TRIBAL RECORDS				
NPL	0	0	0	0
CERCLIS	0	0	0	0
Landfill and/or solid waste disposal sites	0	0	0	0
LUST	0	0	0	0
Registered storage tanks lists	0	NR	0	NR
Institutional control/engineering control registries	0	NR	0	NR
Voluntary cleanup sites	0	0	0	0
Brownfields	0	0	0	0

The GeoSearch Report did not list any sites within the Tier 1 evaluation that may present a potential *vapor encroachment condition* at the subject property.



4.3 Additional Environmental Record Sources

Based on all the information obtained, and the standard environmental record sources utilized during the course of this assessment, no additional environmental record sources were deemed necessary for the purpose of identifying *recognized environmental conditions* associated with the subject property.

4.4 Physical Setting Sources

A preliminary review of available physical setting source information was performed that consisted of physiographic, subsurface geologic, regional groundwater information, and local well field protection maps of the subject area.

4.4.1 Review of USGS Topographic Map

Review of the United States Geological Survey (USGS) 7.5-Minute Series Topographic Map 'Pine Island Center, FL' on which the subject property is located, indicates that the subject property is located in an area of minor topographic relief with an elevation of approximately 6 feet above mean sea level. Refer to **Figure 3** of this report for a **Topographic Map** depicting the subject site area.

4.4.2 Physiography and Subsurface Geological Characterization

The subject property lies within the *Southwestern Flatwoods*, a province of Miocene and Pliocene sedimentary rocks and sediments. The quaternary deposits are thin or nonexistent.

The subject property lies within the subclassification *Barrier Island Coastal Strip*. The coastal strip is bordered by lagoons and islands of recent origin. The coastal flatwoods are generally at elevations of less than 20 feet. The barrier island chain is very dynamic, and the inlets are prone to shifts in position.

According to the U.S. Department of Agriculture (USDA), Soil Conservation Service (SCS) Soil Survey of Lee County, soil deposits in the immediate site vicinity are classified as Hallandale fine sand, Boca fine sand, and Matlacha fine sand. Soils in this category are described below:

Hallandale Fine Sand: This is a nearly level, poorly drained soil on low, broad flatwoods areas. Slopes are smooth and range from 0 to 2 percent.

Typically, the surface layer is gray fine sand about 2 inches thick. The subsurface layer is light gray fine sand about 5 inches thick. The substratum is very pale brown fine sand about 5 inches thick. At a depth of 12 inches is fractured limestone bedrock that has solution holes extending to a depth of 25 inches. These solution holes contain mildly alkaline, loamy material.



Included with this soil in mapping are small areas of Boca soils and soils that have yellowish horizons or a brownish stain between the subsurface layer and limestone. Also included are scattered areas of rock outcrop, which are less than 1 acre and soils that have hard calcareous material at a depth of less than 20 inches. Included soils generally make up about 5 to 10 percent of any mapped area.

In most years, under natural conditions, the water table is less than 10 inches below the surface for 1 to 3 months. It recedes below the limestone for about 7 months.

The available water capacity is low. Natural fertility is low. Permeability is moderate or moderately rapid.

Natural vegetation consists of saw palmetto, pineland three-awn, bluestem, panicums, and South Florida slash pine.

This soil is poorly suited to cultivated crops because of wetness, shallow depth, and sandy texture. The number of adapted crops is limited unless good water control measures and soil improving measures are used. This soil can be made suitable for some vegetable crops by using a water control system that will remove excess water in wet seasons and provide water through subsurface irrigation in dry seasons. The presence of rock near the surface, however, makes construction of such a system difficult. Row crops should be rotated with close-growing, soil-improving crops on the land three-fourths of the time. Seedbed preparation should include bedding of the rows. Fertilizer and lime should be added according to the need of the crops.

This soil is poorly suited to citrus. In those areas that are relatively free from freezing temperatures, it is suitable for citrus buy only after a carefully designed water control system has been installed. The water control system should maintain the water table below a depth of 4 feet. The trees should be planted on beds and a vegetative cover maintained between the trees. Regular applications of fertilizer and lime are needed.

This soil is well suited to pasture. Pangola-grass, improved bahiagrass, and white clover grow well if they are well managed. Water control measures are needed to remove excess surface water after heavy rains. Regular applications of fertilizer and lime are needed, and grazing should be controlled to prevent overgrazing and weakening of the plants.

This soil has moderate potential for desirable range plant production. The dominant forage is creeping bluestem lopsided indiagrass, pineland three-awn, and chalky bluestem. Good management practices include deferred grazing and brush control. This Hallandale soil is in the South Florida Flatwoods range site.

This soil has severe limitations for urban uses because of shallowness to bedrock and wetness.



Boca Fine Sand: This is a nearly level, poorly drained soil on flatwoods. Slopes are smooth and range from 0 to 2 percent.

Typically, the surface layer is gray fine sand about 3 inches thick. The subsurface layer is fine sand about 22 inches thick. The upper 11 inches is light gray and the lower 11 inches is very pale brown. The subsoil, about 5 inches thick, is gray fine sandy loam with brownish yellow mottles and calcareous nodules. At a depth of 30 inches is a layer of fractured limestone.

Included with this soil in mapping are small areas of Hallandale, Wabasso, and Felda soils that have a yellowish horizon between the subsurface layer and subsoil. Also included are soils with limestone at a depth of 40 to 72 inches and small areas where the soil is better drained than is typical. Included soils make up about 15 percent of any mapped area.

In most years, under natural conditions, the water table is within 10 inches of the surface for 2 to 4 months. It recedes below the limestone for about 6 months.

The available water capacity is low in the surface and subsurface layers and medium in the subsoil. Natural fertility is low. Permeability is rapid in the surface and subsurface layers and moderate in the subsoil.

Natural vegetation consists of saw palmetto, pineland three-awn, South Florida slash pine, and wax myrtle.

This soil is poorly suited to cultivated crops because of wetness. If a complete water control system is installed and maintained, the soils are suitable for many fruit and vegetable crops. A complete water control system removes excess surface and internal water rapidly. It also provides a means of applying subsurface irrigation. Soil-improving crops are recommended. Other important management practices are good seedbed preparation, including bedding, and fertilizer applied according to the needs of the crops.

If this soil receives proper water control, it is well suited to citrus. Water control systems that maintain good drainage to a depth of about 4 feet are needed. Bedding and planting the trees on the beds help to provide good surface drainage. A good cover of close growing vegetation between the trees helps to protect the soil from blowing in dry weather and from washing during rains. The trees require regular applications of fertilizer, but applications of lime are not needed.

The soil is well suited to improved pasture grasses. Bahiagrass and pangola-grass grow well if well managed. Water control measures are needed to remove excess surface water after heavy rains. Regular applications of fertilizer and lime are needed. Controlling grazing helps to prevent overgrazing and weakening of the plants.

The potential productivity for pine trees on this soil is high. However, water control is needed before the potential can be attained. Seedling mortality, equipment limitations, and plant



competition are the main management concerns. South Florida slash pine is the best tree to plant.

This soil has moderate potential for range plant production. The dominant forage is creeping bluestem, lopsided indiagrass, pineland three-awn, and chalky bluestem. Management practices should include deferred grazing and brush control. This Boca soil is in the South Florida Flatwoods range site.

This soil has severe limitations for sanitary facilities, building site development, and recreational uses primarily because of the high-water table.

Matlacha Gravelly Fine Sand, Limestone Substratum: This is a nearly level, somewhat poorly drained soil that formed as a result of earthmoving operations in areas that are underlain by limestone bedrock. Slopes are smooth to slightly convex and range from 0 to 2 percent.

Typically, the surface layer is about 23 inches of pale brown, brownish yellow, light yellowish brown, and light gray mixed gravelly fine sand and sand material. The surface layer contains lenses of loamy sand and coated sandy fragments of a former subsoil and is about 25 percent coarse fragments of limestone and shell. Extending to a depth of 48 inches is undisturbed soil material. The upper 5 inches is dark gray fine sand, the next 16 inches is light gray fine sand, and the lowermost 4 inches is light brownish gray fine sandy loam. Fractured limestone bedrock is at a depth of 48 inches. Thickness of the fill material over the natural soil ranges from about 20 to 43 inches.

Included with this soil in mapping are areas of Hallandale and Boca soils and soils that do not have a limestone substratum. Also included are areas where rock fragments make up more than 35 percent of the fill material, areas where the fill material is finer textured, and area where the fill material is less than 20 inches thick. Also included are areas of Wabasso, limestone substratum, soils. The included soils make up about 15 to 20 percent of any mapped area.

The depth to the water table varies with the amount of fill material and the extent of artificial drainage. However, in most years, the water table is at a depth of 18 to 30 inches for 2 to 4 months. It is below the limestone during extended dry periods.

The available water capacity is low. Permeability is variable, but it is estimated to be moderately rapid to rapid in the fill material and rapid in the upper part of the underlying material. It is moderately slow in lower horizons. Natural fertility is estimated to be low.

Most of the natural vegetation has been removed. The existing vegetation consists of South Florida slash pine and various scattered weeds.

This soil is poorly suited to most plants unless topsoil is spread over the surface to form a suitable root zone.



This soil has moderate limitations for most building site development and severe limitations for sanitary facilities and recreational uses. The high-water table and sandy surface textures are the major problem for some uses, such as underground utilities or septic tank installation. Unstable surface materials can severely limit shallow excavations, and the high-water table severely limits dwellings with basements.

4.4.3 Groundwater Information

A preliminary review of the hydrogeologic information of the regional vicinity of the subject site included the following information:

In this area, fresh water supplies are obtained from a coastal plain aquifer called the Surficial Aquifer System (SAS). The surficial aquifer system in Florida includes any otherwise undefined aquifers that are present at land surface. Unlike the sand and gravel aquifer and the Biscayne aquifer, which supply water to large municipalities, the surficial aquifer is mainly used for domestic, commercial, or small municipal supplies. The surficial aquifer system is generally under unconfined, or water-table, conditions and is made up of mostly unconsolidated sand, shelly sand, and shell. The aquifer thickness is typically less than 50 feet but can range up to 400 feet in Indian River and St. Lucie Counties. Groundwater in the surficial aquifer generally flows from areas of higher elevation towards the coast or streams where it can discharge as baseflow. Water enters the aquifer from rainfall and exits as baseflow to streams, discharge to the coast, evapotranspiration, and downward recharge to deeper aquifers.

Fresh water flows down gradient and can discharge from this coastal aquifer via several mechanisms: (A) Evaporation; (B) Direct seepage into springs, streams, tidal water and the ocean floor; (C) Mixing with saline groundwater in a zone of diffusion; (D) Flow across a semi-permeable layer under the influence of a hydraulic pressure gradient; and (E) Flow across a semi-permeable layer due to osmotic pressure caused by a salinity gradient.

The regional groundwater flow of this aquifer is to the southwest. However, local surface water bodies near the subject site might affect local groundwater flow direction in the upper portion of the aquifer. The specific groundwater flow beneath the subject site can only be determined by field methods.

4.5 Historical Use Information on the Subject Property and Vicinity

The objective of consulting historical sources is to develop a history of the previous uses of the subject property, in order to help identify the likelihood of past uses having led to *recognized environmental conditions* in connection with the property. Only those sources deemed reasonably ascertainable were reviewed, pursuant to the standard practice.



4.5.1 Historical Aerial Photograph Review

GFA reviewed historical aerial photographs of Section 28, Township 44 South, Range 23 East provided by the United States Department of Agriculture (USDA), the United States Geological Survey (USGS), and the Florida Department of Transportation (FDOT), dated 1944, 1951, 1960, 1968, 1975, 1979, 1986, 1995, 1999, 2005, 2006, 2007, 2010, 2013, and 2015. The site area and vicinity within each aerial photograph was examined to identify historical site activities. Particular emphasis was placed on any evidence of dumping, landfilling or other uncontrolled activities that may have occurred on the subject site. **Appendix E** contains copies of the aerial photographs. The following is a synopsis of the historical aerial photograph review:

Year	Subject Property	Adjoining Properties
1944	Undeveloped.	Undeveloped.
1951	No significant changes.	No significant changes.
1960	The site has been cleared.	Parcels north, south, and west have been cleared and zoned.
1968	No significant changes.	Parcel adjacent south has been prepared for agricultural use.
1975	No significant changes.	Parcel adjacent east has been cleared and zoned.
1979	No significant changes.	No significant changes.
1986	No significant changes.	Roads are present adjacent north, east, and south.
1995	No significant changes.	A residence has been erected adjacent west.
1999	No significant changes.	No significant changes.
2005	No significant changes.	Development of residential properties has occurred to the north, south, and east of parcel.
2006 2007 2010	No significant changes.	No significant changes.
2013	The current sewer lift station at the northwest corner of the parcel can be observed.	The residence to the west has been razed.
2015	No significant changes.	No significant changes.

No *recognized environmental conditions* were noted during the historical aerial photograph review. No pits, ponds, lagoons, or other surface water bodies that may represent recognized environmental concerns were noted during this review. Additionally, no evidence of dumping, landfilling or other uncontrolled activities, which could pose a *recognized environmental condition* with regards to the subject property, were identified during the course of the aerial photograph review.



4.5.2 Historical City Directory Research

City Directory research was performed by GeoSearch. Directories were reviewed, using the subject site's numerical address. This research included the review of applicable Polk's City Directories as far back in time as was available for the subject site. These references were reviewed at a maximum of five-year intervals, whenever possible. A limited historical picture of the occupancy of the subject site and vicinity can be determined by this method. However, the method is limited by the accuracy and completeness of the listings and because telephone connections to the property must be in place for the name of the occupant to be listed. A review of the provided report indicated no additional facilities of environmental concern, other than those discussed in **Section 4.1**. Copies of the City Directory report and images can be found in **Appendix D**.

4.5.3 Additional Record Sources

GFA attempted to obtain Historical Sanborn Maps through GeoSearch, Inc.®(GeoSearch). Coverage for the property located at 2320 SWc21st Avenue, Cape Coral, Florida and vicinity was unavailable. A copy of the Sanborn Map information is included in **Appendix D** of this report.

5.0 SITE RECONNAISSANCE INFORMATION

5.1 Methodology and Limiting Conditions

The objective of the site reconnaissance is to obtain information indicating the likelihood of identifying *recognized environmental conditions* in connection with the property. GFA personnel visually and physically observed the property and any structure(s) located on the property to the extent not obstructed by bodies of water, adjacent buildings, or other obstacles, such as high-standing vegetation. Shannon Palombo, Environment Assistant at GFA, performed a reconnaissance at the subject property on July 26, 2018. An Environmental Information Questionnaire (EIQ) was completed with information obtained during the site reconnaissance and environmental research conducted during the course of this assessment. Please refer to **Appendix A** for a copy of the completed questionnaire. Digital color photographs were taken during site reconnaissance and are included as **Appendix B**.



5.2 General Site Setting

Within the scope of this Phase I ESA, GFA noted the uses and conditions of the subject property, to the extent visually or physically observed during the site visit.

5.2.1 Hazardous Substances in Connection with Identified Uses

No hazardous substances in connection with identified uses were observed on the subject property during site reconnaissance.

5.2.2 Storage Tanks

No aboveground or underground storage tank systems, vent pipes, fill ports, pipelines, or access ways indicating underground storage tanks were observed on the subject property during the site visit. According to information obtained from all available sources, no storage tanks were previously or are currently present on the subject property.

5.2.3 Odors

No noxious or unusual odors were detected on the property during the site reconnaissance.

5.2.4 Pools of Liquid

No pools of hazardous substances or petroleum product were observed during site reconnaissance.

5.2.5 Drums

No drums of any type were observed on the subject property.

5.2.6 Hazardous Substance and Petroleum Products Containers

No hazardous substances or petroleum product containers were evident at the subject property.

5.2.7 Unidentified Substance Containers

No unidentified substance containers were observed on the property during the site visit.

5.2.8 Indications of Polychlorinated Biphenyls (PCBs)

One (1) pole-mounted electrical transformer was noted on or just adjacent to the subject property on the day of our investigation. The transformer was noted to be in good condition. Florida Power & Light, Inc. (FPL) has discontinued the use of PCB-containing transformers



and capacitors. However, some older generation transformers may still be in use today. In accordance with FPL policy, in the event of a leak, spill, or release of PCB-containing oil from one of these transformers, FPL is responsible for cleanup in accordance with local, state, and federal regulations.

5.3 Exterior Observations

The periphery of the property was visually and physically observed, as well as the periphery of all structures on the property.

The parcel is vacant, and no building structures are currently or have previously been identified at the site. There is a pole-mounted transformer located at or adjacent to the southwest corner of the site. Some construction debris was located at the southwest corner of the site. Minor household debris was located at the southeast corner of the site. Utility connections and fire hydrants are located on site. Minor construction debris was located at the west boundary of the site. A sewer lift station is located in an enclosed and locked area at the northwest corner of the site.

No pits, ponds, or lagoons; stained soil or pavement; stressed vegetation; solid waste, waste water; septic systems; or potable or irrigation wells were observed on the subject property.

5.4 Interior Observations

There are no structures on site.

6.0 INFORMATION FROM INTERVIEWS

6.1 Interview with Owner

GFA conducted an interview via EIQ with Mr. Donald R. Lucas, representative for the owner, on July 16, 2018. Information obtained during the interview is included in this report.

6.2 Interview with Site Manager

There is no site manager for this vacant and undeveloped parcel.



6.3 Interviews with Occupants

No other occupants, other than the owner representative, were identified during the site reconnaissance.

6.4 Interviews with Local Government Officials

Given the usage of the subject property, the availability of environmental regulatory information, and historical reference information, no interviews with local government officials were conducted.

6.5 Interviews with Others

No other interviews were conducted during the course of this assessment.

7.0 DATA GAPS AND DATA FAILURE

7.1 Data Gaps

Data gaps exist where aerial photographs are unavailable for a period of more than five consecutive years. Aerial photographs were unavailable for all years preceding 1944 and for the years between 1944 and 1951, 1951 and 1960, 1960 and 1968, 1968 and 1975, 1986 and 1995, 1999 and 2005. However, none of the data gaps identified are considered significant as they do not indicate the likelihood of past uses having led to *recognized environmental conditions* in connection with the property. Therefore, these data gaps are not considered *recognized environmental conditions*. No further assessment is recommended with regard to the identified data gaps.

7.2 Data Failure

A data failure occurs when the review of historical information does not identify the use of a property back to the first development or to 1940 (whichever is earlier). Considering that the earliest available record for the site dates back to a 1944 aerial photograph which depicts the site and vicinity as undeveloped land, GFA did not encounter a data failure, as the historical research information compiled did document the first development.



8.0 FINDINGS

GFA has performed this Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-13 on the Surfside Corner, 2320 SW 21st Avenue, Cape Coral, Lee County, Florida. Any limitations, exceptions, or deletions from this practice are described in **Section 1.4** of this report.

8.1 Vapor Encroachment Conditions

Based on our research and site reconnaissance, no *vapor encroachment conditions* were identified in connection with the subject property.

8.2 Recognized Environmental Conditions

Based on our research and site reconnaissance, no *recognized environmental conditions* were identified in connection with the subject property.

8.3 Controlled Environmental Conditions

Based on our research and site reconnaissance, no *controlled recognized environmental conditions* were identified in connection with the subject property.

8.4 Historical Environmental Conditions

Based on our research and site reconnaissance, no *historical recognized environmental conditions* were identified in connection with the subject property.

8.5 De minimis Conditions

Based on our research and site reconnaissance, no *de minimis conditions* were identified in connection with the subject property.



9.0 OPINION

It is the opinion of GFA that no further assessment or investigation is necessary at this time.

10.0 CONCLUSIONS

GFA has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 of Surfside Corner, 2320 SW 21st Avenue, Cape Coral, County, Florida. Any exceptions to, or deletions from, this practice are described in **Section 1.4** of this report. **This assessment has revealed no evidence of *recognized environmental conditions or vapor encroachment conditions* in connection with the subject property.**

11.0 DEVIATIONS

No deviations from the standard practices occurred during the Phase I ESA. No other deviations regarding budgets, due dates, or limitations were encountered during the course of this Phase I ESA.

12.0 ADDITIONAL SERVICES

The purpose of the Phase I ESA was met through the performance of four components: records review, site reconnaissance, interviews, and preparation of the Phase I ESA report. Non-scope considerations, or those issues considered to be of potential environmental concern at a property outside the scope of the ASTM E 1527-13 practice, were not addressed. More specifically, non-scope considerations which were not included within GFA's Phase I ESA scope of work included, but were not limited to: asbestos containing materials, radon, lead-based paint, lead in drinking water, wetlands, regulatory compliance, cultural and historical risks, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality (with exception of vapor intrusion due to a release of hazardous substances or petroleum compounds, and high voltage power lines. In accordance with ASTM E 1527-13, Section 13.1.5, no assessment of such non-scope considerations is required for appropriate inquiry as defined in the standard practice.



13.0 REFERENCES

1. *ASTM Standards on Environmental Site Assessments for Commercial Real Estate (ASTM Practice E 1527-13)*: 1916 Race Street, Philadelphia 19103.
2. GeoSearch (GeoSearch®), Inc., Radius Map satisfying Government records search requirements of ASTM Standard Practice for Environmental Site Assessments, E 1527-13.
3. *Geologic Map of Florida*: U.S. Geologic Survey - State of Florida; Center for Environmental & Natural Resources. 1981.
4. *The Physiographic Divisions of Florida*: Cooperative Extension Service; University of Florida; Institute of Food & Agricultural Sciences; U.S. Department of Agriculture. 1981.
5. Natural Resources Conservation Service: Web Soil Survey. [Online] <http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>.
6. Google Earth. 2018. [Online] <http://earth.google.com/download-earth.html>.
7. Environmental Lien Search Report, *Surfside Corner. Security First Title Resource*, 2018.



14.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

Resumes of Key Environmental Professionals

Scott A. McManus, PG
Environmental Department Manager
Environmental Professional

Shannon Palombo
Environmental Assistant



ENVIRONMENTAL DEPARTMENT MANAGER

Scott A. McManus, PG

Services

- Phase I and Phase II Environmental Site Assessment (ESA) reports
- Transaction Screen Process (TSP) reports
- Preparation and Implementation of Natural Attenuation Monitoring Plans
- Underground Storage Tank Closure Assessments and Reporting
- Soil and groundwater sampling in accordance with Florida Department of Environmental Protection Standard Operating Procedures (DEP SOP-001/01) and ASTM Standards
- Soil and groundwater remediation, monitoring and closure
- Site characterization
- Chinese Drywall inspection, documentation and sampling
- Asbestos building surveys and asbestos sampling
- Drill Bore Logging
- Geotechnical – Site Explorations, Soil Classification (USCS), Rock Quality Determination, Foundation Field Inspections, Deep Foundations, Auger Cast Piles, Caissons and Grade Beams, Slurry Walls, Instrumentation and Excavation Monitoring

Experience

- **GFA International, Fort Myers, FL:** Environmental Department Manager
- **CCI Solution, LLC., Belle Glade, FL:** Senior Quality Assurance Representative
- **K & S Engineers, Inc., Highland, IN:** Project Geologist
- **Natural Systems, Inc., Muskegon, MI:** Staff Geologist

Certifications and Qualifications

- Bachelor of Science in Geology, Southern Illinois University, Carbondale – 2000
- Licensed Professional Geologist, Florida (PG2651) and Indiana (IN2551)
- AHERA Certified Asbestos Survey Inspector #58131
- Construction Quality Management for Contractors – USACE – July 2010
- Indiana Petroleum & Environmental Contractors Association – UST Leak Remediation for Consultants and Contractors-2007
- Health and Safety Operations at a Hazardous Materials Site (OSHA 19 CFR 1910.120) 40 Hour Course and 8 Hour Refreshers
- Construction Industry Outreach Training (OSHA 29 CFR 1926) 10-hour Course



ENVIRONMENTAL ASSISTANT

Shannon Palombo

Services

- Phase I Environmental Site Assessment site visits
- Phase I Environmental Site Assessment (ESA) reports
- Site Assessment reports
- Asbestos Survey reports
- Indoor Air Quality reports

Experience

- **GFA International, Fort Myers, FL:** Environmental Assistant & Environmental Health & Safety Administrative Manager
- **AMRC, Fort Myers, FL:** Environmental Assistant & Technical Writer

Qualifications

Rutgers University, BA English 1998

Stockton University, MA Instructional Technology 2008



FIGURES

Figure 1: Site Location Map

Figure 2: Site Identification Map

Figure 3: Topographic Map



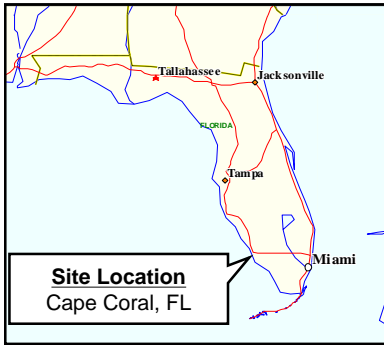
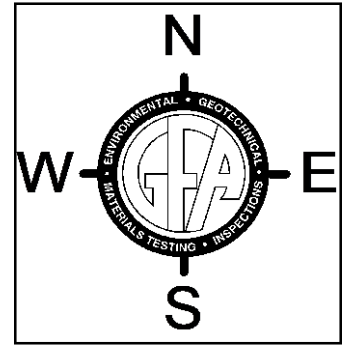


FIGURE 1: SITE LOCATION MAP

**Surfside Corner
2320 SW 21st Avenue
Cape Coral, Lee County, Florida**

GFA Project No. 18-8082.00



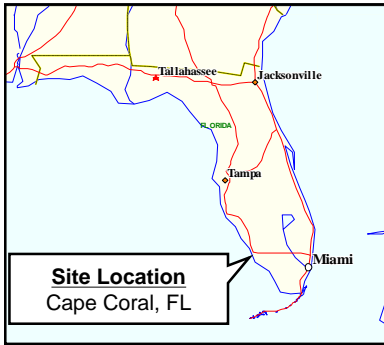
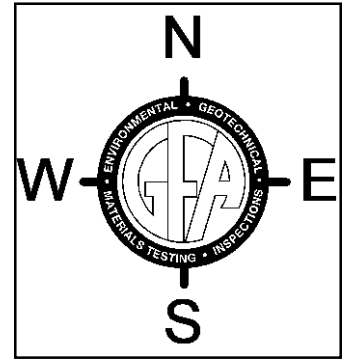


FIGURE 2: SITE IDENTIFICATION MAP

**Surfside Corner
2320 SW 21st Avenue
Cape Coral, Lee County, Florida**

GFA Project No. 18-8082.00



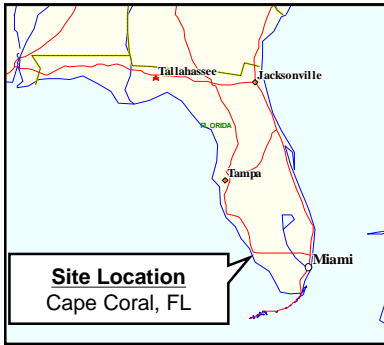
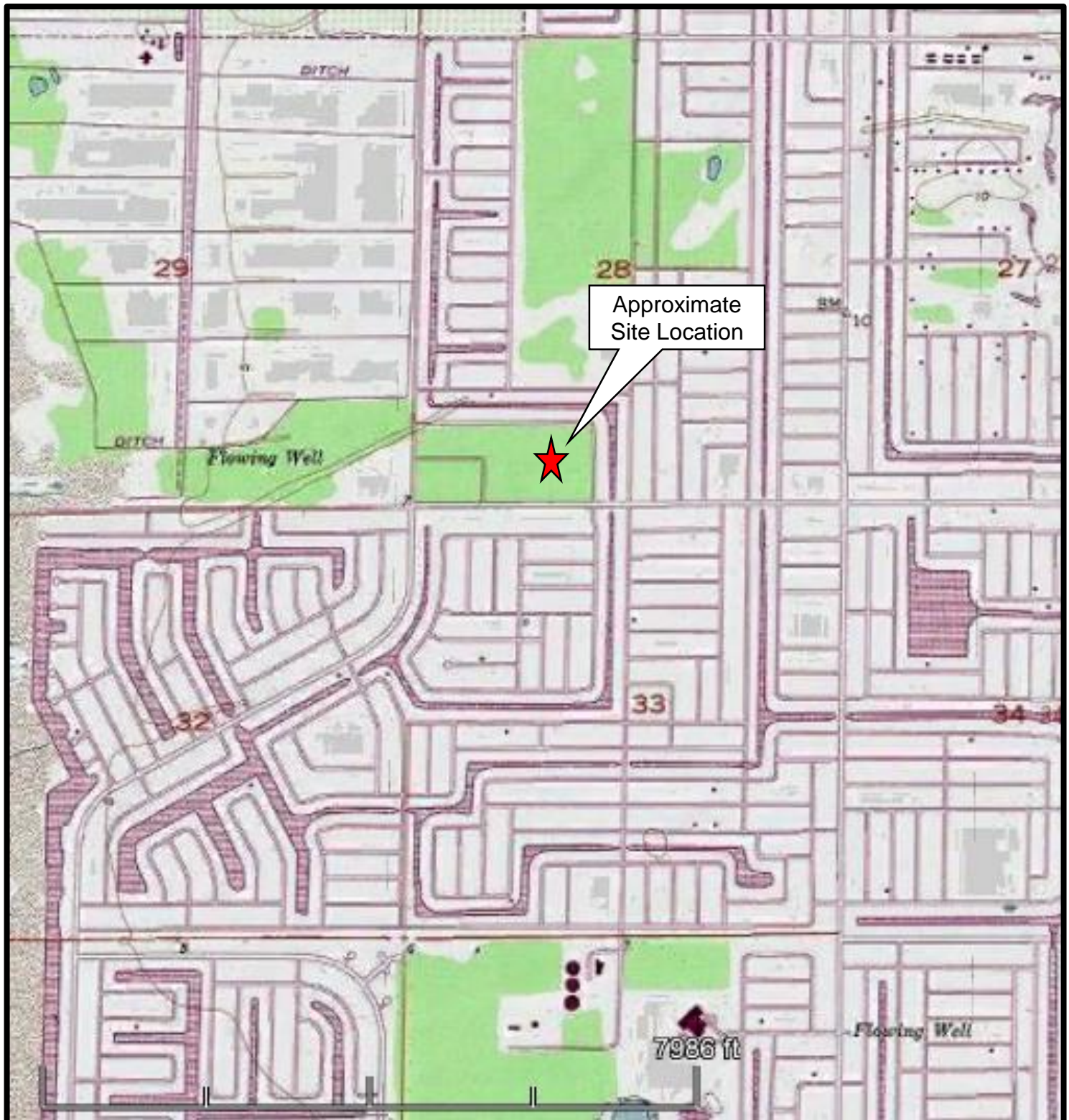
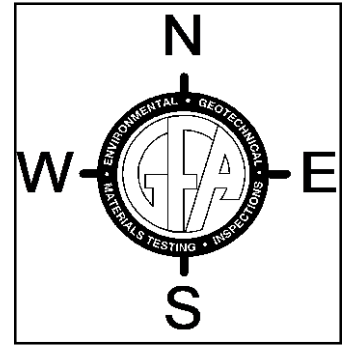


FIGURE 3: TOPOGRAPHIC MAP

**Surfside Corner
2320 SW 21st Avenue
Cape Coral, Lee County, Florida**

GFA Project No. 18-8082.00



APPENDIX A

Environmental Information Questionnaires




OWNER / OCCUPANT QUESTIONNAIRE

(To be completed and returned to GFA International)

PROPERTY: Surfside Corner, 2320 SW 21st Ave in Cape Coral FL

Question	Yes	No	Unknown
1. Is the property used for an <i>industrial</i> use?		X	
2. Is any adjoining property used for and <i>industrial</i> use?		X	
3a. Did you observe evidence or do you have any prior knowledge the property has been used for an <i>industrial</i> use in the past ?		X	
3b. Did you observe evidence or do you have any prior knowledge that any adjoining property has been used for an <i>industrial</i> use in the past ?		X	
4a. Is the property used as a <i>gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility</i> (if applicable, identify which)?		X	
4b. Is any adjoining property used as a <i>gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility</i> (if applicable, identify which)?		X	
5a. Did you observe evidence or do you have any prior knowledge that the property has been used as a <i>gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility in the past</i> (if applicable, identify which)?		X	
5b. Did you observe evidence or do you have any prior knowledge that any adjoining property has been used as a <i>gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility in the past</i> (if applicable, identify which)?		X	
6a. Are there currently any <i>damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of >5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the property or at the facility?</i>		X	
6b. Have you observed evidence or do you have any prior knowledge that there have been any <i>damaged or discarded automotive or industrial batteries, or pesticides, paints, or other chemicals in individual containers of >5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on, or used at the property or at the facility in the past?</i>		X	
7a. Are there currently any <i>industrial drums (typically 55 gal (208 L) or sacks of chemicals</i> located on the property or at the facility?		X	
7b. Did you observe evidence or do you have any prior knowledge that there have been any <i>industrial drums (typically 55 gal/208 L) or sacks of chemicals</i> located on the property or at the facility in the past ?		X	
8a. Did you observe evidence or do you have any prior knowledge that <i>fill dirt</i> has been brought onto the property that originated from a contaminated site ?		X	
8b. Did you observe evidence or do you have any prior knowledge that <i>fill dirt</i> has been brought onto the property that is of an unknown origin ?			X

Question	Yes	No	Unknown
9a. Are there currently any <i>pits, ponds, or lagoons</i> located on the property in connection with waste treatment or waste disposal?		X	
9b. Did you observe evidence or do you have any prior knowledge that there have been, any <i>pits, ponds, or lagoons</i> located on the property in connection with waste treatment or waste disposal in the past ?		X	
10a. Is there currently any <i>stained soil</i> on the property ?		X	
10b. Did you observe evidence or do you have any prior knowledge that there has in the past been any stained soil on the property ?		X	
11a. Are there currently any registered or unregistered <i>storage tanks</i> (above or underground) located on the property ?		X	
11b. Did you observe evidence or do you have any prior knowledge that there have been in the past any registered or unregistered <i>storage tanks</i> (above or underground) located on the property ?		X	
12a. Are there currently any <i>vent pipes, fill pipes, or access ways</i> indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property?		X	
12b. Did you observe evidence or do you have any prior knowledge that there have been in the past any <i>vent pipes, fill pipes or access ways</i> indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property?		X	
13a. Is there currently evidence of <i>leaks, spills or staining by substances</i> other than water, or foul odors, associated with any flooring, drains, walls, ceilings, or exposed grounds on the property ?		X	
13b. Did you observe evidence or do you have any prior knowledge that there have been in the past any <i>leaks, spills, or staining by substances</i> other than water, or foul odors, associated with any flooring drains, walls, ceilings or exposed grounds on the property ?		X	
14a. If the property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that the well has been designated contaminated by a government environmental / health agency?		X	
15. Do you have any knowledge of <i>environmental liens or governmental notification</i> relating to past or recurrent violations of environmental laws with respect to the property or any facility located on the property?		X	
16a. Have you been informed of the existence of <i>hazardous substances or petroleum products</i> with respect to the property or any facility located on the property?		X	
16b. Have you been informed of the past existence of <i>hazardous substances or petroleum products</i> with respect to the property or any facility located on the property?		X	
17a. Have you been informed of the past existence of <i>environmental violations</i> with respect to the property or any facility located on the property?		X	
17b. Have you been informed of the current existence of <i>environmental violations</i> with respect to the property or any facility located on the property?		X	
18. Do you have any knowledge of any <i>environmental site assessment</i> of the property or facility that indicated the presence of <i>hazardous substances or petroleum products</i> on, or contamination of, the property or recommended further assessment of the property?		X	

Question	Yes	No	Unknown
19. Do you know of the any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened of any hazardous substance or petroleum products involving the property by owner or occupant of the property?		X	
20a. Does the property <i>discharge waste water</i> (not including sanitary waste or storm water) onto or adjacent to the property and/or into a storm water system ?		X	
20b. Does the property <i>discharge waste water</i> (not including sanitary waste or storm water) onto or adjacent to the property and/or into a sanitary sewer system ?		X	
21. Did you observe evidence, or do you have any prior knowledge that any hazardous substances or petroleum products, unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials have been dumped above grade, buried and/or burned on the property ?		X	
22. Is there a <i>transformer, capacitor, or any hydraulic equipment</i> for which there are any records indicating the presence of PCB's ?			X
23. Does the property <i>discharge waste water</i> (not including sanitary waste or storm water) onto or adjacent to the property and/or into a storm water system ?		X	
It is understood that the information presented in this form is an integral part of the Phase I ESA process and the GFA International will evaluate and rely on this information in the development of the final Phase I ESA Report.			
Printed name: DONALD R. LUCAS	Signature: 		
Company: FUTURE REALTY AND DEVELOPMENT	Date: July 16, 2018		
Title: PROJECT MANAGER	Address: 8260 COLLEGE PARKWAY #103 FORT MYERS, FL 33919		
Phone: 239-274-7744	Email: DON LUCAS @ FUTURE FLORIDA. COM		

ASTM PRACTICE E 1527-13
USER/CLIENT QUESTIONNAIRE
(To be completed and returned to GFA International)

In order to qualify for one of the *Landowner Liability Protections (LLPs)* offered by the Small Business Liability relief and Brownfields Revitalization Act of 2001 (*the "Brownfields Amendments"*), the *user* must provide the following information (if available) to the *environmental professional*. Failure to provide this information could result in a determination that "*all appropriate inquiry*" is not complete.

GENERAL INFORMATION

User/Client Name(s)	ZIMMER DEVELOPMENT
Property	2320 SW 21 st Ave, Cape Coral, FL
Type of Property Transaction	Sell
Reason Phase 1 is Required	Purchase
Site Manager / Contact	Adam Tucker

PROPERTY INFORMATION

(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?

NO

(2.) Activity and land use limitations (AULs) 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?

NO

(3.) 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?

NONE

(4.) Relationship of the purchase price to the fair market value of the *property* if it were not contaminated (40 CFR 312.29). Does the purchase price being paid for this *property* reasonably reflect the fair market value of the *property*? If you conclude that there is a difference, have you considered

whether the lower purchase price is because contamination is known or believed to be present at the *property*?

Property is fair market value

(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*? VACANT

b. Do you know of specific chemicals that are present or once were present at the *property*? NO

c. Do you know of spills or other chemical releases that have taken place at the *property*? NO

d. Do you know of any environmental cleanups that have taken place at the *property*? NO

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

NO

It is understood that the information presented in this form is an integral part of the Phase I ESA process and the GFA International will evaluate and rely on this information in the development of the final Phase I ESA Report.	
Printed name: C. Adam Tucker	Signature: C. Adam Tucker
Company: Zimmer Development Company	Date: 7.16.18
Title: Director	Address: 111 Princess Street Wilmington NC 28401
Phone: 910.294.8228	Email: adamtucker@zdc.com

ENVIRONMENTAL INFORMATION QUESTIONNAIRE

(To be completed during site investigation activities)

Date	JULY 26, 2018
Project Name	SURFSIDE CORNER
Project #	18-8082.00
Project Location	2320 SW 21ST AVE, CC
Client	ZIMMER DEVELOPMENT
Client Address	111 PRINCESS ST. WILMINGTON
Client Phone	910.294.8225 NC
Client Email	RACHELANIKER@ZDC.COM
Owner Info	SURFSIDE
Property Manager Info	VACANT + UNDEVELOPED
Occupant Info	11

Question	Yes	No	Unknown	NOTES
1a. Is the property used for an industrial use?		✓		
1b. Is any adjoining property used for an industrial use?		✓		
2a. Did you observe evidence or do you have any prior knowledge the property has been used for an industrial use in the past?		✓		
2a. Did you observe evidence or do you have any prior knowledge the property has been used for an industrial use in the past?		✓		
2b. Did you observe evidence or do you have any prior knowledge that any adjoining property has been used for an industrial use in the past?		✓		
3a. Is the property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?		✓		

Question	Yes	No	Unknown	NOTES
3b. Is any adjoining property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?		✓		
4a. Did you observe evidence or do you have any prior knowledge that the property has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?		✓		
4b. Did you observe evidence or do you have any prior knowledge that any adjoining property has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?		✓		
5a. Are there currently any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of >5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the property or at the facility?		✓		
5b. Did you observe evidence or do you have any prior knowledge that there have been previously any damaged or discarded automotive or industrial batteries, or pesticides, paints, or other chemicals in individual containers of >5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the property or at the facility?		✓		
6a. Are there currently any industrial drums (typically 55 gal (208 L) or sacks of chemicals located on the property or at the facility?		✓		
6b. Did you observe evidence or do you have any prior knowledge that there have been previously any industrial drums (typically 55 gal (208 L) or sacks of chemicals located on the property or at the facility?		✓		
7a. Did you observe evidence or do you have any prior knowledge that fill dirt has been brought onto the property that originated from a contaminated site?		✓		
7b. Did you observe evidence or do you have any prior knowledge that fill dirt has been brought onto the property that is of an unknown origin?		✓		
8a. Are there currently any pits , ponds , or lagoons located on the property in connection with waste treatment or waste disposal?		✓		
8b. Did you observe evidence or do you have any prior knowledge that there have been previously, any pits , ponds , or lagoons located on the property in connection with waste treatment or waste disposal.		✓		
9a. Is there currently any stained soil on the property ?		✓		

Question	Yes	No	Unknown	NOTES
9b. Did you observe evidence or do you have any prior knowledge that there has been previously, any stained soil on the property ?		✓		
10a. Are there currently any registered or unregistered storage tanks (above or underground) located on the property ?		✓		
10b. Did you observe evidence or do you have any prior knowledge that there have been previously, any registered or unregistered storage tanks (above or underground) located on the property .		✓		
11a. Are there currently any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property ?		✓		
11b. Did you observe evidence or do you have any prior knowledge that there have been previously, any vent pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property ?		✓		
12a. Is there currently evidence of leaks, spills or staining by substances other than water, or foul odors, associated with any flooring, drains, walls, ceilings, or exposed grounds on the property ?		✓		
12b. Did you observe evidence or do you have any prior knowledge that there have been previously any leaks, spills, or staining by substances other than water, or foul odors, associated with any flooring drains, walls, ceilings or exposed grounds on the property ?		✓		
13a. If the property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that the well has been designated as contaminated by any government environmental / health agency?		✓		
13b. If the property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that the well has been designated as contaminated by any government environmental / health agency?		✓		
14. Does the <i>owner</i> or <i>occupant</i> of the property have any knowledge of environmental liens or governmental notification relating to past or recurrent violations of environmental laws with respect to the property or any facility located on the property ?		✓		
15a. Has the owner or occupant of the property been informed of the past existence of <i>hazardous substances</i> or <i>petroleum products</i> with respect to the property or any facility located on the property ?		✓		
15b. Has the <i>owner</i> or <i>occupant</i> of the property been informed of the current existence of <i>hazardous substances</i> or <i>petroleum products</i> with respect to the property or any facility located on the property ?		✓		


Question	Yes	No	Unknown	NOTES
15c. Has the <i>owner</i> or <i>occupant</i> of the property been informed of the past existence of environmental violations with respect to the <i>property</i> or any facility located on the <i>property</i> ?		✓		
15d. Has the <i>owner</i> or <i>occupant</i> of the property been informed of the current existence of environmental violations with respect to the <i>property</i> or any facility located on the <i>property</i> ?		✓		
16. Does the <i>owner</i> or <i>occupant</i> of the property or facility have any knowledge of any <i>environmental site assessment</i> of the <i>property</i> or facility that indicated the presence of <i>hazardous substances</i> or <i>petroleum products</i> on, or contamination of, the <i>property</i> or recommended further assessment of the <i>property</i> ?		✓		
17. Does the <i>owner</i> or <i>occupant</i> of the property know of the any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened of any <i>hazardous substance</i> or <i>petroleum products</i> involving the <i>property</i> by owner or occupant of the <i>property</i> ?		✓		
18a. Does the property discharge waste water (not including sanitary waste or storm water) onto or adjacent to the property and/or into a storm water system?		✓		
18b. Does the property discharge waste water (not including sanitary waste or storm water) onto or adjacent to the property and/or into a sanitary sewer system?		✓		
19. Did you observe evidence or do you have any prior knowledge that any <i>hazardous substances</i> or <i>petroleum products</i> , <i>unidentified</i> waste materials, tires, automotive or industrial batteries, or any other waste materials have been dumped above grade, buried and/or burned on the <i>property</i> ?		✓		
20. Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCB's on the property ?		✓		
21. Based upon a review of fire insurance maps 10.2.3 or local street directories (10.2.3), all as specified in the guide, are any buildings or other improvements on the property or on an adjoining property identified as having been used for an industrial use or uses likely to lead to contamination of the property?		✓		

Do any of the following Federal government record systems list the property or any property within the search distance noted below?

Database	Approx. Min. Search Distance, miles (kilometers)	YES	NO
Federal NPL site list	1.0 (1.6)		✓
Federal Delisted NPL site list	0.5 (0.8)		✓
Federal SEMS list	0.5 (0.8)		✓
Federal CERCLIS NFRAP site list	0.5 (0.8)		✓

Database	Approx. Min. Search Distance, miles (kilometers)	YES	NO
Federal RCRA CORRACTS facilities list	1.0 (1.6)		
Federal RCRA non-CORRACTS TSD facilities list	0.5 (0.8)		
Federal RCRA generators list	Property & Adjoining		
Federal institutional control/engineering control registries	Property only		
Federal ERNS list	Property only		
State and tribal equivalent NPL	1.0 (1.6)		
State and tribal equivalent CERCLIS	0.5 (0.8)		
State and tribal landfill and/or solid waste disposal site lists	0.5 (0.8)		
State and tribal leaking storage tanks lists	0.5 (0.8)		
State and tribal registered storage tanks lists	Property & Adjoining		
State and tribal institutional control/engineering control registries	Property only		
State and tribal voluntary cleanup sites	0.5 (0.8)		
State and tribal Brownfield sites	0.5 (0.8)		

The *Site Visit* and *Government Records and Historical Sources Inquiry* questionnaires were completed by:

Name	Shanessa P. Arango
Signature	
Title	ENV ASST
Firm	GFA INTERNATIONAL, Inc 5851 Country Lakes Drive Fort Myers, Florida 33905 (239) 489-2443
Date	7-26-18
Preparer's relationship to site	Environmental Professional/Assessor
Preparer's relationship to user	Environmental Consultant
Preparer represents that to the best of the preparer's knowledge the above statements and facts are true and correct and to the best of the preparer's actual knowledge no material facts have been suppressed or misstated.	

APPENDIX B

Site Photographs





Surfside Corner located at 2320 SW 21st Avenue in Cape Coral, Florida



The view north across the east boundary of the site.



The view west across the south boundary of the site.



The view west across the north boundary of the site.



The view east across the north boundary of the site.



The view south across the west boundary of the site.



The north boundary line and adjacent north parcel consist of wooded areas.



A pole-mounted electrical transformer is located at or adjacent to the southwest corner of the site.



Some construction debris was located at the southwest corner of the site.



Minor household debris was located at the southeast corner of the site.



Utility connections and fire department hydrants are located on site.



Some construction debris was located at the west boundary of the site.



A sewer lift station is located in an enclosed and locked area at the northwest corner of the site.



A sewer lift station is located in an enclosed and locked area at the northwest corner of the site.



The parcels adjacent north across SW 23rd Street are vacant undeveloped or residential.



Adjacent south is a bike path followed by Veterans Parkway.

APPENDIX C

Environmental Lien Report





Environmental Lien Search Report
E L S



Security First Title Resource
Residential - Commercial - Environmental

Prepared For
GFA International, Inc.

Subject Property:
2320 SW 21st Avenue, Cape Coral, FL 33991

July 17, 2018



1512 125th Avenue N.E., Suite 192 – Minneapolis, MN 55449
Tel.: (866) 288-0829 - Fax (866) 343-2388
Info@SecurityFirstTitleResource.com - www.securityfirsttitleresource.net

The Environmental Lien Search Report (ELS) provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering control and institutional controls.

Our in house professional abstractors / title examiners, following established procedure, use client supplied property data, such as property address, map, parcel number etc. to search for:

- parcel information and / or legal description
- search for ownership information
- research official recorded land title documents
- provide a copy of the deed
- search for environmental encumbering instrument (s) associated with the deed
- provide a copy of any environmental encumbrance (s) based upon a review of key words in the Instrument (s) (title, parties involved, and description).

Below is the property data information and Environmental Lien Search report of the subject property for a period ending July 10, 2018.

A copy of the current vesting deed is attached hereto and made a part hereof.

CLIENT PROJECT NO.: 18-8082.00

REPORT DATE: July 17, 2018

SUBJECT PROPERTY: 2320 SW 21st Avenue, Cape Coral, FL 33991

COUNTY / Lee

JURISDICTION Florida

PROPERTY IDENTIFIER: 10087485

CURRENT OWNER INFORMATION

Type of Deed: Warranty Deed
Title Vested in: Surfside Corner, LLC
Deed dated: 3-24-2014
Deed Recorded: 3-27-2014
Instrument #: 2014000061859
Note: Quit Claim Deed filed 7-16-2018 Instrument # 2018000170310 & 2018000170311 conveying portion only.

LEGAL DESCRIPTION: All Block 5916, Cape Coral Unit 92, Plat Book 25, Page 33.

Disclaimer

This report is neither a guarantee of title, a commitment to insure, nor a policy of title insurance. NO WARRANTY, EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. Security First Title Resource, specifically disclaims the making of any such warranties, including without limitation, merchantability or fitness for a particular use or purpose. The information contained in this report is retrieved as it is recorded from the various agencies that make it available. Therefore, the company's liability to this report extends only to the fee charged thereof. Copyright 2012 - 2015 by Security First Title Resource. All Rights Reserved. Reproduction in any media or format, in whole or in part, of any report, or its affiliates, is prohibited without prior written permission.

"Celebrating 31 years in Business"
1987 - 2018

Environmental Lien Search

ENVIRONMENTAL LIEN

Environmental Lien: ☐ Found ☒ Not Found

If found:

1st Party:

2nd Party:

Dated:

Recorded:

Book:

Page:

Instrument:

Comments:

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

Other AUL's: ☐ Found ☒ Not Found

If found:

1st Party:

2nd Party:

Dated:

Recorded:

Book:

Page:

Instrument:

Comments:

Prepared By:
Eric M. Borgia, Esq.
Borgia Law
11930 Fairway Lakes Drive, Suite 2
Fort Myers, FL 33913

Strap No. 28-44-23-C4-05916.0000;
28-44-23-C4-05913.0000;
28-44-23-C4-05912.0030;
28-44-23-C4-05915.0130;
28-44-23-C4-05915.0120; and
28-44-23-C4-05915.0110

\$750,000.00

WARRANTY DEED

This WARRANTY DEED, made this 24 day of March, 2014, between:

RL REGI Florida, LLC, a Florida limited liability company, whose post office address is 700
NW 107th Avenue, Suite 200, Miami, FL 33172, Grantor;

and

Surfside Corner, LLC, a Florida limited liability company, whose post office address is 2300
Chalet Trail, Kerrville, TX 78028, Grantee

(Whenever 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, trusts and trustees).

Witnesseth that said Grantor, for and in consideration of the sum of Ten Dollars, and other
good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt
whereof is hereby acknowledged, has granted, bargained conveyed and sold to the said
Grantee, and Grantee's heirs and assigns forever, the following described land, together
with all the estate and rights of Grantor, situate, lying and being in Lee County, Florida, to-
wit:

SEE ATTACHED EXHIBIT "A"

This conveyance is subject to restrictions, reservations, limitations, and easements of
record, taxes for the current year and subsequent years, which the Grantee herein assumes
and agrees to pay.

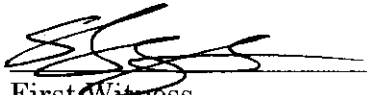
And the Grantor further covenants with Grantee that Grantor has good, right and lawful
authority to convey the property and Grantor warrants the title to the property for any acts
of Grantor and will defend the title against all lawful claims of all persons whomsoever.

The terms "Grantor" and "Grantee" herein shall be construed to include all genders and
singular or plural as the context indicates.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

GRANTOR:


First Witness
SETH SPIEGEL

Printed Name



Second Witness


Dylan Burstyn

Printed Name

RL REGI Florida, LLC, a Florida limited liability company

By: RL REGI Financial, LLC, a Florida limited liability company, Manager

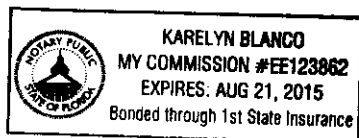
By: RIALTO CAPITAL MANAGEMENT, LLC, a Delaware limited liability company, Manager


By: Thekla Salzman
Name: Chief Administrative Officer
Title:

STATE OF FLORIDA

COUNTY OF Miami Dade

The foregoing instrument was acknowledged before me this 24 day of March, 2014, by Thekla Salzman, on behalf of RL REGI Florida, LLC, a Florida limited liability company, who personally appeared before me at the time of notarization, and who ✓ is personally known to me OR who has produced as identification.



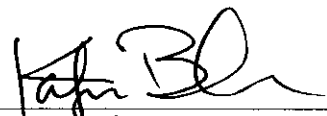

Karelyn Blanco, Notary Public
My Commission Expires: 8/21/15

EXHIBIT "A"

Lot 3, Block 5912 and all of Blocks 5913 and 5916, CAPE CORAL UNIT 92, a subdivision according to the plat thereof recorded at Plat Book 25, Pages 26 through 34, in the Public Records of Lee County, Florida.

Lots 11 and 12, Block 5915, CAPE CORAL UNIT 92, a subdivision according to the plat thereof recorded at Plat Book 25, Page 26 through 34, in the Public Records of Lee County, Florida.

Lot 13, Block 5915, CAPE CORAL UNIT 92, a subdivision according to the plat thereof recorded at Plat Book 25, Page 26 through 34, in the Public Records of Lee County, Florida.

3

Prepared by and return to:

Cheffer & Hagan, P.A.
2120 McGregor Blvd.
Fort Myers, Florida 33901
239-334-1381

Parcel Identification No. 28-44-23-C4-05915.0130

[Space Above This Line For Recording Data]

Quit Claim Deed

This Quit Claim Deed made this 20TH day of June, 2018 between SURFSIDE CORNER, LLC, a Florida limited liability company, whose post office address is 2300 Chalet Trail, Kerrville, Texas 78028, grantor, and SURFSIDE CORNER, LLC, a Florida limited liability company, whose post office address is 2300 Chalet Trail, Kerrville, Texas 78028, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in Lee County, Florida to-wit:

Lot 13, Block 5915, CAPE CORAL UNIT 92, a subdivision according to the Plat thereof recorded at Plat Book 25, Pages 26 through 34, inclusive, Public Records of Lee County, Florida, less the Northerly eighty feet (80') thereof.

Subject to taxes for 2018 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

SURFSIDE CORNER, LLC, a Florida limited liability company

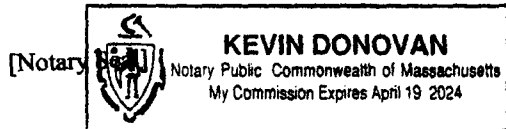
By: Habib Bokhari
Habib Bokhari, Manager

Jenny Tsai
Witness Name: Jenny Tsai

Mir Bokhari
Witness Name: Mir Bokhari

State of MA
County of Middlesex

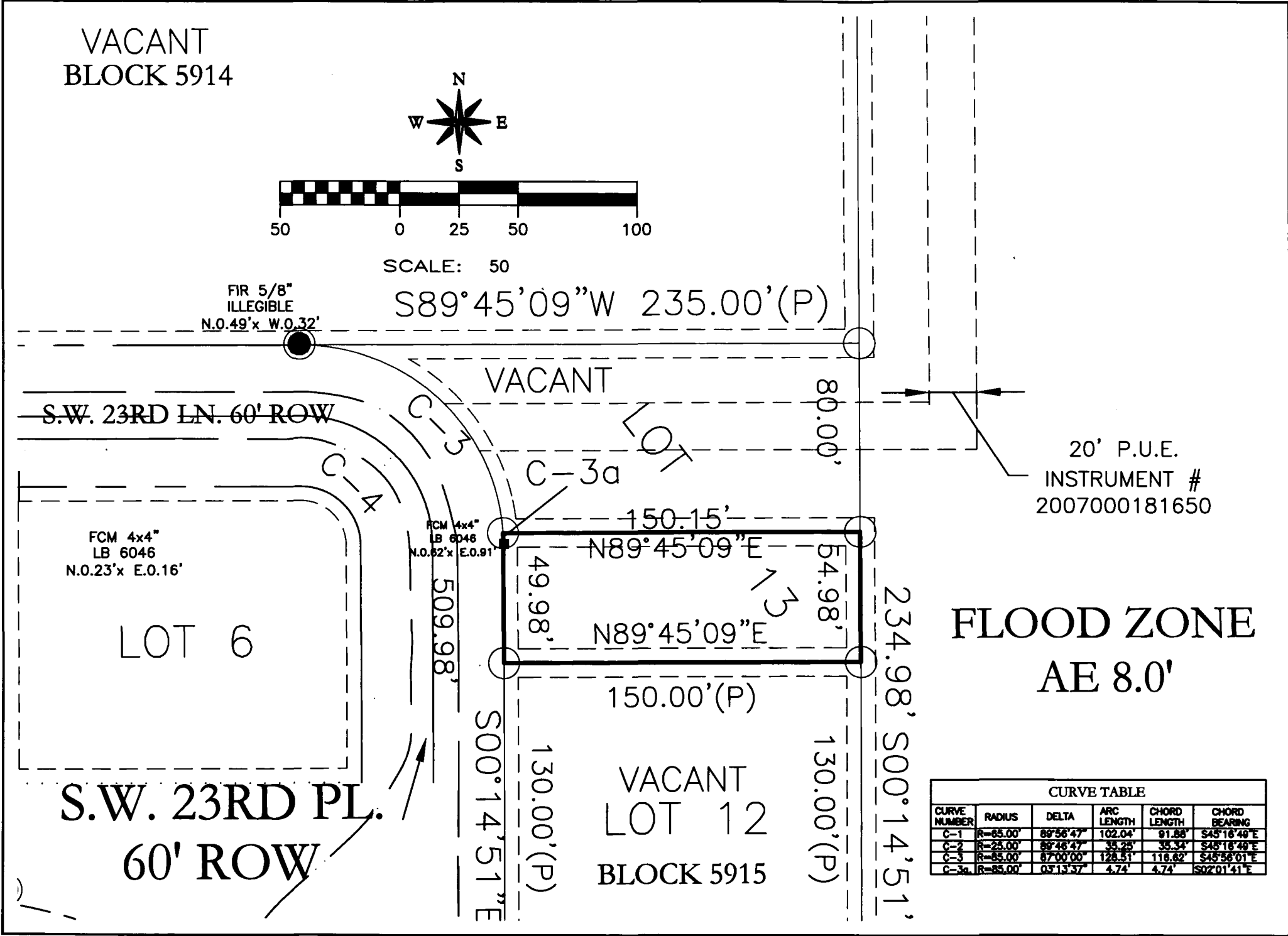
The foregoing instrument was acknowledged before me this 20th day of June, 2018 by HABIB BOKHARI, as Manager of SURFSIDE CORNER, LLC, a Florida limited liability company. He ☐ is personally known or ☒ has produced a driver's license as identification.




Notary Public

Printed Name: Kevin Donovan

My Commission Expires: April 19 2024



JOB #: 18003.00


Lee County Engineering, Inc.
Civil Engineering & Land Surveying
LB #3590

600 Sunnyside Court
Fort Myers, Florida 33919
239-768-0077
Neesse-Eddie@comcast.net

BOUNDARY SURVEY


LOT 13 LESS N 80', BLK 5915
UNIT 92, PLAT BOOK 25
PAGE 33-34, CAPE CORAL, FL.
SURFSIDE CORNER
SURFSIDE CORNER LLC
SECTION 28 , TOWNSHIP 44 , RANGE 23 EAST

NOTES:

1. THIS DRAWING WAS MADE WITHOUT BENEFIT OF A TITLE REPORT.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. SUBJECT TO ALL EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD.
4. DRAWING IS IN ACCORDANCE WITH INFORMATION PROVIDED BY CLIENT.
5. BEARINGS ARE BASED ON THE SOUTHERLY LINE OF BLOCK 5917 AS N89°44'47"E

CERTIFIED TO:

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS SURVEY DRAWING OF THE HEREIN DESCRIBED PROPERTY IS A TRUE REPRESENTATION OF A RECENT FIELD SURVEY MADE UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61017-8, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS MAP/REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND IT IS NOT VALID.

FOR LEE COUNTY ENGINEERING, INC.

EDDIE E. NEESSE, P.L.S.
FLORIDA REGISTRATION NO. 2853

DATE SIGNED: 6/6/18

SCALE: 1"=50' DATE OF SURVEY: 6/1/18
FIELD BOOK 238 ,PAGE 30
DRAWN BY: EEN DATE DRAWN: 6/1/18
CHECKED BY: DL FILE #: LOT SPLIT.DWG

3
28

Prepared by and return to:

Cheffer & Hagan, P.A.
2120 McGregor Blvd.
Fort Myers, Florida 33901
239-334-1381

Parcel Identification No. 28-44-23-C4-05915.0130

[Space Above This Line For Recording Data]

Quit Claim Deed

This Quit Claim Deed made this 20th day of June, 2018 between SURFSIDE CORNER, LLC, a Florida limited liability company, whose post office address is 2300 Chalet Trail, Kerrville, Texas 78028, grantor, and SURFSIDE CORNER, LLC, a Florida limited liability company, whose post office address is 2300 Chalet Trail, Kerrville, Texas 78028, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in Lee County, Florida to-wit:

The Northerly eighty feet (80') of Lot 13, Block 5915, CAPE CORAL UNIT 92, a subdivision according to the Plat thereof recorded at Plat Book 25, Pages 26 through 34, inclusive, Public Records of Lee County, Florida.

Subject to taxes for 2018 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

SURFSIDE CORNER, LLC, a Florida limited liability company

By: Habib Bokhari
Habib Bokhari, Manager

Jenny Bai
Witness Name: Jenny Bai

Mir Bokhari
Witness Name: Mir Bokhari

State of MA
County of Middlesex

The foregoing instrument was acknowledged before me this 20th day of June, 2018 by HABIB BOKHARI, as Manager of SURFSIDE CORNER, LLC, a Florida limited liability company. He ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Notary Public

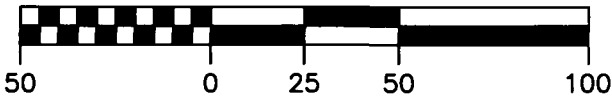
Printed Name:

Kevin Donovan

My Commission Expires:

April 19 2024

VACANT
BLOCK 5914



SCALE: 50

FIR 5/8"
ILLEGIBLE
N.0.49'x W.0.32'

S89°45'09"W 235.00'(P)

S.W. 23RD LN. 60' ROW

VACANT

FCM 4x4"
LB 6046
N.0.23'x E.0.16'

LOT 6

S.W. 23RD PL.
60' ROW

FCM 4x4"
LB 6046
N.0.62'x E.0.91'

N89°45'09"E
150.00'(P)

VACANT
LOT 12
BLOCK 5915

80.00'

49.98'

509.98'
130.00'(P)
500'14'51'

54.98'

130.00'(P)

234.98' 500'14'51'

20' P.U.E.
INSTRUMENT #
2007000181650

FLOOD ZONE
AE 8.0'

CURVE TABLE					
CURVE NUMBER	RADIUS	DELTA	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C-1	R=65.00'	89°56'47"	102.04'	91.88'	S45°18'49"E
C-2	R=25.00'	89°48'47"	35.25'	35.34'	S45°18'49"E
C-3	R=65.00'	87°00'00"	128.51'	116.62'	S45°56'01"E
C-3a	R=65.00'	0°13'57"	4.74'	4.74'	S02°01'41"E

JOB #: 18003.00



Lee County Engineering, Inc

Civil Engineering & Land Surveying
LB #3590

600 Sunnyside Court
Fort Myers, Florida 33919
239-768-0077
Neese-Eddie@comcast.net

BOUNDARY SKETCH

N 80' OF LOT 13, BLK - 5915
UNIT 92, PLAT BOOK 25
PAGE 33-34, CAPE CORAL
SURFSIDE CORNER
SURFSIDE CORNER LLC

SECTION 28 , TOWNSHIP 44 , RANGE 23 EAST

NOTES:

1. THIS DRAWING WAS MADE WITHOUT BENEFIT OF A TITLE REPORT.
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CERTIFIED TO:

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS SURVEY DRAWING OF THE HEREON DESCRIBED PROPERTY IS A TRUE REPRESENTATION OF A RECENT FIELD SURVEY MADE UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61017-8, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS MAP/REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND IT IS NOT VALID.

FOR LEE COUNTY ENGINEERING, INC.

EDDIE E. NEESE, P.L.S.
FLORIDA REGISTRATION NO. 2653

DATE SIGNED: 6/6/18

SCALE: 1"=50' DATE OF SURVEY: 1/20/14

FIELD BOOK 238 ,PAGE 30

DRAWN BY: EEN

DATE DRAWN: 5/1/18

CHECKED BY: DL

FILE #: LOT SPLIT.DWG

APPENDIX D

GeoSearch[®], Inc. REC Report, City Directory Search & Fire Insurance Map





On time. On target. In touch.™

E RecSearch Report

[NEW: GeoLens by Geosearch](#)

Target Property:

**Surfside Corner
2320 SW 21st Ave
Cape Coral, Lee County, Florida 33991**

Prepared For:

GFA International

Order #: 111536

Job #: 247322

Date: 07/16/2018

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Disclaimer

This report was designed by GeoSearch to meet or exceed the records search requirements of the All Appropriate Inquiries Rule (40 CFR § 312.26) and the current version of the ASTM International E1527, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process or, if applicable, the custom requirements requested by the entity that ordered this report. The records and databases of records used to compile this report were collected from various federal, state and local governmental entities. It is the goal of GeoSearch to meet or exceed the 40 CFR § 312.26 and E1527 requirements for updating records by using the best available technology. GeoSearch contacts the appropriate governmental entities on a recurring basis. Depending on the frequency with which a record source or database of records is updated by the governmental entity, the data used to prepare this report may be updated monthly, quarterly, semi-annually, or annually.

The information provided in this report was obtained from a variety of public sources. GeoSearch cannot ensure and makes no warranty or representation as to the accuracy, reliability, quality, errors occurring from data conversion or the customer's interpretation of this report. This report was made by GeoSearch for exclusive use by its clients only. Therefore, this report may not contain sufficient information for other purposes or parties. GeoSearch and its partners, employees, officers And independent contractors cannot be held liable For actual, incidental, consequential, special or exemplary damages suffered by a customer resulting directly or indirectly from any information provided by GeoSearch.

Target Property Summary

Target Property Information

Surfside Corner
2320 SW 21st Ave
Cape Coral, Florida 33991

Coordinates

Area centroid (-82.018422, 26.6084630)
6 feet above sea level

USGS Quadrangle

Pine Island Center, FL

Geographic Coverage Information

County/Parish: Lee (FL)

ZipCode(s):

Cape Coral FL: 33914, 33991

Database Summary

FEDERAL LISTING

Standard Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
EMERGENCY RESPONSE NOTIFICATION SYSTEM	ERNSFL	0	0	TP/AP
FEDERAL ENGINEERING INSTITUTIONAL CONTROL SITES	EC	0	0	TP/AP
LAND USE CONTROL INFORMATION SYSTEM	LUCIS	0	0	TP/AP
RCRA SITES WITH CONTROLS	RCRASC	0	0	TP/AP
RESOURCE CONSERVATION & RECOVERY ACT - GENERATOR	RCRAGR04	0	0	0.1250
RESOURCE CONSERVATION & RECOVERY ACT - NON-GENERATOR	RCRANGR04	0	0	0.1250
FEMA OWNED STORAGE TANKS	FEMAUST	0	0	0.2500
BROWNFIELDS MANAGEMENT SYSTEM	BF	0	0	0.5000
DELISTED NATIONAL PRIORITIES LIST	DNPL	0	0	0.5000
NO LONGER REGULATED RCRA NON-CORRACTS TSD FACILITIES	NLRRCRAT	0	0	0.5000
RESOURCE CONSERVATION & RECOVERY ACT - NON-CORRACTS TREATMENT, STORAGE & DISPOSAL FACILITIES	RCRAT	0	0	0.5000
SUPERFUND ENTERPRISE MANAGEMENT SYSTEM	SEMS	0	0	0.5000
SUPERFUND ENTERPRISE MANAGEMENT SYSTEM ARCHIVED SITE INVENTORY	SEMSARCH	0	0	0.5000
NATIONAL PRIORITIES LIST	NPL	0	0	1.0000
NO LONGER REGULATED RCRA CORRECTIVE ACTION FACILITIES	NLRRCRAC	0	0	1.0000
PROPOSED NATIONAL PRIORITIES LIST	PNPL	0	0	1.0000
RESOURCE CONSERVATION & RECOVERY ACT - CORRECTIVE ACTION FACILITIES	RCRAC	0	0	1.0000
RESOURCE CONSERVATION & RECOVERY ACT - SUBJECT TO CORRECTIVE ACTION FACILITIES	RCRASUBC	0	0	1.0000
SUB-TOTAL		0	0	

Additional Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
AEROMETRIC INFORMATION RETRIEVAL SYSTEM / AIR FACILITY SUBSYSTEM	AIRSAFS	0	0	TP/AP
BIENNIAL REPORTING SYSTEM	BRS	0	0	TP/AP
CERCLIS LIENS	SFLIENS	0	0	TP/AP
CLANDESTINE DRUG LABORATORY LOCATIONS	CDL	0	0	TP/AP
EPA DOCKET DATA	DOCKETS	0	0	TP/AP
ENFORCEMENT AND COMPLIANCE HISTORY INFORMATION	ECHOR04	0	0	TP/AP

Database Summary

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
FACILITY REGISTRY SYSTEM	FRSFL	0	0	TP/AP
HAZARDOUS MATERIALS INCIDENT REPORTING SYSTEM	HMIRSR04	0	0	TP/AP
INTEGRATED COMPLIANCE INFORMATION SYSTEM (FORMERLY DOCKETS)	ICIS	0	0	TP/AP
INTEGRATED COMPLIANCE INFORMATION SYSTEM NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM	ICISNPDES	0	0	TP/AP
MATERIAL LICENSING TRACKING SYSTEM	MLTS	0	0	TP/AP
NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM	NPDES04	0	0	TP/AP
PCB ACTIVITY DATABASE SYSTEM	PADS	0	0	TP/AP
PERMIT COMPLIANCE SYSTEM	PCSR04	0	0	TP/AP
SEMS LIEN ON PROPERTY	SEMSLIENS	0	0	TP/AP
SECTION SEVEN TRACKING SYSTEM	SSTS	0	0	TP/AP
TOXIC SUBSTANCE CONTROL ACT INVENTORY	TSCA	0	0	TP/AP
TOXICS RELEASE INVENTORY	TRI	0	0	TP/AP
ALTERNATIVE FUELING STATIONS	ALTFUELS	0	0	0.2500
HISTORICAL GAS STATIONS	HISTPST	0	0	0.2500
INTEGRATED COMPLIANCE INFORMATION SYSTEM DRYCLEANERS	ICISCLEANERS	0	0	0.2500
MINE SAFETY AND HEALTH ADMINISTRATION MASTER INDEX FILE	MSHA	0	0	0.2500
MINERAL RESOURCE DATA SYSTEM	MRDS	0	0	0.2500
OPEN DUMP INVENTORY	ODI	0	0	0.5000
SURFACE MINING CONTROL AND RECLAMATION ACT SITES	SMCRA	0	0	0.5000
URANIUM MILL TAILINGS RADIATION CONTROL ACT SITES	USUMTRCA	0	0	0.5000
DEPARTMENT OF DEFENSE SITES	DOD	0	0	1.0000
FORMER MILITARY NIKE MISSILE SITES	NMS	0	0	1.0000
FORMERLY USED DEFENSE SITES	FUDS	0	0	1.0000
FORMERLY UTILIZED SITES REMEDIAL ACTION PROGRAM	FUSRAP	0	0	1.0000
RECORD OF DECISION SYSTEM	RODS	0	0	1.0000
SUB-TOTAL		0	0	

Database Summary

STATE (FL) LISTING

Standard Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
ENGINEERING AND INSTITUTIONAL CONTROL SITES	ICEC	0	0	TP/AP
ABOVEGROUND STORAGE TANKS	AST	0	0	0.2500
UNDERGROUND STORAGE TANKS	UST	0	0	0.2500
BROWNFIELD AREAS	BF	0	0	0.5000
BROWNFIELDS SITE REHABILITATION AGREEMENT SITES	BSRA	0	0	0.5000
REGISTERED LEAKING STORAGE TANKS	LUAST	0	0	0.5000
SOLID WASTE FACILITIES	SWF	0	0	0.5000
VOLUNTARY CLEANUP SITES	VCS	0	0	0.5000
STATE HAZARDOUS WASTE SITES	SHWS	0	0	1.0000
SUB-TOTAL		0	0	

Additional Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION CLEANUP SITES	DEPCLEANUP	0	0	TP/AP
GROUND WATER CONTAMINATION AREAS	GWCA	0	0	TP/AP
SPILLS LISTING	SPILLS	0	0	TP/AP
UNDERGROUND INJECTION CONTROL WELLS	UIC	0	0	TP/AP
CATTLE DIP VATS	CDV	0	0	0.1250
NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM FACILITIES	NPDES	1	0	0.1250
DRY CLEANERS	CLEANERS	0	0	0.2500
HISTORICAL DRY CLEANERS	HISTCLEANERS	0	0	0.2500
DRYCLEANING SOLVENT PROGRAM CLEANUP SITES	CLEANUPS	0	0	0.5000
SUB-TOTAL		1	0	

Database Summary

TRIBAL LISTING

Standard Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
UNDERGROUND STORAGE TANKS ON TRIBAL LANDS	USTR04	0	0	0.2500
LEAKING UNDERGROUND STORAGE TANKS ON TRIBAL LANDS	LUSTR04	0	0	0.5000
OPEN DUMP INVENTORY ON TRIBAL LANDS	ODINDIAN	0	0	0.5000

SUB-TOTAL		0	0	
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Additional Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
INDIAN RESERVATIONS	INDIANRES	0	0	1.0000

SUB-TOTAL		0	0	
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TOTAL		1	0	
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Database Radius Summary

FEDERAL LISTING

Standard environmental records are displayed in **bold**.

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
AIRSAFS	0.0200	0	NS	NS	NS	NS	NS	0
BRS	0.0200	0	NS	NS	NS	NS	NS	0
CDL	0.0200	0	NS	NS	NS	NS	NS	0
DOCKETS	0.0200	0	NS	NS	NS	NS	NS	0
EC	0.0200	0	NS	NS	NS	NS	NS	0
ECHOR04	0.0200	0	NS	NS	NS	NS	NS	0
ERNSFL	0.0200	0	NS	NS	NS	NS	NS	0
FRSFL	0.0200	0	NS	NS	NS	NS	NS	0
HMIRSR04	0.0200	0	NS	NS	NS	NS	NS	0
ICIS	0.0200	0	NS	NS	NS	NS	NS	0
ICISNPDES	0.0200	0	NS	NS	NS	NS	NS	0
LUCIS	0.0200	0	NS	NS	NS	NS	NS	0
MLTS	0.0200	0	NS	NS	NS	NS	NS	0
NPDES04	0.0200	0	NS	NS	NS	NS	NS	0
PADS	0.0200	0	NS	NS	NS	NS	NS	0
PCSR04	0.0200	0	NS	NS	NS	NS	NS	0
RCRASC	0.0200	0	NS	NS	NS	NS	NS	0
SEMSLIENS	0.0200	0	NS	NS	NS	NS	NS	0
SFLIENS	0.0200	0	NS	NS	NS	NS	NS	0
SSTS	0.0200	0	NS	NS	NS	NS	NS	0
TRI	0.0200	0	NS	NS	NS	NS	NS	0
TSCA	0.0200	0	NS	NS	NS	NS	NS	0
RCRAGR04	0.1250	0	0	NS	NS	NS	NS	0
RCRANGR04	0.1250	0	0	NS	NS	NS	NS	0
ALTFUELS	0.2500	0	0	0	NS	NS	NS	0
FEMAUST	0.2500	0	0	0	NS	NS	NS	0
HISTPST	0.2500	0	0	0	NS	NS	NS	0
ICISCLEANERS	0.2500	0	0	0	NS	NS	NS	0
MRDS	0.2500	0	0	0	NS	NS	NS	0
MSHA	0.2500	0	0	0	NS	NS	NS	0
BF	0.5000	0	0	0	0	NS	NS	0
DNPL	0.5000	0	0	0	0	NS	NS	0
NLRRCRAT	0.5000	0	0	0	0	NS	NS	0
ODI	0.5000	0	0	0	0	NS	NS	0
RCRAT	0.5000	0	0	0	0	NS	NS	0

Database Radius Summary

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
SEMS	0.5000	0	0	0	0	NS	NS	0
SEMSARCH	0.5000	0	0	0	0	NS	NS	0
SMCRA	0.5000	0	0	0	0	NS	NS	0
USUMTRCA	0.5000	0	0	0	0	NS	NS	0
DOD	1.0000	0	0	0	0	0	NS	0
FUDS	1.0000	0	0	0	0	0	NS	0
FUSRAP	1.0000	0	0	0	0	0	NS	0
NLRRCRAC	1.0000	0	0	0	0	0	NS	0
NMS	1.0000	0	0	0	0	0	NS	0
NPL	1.0000	0	0	0	0	0	NS	0
PNPL	1.0000	0	0	0	0	0	NS	0
RCRAC	1.0000	0	0	0	0	0	NS	0
RCRASUBC	1.0000	0	0	0	0	0	NS	0
RODS	1.0000	0	0	0	0	0	NS	0
SUB-TOTAL		0	0	0	0	0	0	0

Database Radius Summary

STATE (FL) LISTING

Standard environmental records are displayed in **bold**.

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
DEPCLEANUP	0.0200	0	NS	NS	NS	NS	NS	0
GWCA	0.0200	0	NS	NS	NS	NS	NS	0
ICEC	0.0200	0	NS	NS	NS	NS	NS	0
SPILLS	0.0200	0	NS	NS	NS	NS	NS	0
UIC	0.0200	0	NS	NS	NS	NS	NS	0
CDV	0.1250	0	0	NS	NS	NS	NS	0
NPDES	0.1250	0	1	NS	NS	NS	NS	1
AST	0.2500	0	0	0	NS	NS	NS	0
CLEANERS	0.2500	0	0	0	NS	NS	NS	0
HISTCLEANERS	0.2500	0	0	0	NS	NS	NS	0
UST	0.2500	0	0	0	NS	NS	NS	0
BF	0.5000	0	0	0	0	NS	NS	0
BSRA	0.5000	0	0	0	0	NS	NS	0
CLEANUPS	0.5000	0	0	0	0	NS	NS	0
LUAST	0.5000	0	0	0	0	NS	NS	0
SWF	0.5000	0	0	0	0	NS	NS	0
VCS	0.5000	0	0	0	0	NS	NS	0
SHWS	1.0000	0	0	0	0	0	NS	0
SUB-TOTAL		0	1	0	0	0	0	1

Database Radius Summary

TRIBAL LISTING

Standard environmental records are displayed in **bold**.

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
USTR04	0.2500	0	0	0	NS	NS	NS	0
LUSTR04	0.5000	0	0	0	0	NS	NS	0
ODINDIAN	0.5000	0	0	0	0	NS	NS	0
INDIANRES	1.0000	0	0	0	0	0	NS	0

SUB-TOTAL		0	0	0	0	0	0	0
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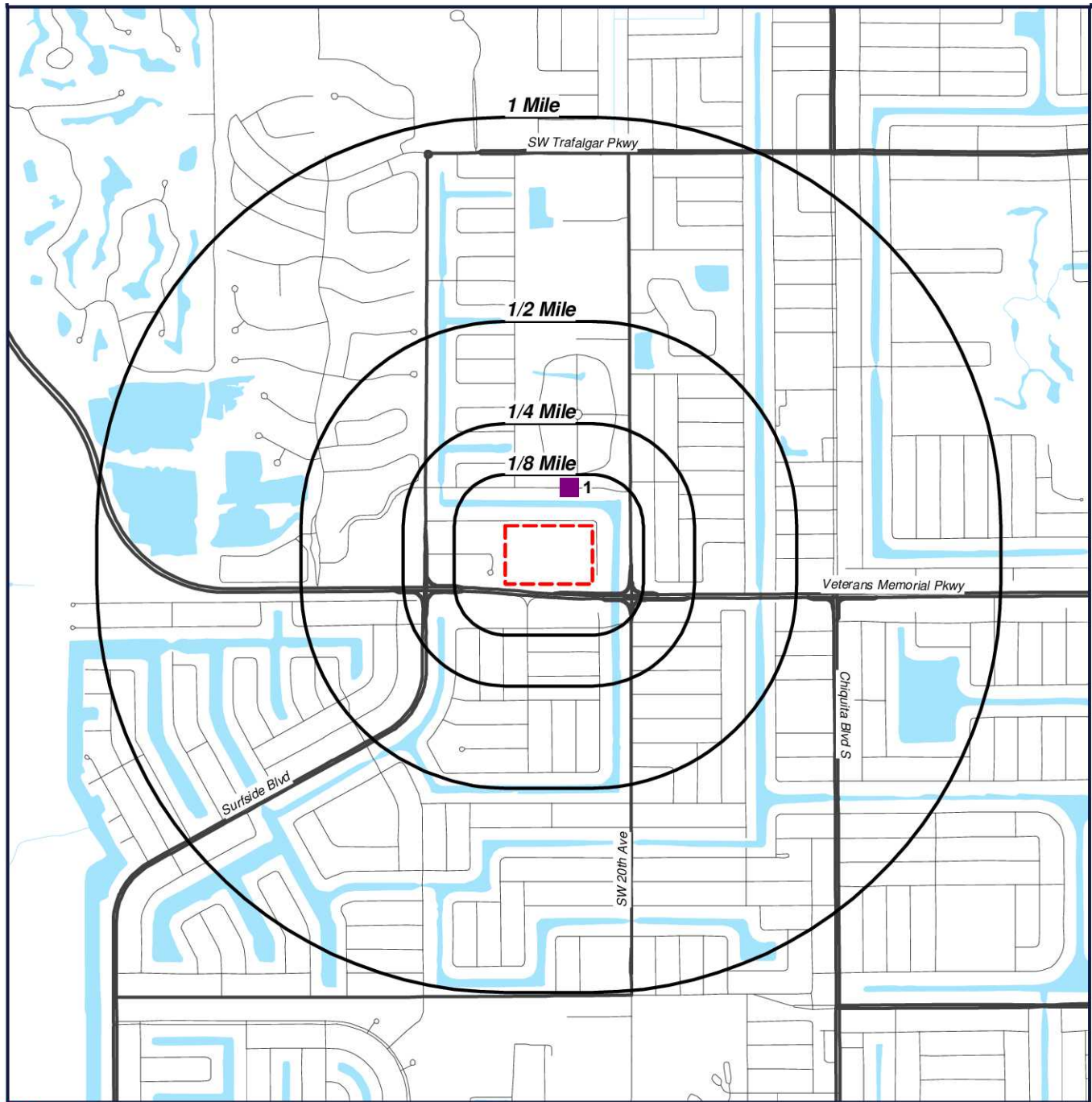
TOTAL		0	1	0	0	0	0	1
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NOTES:

NS = NOT SEARCHED

TP/AP = TARGET PROPERTY/ADJACENT PROPERTY

Radius Map 1



 Target Property (TP)
 NPDES

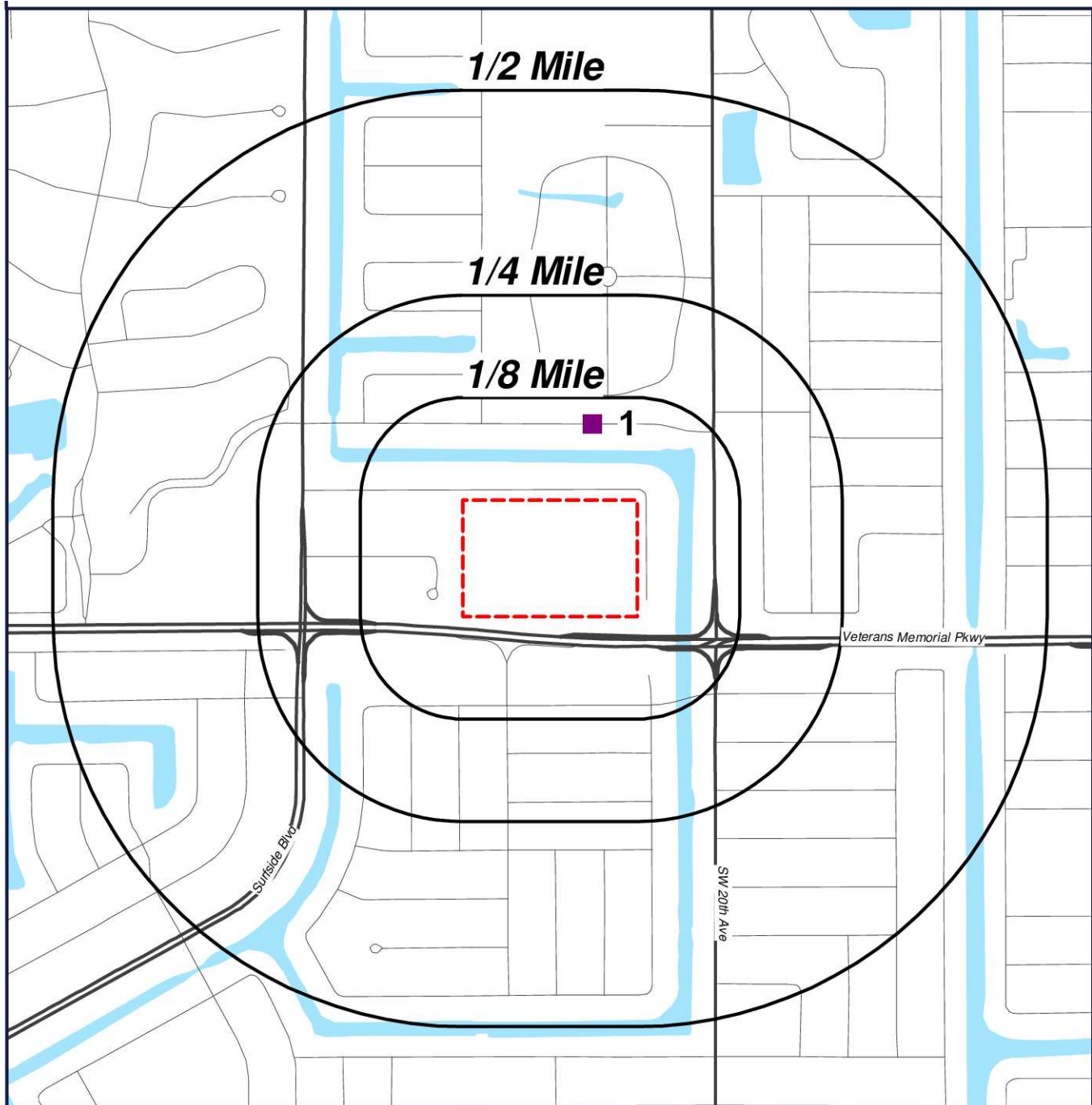
Surfside Corner
2320 SW 21st Ave
Cape Coral, Florida
33991




0' 1000' 2000' 3000'
SCALE: 1" = 2000'

[Click here to access Satellite view](#)

Radius Map 2



-  Target Property (TP)
-  NPDES

Surfside Corner
2320 SW 21st Ave
Cape Coral, Florida
33991



0' 500' 1000' 1500'
SCALE: 1" = 1000'

[Click here to access Satellite view](#)

Ortho Map



- Target Property (TP)
- NPDES

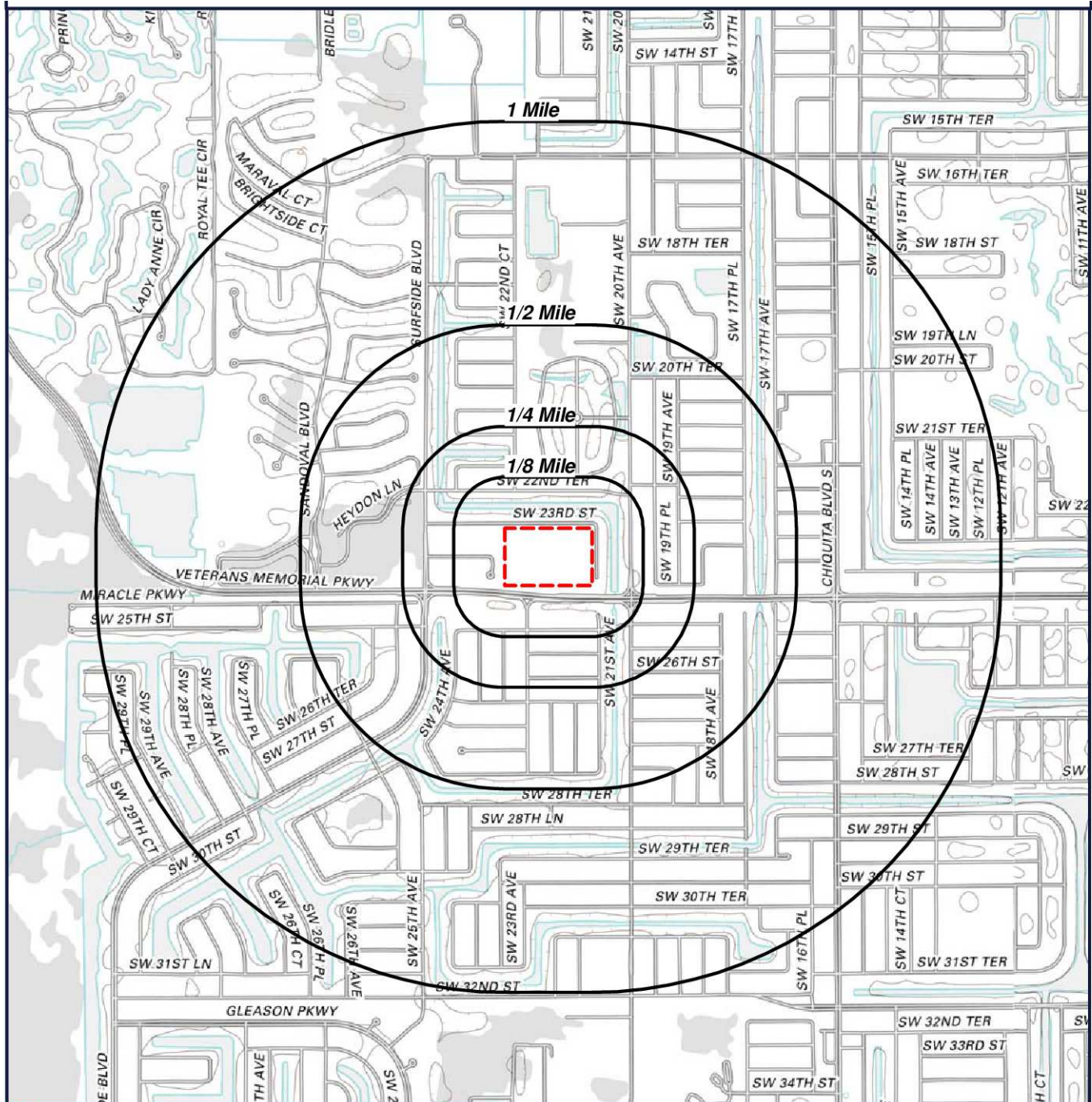
**Quadrangle(s): Pine Island
Center
Surfside Corner
2320 SW 21st Ave
Cape Coral, Florida
33991**



0' 500' 1000' 1500'
SCALE: 1" = 1000'

[Click here to access Satellite view](#)

Topographic Map



 Target Property (TP)

**Quadrangle(s): Pine Island
Center**
Source: USGS, 07/12/2012
Surfside Corner
2320 SW 21st Ave
Cape Coral, Florida
33991



0' 1000' 2000' 3000'
SCALE: 1" = 2000'

[Click here to access Satellite view](#)

Located Sites Summary

NOTE: Standard environmental records are displayed in **bold**.

Map ID#	Database Name	Site ID#	Relative Elevation	Distance From Site	Site Name	Address	PAGE #
1	NPDES	FLR10NK86	Equal (6 ft.)	0.093 mi. N (491 ft.)	CITY OF CAPE CORAL UTILITY EXPANSION PROJECTSW6&7 AREAS 9&10	CAPE CORAL, FL	16

Elevation Summary

Elevations are collected from the USGS 3D Elevation Program 1/3 arc-second (approximately 10 meters) layer hosted at the NGTOC. .

Target Property Elevation: 6 ft.

NOTE: Standard environmental records are displayed in **bold**.

EQUAL/HIGHER ELEVATION

Map ID#	Database Name	Elevation	Site Name	Address	Page #
1	NPDES	6 ft.	CITY OF CAPE CORAL UTILITY EXPANSION PROJECTSW6&7 AREAS 9&10	CAPE CORAL, FL	16

LOWER ELEVATION

No Records Found

National Pollutant Discharge Elimination System Facilities (NPDES)

[MAP ID# 1](#)

Distance from Property: 0.093 mi. (491 ft.) N
Elevation: 6 ft. (Equal to TP)

FACILITY INFORMATION

FACILITY ID: FLR10NK86

FACILITY NAME: CITY OF CAPE CORAL UTILITY EXPANSION PROJECTSW6&7 AREAS 9&10

ADDRESS: NOT REPORTED

CAPE CORAL , FL

COUNTY: LEE

[Florida Oculus](#)

Some records may not have additional documentation available from the Oculus Website

FACILITY DETAILS

FACILITY TYPE: CONSTRUCTION STORMWATER GP

STATUS: ACTIVE

OWNERSHIP: UNKNOWN

COMPANY NAME: MITCHELL & STARK CONSTRUCTION CO., INC.

RELATED PARTY NAME: DAVID SCAFIDI, PROJECT MANAGER

RELATED PARTY ADDRESS: 6001 SHIRLEY ST
NAPLES FL 34109-6202

RELATED PARTY PHONE: 2395972165

RELATED PARTY EMAIL: DSCAFIDI@MITCHELLSTARK.COM

PERMIT TYPE: GENERIC PERMIT

DATE OF ISSUE: 11/24/2013

DATE OF EXPIRATION: 11/23/2018

NATURE OF BUSINESS: NOT REPORTED

TREATMENT: NOT REPORTED

CAPACITY: NOT REPORTED

DOMESTIC WASTEWATER FACILITY CLASS: NOT REPORTED

OFFICE: TALLAHASSEE NPDES STORMWATER

[Back to Report Summary](#)

Unlocated Sites Summary

This list contains sites that could not be mapped due to limited or incomplete address information.

No Records Found

Environmental Records Definitions - FEDERAL

AIRSAFS

Aerometric Information Retrieval System / Air Facility Subsystem

VERSION DATE: 10/20/14

The United States Environmental Protection Agency (EPA) modified the Aerometric Information Retrieval System (AIRS) to a database that exclusively tracks the compliance of stationary sources of air pollution with EPA regulations: the Air Facility Subsystem (AFS). Since this change in 2001, the management of the AIRS/AFS database was assigned to EPA's Office of Enforcement and Compliance Assurance.

BRS

Biennial Reporting System

VERSION DATE: 12/31/11

The United States Environmental Protection Agency (EPA), in cooperation with the States, biennially collects information regarding the generation, management, and final disposition of hazardous wastes regulated under the Resource Conservation and Recovery Act of 1976 (RCRA), as amended. The Biennial Report captures detailed data on the generation of hazardous waste from large quantity generators and data on waste management practices from treatment, storage and disposal facilities. Currently, the EPA states that data collected between 1991 and 1997 was originally a part of the defunct Biennial Reporting System and is now incorporated into the RCRAInfo data system.

CDL

Clandestine Drug Laboratory Locations

VERSION DATE: 07/01/16

The U.S. Department of Justice ("the Department") provides this information as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments. The Department does not establish, implement, enforce, or certify compliance with clean-up or remediation standards for contaminated sites; the public should contact a state or local health department or environmental protection agency for that information.

DOCKETS

EPA Docket Data

VERSION DATE: 12/22/05

The United States Environmental Protection Agency Docket data lists Civil Case Defendants, filing dates as far back as 1971, laws broken including section, violations that occurred, pollutants involved, penalties assessed and superfund awards by facility and location. Please refer to ICIS database as source of current data.

EC

Federal Engineering Institutional Control Sites

VERSION DATE: 08/03/15

This database includes site locations where Engineering and/or Institutional Controls have been identified as part

Environmental Records Definitions - FEDERAL

of a selected remedy for the site as defined by United States Environmental Protection Agency official remedy decision documents. A site listing does not indicate that the institutional and engineering controls are currently in place nor will be in place once the remedy is complete; it only indicates that the decision to include either of them in the remedy is documented as of the completed date of the document. Institutional controls are actions, such as legal controls, that help minimize the potential for human exposure to contamination by ensuring appropriate land or resource use. Engineering controls include caps, barriers, or other device engineering to prevent access, exposure, or continued migration of contamination.

ECHOR04 Enforcement and Compliance History Information

VERSION DATE: 08/26/17

The EPA's Enforcement and Compliance History Online (ECHO) database, provides compliance and enforcement information for facilities nationwide. This database includes facilities regulated as Clean Air Act stationary sources, Clean Water Act direct dischargers, Resource Conservation and Recovery Act hazardous waste handlers, Safe Drinking Water Act public water systems along with other data, such as Toxics Release Inventory releases.

ERNSFL Emergency Response Notification System

VERSION DATE: 04/29/18

This National Response Center database contains data on reported releases of oil, chemical, radiological, biological, and/or etiological discharges into the environment anywhere in the United States and its territories. The data comes from spill reports made to the U.S. Environmental Protection Agency, U.S. Coast Guard, the National Response Center and/or the U.S. Department of Transportation.

FRSFL Facility Registry System

VERSION DATE: 04/17/18

The United States Environmental Protection Agency's Office of Environmental Information (OEI) developed the Facility Registry System (FRS) as the centrally managed database that identifies facilities, sites or places subject to environmental regulations or of environmental interest. The Facility Registry System replaced the Facility Index System or FINDS database.

HMIRS04 Hazardous Materials Incident Reporting System

VERSION DATE: 03/27/18

The HMIRS database contains unintentional hazardous materials release information reported to the U.S. Department of Transportation located in EPA Region 4. This region includes the following states: Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, and Tennessee.

ICIS Integrated Compliance Information System (formerly DOCKETS)

VERSION DATE: 09/23/17

Environmental Records Definitions - FEDERAL

ICIS is a case activity tracking and management system for civil, judicial, and administrative federal Environmental Protection Agency enforcement cases. ICIS contains information on federal administrative and federal judicial cases under the following environmental statutes: the Clean Air Act, the Clean Water Act, the Resource Conservation and Recovery Act, the Emergency Planning and Community Right-to-Know Act - Section 313, the Toxic Substances Control Act, the Federal Insecticide, Fungicide, and Rodenticide Act, the Comprehensive Environmental Response, Compensation, and Liability Act, the Safe Drinking Water Act, and the Marine Protection, Research, and Sanctuaries Act.

ICISNPDES Integrated Compliance Information System National Pollutant Discharge Elimination System
VERSION DATE: 07/09/17

Authorized by the Clean Water Act, the National Pollutant Discharge Elimination System (NPDES) permit program controls water pollution by regulating point sources that discharge pollutants into waters of the United States.

LUCIS Land Use Control Information System
VERSION DATE: 09/01/06

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

MLTS Material Licensing Tracking System
VERSION DATE: 06/29/17

MLTS is a list of approximately 8,100 sites which have or use radioactive materials subject to the United States Nuclear Regulatory Commission (NRC) licensing requirements.

NPDESR04 National Pollutant Discharge Elimination System
VERSION DATE: 04/01/07

Authorized by the Clean Water Act, the National Pollutant Discharge Elimination System (NPDES) permit program controls water pollution by regulating point sources that discharge pollutants into waters of the United States. The NPDES database was collected from December 2002 until April 2007. Refer to the PCS and/or ICIS-NPDES database as source of current data. This database includes permitted facilities located in EPA Region 4. This region includes the following states: Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, and Tennessee.

PADS PCB Activity Database System
VERSION DATE: 07/18/17

PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are

Environmental Records Definitions - FEDERAL

required to notify the EPA of such activities.

PCSR04 Permit Compliance System

VERSION DATE: 08/01/12

The Permit Compliance System is used in tracking enforcement status and permit compliance of facilities controlled by the National Pollutant Discharge Elimination System (NPDES) under the Clean Water Act and is maintained by the United States Environmental Protection Agency's Office of Compliance. PCS is designed to support the NPDES program at the state, regional, and national levels. This database includes permitted facilities located in EPA Region 4. This region includes the following states: Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, and Tennessee. PCS has been modernized, and no longer exists. National Pollutant Discharge Elimination System (ICIS-NPDES) data can now be found in Integrated Compliance Information System (ICIS).

RCRASC RCRA Sites with Controls

VERSION DATE: 03/21/18

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

SEMSLIENS SEMS Lien on Property

VERSION DATE: 04/11/18

The U.S. Environmental Protection Agency's (EPA) Office of Solid Waste and Emergency Response, Office of Superfund Remediation and Technology Innovation (OSRTI), has implemented The Superfund Enterprise Management System (SEMS), formerly known as CERCLIS (Comprehensive Environmental Response, Compensation and Liability Information System) to track and report on clean-up and enforcement activities taking place at Superfund sites. SEMS represents a joint development and ongoing collaboration between Superfund's Remedial, Removal, Federal Facilities, Enforcement and Emergency Response programs. This is a listing of SEMS sites with a lien on the property.

SFLIENS CERCLIS Liens

VERSION DATE: 06/08/12

A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which United States Environmental Protection Agency has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties. This database contains those CERCLIS sites where the Lien on Property action is complete.

Environmental Records Definitions - FEDERAL

SSTS Section Seven Tracking System

VERSION DATE: 02/01/17

The United States Environmental Protection Agency tracks information on pesticide establishments through the Section Seven Tracking System (SSTS). SSTS records the registration of new establishments and records pesticide production at each establishment. The Federal Insecticide, Fungicide and Rodenticide Act (FIFRA) requires that production of pesticides or devices be conducted in a registered pesticide-producing or device-producing establishment. ("Production" includes formulation, packaging, repackaging, and relabeling.)

TRI Toxics Release Inventory

VERSION DATE: 12/31/16

The Toxics Release Inventory, provided by the United States Environmental Protection Agency, includes data on toxic chemical releases and waste management activities from certain industries as well as federal and tribal facilities. This inventory contains information about the types and amounts of toxic chemicals that are released each year to the air, water, and land as well as information on the quantities of toxic chemicals sent to other facilities for further waste management.

TSCA Toxic Substance Control Act Inventory

VERSION DATE: 12/31/12

The Toxic Substances Control Act (TSCA) was enacted in 1976 to ensure that chemicals manufactured, imported, processed, or distributed in commerce, or used or disposed of in the United States do not pose any unreasonable risks to human health or the environment. TSCA section 8(b) provides the United States Environmental Protection Agency authority to "compile, keep current, and publish a list of each chemical substance that is manufactured or processed in the United States." This TSCA Chemical Substance Inventory contains non-confidential information on the production amount of toxic chemicals from each manufacturer and importer site.

RCRAGR04 Resource Conservation & Recovery Act - Generator

VERSION DATE: 03/01/18

The Resource Conservation and Recovery Act (RCRA) gives EPA the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities currently generating hazardous waste. EPA Region 4 includes the following states: Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, and Tennessee.

Environmental Records Definitions - FEDERAL

RCRANGR04

Resource Conservation & Recovery Act - Non-Generator

VERSION DATE: 03/01/18

The Resource Conservation and Recovery Act (RCRA) gives EPA the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities classified as non-generators. Non-Generators do not presently generate hazardous waste. EPA Region 4 includes the following states: Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, and Tennessee.

ALTFUELS

Alternative Fueling Stations

VERSION DATE: 01/22/18

Nationwide list of alternative fueling stations made available by the US Department of Energy's Office of Energy Efficiency & Renewable Energy. Includes Biodiesel stations, Ethanol (E85) stations, Liquefied Petroleum Gas (Propane) stations, Ethanol (E85) stations, Natural Gas stations, Hydrogen stations, and Electric Vehicle Supply Equipment (EVSE).

FEMAUST

FEMA Owned Storage Tanks

VERSION DATE: 12/01/16

This is a listing of FEMA owned underground and aboveground storage tank sites. For security reasons, address information is not released to the public according to the U.S. Department of Homeland Security.

HISTPST

Historical Gas Stations

VERSION DATE: NR

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

ICISCLEANERS

Integrated Compliance Information System Drycleaners

VERSION DATE: 09/23/17

This is a listing of drycleaner facilities from the Integrated Compliance Information System (ICIS). The Environmental Protection Agency (EPA) tracks facilities that possess NAIC and SIC codes that classify businesses as drycleaner establishments.

MRDS

Mineral Resource Data System

VERSION DATE: 03/15/16

Environmental Records Definitions - FEDERAL

MRDS (Mineral Resource Data System) is a collection of reports describing metallic and nonmetallic mineral resources throughout the world. Included are deposit name, location, commodity, deposit description, geologic characteristics, production, reserves, resources, and references. This database contains the records previously provided in the Mineral Resource Data System (MRDS) of USGS and the Mineral Availability System/Mineral Industry Locator System (MAS/MILS) originated in the U.S. Bureau of Mines, which is now part of USGS.

MSHA Mine Safety and Health Administration Master Index File

VERSION DATE: 09/01/17

The Mine dataset lists all Coal and Metal/Non-Metal mines under MSHA's jurisdiction since 1/1/1970. It includes such information as the current status of each mine (Active, Abandoned, NonProducing, etc.), the current owner and operating company, commodity codes and physical attributes of the mine. Mine ID is the unique key for this data. This information is provided by the United States Department of Labor - Mine Safety and Health Administration (MSHA).

BF Brownfields Management System

VERSION DATE: 06/27/18

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. The United States Environmental Protection Agency maintains this database to track activities in the various brown field grant programs including grantee assessment, site cleanup and site redevelopment. This database included tribal brownfield sites.

DNPL Delisted National Priorities List

VERSION DATE: 04/11/18

This database includes sites from the United States Environmental Protection Agency's Final National Priorities List (NPL) where remedies have proven to be satisfactory or sites where the original analyses were inaccurate, and the site is no longer appropriate for inclusion on the NPL, and final publication in the Federal Register has occurred.

NLRRCRAT No Longer Regulated RCRA Non-CORRACTS TSD Facilities

VERSION DATE: 03/01/18

This database includes RCRA Non-Corrective Action TSD facilities that are no longer regulated by the United States Environmental Protection Agency or do not meet other RCRA reporting requirements. This listing includes facilities that formerly treated, stored or disposed of hazardous waste.

ODI Open Dump Inventory

VERSION DATE: 06/01/85

Environmental Records Definitions - FEDERAL

The open dump inventory was published by the United States Environmental Protection Agency. An "open dump" is defined as a facility or site where solid waste is disposed of which is not a sanitary landfill which meets the criteria promulgated under section 4004 of the Solid Waste Disposal Act (42 U.S.C. 6944) and which is not a facility for disposal of hazardous waste. This inventory has not been updated since June 1985.

RCRAT Resource Conservation & Recovery Act - Non-CORRACTS Treatment, Storage & Disposal Facilities

VERSION DATE: 03/01/18

The Resource Conservation and Recovery Act (RCRA) gives EPA the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities recognized as hazardous waste treatment, storage, and disposal sites (TSD).

SEMS Superfund Enterprise Management System

VERSION DATE: 04/11/18

The U.S. Environmental Protection Agency's (EPA) Office of Solid Waste and Emergency Response, Office of Superfund Remediation and Technology Innovation (OSRTI), has implemented The Superfund Enterprise Management System (SEMS), formerly known as CERCLIS (Comprehensive Environmental Response, Compensation and Liability Information System) to track and report on clean-up and enforcement activities taking place at Superfund sites. SEMS represents a joint development and ongoing collaboration between Superfund's Remedial, Removal, Federal Facilities, Enforcement and Emergency Response programs.

SEMSARCH Superfund Enterprise Management System Archived Site Inventory

VERSION DATE: 04/11/18

The Superfund Enterprise Management System Archive listing (SEMS-ARCHIVE) has replaced the CERCLIS NFRAP reporting system in 2015. This listing reflect sites that have been assessed and no further remediation is planned and is of no further interest under the Superfund program.

SMCRA Surface Mining Control and Reclamation Act Sites

VERSION DATE: 08/25/17

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

Environmental Records Definitions - FEDERAL

USUMTRCA Uranium Mill Tailings Radiation Control Act Sites

VERSION DATE: 03/04/17

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

DOD Department of Defense Sites

VERSION DATE: 12/01/14

This information originates from the National Atlas of the United States Federal Lands data, which includes lands owned or administered by the Federal government. Army DOD, Army Corps of Engineers DOD, Air Force DOD, Navy DOD and Marine DOD areas of 640 acres or more are included.

FUDS Formerly Used Defense Sites

VERSION DATE: 06/01/15

The Formerly Used Defense Sites (FUDS) inventory includes properties previously owned by or leased to the United States and under Secretary of Defense Jurisdiction, as well as Munitions Response Areas (MRAs). The remediation of these properties is the responsibility of the Department of Defense. This data is provided by the U.S. Army Corps of Engineers (USACE), the boundaries/polygon data are based on preliminary findings and not all properties currently have polygon data available. **DISCLAIMER:** This data represents the results of data collection/processing for a specific USACE activity and is in no way to be considered comprehensive or to be used in any legal or official capacity as presented on this site. While the USACE has made a reasonable effort to insure the accuracy of the maps and associated data, it should be explicitly noted that USACE makes no warranty, representation or guaranty, either expressed or implied, as to the content, sequence, accuracy, timeliness or completeness of any of the data provided herein. For additional information on Formerly Used Defense Sites please contact the USACE Public Affairs Office at (202) 528-4285.

FUSRAP Formerly Utilized Sites Remedial Action Program

VERSION DATE: 03/04/17

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

NLRRCRAC No Longer Regulated RCRA Corrective Action Facilities

VERSION DATE: 03/01/18

Environmental Records Definitions - FEDERAL

This database includes RCRA Corrective Action facilities that are no longer regulated by the United States Environmental Protection Agency or do not meet other RCRA reporting requirements.

NMS Former Military Nike Missile Sites

VERSION DATE: 12/01/84

This information was taken from report DRXTH-AS-IA-83A016 (Historical Overview of the Nike Missile System, 12/1984) which was performed by Environmental Science and Engineering, Inc. for the U.S. Army Toxic and Hazardous Materials Agency Assessment Division. The Nike system was deployed between 1954 and the mid-1970's. Among the substances used or stored on Nike sites were liquid missile fuel (JP-4); starter fluids (UDKH, aniline, and furfuryl alcohol); oxidizer (IRFNA); hydrocarbons (motor oil, hydraulic fluid, diesel fuel, gasoline, heating oil); solvents (carbon tetrachloride, trichloroethylene, trichloroethane, stoddard solvent); and battery electrolyte. The quantities of material a disposed of and procedures for disposal are not documented in published reports. Virtually all information concerning the potential for contamination at Nike sites is confined to personnel who were assigned to Nike sites.

During deactivation most hardware was shipped to depot-level supply points. There were reportedly instances where excess materials were disposed of on or near the site itself at closure. There was reportedly no routine site decontamination.

NPL National Priorities List

VERSION DATE: 04/11/18

This database includes United States Environmental Protection Agency (EPA) National Priorities List sites that fall under the EPA's Superfund program, established to fund the cleanup of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action.

PNPL Proposed National Priorities List

VERSION DATE: 04/11/18

This database contains sites proposed to be included on the National Priorities List (NPL) in the Federal Register. The United States Environmental Protection Agency investigates these sites to determine if they may present long-term threats to public health or the environment.

RCRAC Resource Conservation & Recovery Act - Corrective Action Facilities

VERSION DATE: 03/01/18

The Resource Conservation and Recovery Act (RCRA) gives EPA the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities with corrective action activity.

Environmental Records Definitions - FEDERAL

RCRASUBC

Resource Conservation & Recovery Act - Subject to Corrective Action Facilities

VERSION DATE: 03/01/18

The Resource Conservation and Recovery Act (RCRA) gives EPA the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities subject to corrective actions.

RODS

Record of Decision System

VERSION DATE: 04/11/18

These decision documents maintained by the United States Environmental Protection Agency describe the chosen remedy for NPL (Superfund) site remediation. They also include site history, site description, site characteristics, community participation, enforcement activities, past and present activities, contaminated media, the contaminants present, and scope and role of response action.

Environmental Records Definitions - STATE (FL)

DEPCLEANUP

Florida Department of Environmental Protection Cleanup Sites

VERSION DATE: 04/01/18

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

GWCA

Ground Water Contamination Areas

VERSION DATE: 10/15/10

This Ground Water Contamination Areas database is provided by the Florida Department of Environmental Protection, 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 data 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. 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.

ICEC

Engineering and Institutional Control Sites

VERSION DATE: 05/30/18

The Florida Department of Environmental Protection (FDEP) Division of Waste Management maintains this list of sites with institutional and engineering controls listed in the Institutional Controls Registry (ICR). The information in the ICR summarizes certain data about properties where institutional and engineering controls are used to control exposure and is, therefore, an incomplete analysis of the conditions on these properties. The ICR is periodically updated without notice. Additionally, due to data entry limitations, potential unauthorized access to the data or transmission errors, the ICR may contain errors and should not be exclusively relied upon. The department recommends that you contact the appropriate district or Tallahassee program office for more complete information regarding a property and the institutional control(s) that may be in place.

SPILLS

Spills Listing

VERSION DATE: 06/01/17

This listing of hazardous material spills is provided by the Florida Department of Environmental Protection's Law Enforcement Division. Spills reported since 2008 are included in this listing.

UIC

Underground Injection Control Wells

VERSION DATE: 06/11/18

This Class I Underground Injection Control (UIC) wells database is provided by the in Florida Department of

Environmental Records Definitions - STATE (FL)

Environmental Protection. These wells are currently or previously active. Class I UIC wells are used to inject nonhazardous waste, hazardous waste (new hazardous waste wells were banned in 1983), or municipal waste below the lowermost underground source of drinking water (USDW). A USDW is defined as an aquifer that contains a total dissolved solids concentration of less than 10,000 milligrams per liter.

CDV Cattle Dip Vats

VERSION DATE: NR

This list of located Cattle Dipping Vats is provided by the Florida Department of Environmental Protection (FDEP), Bureau of Waste Cleanup. According to the FDEP, from the 1910's through the 1950's, these 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. Some county boundaries may have changed since the vats were first listed.

NPDES National Pollutant Discharge Elimination System Facilities

VERSION DATE: 05/01/18

This National Pollutant Discharge Elimination System database is provided by the Florida Department of Environmental Protection and includes permitted Domestic, Industrial and Stormwater Facilities. Authorized by the Clean Water Act, the National Pollutant Discharge Elimination System (NPDES) permit program controls water pollution by regulating point sources that discharge pollutants into waters of the United States. Individual homes that are connected to a municipal system, use a septic system, or do not have a surface discharge do not need an NPDES permit; however, industrial, municipal, and other facilities must obtain permits if their discharges go directly to surface waters.

AST Aboveground Storage Tanks

VERSION DATE: 04/11/18

The Storage Tank Regulation Section is part of the Bureau of Petroleum Storage Systems in the Florida Department of Environmental Protection's (FDEP) Division of Waste Management. This Section maintains all data for storage tank facilities registered with the Department and tracked for storage tanks, storage tank history, or petroleum cleanup activity. This listing only includes aboveground storage tank data.

CLEANERS Dry Cleaners

VERSION DATE: 04/20/18

The Florida Department of Environmental Protection (FDEP) maintains this database of registered dry cleaning facilities.

Environmental Records Definitions - STATE (FL)

HISTCLEANERS

Historical Dry Cleaners

VERSION DATE: 08/02/13

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

UST

Underground Storage Tanks

VERSION DATE: 04/11/18

The Storage Tank Regulation Section is part of the Bureau of Petroleum Storage Systems in the Florida Department of Environmental Protection's (FDEP) Division of Waste Management. This Section maintains all data for storage tank facilities registered with the Department and tracked for storage tanks, storage tank history, or petroleum cleanup activity. This listing only includes underground storage tank data.

BF

Brownfield Areas

VERSION DATE: 06/12/18

Brownfields are defined by the Florida Department of Environmental Protection (FDEP) as abandoned, idled, or underused industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination. The primary goals of Florida's Brownfields Redevelopment Act (Ch. 97-277, Laws of Florida, codified at ss. 376.77-.85, F.S.) are to reduce health and environmental hazards on existing commercial and industrial sites that are abandoned or underused due to these hazards and create financial and regulatory incentives to encourage redevelopment and voluntary cleanup of contaminated properties. A "brownfield area" means a contiguous area of one or more brownfield sites, some of which may not be contaminated, that has been designated as such by a local government resolution. This data is intended to be used for general locational representation and should not be considered appropriate for legal and/or cadastral purposes.

BSRA

Brownfields Site Rehabilitation Agreement Sites

VERSION DATE: 05/29/18

Brownfields are defined by the Florida Department of Environmental Protection (FDEP) as abandoned, idled, or underused industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination. The primary goals of Florida's Brownfields Redevelopment Act (Ch. 97-277, Laws of Florida, codified at ss. 376.77-.85, F.S.) are to reduce health and environmental hazards on existing commercial and industrial sites that are abandoned or underused due to these hazards and create financial and regulatory incentives to encourage voluntary cleanup and redevelopment of sites. After a local municipality in Florida designates an area as a brownfield to encourage redevelopment and focus upon revitalization, a resolution is passed and property owners within that designated area optionally may remediate or redevelop their property. Executed Brownfield Site Rehabilitation Agreements (BSRAs) are voluntary cleanup

Environmental Records Definitions - STATE (FL)

agreements between a responsible party and FDEP or a delegated local pollution control program. This data is intended to be used for general locational representation and should not be considered appropriate for legal and/or cadastral purposes.

CLEANUPS

Drycleaning Solvent Program Cleanup Sites

VERSION DATE: 04/01/18

The Florida Department of Environmental Protection (FDEP) provides this list of Drycleaning Solvent Program Cleanup Sites. These sites are eligible for state funding to cleanup contamination resulting from drycleaning facility operations or a wholesale supply company (Chapter 376, Florida Statutes). Drycleaners applied to participate in this program from 1995 to December 31, 1998. All sites have confirmed contamination above Contamination Target Levels and have complied with conditions set in the law. This data is intended to be used for general locational representation and should not be considered appropriate for legal and/or cadastral purposes.

LUAST

Registered Leaking Storage Tanks

VERSION DATE: 06/03/18

The Petroleum Cleanup Program of the Florida Department of Environmental Protection encompasses the technical oversight, management, and administrative activities necessary to prioritize, assess, and cleanup sites contaminated by discharges of petroleum and petroleum products from stationary petroleum storage systems. These sites include those determined eligible for state funded cleanup using preapproval contractors designated by the property owner or responsible party and state lead contractors under direct contract with the Department, as well as non-program or voluntary cleanup sites that are funded by responsible parties.

SWF

Solid Waste Facilities

VERSION DATE: 06/11/18

The Solid Waste Section of the Florida Department of Environmental Protection is responsible for rule development, solid waste policy, financial assurance compliance, and implementing Florida's solid waste management program. Technical assistance is provided to the district offices concerning the permitting, compliance, and enforcement activities associated with solid waste facilities. These facilities can include landfills, material recovery facilities, transfer stations, composting/processing facilities, and waste tire management sites.

VCS

Voluntary Cleanup Sites

VERSION DATE: 05/25/18

The Florida Department of Environmental Protection's Waste Cleanup Program provides this list of voluntary cleanup sites. These sites are subject to the FDEP 62-780 Contaminated Site Cleanup Criteria regulations and may be included on this listing if a party wants to conduct voluntary cleanup for a site that is not already under enforcement; or if a property owner did not the cause the contamination, but by ownership is still responsible for the contamination and/or enters the process voluntarily.

Environmental Records Definitions - STATE (FL)

SHWS

State Hazardous Waste Sites

VERSION DATE: 06/11/18

The Florida Department of Environmental Protection (FDEP), Division of Waste Management, Bureau of Waste Cleanup provides this listing of National Priorities List and State Funded Waste Cleanup Sites. The State-Funded cleanup program is designed to address sites 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. Remediation efforts are triggered when a FDEP District Office requests adoption of a site for state-funded cleanup. Funding for these remedial efforts comes from the Water Quality Assurance Trust Fund. Remedial activity may include contamination assessments, risk assessments, feasibility studies, design and construction of treatment systems, operation and maintenance of the installed treatment systems, and removal of contaminated media when necessary.

Environmental Records Definitions - TRIBAL

USTR04 Underground Storage Tanks On Tribal Lands

VERSION DATE: 05/08/18

Underground storage tanks on Tribal lands located in Region 4 include the following states: Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, and Tennessee.

LUSTR04 Leaking Underground Storage Tanks On Tribal Lands

VERSION DATE: 05/08/18

Leaking underground storage tanks on Tribal lands located in Region 4 include the following states: Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, and Tennessee.

ODINDIAN Open Dump Inventory on Tribal Lands

VERSION DATE: 11/08/06

This Indian Health Service database contains information about facilities and sites on tribal lands where solid waste is disposed of, which are not sanitary landfills or hazardous waste disposal facilities, and which meet the criteria promulgated under section 4004 of the Solid Waste Disposal Act (42 U.S.C. 6944).

INDIANRES Indian Reservations

VERSION DATE: 01/01/00

The Department of Interior and Bureau of Indian Affairs maintains this database that includes American Indian Reservations, off-reservation trust lands, public domain allotments, Alaska Native Regional Corporations and Recognized State Reservations.

City Directory Standard Report

Target Property:

2320 SW 21st Ave,
Cape Coral, FL 33991

Prepared For:

GFA International

Order #: 111536

Project #:

Date: 7/20/2018

City Directory Standard Report**2320 SW 21st Ave, Cape Coral, FL 33991**

R.L. POLK & CO.

LEE COUNTY

2016

SW 21ST AVE

1	STREET BEGINS
20	NO CURENT LISTING
25	JOHNSON HEIDI J
25	JOHNSON JANIE M
28	DAVIS GERALD H
28	HERNANDEZ LEOMA Y
28	MCKIBBEN IMANI
28	MOLTRY LAKISHA A
28	ORELLANA KELLY
35	NICHOLAS DOTTY I
35	X [SW 1ST ST INTS]
35	Y [SW 2ND TER CONTINUES]
35	Z [SW 3RD ST INTS]
318	POTAPOV YEVGENLY
318	X [SW 3RD TER INTS]
318	Y [SW 4TH ST INTS]
318	Z [SW 12TH TER CONTINUES]
1207	DECKER KARRIE
1207	X [SW 12TH LN INTS]
1325	THORNTON TERRY L & MARGARET E
1325	X [SW 13TH ST INTS]
1401	DIANA STEVEN
1401	HERNDEN DIANA M & STEVEN P
1405	NO CURENT LISTING
1405	X [SW 14TH TER INTS]
1507	RIZZO JUANA A
1507	RIZZO MIRIAM
1507	X [SW 15TH ST INTS]
1507	Y [SW 15TH TER INTS]
1507	Z [SW 23RD ST CONTINUES]
2301	EWERS PETER & SHAHRZAD

City Directory Standard Report

2320 SW 21st Ave, Cape Coral, FL 33991

2307	HERMAN MARK S & TAMARA B
2311	REMOLINO DOMINICK V
2313	BESTOR DONALD C & LAURA K
2327	GARRISON LINDA M
2327	GARRISON SHIRLEY L
2331	FOY ELSA R
2333	RODRIGUEZ EDUARDO & CHRISTIANA M
2607	MONTALVO DEBORAH L
2607	WERNER-KUEFFEL KARL
2611	BRISEBOIS SAMUAL F & ELAINE F
2611	INSIDE OUT HOME WATCH [HOUSE SITTER SERV]
2614	SMITH RONALD W & RACHEL A
2618	FLANNERY ELANOR M
2626	BEDNARTZ DANIELLE M
2702	LIVESAY JOHN E & EVELYN E
2706	DONALDSON DELBERT E JR & LINDA S
2710	NO CURERNT LISTING
2710	X [END OF LISTINGS]

R.L. POLK & CO.

LEE COUNTY 2010

SW 21ST AVE

1	STREET BEGINS
1	X [SW EMBERS TER CONTINUES]
20	JOHNSTON ROBERT J JR
25	SCHROEDER MARITZA N
35	NICHOLAS DOTTY I
35	X [SW 1ST ST INTS]
35	Y [SW 2ND TER CONTINUES]
210	HEVNER DOUGLAS
210	V [SW 3RD ST INTS]
210	W [SW 3RD TER INTS]
210	X [SW 4TH ST INTS]
210	Y [SW 12TH TER CONTINUES]

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City Directory Standard Report

2320 SW 21st Ave, Cape Coral, FL 33991

210	Z [SW 12TH LN INTS]
1325	MIKE'S BARBER SHOP [BARBERS]
1325	X [SW 13TH ST INTS]
1405	PALKA CHARLOTTE P
1405	X [SW 14TH TER INTS]
1507	RIZO MIRIAM
1507	RIZO WALKTER
1507	X [SW 15TH ST INTS]
1507	Y [SW 15H TER INTS]
1507	Z [SW 23RD ST CONTINUES]
2301	NO CURRENT LISTING
2307	BENENATI THERESA L
2311	REMOLINO DOMINICK V
2313	BESTOR DONALD C 7 LAURA K
2327	GARRISON LINDA M
2327	GARRISON SHIRLEY L
2331	KAMP GARY R & MARIE E
2607	SMRKE JOHN R
2611	BRISEBOIS SAM F & ELAINE F
2614	SMITH RONALD W & RACHEL A
2618	NO CURRENT LISTING
2626	BEDNARTZ DANIELLE M
2702	FRASER KELLY K
2702	LIVESAY JOHN E & EVELYN E
2706	DONALDSON DELBERT E JR & LINDA S
2710	TALLON SHARON
2710	X [END OF LISTINGS]

R.L. POLK & CO.

LEE COUNTY

2006

SW 21ST AVE

1	STREET BEGINS
20	JOHNSTON ROBERT J JR & DEBRA E
25	REAVES ANTONIO
25	REAVES LASHAUNDA D

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City Directory Standard Report

2320 SW 21st Ave, Cape Coral, FL 33991

28	CUERVO LIUDYS
28	X [SW 2ND TER CONTINUES]
210	BOHL WILLIAM F III
210	V [SW 3RD ST INTS]
210	W [SW 3RD TER INTS]
210	X [SW 4TH ST INTS]
210	Y [SW 12TH TER CONTINUES]
210	Z [SW 12TH LN INTS]
1325	CIBELLI MICHAEL J & DEBORAH A
1325	X [SW 13TH ST INTS]
1405	NO CURRENT LISTING
1405	X [SW 14TH TER INTS]
1405	Y [SW 15TH ST INTS]
1405	Z [SW 15TH TER INTS]
2301	HOBAUGH THOMAS A & JENNIFER M
2301	LAWNSCAPE OF SW FLORIDA INC [LANDSCAPE CONTRACTORS]
2307	BENENATI THERESA L
2307	BENENATI THOMAS L
2311	REMOLINO DOMINICK V
2313	BESTOR DONALD C & LAURA
2327	GARRISON LINDA M
2327	GARRISON SHIRLEY L
2331	KAMP GARY R
2331	KAMP JANICE
2331	PICTURE THIS [PHOTOGRAPHERS- PORTRAIT]
2607	ROBERTS TERRRENCE J
2611	BRISEBOIS SAMUEL F & ELAINE F
2614	SMITH RONALD W & RACHEL A
2626	BEDNARTZ DANIELLE M
2706	BULLOCK CHRIS
2706	BULLOCK CHRISTA
2710	NO CURRENT LISTING

City Directory Standard Report

2320 SW 21st Ave, Cape Coral, FL 33991

2710

X [END OF LISTINGS]

R.L. POLK & CO.

LEE COUNTY

2002

SW 21ST AVE

1

STREET BEGINS

1

X [SW EMBERS TER CONTINUES]

20

GRENNAN RICHARD P

20

JOHNSTON DEBRA E

20

JOHNSTON ROBERT J JR

20

X [SW 1ST ST INTS]

210

BOHL WILLIAM F III & ARLENE I

306

S [SW 3RD TER CONTINUES]

306

SHANGI GLORIA

306

SHANGI LENNARD

306

T [SW 4TH ST INTS]

306

U [SW 12TH TER CONTINUES]

306

V [SW 12TH LN INTS]

306

W [SW 13TH ST INTS]

306

X [SW 14TH TER INTS]

306

Y [SW 15TH ST INTS]

306

Z [SW 15TH TER INTS]

2301

WEBSTER THELMA J

2301

WESTER MELINDA M

2418

CALDERON DANIEL

2418

CALDERON HECTOR

2418

X [SW 25TH ST INTS]

2489

RUTKOWSKI MARGARET

2489

X [SW 25TH TER INTS]

2489

Y [SW 26TH ST INTS]

2614

SMITH RONALD W & RACHEL A

2618

VELASQUEZ REYNALDO

2621

CASCIO EVELYN

2621

CASCIO PAUL A

2626

VESSEY BARBARA

City Directory Standard Report

2320 SW 21st Ave, Cape Coral, FL 33991

2626	VESSEY TERRENCE W
2626	X [SW 26TH TER BEGINS]
2706	KENNEDY WILLIAM
2710	WALLER LORI
2724	VARGAS MARIA
2724	VARGES ANTONIO J
2724	X [SW 28TH ST INTS]
2724	Y [END OF LISTINGS]

R.L. POLK & CO.

CAPE CORAL 1992

SW 21ST AVE

1

STREET NOT LISTED

R.L. POLK & CO.

CAPE CORAL 1988

SW 21ST AVE

1

STREET NOT LISTED

Comment:



FIM Abstract

Target Property:
Surfside Corner
2320 SW 21st Ave
Cape Coral, Lee County, Florida 33991

Prepared For:
GFA International

Order #: 111536
Job #: 247323
Date: 07/17/2018

TARGET PROPERTY SUMMARY

Surfside Corner

2320 SW 21st Ave

Cape Coral, Lee County, Florida 33991

USGS Quadrangle: **Pine Island Center, FL**

Target Property Geometry: **Area**

Target Property Longitude(s)/Latitude(s):

(-82.020139, 26.609489), (-82.016706, 26.609489), (-82.016706, 26.607437), (-82.020139, 26.607437), (-82.020139, 26.609489)

County/Parish Covered:

Lee (FL)

Zipcode(s) Covered:

Cape Coral FL: 33914, 33991

State(s) Covered:

FL

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Date: 07/17/18

GS Job Number: 111536

Company Name: GFA International

Project Number:

Site Information: Surfside Corner
2320 SW 21st Ave,
Cape Coral, FL 33991

The collections of fire insurance maps listed below were reviewed according to the site information supplied by client. Based on the information provided, no coverage is available.

Library of Congress
University Publications of America
Other Libraries (universities, state, local, etc.).

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Historical Aerials Package

Target Property:

**Surfside Corner
2320 SW 21st Ave
Cape Coral, Lee, Florida 33991**

Prepared For:

GFA International

Order #: 111536

Job #: 247324

Project #:

Date: 7/19/2018

Target Property Summary

Surfside Corner

2320 SW 21st Ave

Cape Coral, Lee, Florida 33991

USGS Quadrangle: **Pine Island Center**

Target Property Geometry: **Area**

Target Property Longitude(s)/Latitude(s):

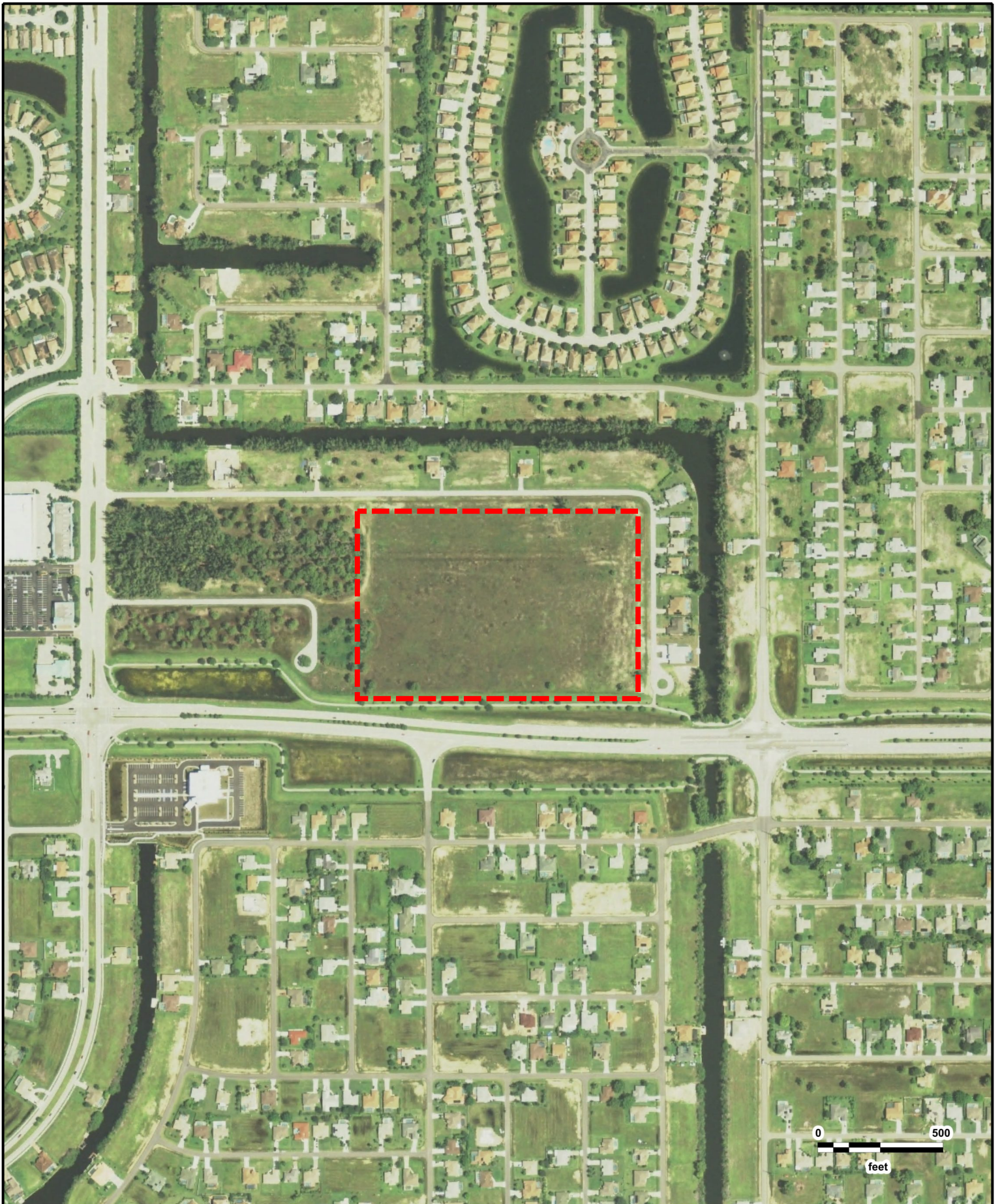
(-82.020139429, 26.609489454), (-82.016706202, 26.609489454), (-82.016706202, 26.607436654),

(-82.020139429, 26.607436654)

Aerial Research Summary

<u>Date</u>	<u>Source</u>	<u>Scale</u>	<u>Frame</u>
2015	USDA	1" = 500'	N/A
2013	USDA	1" = 500'	N/A
2010	USDA	1" = 500'	N/A
2007	USDA	1" = 500'	N/A
2006	USDA	1" = 500'	N/A
2005	USDA	1" = 500'	N/A
01/06/1999	USGS	1" = 500'	N/A
02/09/1995	USGS	1" = 500'	N/A
03/05/1986	FDOT	1" = 500'	3435-08-11
01/15/1979	USGS	1" = 500'	8-31
10/23/1975	FDOT	1" = 500'	1771-09-11
11/22/1968	FDOT	1" = 500'	428-07-11
01/22/1960	USAF	1" = 500'	105
03/23/1951	USGS	1" = 500'	5-48
02/17/1944	ASCS	1" = 500'	1-69

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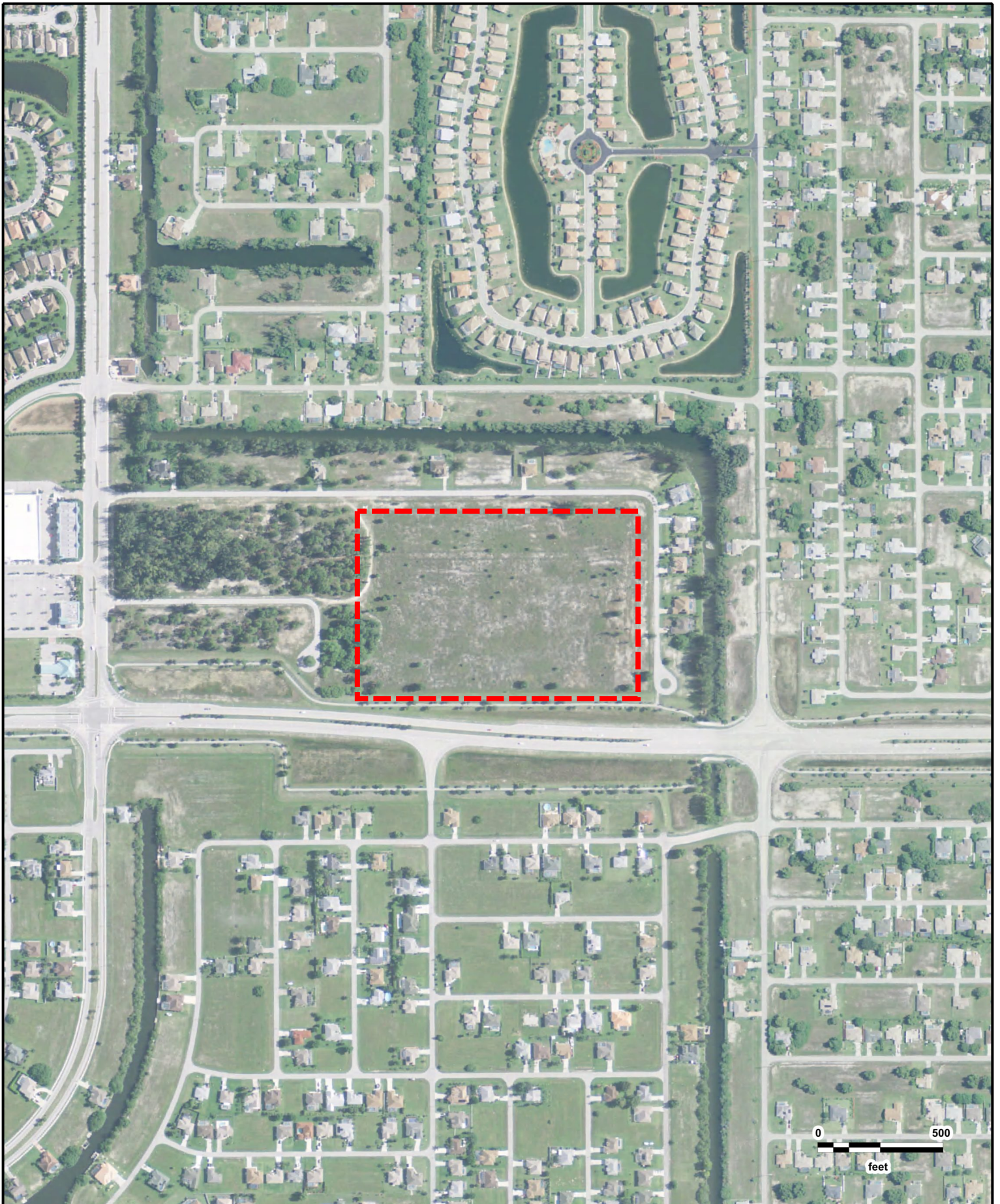


0 500
feet



Surfside Corner
USDA
2015

GeoSearch

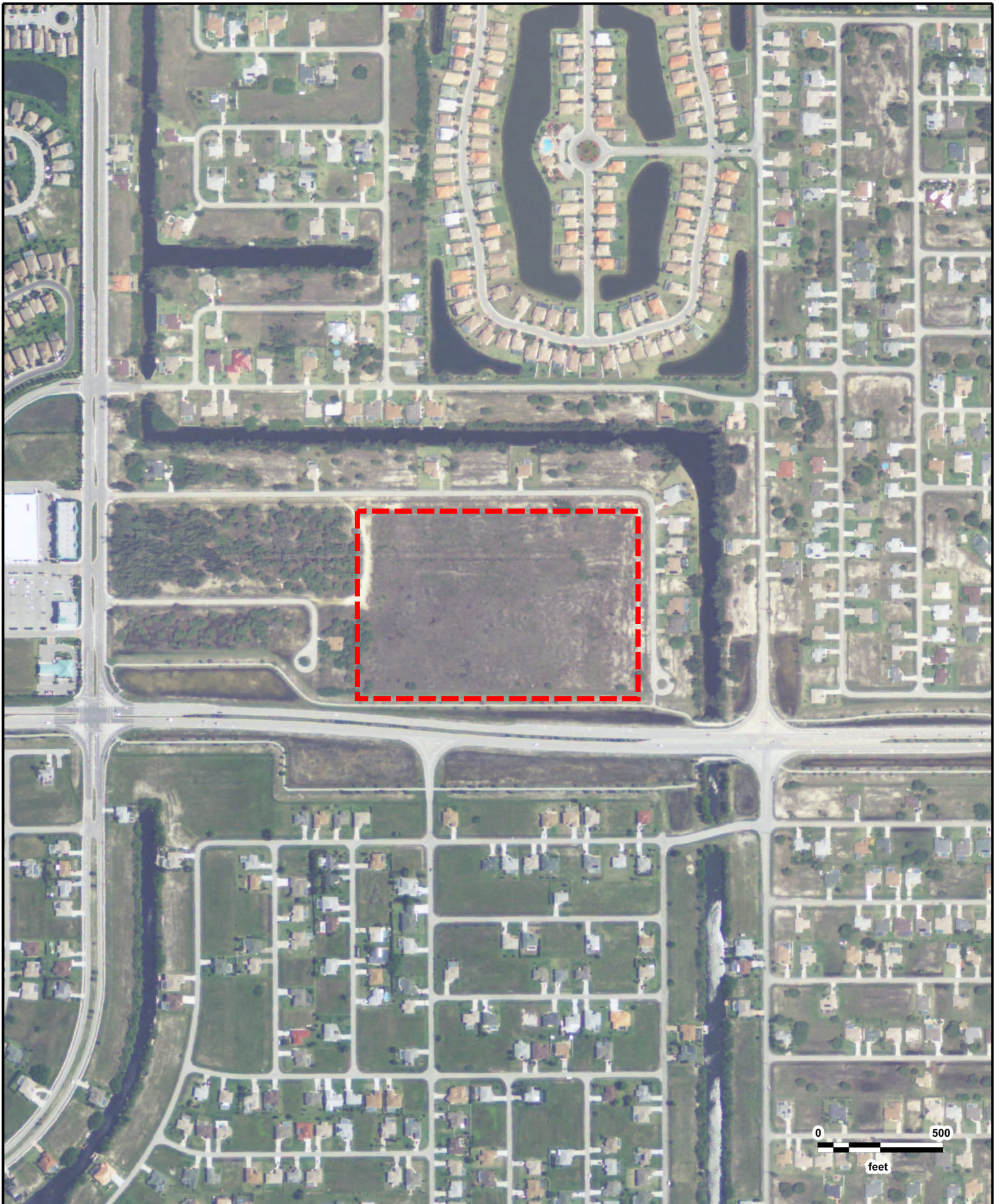


0 500
feet



Surfside Corner
USDA
2013

GeoSearch



Surfside Corner
USDA
2010

GeoSearch



Surfside Corner
USDA
2007

GeoSearch



0 500
feet



Surfside Corner
USDA
2006

GeoSearch



0 500
feet



Surfside Corner
USDA
2005

GeoSearch



0 500
feet



Surfside Corner
USGS
01/06/1999

GeoSearch



0 500
feet



Surfside Corner
USGS
02/09/1995

GeoSearch



0 500
feet



Surfside Corner
FDOT
03/05/1986

GeoSearch



0 500
feet



Surfside Corner
USGS
01/15/1979

GeoSearch



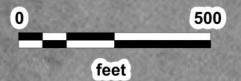
Surfside Corner
FDOT
10/23/1975

GeoSearch



Surfside Corner
FDOT
11/22/1968

GeoSearch



Surfside Corner
USAF
01/22/1960

GeoSearch



Surfside Corner
USGS
03/23/1951

GeoSearch



Surfside Corner
ASCS
02/17/1944

GeoSearch