

**PHASE I ENVIRONMENTAL SITE ASSESSMENT AND
LIMITED SOIL SAMPLING ASSESSMENT**

21.42 Acre Property
7760-7800 Lightard Knott Lane
Fort Myers, Lee County, Florida 33905

UES Project No. 0540.2200106.0000
Report Date: December 20, 2022



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ENVIRONMENTAL PROFESSIONAL CERTIFICATION

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This environmental site assessment (ESA) was conducted in accordance with the guidelines of the ASTM E1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, and therefore, the federal Environmental Protection Agency's All Appropriate Inquiry Rule. The accuracy, correctness, and completeness of the ESA are provided with the knowledge of ASTM E1527-13.

This assessment was completed by Cody Wilson, Environmental Scientist, and reviewed by Matthew A. Hoffman, E.I., Environmental Project Manager, Environmental, Health and Safety Services, both employees of Universal Engineering Sciences. We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312. Qualifications of the personnel participating in this assessment are provided in **Appendix L**.

Written by

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TABLE OF CONTENTS

EXECUTIVE SUMMARY	1
1.0 INTRODUCTION	2
1.1 Purpose	2
1.2 Detailed Scope of Services	3
1.3 Limitations and Exceptions	4
1.4 Data Gaps	4
1.5 Special Terms and Conditions	5
1.6 User Reliance	5
2.0 SITE DESCRIPTION	5
2.1 Location and Legal Description	5
2.2 Property and Vicinity Characteristics	5
2.3 Current Use of the Site	5
2.4 Structures, Roads, and/or Other Improvements within the Site	6
2.5 Current Uses of Adjoining Parcels	6
3.0 USER PROVIDED INFORMATION	6
3.1 Title Records	7
3.2 Environmental Liens Or Activity and Use Limitations	7
3.3 Reason for Performing Phase I ESA	7
4.0 RECORDS REVIEW	8
4.1 Standard Environmental Record Sources	8
4.1.1 Federal, State, and County Records Review	9
4.2 Additional Environmental Records	10
4.3 Physical Setting Sources	10
4.4 Vapor Migration	11
4.5 Historical Information on Subject Property and Surrounding Area	12
4.5.1 Aerial Photograph Review	13
4.5.2 Property Ownership Records	14
4.5.3 Fire Insurance Map Review	14
4.5.4 City Directory Review	14
4.5.5 Land Use Records	14
4.5.6 Other Historical Sources	15

TABLE OF CONTENTS

5.0	INFORMATION FROM SITE RECONNAISSANCE	15
5.1	Methodology.....	16
5.2	General Site Setting	16
5.3	Site Observations	16
5.3.1	Limiting Conditions	17
5.3.2	Floor Drains	17
5.3.3	Buildings.....	18
5.3.4	Heating and Cooling Sources	18
5.3.5	Drinking Water Source	18
5.3.6	Wastewater Discharge Source	18
5.3.7	Current Tenant Operations	18
5.3.8	Past Tenant Operations	18
5.3.9	Polychlorinated Biphenyls.....	18
5.3.10	Hazardous Substances and Petroleum Products	18
5.3.11	Storage Tanks.....	18
5.3.12	Odors.....	18
5.3.13	Pools of Liquids	18
5.3.14	Drums and Containers.....	18
5.3.15	Unidentified Substance Containers.....	18
5.3.16	Stains or Corrosion on Floors, Walls or Ceilings.....	19
5.3.17	Sumps.....	19
5.3.18	Pits, Ponds or Lagoons	19
5.3.19	Stained Soil or Pavement	19
5.3.20	Stressed Vegetation	19
5.3.21	Wells.....	19
5.3.22	Adjacent and Nearby Properties.....	19
5.3.23	Solid Waste, Construction Debris and/or Imported Soil Stockpiles.....	19
5.3.24	additional notable site features	19
6.0	INTERVIEWS	20
7.0	FINDINGS AND OPINIONS	20
8.0	CONCLUSIONS.....	20

TABLE OF CONTENTS

9.0	DEVIATIONS.....	21
10.0	ADDITIONAL SERVICES	22
11.0	REFERENCES	22

APPENDICES

APPENDIX A

SITE LOCATION MAP	A-1
SITE PLAN/2021 AERIAL PHOTOGRAPH	A-2

APPENDIX B

GENERAL CONDITIONS.....	B
-------------------------	---

APPENDIX C

LEE COUNTY PROPERTY APPRAISER RECORDS	C
---	---

APPENDIX D

REGULATORY DATABASE REPORT.....	D
PHYSICAL SETTING REPORT	D

APPENDIX E

ENVIRONMENTAL REPORTS.....	E
----------------------------	---

APPENDIX F

AERIAL PHOTOGRAPHS.....	F
-------------------------	---

APPENDIX G

FIRE INSURANCE MAPS.....	G
--------------------------	---

APPENDIX H

CITY DIRECTORIES	H
------------------------	---

APPENDIX I

SITE PHOTOGRAPHS.....	I
-----------------------	---

APPENDIX J

INTERVIEW DOCUMENTATION	J
-------------------------------	---

APPENDIX K

REFERENCES.....	K
-----------------	---

APPENDIX L

QUALIFICATIONS.....	L
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EXECUTIVE SUMMARY

Universal Engineering Sciences (UES) has completed a Phase I Environmental Site Assessment (ESA) and Limited Soil Sampling Assessment in compliance with the American Society for Testing and Materials (ASTM) Standard E1527-13 for the approximate 21.42 acres of mixed use land located at 7760-7800 Lightard Knott Lane in Fort Myers, Lee County, Florida 33905 (the "subject property"). The purpose of this assessment was to identify recognized environmental conditions (RECs) in association with the subject property as defined in ASTM E1527-13. UES understands this Phase I ESA is being performed in association with the potential acquisition of the subject property for development. Please refer to the Site Location Map presented in **Appendix A-1** and the Site Plan/2021 Aerial Photograph presented in **Appendix A-2** for additional information pertaining to the location of the subject property.

TABLE 1
Subject Property Overview

Parcel ID(s)	Acreage	Number of Building(s)/Square Footage and Address	Current Property Use
23-44-25-P4-00004.0010 23-44-25-P4-00004.0020 23-44-25-P4-00004.0030 23-44-25-P4-00004.0040	+/- 21.42	10 – 7760-7800 Lightard Knott Lane	Single family residential and agricultural

NOTE: Please carefully review this report in its entirety for a full description of our evaluation procedures and findings.

1. The subject property was undeveloped land as early as 1944. The subject property was visible as farm fields during the 1950s and 1960s. Residential development began at the subject property in the 1970s. Farming began again at the subject property during the 1990s and ceased by the mid 2000s. A nursery began operating in the western portion of the subject property in the 2000s. A contracting/site preparation company (Chris Flint Fill and Grading) operated in the eastern side of the subject property during the 1980s and 1990s. At the time of our site reconnaissance, the former nursery and contracting company no longer were operating and the subject property was strictly residential land.
2. The subject property was not identified in any regulatory databases reviewed by UES.
3. Previous Phase I and II ESAs, dated November 2021 and January 2022, respectively, prepared by YPC, identified and assessed four (4) RECs in those reports, associate with the agricultural use of the property, as describe in Section 4.5.6 of this report. As a result, arsenic was reported at a concentration of 3.9 mg/kg in only one sample collected in the onsite garage area (designed SS-9). This concentration exceeds the Residential SCTL of 2.1 mg/kg for arsenic per, Chapter 62-777, F.A.C

To further assess the reported arsenic concentration, UES collected three soil samples, designated B-1 to B-3, in the vicinity of sample SS-9 previously collected by YPC during their January 2022 Phase II ESA. Review of the laboratory analytical report for the analyzed soil samples documented arsenic concentrations of 1.2 mg/kg in sample B-1 and 2 mg/kg in sample B-3. These concentrations are below the Residential SCTL of 2.1 mg/kg for arsenic per, Chapter 62-777, F.A.C. The arsenic concentration reported in sample B-2 was below laboratory method detection limits (MDLs). Based on the results of our soil sampling, the previous arsenic exceedance was not validated, and therefore is considered *de minimis* and not indicative of a release. As such, no further assessment of this area is warranted. UES recommends prior to site redevelopment, any asphalt millings be removed from the subject property for proper offsite disposal or recycling.

4. One offsite facility of concern was identified during the environmental records review within the ASTM E1527-13 minimum search distances. However, based on its current regulatory status, it does not pose a REC to the subject property.

Based on the conclusions of the Phase I ESA and Limited Soil Sampling Assessment, this assessment has revealed no evidence of RECs in connection with the subject property.

The User of this report is required to ensure that continuing obligations are followed after purchase or acquisition of the subject property. Any land use restrictions in effect at the subject property must be maintained. The User should ensure that all parties at the subject property are following best management practices and taking "reasonable steps" with respect to preventing and limiting exposure to any hazardous substance releases on the subject property. In the event of a future release on the subject property, the property owner or responsible party should report it to the appropriate regulatory agency. Full cooperation must be provided to any parties authorized to conduct assessments or responses to the subject property.

1.0 INTRODUCTION

1.1 Purpose

Universal Engineering Sciences, LLC (UES) has completed a Phase I Environmental Site Assessment (ESA) and Limited Soil Sampling Assessment for the property located along 7760-7800 Lightard Knott Lane in Fort Myers, Lee County, Florida 33905 (the "subject property"). The primary purpose of this assessment is to conduct an evaluation of the subject property and surrounding properties to identify recognized environmental conditions (RECs), controlled recognized environmental conditions (CRECs), historical recognized environmental conditions (HRECs), *de minimis* conditions, vapor encroachment conditions (VECs), and business environmental risks (BERs) associated with the past or present uses of the subject property and surrounding properties. ASTM E1527-13 defines these conditions as follows:

- REC: the presence or likely presence of any hazardous substances or petroleum products in, on or at a property: (1) due to release to the environment; (2) under conditions indicative of a release

to the environment; (3) under conditions that pose a material threat of a future release to the environment.

- CREC: a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority. The hazardous substances or petroleum products are allowed to remain in place and are subject to the implementation of required controls.
- HREC: a past release of any hazardous substances or petroleum products that has occurred in connection with the 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.
- *De minimis* Condition: a condition that generally does 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 government agencies.
- VEC: the presence or likely presence of "chemical of concern" vapors in the subsurface of the Target Property caused by the release of vapors from contaminated soil or groundwater or both either on or near the Target Property as identified by the Tier 1 or Tier 2 procedures.
- BER: a risk which can have a material environmental or environmentally driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in this practice.

This environmental assessment was conducted in accordance with the guidelines of the ASTM E1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. This assessment was also intended to identify potential off-site contaminant sources within the distances set forth in ASTM E1527-13 guidelines.

Methodology followed good commercial and customary practice with a goal to identify RECs that would be subject to an enforcement action if brought to the attention of appropriate government agencies.

1.2 Detailed Scope of Services

The contracted scope of services consists of the preparation of a Phase I ESA of the subject property in accordance with the guidelines set forth in ASTM E1527-13. The accuracy, correctness, and completeness of this Phase I ESA is provided with knowledge of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) as set forth in 42 United States Code Section 9601 et seq., as amended.

The scope of services does not include an evaluation of asbestos containing building materials, lead based paint, lead in drinking water, regulatory compliance, cultural and historical resources, industrial hygiene, health and safety, ecological resources, indoor air quality, radon, vapor intrusion, site geotechnics (soils, foundations, site retention, etc.), wetlands, endangered species, or construction materials testing, unless specified in the approved contract between UES and the client. UES can provide these additional services if necessary.

1.3 Limitations and Exceptions

The findings of this report represent our professional judgment; UES offers or extends no warranty, express or implied. These findings are relevant to the dates of our property inspection and the information cited herein. This report should not be relied upon to represent property conditions on other dates or at locations other than those specifically cited within the report. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with the subject property.

Due to changing environmental regulatory conditions and potential on-site or adjacent activities occurring after this Phase I ESA, the client may not presume the continuing applicability to the subject property of the conclusions in this assessment for more than 180 days based on the report's viability date, per ASTM E1527-13.

1.4 Data Gaps

ASTM E1527-13 defines a "Data Gap" as a lack of, or inability to, obtain information despite good faith efforts that may affect the findings of the Phase I ESA. The Environmental Professional is to identify "*significant*" Data Gaps found in the Phase I ESA process, while "*insignificant*" Data Gaps do not have to be included in this evaluation. For both the ASTM Standard and the AAI Final Rule, the Environmental Professional must identify what was done to address the Data Gap. The Environmental Professional should provide an opinion regarding appropriate further investigations, if any, necessary to address Data Gaps. A Phase I ESA which includes Data Gaps is still considered as compliant with the Standard and the AAI Final Rule, as long as the Data Gaps are addressed as outlined above.

The following Data Gaps were encountered during completion of this Phase I ESA:

- The historical document review was incomplete due to the lack of available information documenting property use in five-year intervals, back to 1940. However, since the earliest available documentation was a 1944 aerial photograph depicting the subject property as undeveloped, it appears the first development has been documented. Based on our review of historic data during this Phase I ESA, this Data Gap and data failure does not appear to be significant to the findings of this assessment.

1.5 Special Terms and Conditions

This report, and the information contained herein, shall be the sole property of UES until payment of any unpaid balance is made in full. State Road 82, LLC, hereinafter referred to as the "User" of this Phase I ESA report, agrees that until payment is made in full, the User shall not have a proprietary interest in this report or the information contained herein. UES shall have the absolute right to request the return of any and all copies of this report submitted to other parties, public or private, on behalf of the User in the event of nonpayment of outstanding fees by the UES General Conditions that govern this assessment (**Appendix B**).

1.6 User Reliance

This report is intended for the sole use of State Road 82, LLC. Its contents may not be relied upon by other parties without the explicit written consent of UES. This is not a statement of suitability of the subject property for any use or purpose. In accepting this report, all parties herein mentioned agree to the General Conditions of the Agreement between UES and State Road 82, LLC, dated October 24, 2022. A copy of the UES General Conditions is presented in **Appendix B**.

2.0 SITE DESCRIPTION

2.1 Location and Legal Description

The subject property consists of four (4) tax parcels (23-44-25-P4-00004.00010, 23-44-25-P4-00004.00020, 23-44-25-P4-00004.00030, 23-44-25-P4-00004.00040), which comprises approximately +/- 21.42 acres of residential land located at 7760-7800 Lightard Knott Lane in Fort Myers, Lee County, Florida 33905. Please refer to the Site Plan/2021 Aerial Photograph in **Appendix A-2** and the property appraiser records in **Appendix C** for additional details, including the subject property legal description. The subject property is located within Section 23, Township 44 South, and Range 25 East, as referenced in the United States Geologic Survey (USGS) topographic quadrangle map titled "Fort Myers, Florida" provided in **Appendix D**.

2.2 Property and Vicinity Characteristics

At the time of our evaluation, the subject property was four single family residences, grazing land, and a landscaping company. The vicinity of the subject property consists of vacant land. Refer to the Site Location Map in **Appendix A-1** and to the Site Plan/2021 Aerial Photograph in **Appendix A-2** for additional details pertaining to the subject and surrounding properties.

2.3 Current Use of the Site

At the time of the site reconnaissance, the subject property was comprised of four single family residences, grazing land and a landscaping company.

2.4 Structures, Roads, and/or Other Improvements within the Site

The subject property is developed with four single family residential buildings (constructed between 1972 and 1980), garage and storage buildings. Wooden cattle pens are also located at the subject property. Lightard Knott Lane runs along the eastern and central portions of the subject property.

The onsite residences are serviced by water wells and septic systems. FP&L provides electrical power services to the subject property.

2.5 Current Uses of Adjoining Parcels

Currently, the parcels adjoining the subject property are used as follows:

TABLE 2
Description of Adjoining Parcels

Direction From Subject Property	Address	Description of Current Use	Year Built
North	N/A	Vacant land	N/A
South	10252 State road 82	Undeveloped land	N/A
West	10201 State Road 82	Vacant land	N/A
East	10631 State Road 82	Vacant land	N/A

No evidence of RECs was identified based on the current uses of the adjoining properties.

3.0 USER PROVIDED INFORMATION

The ASTM Standard defines a User as “the party seeking to use Practice E 1527 to complete an environmental site assessment. A User may include, without limitation, a potential purchaser of property, a potential tenant of property, an owner of property, a lender, or a property manager.” The User has specific obligations for completing a successful application of this practice as outlined in Section 6 of the ASTM Standard Practice E 1527-13.

In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfield’s Revitalization Act of 2001 (the “Brownfield’s Amendments”) (if desired), the User must provide certain information (if available) identified in the User Questionnaire to the environmental professional. Failure to provide this information could result in a determination that “all appropriate inquiry” is not complete. A User Questionnaire was supplied to State Road 82, LLC. A copy of the completed User Questionnaire is included in **Appendix J**.

TABLE 3
User Questionnaire Responses

Question	Response
Name of Preparer and User Entity	Taylor Lindsley, PM and Development Associate
As the User, are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law?	No
As the User, are you aware of any Activity and Use Limitations, 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
As the User, 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?	No
Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?	Yes
As the user of this ESA 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:	No
Do you know the past uses of the property?	Agricultural Use
Do you know of specific chemicals that are present or once were present at the property?	No
Do you know of spills or other chemical releases that have taken place at the property?	Limited arsenic from asphalt in driveway
Do you know of any environmental cleanups that have taken place at the property?	No
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

3.1 Title Records

The User did not contract UES to acquire a chain-of-title for the subject property, nor was one provided to UES during this assessment. Chain-of-title records typically contain information regarding historical site ownership. Therefore, UES did not review chain-of-title information during this assessment. The current deed documentation on file with the Lee County Property Appraiser is included in **Appendix C**.

3.2 Environmental Liens Or Activity and Use Limitations

UES obtained Environmental Lien Search Reports for the tax parcels comprising the subject property from Security First Title Resources. No environmental liens or other activity and use limitations were found for the subject property. Copies of the report are provided in **Appendix C**.

3.3 Reason for Performing Phase I ESA

UES was contracted to perform this Phase I ESA in order for the User to fulfill their due diligence prior to buying the property for purchase.

4.0 RECORDS REVIEW

The purpose of the records review is to obtain and review records that will help identify RECs in connection with the subject property. Accuracy and completeness of record information varies among information sources, including governmental sources. Record information is often inaccurate or incomplete. Standard sources that are reasonably ascertainable were reviewed by UES for this Phase I ESA.

4.1 Standard Environmental Record Sources

As a part of this assessment, UES reviewed information sources to obtain existing information pertaining to a release of hazardous substances or petroleum products on or near the subject property. UES obtained an ASTM regulatory database report from Environmental Risk Information Services (ERIS), which is provided in **Appendix D**. UES also reviewed other available standard environmental record sources at the Florida Department of Environmental Protection (FDEP), as needed.

Table 4 lists the approximate minimum search distances used during this assessment in review of the regulatory database, as set forth in ASTM E1527-13.

TABLE 4
Minimum Search Distances - ASTM E1527-13

Source	Search Distance
Federal NPL Site List (National Priorities List)	1.0 mile
Federal Delisted NPL Site List	0.5 mile
Federal SEMS List (Superfund Enterprise Management System)	0.5 mile
Federal SEMS NFRAP Site List	0.5 mile
Federal RCRA CORRACTS Facilities List (Resource Conservation and Recovery Act)	1.0 mile
Federal RCRA non-CORRACTS TSD Facilities List	0.5 mile
Federal RCRA Generators List	subject property & adjoining parcels
Federal Institutional Control/Engineering Control Registries	subject property only
Federal ERNS List (Emergency Response Notification System)	subject property only
States and Tribal Lists of Hazardous Waste Sites identified for investigation or remediation:	
State- and Tribal-equivalent NPL	1.0 mile
State- and Tribal-equivalent SEMS	0.5 mile
State and Tribal Landfill and/or Solid Waste Disposal Site Lists	0.5 mile
State and Tribal Leaking Storage Tanks Lists	0.5 mile
State and Tribal Registered Storage Tank Lists	subject property & adjoining parcels
State and Tribal Institutional Control/Engineering Control Registries	subject property only
State and Tribal Voluntary Cleanup Sites	0.5 mile
State and Tribal Brownfield Sites	0.5 mile

4.1.1 Federal, State, and County Records Review

UES reviewed available regulatory records pertaining to the subject property, adjoining parcels, and surrounding properties, as warranted. According to information provided by ERIS and a review of public records maintained by FDEP, listing identified for the subject property in Federal, State, or local databases are provided below. UES' review of the referenced databases also considered the potential or likelihood of contamination from adjoining and nearby sites. To evaluate which of the adjoining and nearby sites identified in the regulatory database report present potential environmental risks to the subject property, UES considered the following criteria:

- The type of database on which the site is identified.
- The direction and distance of the identified site from the subject property.
- The known or inferred groundwater flow direction in the subject property area.
- The status of any respective regulatory agency-required investigation(s) of the identified site.
- Surface and subsurface obstructions and diversions (e.g., buildings, roads, sewer systems, utility service lines, rivers, lakes, and ditches) that may be located between the identified site and the subject property.

Only those sites that are judged to present a potential environmental risk to the subject property and/or warrant additional clarification are further evaluated. Using the referenced criteria, and based upon a review of readily available information contained within the regulatory database report, UES did not identify adjoining (i.e., bordering) or nearby sites listed in the regulatory database report that were judged to present a potential environmental risk to the subject property with the exception of those discussed in the table below. According to information provided by ERIS, the subject property is not listed in any of the regulatory databases searched. Please refer to the regulatory database report in **Appendix D** for additional details. Supporting documentation is included in **Appendix E**.

TABLE 5
 Facilities Identified Within Minimum Search Distances

Facility	Facility ID(s)	Distance/Direction	Database(s)																														
Cochran Equipment Co. SR 82 Fort Myers, FL 33905	9100308	ADJ / E	UST AST STCS																														
This facility is a currently closed. The five tanks formally associated with this facility were removed in 1990/1991. Soil samples were obtained in 1990 following the removal of the four USTs and no contamination was reported. Based on the current regulatory status, this facility does not pose a REC to the subject property.																																	
<div>Summary of ASTs/USTs</div> <table><tr><th>#</th><th>Size/Type</th><th>Contents</th><th>Installed</th><th>Status</th></tr><tr><td>1</td><td>4000 gal UST</td><td>Unk./NR</td><td>7/1975</td><td>R (1990)</td></tr><tr><td>2</td><td>500 gal UST</td><td>Unk./NR</td><td>7/1975</td><td>R (1990)</td></tr><tr><td>3</td><td>500 gal UST</td><td>Unk./NR</td><td>7/1975</td><td>R (1990)</td></tr><tr><td>4</td><td>500 gal UST</td><td>Unk./NR</td><td>7/1975</td><td>R (1990)</td></tr><tr><td>5</td><td>1000 gal AST</td><td>Diesel</td><td>7/1986</td><td>R (1991)</td></tr></table> <div>R – Removed NR – Not Reported</div>				#	Size/Type	Contents	Installed	Status	1	4000 gal UST	Unk./NR	7/1975	R (1990)	2	500 gal UST	Unk./NR	7/1975	R (1990)	3	500 gal UST	Unk./NR	7/1975	R (1990)	4	500 gal UST	Unk./NR	7/1975	R (1990)	5	1000 gal AST	Diesel	7/1986	R (1991)
#	Size/Type	Contents	Installed	Status																													
1	4000 gal UST	Unk./NR	7/1975	R (1990)																													
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3	500 gal UST	Unk./NR	7/1975	R (1990)																													
4	500 gal UST	Unk./NR	7/1975	R (1990)																													
5	1000 gal AST	Diesel	7/1986	R (1991)																													

In addition to reviewing the regulatory database report, UES performed reconnaissance of the subject property vicinity to identify any sites not mapped by ERIS due to inadequate or inaccurate address information and to look for unregistered facilities. No additional petroleum storage facilities or facilities suspected to use or generate hazardous materials were observed in the near vicinity of the subject property during field reconnaissance performed by UES.

4.2 Additional Environmental Records

No additional environmental records were reviewed as part of this PH I ESA.

4.3 Physical Setting Sources

USGS topographic quadrangle maps, soil survey data, and regulatory files available regarding properties of environmental concern in the property vicinity were reviewed as sources for obtaining information regarding the physical setting of the subject property and surrounding vicinity and are summarized in **Table 6**.

TABLE 6
 Physical Setting

PHYSICAL SETTING INFORMATION FOR THE SUBJECT PROPERTY & SURROUNDING AREA		SOURCE
Topography: Refer to Appendix D, Physical Setting Report, for an excerpt of the USGS Topographic Maps		
Site Elevation	Approximately 19 feet above sea level	United States Geologic Survey Division (USGS) Quadrangle Map
Topographic Gradient	Relatively flat and level with surrounding properties	
Features in Vicinity	State Road 82, Roads, lakes, canals	
General Soil Characteristics:		
Soil Type	28 – Immokalee sand, 0 to 2 percent slopes; 50 – Oldsmar fine sand, limestone substratum, 0 to 2 percent slopes	Unites States Department of Agriculture, Lee County, Florida (FL015) Web Soil Survey (usda.gov)
Description	Immokalee sand is a nearly level, poorly drained soil on flatwoods.	
	Oldsmar fine sand is a nearly level, poorly drained soil on flatwoods. Please see Appendix D for additional soil type characteristics and descriptions.	
Area Specific Geology/Hydrogeology Characteristics:		
Geology	The regional geology of Lee County consists of the Tertiary Tamiami Formation, Tertiary-Quaternary shell units, and Quaternary (Holocene) coastal and estuarine sediments.	Missimer, T. M and Scott, T. M., 2001. <i>Geology and Hydrology of Lee County, Florida</i> , Durward H. Boggess Memorial Symposium: Special Publication No. 49
	The Pliocene Tertiary Tamiami Formation (Tt) contains a mixed spectrum of sandy limestone, sands and clays with variable levels of phosphate grain content, abundant with fossils. This formation is underlain by The Peace River Formation, Hawthorn Group, throughout the County.	
	The Plio-Pleistocene Tertiary-Quaternary shell bearing units (Qsu), which include the Caloosahatchee, Bermont and Fort Thompson formations, overlays the Tt. Sand with subordinate limestone and clay make up this unit. Fossils are abundant and preservation is often excellent.	

PHYSICAL SETTING INFORMATION FOR THE SUBJECT PROPERTY & SURROUNDING AREA		SOURCE
	Holocene quartz sand overlies Tt and Qsu, which may contain shell material, blankets most of the County. Near the coast the Holocene sediments consist of quartz sand having variable organic content and occasional peat to muck deposits. Beach ridge and dune sands are included in the Quaternary-Holocene (Qh) formations.	
Hydrogeology	<p>Three aquifer systems which produce significant quantities of potable water have been delineated in Lee County. These are informally referred to as the surficial aquifer, the Tamiami aquifer and the upper Hawthorne aquifer. The surficial aquifer occurs in sandy sediments and limestone of the late Pleistocene age and ranges in thickness from 5 to 100 feet. These sediments are a part of the surficial marine terrace sands, sandy portions of the Fort Thompson Formation, and the Anastasia Limestone along the Gulf Coast. Tidal fluctuations affecting the Caloosahatchee River may also influence water levels in the proximal surficial aquifer. The sandy to shelly marls common to most of the Pleistocene formations underlying the sand retard water transmission and confine deeper water bearing units (Motz and Bocskocsky, 1980).</p> <p>Most fresh ground water is supplied to the coastal southwestern Florida municipalities and industry from artesian aquifers found beneath the shallow marl and clay confining units. The shallow artesian aquifer occurs in sandy limestones and calcareous sands of the Tamiami Formation. This system is also informally called the "sandstone aquifer" and yields relatively large amounts of water in the eastern portion of the County (Motz and Bocskocsky, 1980). The upper Hawthorn aquifer also is a source of fresh water and is confined by units beneath the Tamiami aquifer. Recharge to these aquifers is by slow, downward seepage of water through semi-permeable sediments and areas where sinkholes penetrate the aquifers.</p>	<p>Motz, L.H. and Bocskocsky, W.B., 1980. Hydrologic Monitoring for a 4,200-Acre Land Treatment Site in Gleason, P.J. 1980 Water, Oil and the Geology of Collier, Lee and Hendry Counties. Miami Geological Society Field Trip Guidebook, May 31 to June 1, 1980.</p>

4.4 Vapor Migration

Vapor migration refers to the movement of *hazardous substances* or *petroleum products* vapor in the subsurface. A vapor encroachment condition (VEC) is defined as the presence or likely presence of chemicals of concern (COC) vapors in the subsurface of the subject property caused by the release of vapors from contaminated soil or groundwater or both either on or near the subject property.

UES conducted a Tier 1 Vapor Encroachment Screening (VES) for the subject property in accordance with ASTM E 2600-15. The Tier 1 screening process utilizes the information collected as part of this Phase I ESA. The Area of Concern for the purpose of this VES is 1/3 mile (1,760 feet) for COC and 1/10 mile (528 feet) for petroleum hydrocarbon COC. The approximate minimum search distances for Federal, Tribal, and State-listed facilities surrounding the subject property are presented in **Table 7**.

TABLE 7
Approximate Minimum Search Distance Surrounding the Subject Property (ASTM E2600-15)

Source	COC	Petroleum Hydrocarbon COC
Federal NPL Site List	1/3 mile	1/10 mile
Federal SEMS List	1/3 mile	1/10 mile
Federal RCRA CORRACTS Facilities List	1/3 mile	1/10 mile
Federal RCRA Non-CORRACTS TSD Facilities List	1/3 mile	1/10 mile
Federal RCRA Generators List	Subject property only	Subject property only
Federal Institutional Control/Engineering Control Registries	Subject property only	Subject property only
Federal ERNS List	Subject property only	Subject property only
State and Tribal Equivalent NPL	1/3 mile	1/10 mile
State and Tribal Equivalent SEMS	1/3 mile	1/10 mile
State and Tribal Landfill and/or Solid Waste Disposal Site Lists	1/3 mile	1/10 mile
State and Tribal Leaking UST/AST Lists	1/3 mile	1/10 mile
State and Tribal UST/AST Lists	Subject property only	Subject property only
State and Tribal Institutional Control/Engineering Control Registries	Subject property only	Subject property only
State and Tribal Voluntary Cleanup Sites	1/3 mile	1/10 mile
State and Tribal Brownfield Sites	1/3 mile	1/10 mile

Based on our regulatory records review detailed in Section 4.0, no facilities with documented contamination are located within the Area of Concern; and therefore, no potential vapor encroachment conditions were identified.

4.5 Historical Information on Subject Property and Surrounding Area

UES reviewed available aerial photographs, interviews, and county property records to determine the historical use of the subject property and adjoining properties. No historical information was available for the subject property or vicinity prior to 1944. The subject property was undeveloped land as early as 1944. The subject property was visible as farm fields during the 1950s and 1960s. Residential development began at the subject property in the 1970s. Farming began again at the subject property during the 1990s and ceased by the mid 2000s. A nursery began operating in the western portion of the subject property in the 2000s. A contracting/site preparation company (Chris Flint Fill and Grading) operated in the eastern side of the subject property during the 1980s and 1990s. At the time of our site reconnaissance, the former nursery and contracting company no longer were operating and the subject property was strictly residential land.

The surrounding areas were either undeveloped and/or vacant grazing land as early as 1944. State Road 82 was visible to the south of the subject property as early as 1944. The areas to the north, east, and west were visible as farm fields beginning in the 1950s. Borrow activity was visible to the east beginning in the 1970s with expansion in the 1980s and early 2000s. The surrounding farming ceased by 2010. Residential development was visible to the north beginning in the 1970s.

4.5.1 Aerial Photograph Review

In order to evaluate the previous land uses of the subject property and surrounding area, a series of aerial photographs was reviewed. The aerial photographs provide a progressive overview of the subject property and adjoining properties between 1944 and 2021. UES reviewed aerial photographs available in the ERIS Historical Aerial Photograph report and from the Lee County Property Appraiser. The Site Plan/2021 Aerial Photograph is available for review in **Appendix A-2**. Descriptions of UES observations are outlined in **Table 8**. The ERIS Historical Aerial report is presented in **Appendix F**.

TABLE 8
Summary of Aerial Photographs Observations

Photograph Date	Photograph Quality	Remarks
1944	Black and White, Fair	The subject property and the surrounding areas are either undeveloped and/or vacant grazing land. State road 82 is visible adjoining the subject property to the south.
1953	Black and White, Good	A majority of the subject property along with the surrounding areas to the north, east and west appear visible as farm fields. The southwest portion of the subject property is visible as vacant, wooded land. The adjoining areas to the south remain visible as undeveloped wooded land.
1958	Black and White, Fair	The subject property and adjoining properties have not changed significantly since the previous aerial photograph.
1968	Black and White, Good	The southeast and northern portions of the subject property are now visible as vacant land. The southwestern portion remains visible as wooded land. An unimproved roadway (Lightard Knott Lane) is visible along the eastern subject property boundary. The surrounding areas are visible as either undeveloped, wooded land or vacant, fallow farmland.
1975	Black and White, Good	The southeast and northern portions of the subject property are visible as cleared, vacant land. Two trailer homes, a single family residence and a storage building are visible in the northern portion of the subject property. An unimproved roadway is also visible running east-west through the center of the subject property. Borrow activity is visible to the east. Single family residential development along with a lake are visible to the north. The remaining adjoining properties have not changed significantly since the previous aerial photograph.
1979	Black and White, Good	The subject property and adjoining properties have not changed significantly since the previous aerial photograph.
1986	Black and White, Good	The easternmost onsite trailer has been replaced with a single family residence. Farm fields are visible to the west and further north. The borrow activity to the east has expanded. The remaining adjoining properties have not changed significantly since the previous aerial photograph.

Photograph Date	Photograph Quality	Remarks
1990	Black and White, Good	The easternmost onsite storage building has been expanded. The southeastern portion of the subject property is visible as farm fields. The adjoining properties have not changed significantly since the previous aerial photograph.
1994-1999	Black and Red, Fair	The onsite farm field activity has expanded into the northern portion of the subject property. The adjoining properties have not changed significantly since the previous aerial photograph.
2005-2007	Color, Poor to Good	The barn to the south of the westernmost onsite trailer is visible. Nursery activity on the westernmost side of the subject property is visible. The onsite farm field activity appears to have ceased. The adjoining properties have not changed significantly since the previous aerial photograph.
2010	Color, Fair	The easternmost storage building have expanded. Borrow activity to the east has expanded. The farm fields to the west appear to be fallow. The remaining adjoining properties have not changed significantly since the previous aerial photograph.
2013	Color, Good	The areas to the east are visible as two borrow ponds. The subject property and remaining adjoining properties have not changed significantly since the previous aerial photograph.
2015	Color, Good	The onsite cattle pens are visible at the subject property. The adjoining properties have not changed significantly since the previous aerial photograph.
2017 - 2021	Color, Good to Excellent	The subject property and adjoining properties have not changed significantly since the previous aerial photograph.

4.5.2 Property Ownership Records

According to the Lee County Property Appraiser reports, the current owners of the subject property are Deborah Jo Wyatt Stotter and Monte Chris Flint, Monty C. and Judy Flint, Milton Dallas Flint, and Lewis M. Flint c/o Milton Dallas Flint.

The User did not contract UES to acquire a chain-of-title report for the subject property, which typically contains information regarding historical site ownership.

4.5.3 Fire Insurance Map Review

Due to the historically rural use of the subject property, fire insurance maps covering the subject property were not produced. A copy of the ERIS "No Coverage" letter is presented in **Appendix G**.

4.5.4 City Directory Review

Historical street directories which list the former businesses and residences at the street addresses of the subject property and the adjoining properties were reviewed for 1988, 1993, 1999, 2005, 2010, 2015, and 2020 by YPC during their November 2021 Phase I ESA. Neither Lightard Knott Lane or State Road 82 were listed in the 1988 directory. In the 1993 directory the listings on State Road 82 were well to the west of the property and there was no listing for Lightard Knott Lane. In the 1999 directory Sandland Equipment was listed at 9501 State Road 82, Lewis Flint was listed at 10251 State Road 82, and Sadisco was listed at 11950 State Road 82. 7760 Lightard Knott Lane (the property) was listed as Chris Flint Fill and Grading.

The listings in the 2005 directory were similar to the 1999 directory with Hess Mart listed at 9660 State Road 82. In the 2010 directory Pump and Go Petroleum was listed at 9960 State Road 82. In the 2015 and 2020 directories a 7-Eleven was listed at 9960 State Road 82 and three Flint Residences were listed along Lightard Knott Lane. None of the listings in the directories reviewed were determined to be an environmental concern to the property.

4.5.5 Land Use Records

According to the Lee County Property Appraiser records, the property use code for the subject property is 1000 – Vacant Commercial.

4.5.6 Other Historical Sources

UES was provided with an electronic copy of a Phase I ESA, dated November 24, 2021 and prepared by YPC Consulting Group, PL (YPC) at the subject property. Based on a review of this report, YPC identified the following four (4) RECs in connection with the subject property:

- *The use of the property (except the southwest portion) as a gladiolus farm indicating the application of pesticides/herbicides. This is a historical REC.*
- *The use of the northern portion of the parcel containing house #4 as a nursery indicating the application of pesticides/herbicides*
- *The apparent petroleum product stained soil observed in the area of the garage on the parcel with house #1.*
- *The cattle pens where pesticides are typically applied to livestock.*

UES was provided with an electronic copy of a Phase II ESA, dated January 27, 2022 and prepared by YPC at the subject property. YPC collected ten (10) soil samples (designated SS-1 to SS-10) at select locations at the subject property to address the four RECs identified in the November 2021 PH I ESA. Soil samples SS-1 and SS-2 were collected from the area of the nursery. Soil samples SS-3 and SS-4 were collected from the cattle pens. Soil samples SS-5 thru SS-7 were collected from the former gladiolus farm fields. Soil samples SS-8 thru SS-10 were collected from within and to the east of the garage. Soil samples were collected from a depth of 0.5 to 1 foot below land surface with a properly decontaminated stainless steel hand auger except for soil sample SS-9 which was collected 0.5 feet below the recycled asphalt in the garage. YPC concluded the following:

Arsenic was detected in soil sample SS-9 at a concentration of 3.9 milligrams per kilogram (mg/kg). The SCTLs for arsenic are 2.1 mg/kg for a residential scenario and 12 mg/kg for a commercial/industrial scenario. Therefore, there is an exceedance for arsenic in soil sample SS-9 collected from within the garage. It should be noted that there is about 6 inches of recovered asphalt in the garage according to the property owner. This is the likely source of the arsenic.

The soil cleanup target levels (SCTLs) per Chapter 62-777 "Contaminant Cleanup Target Levels" of the Florida Administrative Code (F.A.C.) are utilized for comparative purposes. None of the laboratory analyzed constituents were detected in concentrations that exceeded the SCTLs except for arsenic in soil sample SS-9. Arsenic was detected in soil sample SS-9 at a concentration of 3.9 mg/kg and the SCTL for arsenic in a residential scenario is 2.1 mg/kg.

Based on the laboratory analysis of the soil samples collected at the site, no further assessment or remediation of the property appears warranted at this time, except for the area within the garage with the slight exceedance for arsenic. Should this area be developed for commercial purposes no further assessment is warranted. However, should this area be developed for residential purposes, the recycled asphalt should be removed from the property and properly disposed. This area should then be assessed for arsenic in soil to guide further potential remedial efforts.

No additional historical sources were reviewed as part of this Phase I ESA.

5.0 INFORMATION FROM SITE RECONNAISSANCE

On October 31, 2022, a site reconnaissance of the subject property was completed by UES. The purpose was to evaluate the current conditions of the subject property and to obtain information indicating the likelihood of identifying RECs in connection with the subject property.

5.1 Methodology

The reconnaissance included walking the accessible portions of the subject property and the site perimeter. This visual observation of the subject property focused primarily on its surface features. Property use and significant features are indicated on the 2021 Aerial Photograph/Site Plan contained in **Appendix A-2**. Representative site photographs are included in **Appendix I**.

5.2 General Site Setting

The subject property consisted of four adjoining parcels comprising approximately +/- 21.42 acres, located at 7760-7800 Lightard Knott Lane in Fort Myers, Lee County, Florida. The vicinity of the subject property consists of vacant land.

5.3 Site Observations

Site features observed, encountered, or suspected during UES' site visit are summarized in **Table 8**. Affirmative responses are discussed in more detail following the table.

TABLE 9
Site Reconnaissance Summary

Item	Observed or Encountered		
	Yes	No	Suspect
Limiting Conditions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Floor Drains	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Building	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Heat/Cooling Source	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Drinking Water Source	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Domestic Wastewater Discharge Source	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Current Tenant Operations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Past Tenant Operations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Polychlorinated Biphenyls	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Hazardous Substances and Petroleum Products	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Storage Tanks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Odors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pools of Liquid	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Drums and Containers	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Unidentified Substance Containers	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Stains or Corrosion on Floors, Walls or Ceilings (not including water)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sumps	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pits, Ponds or Lagoons for Waste Disposal or Treatment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Stained Soil or Pavement	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Stressed Vegetation (not from insufficient water)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Wells	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adjacent and Nearby Properties of Environmental Concern	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Solid Waste, Construction Debris and/or Imported Soil Stockpile	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other Notable Site Features	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

5.3.1 Limiting Conditions

The interiors of the onsite residences were not viewed the day of our reconnaissance. No other limiting conditions were encountered.

5.3.2 Floor Drains

No floor drains or other structures were observed at the subject property.

5.3.3 Buildings

The subject property is developed with four single family residential buildings (constructed between 1972 and 1980), garage and storage buildings.

5.3.4 Heating and Cooling Sources

The residences are heated and cooled by central HVAC systems.

5.3.5 Drinking Water Source

Potable drinking water is provided by onsite water wells.

5.3.6 Wastewater Discharge Source

Septic systems service the onsite residences.

5.3.7 Current Tenant Operations

The subject property is residentially developed.

5.3.8 Past Tenant Operations

Past tenant operations included a nursery in the western portion of the subject property, a construction company operated in the western portion of the subject property, gladiolus farming and cattle grazing.

5.3.9 Polychlorinated Biphenyls

UES did not observe evidence of PCBs at the subject property.

5.3.10 Hazardous Substances and Petroleum Products

Six (6), 5-gallon containers of new lube oil were observed in the eastern portion of the subject property.

5.3.11 Storage Tanks

Two skid/trailer mounted diesel fuel ASTs, both less than 500 gallons in size, were observed in the eastern portion of the subject property. Both were out of service at the time of our site reconnaissance.

5.3.12 Odors

No unusual odors were noted by UES during the site reconnaissance.

5.3.13 Pools of Liquids

No pools of liquid were observed by UES during the site reconnaissance.

5.3.14 Drums and Containers

Six (6), 5-gallon containers of new lube oil were observed in the eastern portion of the subject property.

5.3.15 Unidentified Substance Containers

No unidentified substance containers were observed by UES during the site reconnaissance.

5.3.16 Stains or Corrosion on Floors, Walls or Ceilings

No stains or corrosion was observed on the floors, walls or ceilings of the onsite structures.

5.3.17 Sumps

UES did not observe the presence of any sumps at the subject property during the site reconnaissance.

5.3.18 Pits, Ponds or Lagoons

No pits, ponds, or lagoons for waste disposal were observed by UES.

5.3.19 Stained Soil or Pavement

UES observed a de minimis area of surficial staining just outside an onsite structure housing the skid mounted diesel fuel AST.

5.3.20 Stressed Vegetation

UES did not observe stressed vegetation at the subject property during the site reconnaissance.

5.3.21 Wells

Drinking water wells were observed at the subject property associated with the onsite residences.

5.3.22 Adjacent and Nearby Properties

No adjacent properties pose a REC to the subject property.

5.3.23 Solid Waste, Construction Debris and/or Imported Soil Stockpiles

UES did not observe any debris or waste piles on the property.

5.3.24 Additional Notable Site Features

No additional site features were noted by UES.

6.0 INTERVIEWS

As part of this Phase I ESA, interviews were conducted to obtain information indicating RECs in connection with the subject property. The following persons were contacted for interviews in an effort to obtain information regarding the subject property.

TABLE 10
Interview Summary

Represents	Interviewed Yes	No	Name & Title	Time Associated with Property	Comments
Current Property Owner	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Not Known	During our site reconnaissance, UES spoke with Mr. Dallas Flint, an owner and occupant of the subject property.
Past Property Owner(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			Past Subject Property owners were not made available to UES.
Key Site Manager	<input checked="" type="checkbox"/>	<input type="checkbox"/>			See Current Property Owner.
Occupant	<input checked="" type="checkbox"/>	<input type="checkbox"/>			See Current Property Owner.
User	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Not Known	UES was provided with a User Questionnaire completed by Taylor Lindsley of State Road 82, LLC. Refer to Section 3.0 for interview information. Interview documentation is included in Appendix J .

7.0 FINDINGS AND OPINIONS

Based on UES' field observations, historical research, public records review, and interviews conducted in accordance with ASTM format E1527-13, the findings of this Phase I ESA are as follows:

1. The subject property was undeveloped land as early as 1944. The subject property was visible as farm fields during the 1950s and 1960s. Residential development began at the subject property in the 1970s. Farming began again at the subject property during the 1990s and ceased by the mid 2000s. A nursery began operating in the western portion of the subject property in the 2000s. A contracting/site preparation company (Chris Flint Fill and Grading) operated in the eastern side of the subject property during the 1980s and 1990s. At the time of our site reconnaissance, the former nursery and contracting company no longer were operating and the subject property was strictly residential land.
2. The subject property was not identified in any regulatory databases reviewed by UES.
3. Previous Phase I and II ESAs, dated November 2021 and January 2022, respectively, prepared by YPC, identified, and assessed four (4) RECs in those reports, associate with the agricultural use of the property, as describe in Section 4.5.6 of this report. As a result, arsenic was reported at a concentration of 3.9 mg/kg in only one sample collected in the onsite garage area (designed SS-

9). This concentration exceeds the Residential SCTL of 2.1 mg/kg for arsenic per, Chapter 62-777, F.A.C

To further assess the reported arsenic concentration, UES collected three soil samples, designated B-1 to B-3, in the vicinity of sample SS-9 previously collected by YPC during their January 2022 Phase II ESA. Review of the laboratory analytical report for the analyzed soil samples documented arsenic concentrations of 1.2 mg/kg in sample B-1 and 2 mg/kg in sample B-3. These concentrations are below the Residential SCTL of 2.1 mg/kg for arsenic per, Chapter 62-777, F.A.C. The arsenic concentration reported in sample B-2 was below laboratory method detection limits (MDLs). Based on the results of our soil sampling, the previous arsenic exceedance was not validated, and therefore is considered de minimis and not indicative of a release. As such, no further assessment of this area is warranted. UES recommends prior to site redevelopment, any asphalt millings be removed from the subject property for proper offsite disposal or recycling.

4. One offsite facility of concern was identified during the environmental records review within the ASTM E1527-13 minimum search distances. However, based on its current regulatory status, it does not pose a REC to the subject property.

8.0 CONCLUSIONS

Based on the readily available environmental information presented in the Phase I ESA, this assessment has revealed no evidence of Recognized Environmental Conditions in connection with the subject property.

The User of this report is required to ensure that continuing obligations are followed after purchase or acquisition of the subject property. Any land use restrictions in effect at the subject property must be maintained. The User should ensure that all parties at the subject property are following best management practices and taking “reasonable steps” with respect to preventing and limiting exposure to any hazardous substance releases on the subject property. In the event of a future release on the subject property, the property owner or responsible party should report it to the appropriate regulatory agency. Full cooperation must be provided to any parties authorized to conduct assessments or responses to the site.

9.0 DEVIATIONS

UES prepared this Phase I ESA in compliance with ASTM E1527-13.

10.0 ADDITIONAL SERVICES

Under the terms of the agreement between UES and State Road 82, LLC, surficial soil sampling was performed as part of this assessment.

On October 31, 2022, UES collected three soil samples, designated B-1 to B-3, in the vicinity of sample SS-9 previously collected by YPC during their January 2022 Phase II ESA. The samples were collected at approximately six inches below land surface (BLS) and from the 6" to 2' BLS depth interval, as shown in **Figure 3**. Groundwater was encountered at around 2 feet below existing grade.

The surface soil samples were collected into laboratory supplied containers and placed into an ice-packed cooler and transported under proper chain-of-custody documentation to Advanced Environmental Laboratories, Inc. (AEL), a NELAP certified laboratory, for chemical analysis by United States Environmental Protection Agency (USEPA) Method 6010 for arsenic. The samples obtained, from the 6" to 2' depth interval, were placed on laboratory "hold", pending the results of the samples obtained from the 6" sample depth interval.

Review of the laboratory analytical report for the analyzed soil samples documented arsenic concentrations of 1.2 milligrams per kilogram (mg/kg) in sample B-1 and 2 mg/kg in sample B-3. These concentrations are below the Residential SCTL of 2.1 mg/kg for arsenic per, Chapter 62-777, F.A.C. The arsenic concentration reported in sample B-2 was below laboratory method detection limits (MDLs). The soil laboratory analytical report and associated chain-of-custody documentation is presented in **Appendix E**.

Based on the results of our soil sampling, the previous arsenic exceedance was not validated, and therefore is considered de minimis and not indicative of a release. As such, no further assessment of this area is warranted. UES recommends prior to site redevelopment, any asphalt millings be removed from the subject property for proper offsite disposal or recycling.

11.0 REFERENCES

References reviewed during this Phase I ESA are documented in **Appendix K**.

APPENDIX A





FIGURE 1: SITE LOCATION MAP

Milhaus Fort Myers
7760-7800 Lightard Knott Lane
Fort Myers, Lee County, Florida

UES Project No. 0540.2200106.0000

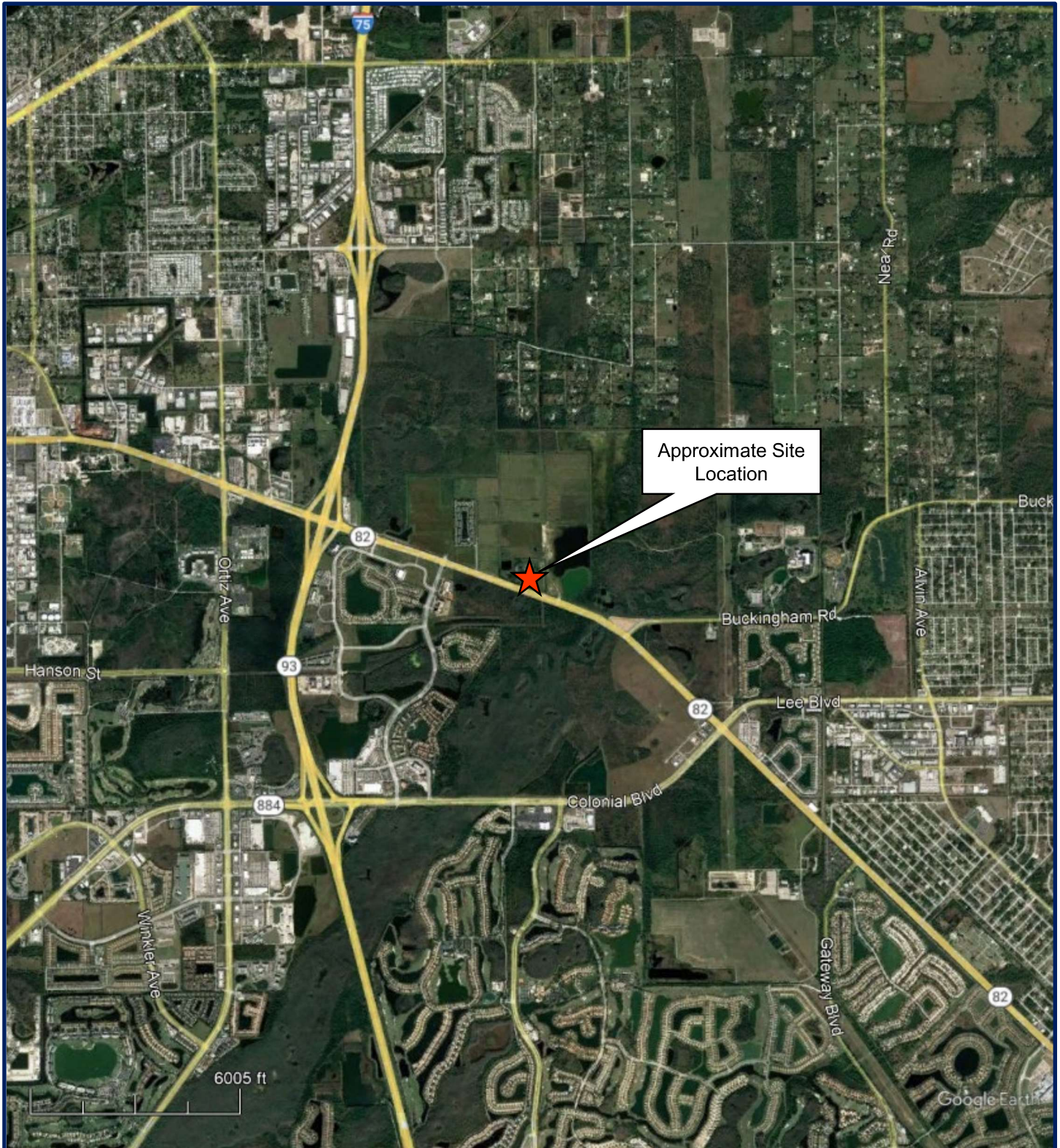
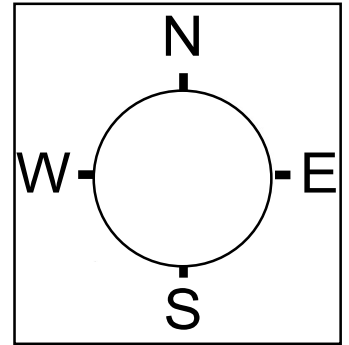




FIGURE 2: SITE IDENTIFICATION MAP

Milhaus Fort Myers
7760-7800 Lightard Knott Lane
Fort Myers, Lee County, Florida

UES Project No. 0540.2200106.0000

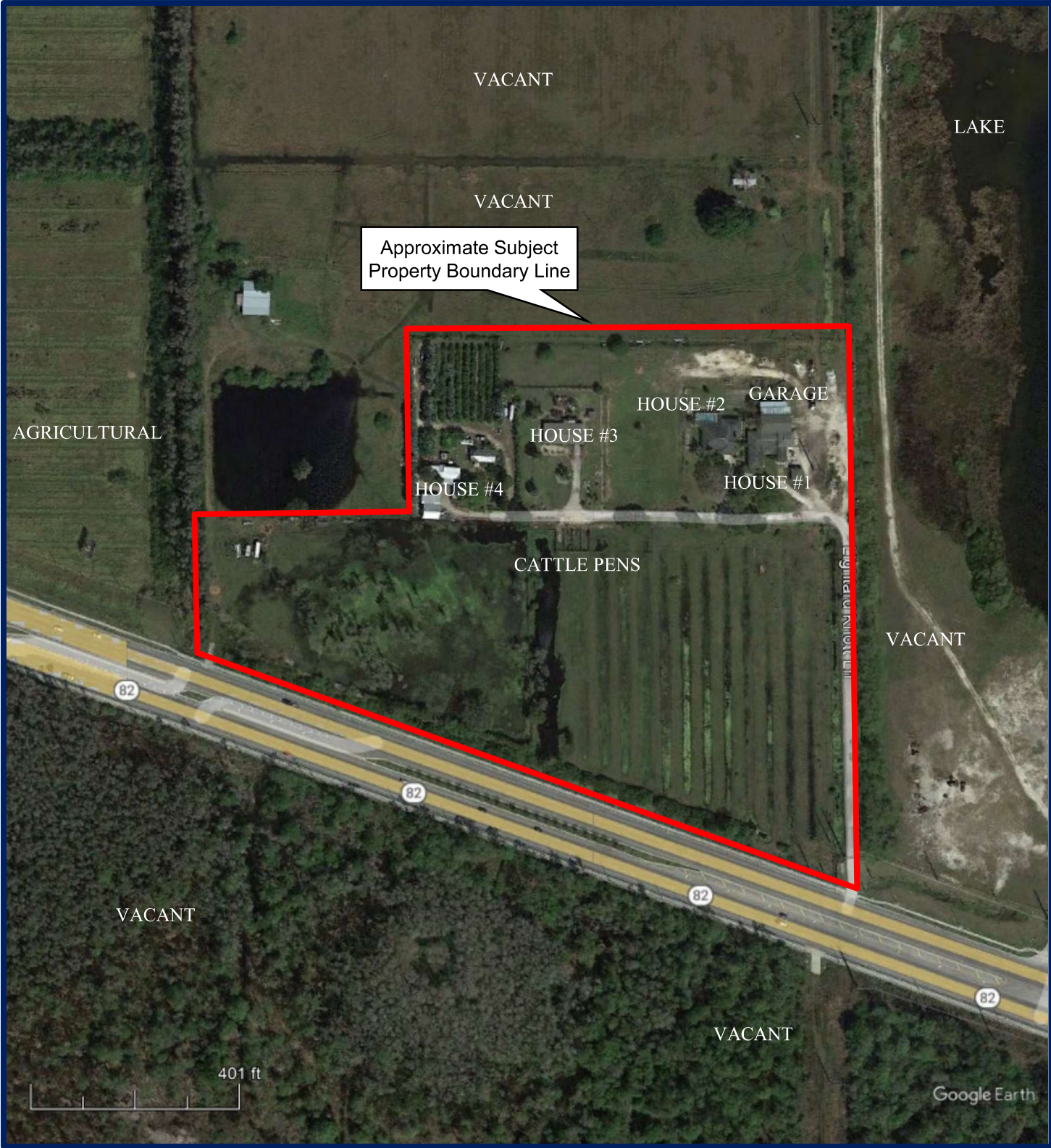
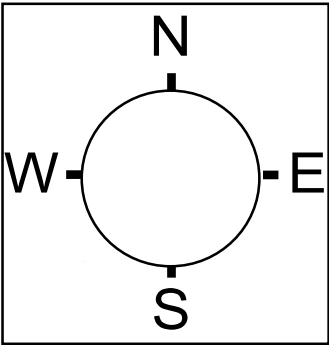
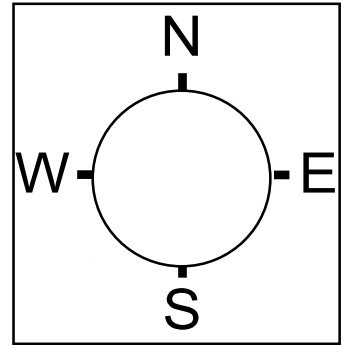




FIGURE 3: SOIL SAMPLE LOCATION MAP

Milhaus Fort Myers
7760-7800 Lightard Knott Lane
Fort Myers, Lee County, Florida

UES Project No. 0540.2200106.0000



APPENDIX B



STANDARD TERMS AND CONDITIONS

Article 1 - Definitions

1.1 **Agreement.** Design Professional's proposal dated 3/17/22 (the "**Proposal**") and these Standard Terms and Conditions, along with any exhibits attached hereto.

1.2 **Owner.** Mast Acquisitions, LLC, and/or its assigns.

1.3 **Owner's Representative.** Eran Landry, who is the authorized representative of Owner and has the express authority to bind Owner with respect to all matters requiring Owner's approval or authorization and Nelson Mullins Riley & Scarborough LLP.

1.4 **Contractor.** Universal Engineering Sciences

1.5 **Contractor's Representative.** Matthew Hoffman, who is the authorized representative of Contractor and has the express authority to bind Contractor with respect to all matters requiring Contractor's approval or authorization.

1.6 **Contract Documents.** The "Contract Documents" are composed of the Agreement and the drawings/plans previously provided to Contractor, and written amendments to the Agreement signed by both parties. The Contract Documents form the "Contract," and the Contract Documents are as fully a part of the Contract as if attached to the Agreement or repeated herein.

1.7 **Contract Time.** The number of days between the Commencement Date (as defined herein) and the date set forth in the Agreement by which Contractor must achieve Substantial Completion (as defined herein) of the entire Work. Contractor shall achieve Substantial Completion of the entire Work no later than per agreement.

1.8 **Effective Date.** The date that the Agreement becomes effective and binding on the parties, which date shall be the date that the Agreement is executed by the last party to sign it as indicated by the date below such party's signature.

1.9 **Project.** As identified on the Proposal.

1.10 **Governmental Authority(ies).** The United States of America, the State of Florida, the county and city, if any, wherein the Project is located, any political subdivision thereof, and any other agency, authority, or court having jurisdiction over Contractor, the Work or the Project.

1.11 **Governmental Requirements.** Any law, statute, rule, regulation, ordinance, code or lawful order of any Governmental Authority that is applicable to Contractor, the Work or the Project.

1.12 **Hazardous Substance.** Any hazardous, toxic, flammable, explosive or lethal substance, contaminant, material or waste, which is, or becomes in the future, regulated by any Governmental Authority, including mold, asbestos, petroleum products, and arsenic.

1.13 **Site.** Owner's real property located at referenced in the Agreement.

1.14 **Subcontractors.** A person who has a direct or indirect Subcontract with Contractor to perform a portion of the Work or to

furnish materials or equipment for incorporation into the Work or consumption/use at the Site.

1.15 **Subcontracts.** A written contract between Contractor and a Subcontractor (as defined herein), or between a Subcontractor and lower tier Subcontractor, which has been approved by Owner, for performance of a portion of the Work or to furnish materials or equipment for incorporation into the Work or consumption/use at the Site. The term "Subcontract" shall include purchase orders and other written agreements for the furnishing of materials or equipment to be incorporated into the Work or to be consumed/used at the Site.

1.16 **Work.** The construction and services required by the Agreement, whether completed or partially completed, including all other labor, materials, equipment, and services provided or to be provided by Contractor in order for Contractor to perform the Agreement. The Work may constitute the whole or a part of the Project. The Work includes, and is the result of (i) performing or providing all labor, services, and documentation necessary to complete the Work and the Agreement, and (ii) furnishing, installing, and incorporating all materials and equipment into the construction of the Work, all as required by the Contract Documents. The scope and extent of the Work may be expanded, changed, modified or reduced pursuant to the terms of the Agreement.

1.17 **Indemnitee(s).** Owner and their respective officers, directors, managers, members, and employees.

1.18 **Force Majeure Delays.** Delays in the performance and/or completion of the Work and obligations hereunder that are caused by acts of God, severe weather, such as a hurricane or tropical storm, or by strikes, lockouts, acts of public utilities or public bodies beyond the reasonable control of Contractor.

Article 2 - The Work; Contract Documents

2.1 **The Work.** The Work and the Contract Sum (as defined herein) contemplate all labor, materials, overhead and other costs and expenses of Contractor necessary to construct the Work, and all materials incorporated in such construction. Contractor shall perform and complete the Work in strict compliance with the Contract Documents.

2.2 **Contract.** The Contract represents the entire and integrated agreement memorialized between Owner and Contractor and supersedes all prior negotiations, representations, or agreements, whether written or oral. The Contract may be amended only by a written amendment to the Contract signed by both parties. In the event there are conflicts, ambiguities or discrepancies with, between or among the Proposal and these Standard Terms and Conditions, these Standard Terms and Conditions shall control. In the event there are conflicts, ambiguities or discrepancies with, between or among any Contract Documents, the terms and conditions that impose the most stringent obligation on Contractor shall control.

2.3 **Standard of Care.** Contractor shall perform the Work consistent with the professional skill and care ordinarily provided by contractors having experience with successful projects of comparable size, complexity, environmental sustainability, in the same or different locality, and under the same circumstances, as the Project.

STANDARD TERMS AND CONDITIONS

2.4 **Inferable Work.** Contractor agrees that the Contract Sum includes the costs of, and the Contract Time includes the time for, work, labor, materials, equipment and services not expressly indicated on the Contract Documents, but which are reasonably inferable from the Contract Documents as necessary to produce the intended results.

Article 3 - Contract Sum; Time

3.1 **Contract Sum.** Owner shall pay Contractor the amount set forth in the Proposal (the "Contract Sum") in exchange for Contractor's proper, complete and timely performance of the Contract. Owner shall pay Contractor the Contract Sum in current funds as provided herein.

3.2 **Contract Time.** Contractor shall commence, and shall be deemed to have commenced, the Work as of the Effective Date (the "Commencement Date"). Contractor shall diligently prosecute and complete the Work and Contractor shall achieve Substantial Completion of the entire Work within the Contract Time. THE CONTRACT TIME IS OF THE ESSENCE. Contractor shall take all necessary action to ensure that Contractor achieves Substantial Completion of the entire Work within the Contract Time, including increasing the number of personnel and labor on the Project and implementing overtime and double shifts.

3.3 **Force Majeure.** Subject to terms and conditions of the Agreement, Contractor shall be excused from Force Majeure Delays in the completion of its obligations hereunder. If Contractor is delayed in the performance of the Work due to a Force Majeure Delay, then Contractor shall provide Owner written notice of the Force Majeure Delay no later than five (5) days from the onset of the Force Majeure Delay and such notice shall describe the details of the cause and nature of the Force Majeure Delay, the length of delay due to the Force Majeure Delay and the effect on Contractor's performance of its obligations hereunder.

Article 4 - Payment

4.1 **Progress Payment.** Owner shall pay Contractor progress payments on account of the Contract Sum as set forth in the Proposal. As a condition precedent to Owner's obligation to make progress payments to Contractor, Contractor shall furnish to Owner the following: (a) vouchers, invoices and other documentation satisfactory to Owner evidencing the amounts set forth in Contractor's invoices; (b) a conditional waiver and release of lien and claims from Contractor and each of its Subcontractors that has performed any of the Work described in the invoices submitted in support of such progress payment in the total amount of the payment being requested, conditioned only on the receipt of payment of such amount; (c) for Contractor and each Subcontractor who performed Work that was described in the invoices previously paid for by Owner, an executed Waiver and Release of Lien Upon Progress Payment in the form prescribed in Section 713.20, Florida Statutes, for all Work performed which was included in the invoices previously paid for by Owner; and (d) releases of liens, if any claims of liens have been recorded against the Project or the Site. Subject to the terms herein, undisputed progress payments shall be due within thirty (30) days of receipt of Contractor's invoice together with all required supporting materials. If there is any dispute with respect to any amount set forth in a given invoice, Owner shall promptly notify Contractor of any such dispute. In such event, Owner shall withhold the amount in dispute and Contractor shall continue to perform under

the Agreement until such dispute is resolved. In addition to the foregoing and notwithstanding anything to the contrary set forth in the Agreement, the Work may not be suspended, stopped or terminated by Contractor on account of amounts withheld by Owner in good faith pending the resolution of a *bona fide* dispute regarding amounts owed.

4.2 **Right to Withhold Payment.** Owner may withhold payment to Contractor, or nullify the whole or any part of any previously approved invoice because of subsequently discovered evidence or subsequent observations, in such amount as may be reasonably necessary to protect Owner from losses, damages, costs and expenses because of: (i) Owner's determination that an invoice covers portions of the Work which have not, in fact, been completed and/or for which payment is not then due Contractor under the Contract; (ii) a Contractor Default (as defined herein); (iii) defective or nonconforming Work or Work damaged by Contractor or any of its Subcontractors or any other person or entity for whom Contractor is responsible.

4.3 **Substantial Completion.** The term "Substantial Completion" means that: (i) all of the Work has been completed in strict compliance with the requirements of the Contract Documents and with all Governmental Requirements so that Owner may use the Work for its intended uses; (ii) all governmental inspections have been completed and all required certificates of completion have been issued, without condition, by Governmental Authorities; (iii) Contractor has cleaned up the Site; and (iv) Owner and Contractor have completed a walkthrough of the Site to inspect the Work and have prepared a punch list of Punch List Work (as defined herein), which Contractor shall complete no later than five (5) days after preparation of the punch list. "Punch List Work" shall mean those incidental and minor items of Work that (x) Contractor shall complete after Substantial Completion and prior to Final Completion so that the Work will be in full conformity with the Contract Documents; (y) do not prevent or limit any portion of the Work from being used for the purpose for which it was intended; and (z) do not impact the life or safety of the Project users or the public.

4.4 **Final Completion.** Contractor shall be deemed to have finally completed the Work ("Final Completion") when Contractor has satisfied the following conditions: (i) Contractor has fully performed the Agreement (including the correction or completion by Contractor of all punch list, Punch List Work or correction of defective or nonconforming Work) except for Contractor's responsibility to correct Work, and to satisfy other requirements, if any, which extend beyond Final Payment (as defined herein); (ii) the entire Work has been completed and all final inspections have been made by Governmental Authorities and all final governmental approvals required for the Project have been issued.

4.5 **Final Payment.** Upon Final Completion, Contractor shall submit to Owner a final invoice, along with all appropriate documentation required herein, invoicing the entire unpaid balance of the Contract Sum ("Final Payment"). Final Payment shall not be due, and Owner shall have no obligation to issue Final Payment, to Contractor until the following conditions precedent have been satisfied: (i) Contractor has achieved Final Completion and Owner has approved in writing Contractor's final invoice; (ii) Contractor has delivered to Owner an executed conditional waiver and release of lien and claims (in the form acceptable to Owner) from Contractor, and each Subcontractor and other lienor that has provided a Notice to Owner pursuant to Chapter 713, Florida Statutes, for all of the Work

STANDARD TERMS AND CONDITIONS

performed by Contractor, or such Subcontractor, or other lienor, through the end of the period covered by Contractor's final invoice, conditioned only upon receipt of the final payment; and (iii) any liens filed against the Project or the Site have been satisfied and/or removed as provided herein.

.1 Owner shall make Final Payment to Contractor no later than thirty (30) days after Final Payment is due to Contractor pursuant to the Agreement. Contractor shall execute and deliver to Owner, concurrently with its receipt of Final Payment, a Waiver and Release of Lien and Claims Upon Final Payment in the form prescribed by Section 713.20, Florida Statutes. No later than ten (10) days after Contractor's receipt of Final Payment, Contractor shall procure and deliver to Owner from each Subcontractor and other lienor that has provided a Notice to Owner pursuant to Chapter 713, Florida Statutes, a fully executed Waiver and Releases of Lien Upon Final Payment in the form prescribed by Section 713.20, Florida Statutes.

Article 5 - Contractor

5.1 **Safety.** Contractor shall supervise and direct the Work using its skill and attention. Contractor shall have sole and exclusive control of all construction methods, techniques, sequences, and procedures, and for coordinating all portions of the Work. Contractor shall be responsible to Owner for the negligent acts and omissions of all its employees, agents, representatives, Subcontractors, and all of their respective agents, representatives, and employees, and all other persons performing any portion of the Work by, through or under Contractor. Contractor shall comply with all Governmental Requirements for the safety of persons and property and to protect them from damage, injury or loss.

5.2 **Liens.** If any liens are filed against the Project or the Site by any Subcontractor or other lienor that has provided a Notice to Owner pursuant to Chapter 713, Florida Statutes, performing a portion of the Work by, through or under Contractor, then Contractor must satisfy and/or remove such lien from the Project and the Site, no later than five (5) business days after the recordation of such lien, in accordance with the requirements of Chapter 713, Florida Statutes. If Contractor or any Subcontractor wrongfully or fraudulently records a claim of lien against the Project and/or the Site, then Contractor shall indemnify and hold Owner harmless from any and all damages, costs and expenses (including attorneys' fees and costs) which may be incurred by Owner as a result of such wrongful or fraudulent claim of lien.

5.3 **Hazardous Substances.** Contractor shall not bring any Hazardous Substance to the Site, and shall not, at any time, cause or permit any Hazardous Substances to be brought to the Site for any purpose, except in the event that Hazardous Substances are specifically required by the Contract Documents. Owner shall not be responsible for any Hazardous Substance that Contractor, a Subcontractor, their agents, employees, and representatives, or any person or entity for whom Contractor is responsible, brings to the Site unless such Hazardous Substance is specifically required by the Contract Documents. Contractor is not responsible to Owner for any Hazardous Substances that may exist at the Site as of the Effective Date, unless Contractor exacerbates or negligently handles such Hazardous Substances.

.1 If Contractor discovers or encounters a Hazardous Substance at the Site that is not addressed in the Contract

Documents and Contractor did not bring such Hazardous Substance to the Site, then Contractor shall (i) immediately stop performing Work in the affected area, (ii) promptly notify Owner in writing of the discovered or encountered Hazardous Substance, and (iii) take no other action with respect to such Hazardous Substance without Owner's prior written approval.

.2 Contractor shall defend, indemnify and hold the Indemnitees harmless from and against any losses, claims, actions, damages, the cost and expense for remediation of Hazardous Substances, and other costs and expenses, including attorneys fees', arising out of, or relating to: (i) Hazardous Substances that are not required by the Contract Documents, which Contractor, a Subcontractor, or any of their respective agents, employees, or representatives, or any person or entity for whom Contractor is responsible, brought to the Site; (ii) Hazardous Substances that that existed at the Site as of the Effective Date and were exacerbated, or negligently handled, by Contractor, a Subcontractor, or any of their agents, employees, or representatives, or any person or entity for whom Contractor is responsible; and (iii) Contractor's failure to perform its obligations under this Article.

5.4 **Indemnification.** To the fullest extent permitted by law, Contractor shall indemnify and hold the Indemnitees harmless from and against all liabilities, losses, damages, fines, punitive damages, debts, costs, penalties, expenses, including expenses incurred to avoid litigation, attorneys' fees, court costs, and other legal expenses, arising out of, relating to, or connected with, claims, actions, obligations, judgments, demands, liens, causes of action, lawsuits and liabilities asserted by any third party against any Indemnitee (each, an "Indemnified Matter" and collectively, the "Indemnified Matters") to the extent such Indemnified Matter is caused by the fault, negligent act, omission, neglect or default of Contractor or any Subcontractor, or any employee, agent, or representative of any of them or any other person or entity for whom Contractor is responsible; *provided, however,* that Contractor is not obligated to indemnify or hold an Indemnitee harmless from and against an Indemnified Matter to the extent such Indemnified Matter is caused by the act, omission or default of such Indemnitee.

5.5 **Contingent Assignment of Subcontracts.** As security for the performance of its obligations under the Contract, Contractor hereby assigns to Owner all its right, title and interest in and to all Subcontracts, and other written agreements now or hereafter executed in connection with the Work, which assignment shall be effective only upon termination/cancellation of the Contract and only with respect to those Subcontracts and other written agreements that Owner assumes in writing. If Owner chooses not to assume a Subcontract, then Contractor shall terminate such Subcontract.

5.6 **General.** Contractor's obligations under this Article shall survive Final Completion, Final Payment or any termination/cancellation of the Contract.

Article 6 - Claims and Disputes

6.1 **Governing Law; Jurisdiction and Venue.** Any and all claims and disputes arising out of, relating to, or in any way connected with the Agreement, shall be resolved by litigation in a court of competent jurisdiction. Owner and Contractor expressly consent to, and agree that, the exclusive jurisdiction and venue for any lawsuit arising out of, relating to, or in any way connected with the Agreement, shall be of the State and Federal Courts for the

STANDARD TERMS AND CONDITIONS

County in which the Project is located and Owner and Contractor waive all objections to such exclusive jurisdiction. **OWNER AND CONTRACTOR HEREBY KNOWINGLY, IRREVOCABLY, VOLUNTARILY AND INTENTIONALLY WAIVE ANY RIGHT EITHER MAY HAVE TO A TRIAL BY JURY IN RESPECT OF ANY ACTION, PROCEEDING, LAWSUIT, CLAIM OR DISPUTE ARISING OUT OF, RELATING TO, OR IN ANY WAY CONNECTED WITH, THE CONTRACT, THE PROJECT OR THE WORK.**

Article 7 - Termination

7.1 **Termination for Convenience.** The Agreement may be terminated by Owner, without cause, and for Owner's convenience, at any time, upon not less than seven (7) days' advance written notice to Contractor. In the event that Owner terminates the Agreement for convenience, Contractor shall be paid, as Contractor's sole and exclusive remedy for such termination, the portion of the Contract Sum due through the date of termination for the Work fully and properly performed prior to termination, less all previous payments made to Contractor.

7.2 **Termination by Owner for Cause.** Owner may terminate the Agreement upon not less than seven (7) days' advance written notice to Contractor if Contractor (i) fails to perform any of its obligations required by the Contract, or (ii) files a voluntary petition in bankruptcy, or (iii) becomes insolvent, or (iv) fails to make payments to its Subcontractors in accordance with the terms of its Subcontracts (each, a "Contractor Default"). A wrongful termination for cause by Owner shall be deemed a termination for convenience and Contractor's sole and exclusive remedy shall be the rights provided in Section 7.1 hereof.

7.3 **Termination by Contractor for Cause.** Owner shall be in default if Owner repeatedly fails to make payments to Contractor of undisputed amounts contained in Contractor's invoice in accordance with the terms of the Agreement (an "Owner Default"). If Owner fails to cure an Owner Default no later than thirty (30) days after Owner's receipt of written notice from Contractor of an Owner Default, then Contractor may terminate the Contract with an additional seven (7) days' prior written notice to Owner. In the event that Contractor properly terminates the Agreement pursuant to this Paragraph 7.3, then Contractor shall be paid, as Contractor's sole and exclusive remedy for such termination, the Contract Sum due through the date of termination for the Work fully and properly performed prior to termination, less all previous payments made to Contractor.

Article 8 - Insurance

8.1 **Types and Limits of Insurance.** Contractor shall purchase and maintain, and shall cause its Subcontractors to purchase and maintain, from the Commencement Date through and including the expiration of the statute of repose set forth in Section 95.11(3)(c), Florida Statutes, the following types and minimum amounts of insurance:

.1 **Workers Compensation/Employers Liability Insurance.** Workers' compensation insurance ("WC Insurance") that satisfies all statutorily required coverages and limits, as well as employer's liability insurance ("EL Insurance") with a limit of not less than One Million and 00/100 Dollars (\$1,000,000.00) per claim, including the following: (i) waiver of subrogation in favor of the

Indemnitees; (ii) voluntary compensation; (iii) USL&H if working near water; (iv) Maritime/Jones Act if working on water; and (v) unintentional errors and omissions;

.2 **Commercial General Liability Insurance.** Commercial general liability insurance ("CGL Insurance") on a per occurrence basis, covering all operations of Contractor or such Subcontractor as named insured, including the following: (i) independent contractor coverage; (ii) products/completed operations liability coverage; (iii) broad form property damage liability coverage; (iv) broad form contractual liability coverage that insures Contractor's liabilities assumed under the Agreement, or the applicable Subcontract; (v) advertent injury coverage; and (vi) bodily injury, personal injury (with employee and contractual exclusions deleted), property damage and death coverage, with limits of not less than One Million and 00/100 Dollars (\$1,000,000.00) per occurrence and Two Million and 00/100 Dollars (\$2,000,000.00) in the general aggregate;

.3 **Automobile Liability Insurance.** Automobile liability insurance ("Auto Liability Insurance") with limits of liability of not less than One Million and 00/100 Dollars (\$1,000,000.00) per accident. Such coverage shall include all automobiles owned, leased, hired or non-owned;

.4 **Umbrella Liability Insurance.** Umbrella liability insurance ("Excess Liability Insurance") on a per occurrence basis with a limit of liability of not less than One Million and 00/100 Dollars (\$1,000,000.00) per occurrence and One Million and 00/100 Dollars (\$1,000,000.00) in the annual aggregate excess of primary insurance, and a maximum \$10,000 self-insured retention or deductible per occurrence. This policy shall apply on a "following form" basis to the underlying insurance policies; and

.5 **Professional Liability Insurance.** Professional liability insurance ("Professional Liability Insurance") that provides coverage for bodily injury, property damage, and/or financial damages as a result of negligent acts arising out of the performance, or failure to perform, professional design services that Contractor, any Subcontractor or any of Contractor's affiliates or subsidiaries performs, or any other person performing on behalf of Contractor. The professional liability insurance shall have a limit of not less than Two Million and 00/100 Dollars (\$2,000,000.00) each claim and Two Million and 00/100 Dollars (\$2,000,000.00) in the annual aggregate, with a maximum \$50,000 self-insured retention or deductible per claim.

8.2 **Terms, Conditions and Endorsements.** All of the insurance in Paragraph 8.1 shall be subject to the following terms, conditions and endorsements:

.1 **Insurer.** The insurance shall be purchased from a company with an "A-:IX" or better rating from A.M. Best Company which is both lawfully able to provide insurance in the jurisdiction in which the Project is located and acceptable to Owner.

.2 **Additional Insureds Endorsements.** All insurance, except the WC Insurance and Professional Liability Insurance, shall include the Indemnitees as additional insureds thereunder, on a primary and non-contributory basis, pursuant to an endorsement acceptable to Owner.

STANDARD TERMS AND CONDITIONS

.3 **Primary Insurance.** The CGL insurance, Automobile Liability Insurance, and Excess Liability Insurance shall apply as primary insurance, without any right of contribution by any other insurance that may be carried by Indemnitees regarding the Work under the Agreement. Any general liability, automobile liability or umbrella liability insurance purchased by the Indemnitees is, or has been, specifically purchased as excess over any CGL Insurance, Automobile Liability Insurance or Excess Liability Insurance purchased by Contractor or its Subcontractors.

.4 **Contractual Liability Insurance.** ISO or other endorsements that restrict or modify the extent of the standard contractual liability coverage afforded by the CGL Liability Insurance and Automobile Liability Insurance policies are not acceptable.

.5 **Severability of Interest.** The insurance shall include a severability of interest clause for all named insureds and additional insureds.

.7 **Notice of Cancellation, Etc.** The insurance policies, certificates of insurance, and any renewals shall contain a provision that the insurer or Contractor shall give Owner at least thirty days prior written notice of any cancellation, termination, material modification or non-renewal of the insurance by registered or certified mail, return receipt requested. In the certificate of insurance, any "endeavor to" and "but failure to mail such notice shall impose no obligation or liability of any kind upon the company, its agents or representatives" wording in the cancellation notification portion shall be deleted.

.8 **Defense.** The insurance obtained by Contractor, except for Professional Liability Insurance and WC Insurance, shall provide that the insurer shall defend any suit against the additional insureds.

.9 **Delivery of Certificates and Policies.** Contractor shall deliver to Owner true and correct copies of the insurance policies Contractor is required to procure and maintain hereunder, including all endorsements thereto, along with certificates of insurance, no later than fifteen (15) days after the Effective Date. Contractor shall cause its Subcontractors to provide copies of their insurance policies upon written request from Owner.

.10 **Non-Waiver.** PERMITTING CONTRACTOR TO START THE WORK OR RELEASING ANY PAYMENT PRIOR TO COMPLIANCE WITH THESE REQUIREMENTS SHALL NOT CONSTITUTE A WAIVER THEREOF.

8.3 **Waiver of Subrogation.** Contractor waives all rights of recovery against the Indemnitees for any losses covered by insurance. Contractor agrees to defend and indemnify the Indemnitees from all such subrogation claims. Contractor shall cause each of the insurance policies that it procures and maintains, and each of the insurance policies its Subcontractor's procures and maintains, pursuant to this Agreement to include clauses providing that each insurer that issues such insurance policies waives all of its rights of recovery by subrogation against, and in favor of, the Indemnitees, and all of their respective officers, agents, and employees.

8.4 **General.** Contractor's obligations under this Article shall survive Final Completion, Final Payment or any termination/cancellation of the Contract.

Article 9 - Miscellaneous

9.1 **Notices.** Any and all notices or other communications required or permitted to be given hereunder must be in writing, and must be hand delivered or delivered by a nationally recognized overnight courier (e.g., FedEx) to the appropriate party's designated representatives, at the address, set forth in the Proposal or to such other designated representative or address as either party shall, from time to time, designate for itself, in writing, to the other party. A notice shall be deemed to have been duly given upon delivery as required herein.

9.2 **Governing Law.** The Agreement shall be governed by the laws of the State of Florida without regard to conflicts of laws principals.

9.3 **Waiver of Consequential Damages.** Contractor waives any and all claims against Owner for special, punitive and consequential damages arising out of or relating to the Agreement, the Work or the Project.

9.4 **Invalid Provisions.** In the event that any of the provisions of the Agreement, or any part thereof, is rendered invalid or unenforceable by Governmental Requirements, or by judicial decision, then such provision, or any part thereof, shall continue in effect only to the extent permitted. However, the invalidity or unenforceability of any provision, or any part thereof, of the Agreement shall not affect the enforceability of the remaining provisions of the Agreement.

9.5 **Successors and Assigns.** Contractor binds itself, its partners, successors, assigns and legal representatives to Owner and to partners, successors, assigns, and legal representatives of Owner in respect to the obligations contained in the Agreement. Nothing contained in the Agreement creates a contractual relationship with or a cause of action in favor of a third party against either Owner or Contractor. Contractor shall not assign or delegate any rights or obligations under the Agreement, or permit any change in the persons in effective control of Contractor's business or subcontract the performance of any portion of the Work required hereunder except as otherwise may be agreed in writing by Owner in its sole discretion. Any attempt to so assign or transfer the Agreement or any rights or obligations hereunder without such consent shall be null and void and of no force and effect. Owner may assign its rights and obligations under the Agreement to any of its affiliates and to any person or entity which has an interest in the Project, to any lender for the Project, to any successor to Owner's interests in the Project or to any entity capable of performing Owner's obligations hereunder and Contractor hereby consents to such assignment. Upon such assignment and the assumption of such rights and obligations by the assignee, Owner shall be relieved of all liability hereunder.

9.6 **Chapter 558, Florida Statutes.** PURSUANT TO SECTIONS 558.005(1) AND 558.005(6), FLORIDA STATUTES, OWNER AND CONTRACTOR HEREBY AGREE TO OPT OUT OF THE REQUIREMENTS OF CHAPTER 558, FLORIDA STATUTES, AND THEREFORE SAID CHAPTER DOES NOT APPLY TO ANY CLAIMS ARISING OUT OF OR

STANDARD TERMS AND CONDITIONS

RELATED TO THE CONTRACT, THE PROJECT OR THE WORK.

9.7 **Survival of Obligations.** All indemnities, representations, warranties and waivers made by Contractor in favor of Owner, its agents, employees, successors or assigns, shall survive Final Payment hereunder, Final Completion, or any earlier termination of the Agreement.

9.8 **Limited Partners and Members Not Liable.** Contractor's recourse against Owner under the Agreement shall be limited to Owner's interest in the Project, and Owner's assets. Contractor shall have no other recourse to any assets of Owner's Representative whatsoever, or to any assets of any partner, member, director, officer, affiliate, manager, employee or other representative of Owner for the satisfaction of Owner's obligations hereunder.

9.9 **Counterparts.** The Agreement may be executed in any number of counterparts, each of which will be deemed an original, but all such counterparts shall constitute but one and the same instrument. Signatures may be transmitted by e-mail (PDF) and have the same effect as originals.

APPENDIX C



Property Data

STRAP: 23-44-25-P4-00004.0010 Folio ID: 10254173

Generated on 11/15/2022 1:49 PM

Owner Of Record - Joint Tenants

[Change Address]



STOTTER DEBORAH JO WYATT +
FLINT MONTE CHRIS
7780 LIGHTARD KNOTT LN
FORT MYERS FL 33905

Site Address

Site Address maintained by **E911 Program Addressing**

7780 LIGHTARD KNOTT LN
FORT MYERS FL 33905

Property Description

Do not use for legal documents!



PARC IN E1/2 OF SW1/4 AS DESC IN OR 1718/718

[Tax Map Viewer] [View Comparables]



[Pictometry Aerial Viewer]



Current Working Values



Tax Roll Value Letter



Just

311,774

Attributes

Land Units Of Measure	AC
Units	11.77
Total Number of Buildings	1
Total Bedrooms / Bathrooms	3 / 2.0
Gross Living Area	2,055
1st Year Building on Tax Roll	1972
Historic Designation	No

Image of Structure



◀ Photo Date March of 2022 ▶ ☐ View other photos

Last Inspection Date: 05/25/2022

Property Value History

Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Taxable
1992	290,040	32,830	89,070	89,070	25,000	64,070
1993	286,880	32,830	85,910	85,910	25,000	60,910
1994	286,220	32,840	85,260	85,260	25,000	60,260
1995	285,560	32,830	84,590	84,590	25,000	59,590
1996	283,950	32,840	82,990	82,990	25,000	57,990
1997	283,300	32,890	82,390	82,390	25,000	57,390
1998	282,650	32,870	81,720	81,720	25,000	56,720
1999	281,990	32,830	81,020	81,020	25,000	56,020
2000	281,340	24,940	72,480	72,480	25,000	47,480
2001	278,820	21,050	66,070	66,060	25,000	41,060
2002	278,190	21,330	65,720	65,720	25,000	40,720
2003	277,570	21,580	65,350	65,350	25,000	40,350
2004	277,290	21,710	65,200	65,200	25,000	40,200
2005	370,730	27,940	94,720	67,330	25,000	42,330
2006	480,190	37,010	108,050	69,370	25,000	44,370
2007	1,404,830	116,700	177,180	70,740	25,000	45,740
2008	1,170,110	97,190	156,750	85,190	75,000	10,190
2009	476,130	37,350	104,330	85,430	75,000	10,430
2010	194,123	17,341	36,114	36,114	33,773	2,341
2011	170,095	14,067	44,477	36,247	34,280	1,967
2012	174,378	14,680	44,686	37,638	35,308	2,330
2013	155,250	14,606	53,813	38,164	35,908	2,256
2014	241,607	17,806	79,504	39,350	36,934	2,416
2015	240,139	17,517	77,747	39,356	37,229	2,127
2016	283,206	20,727	91,893	40,217	37,490	2,727
2017	296,432	20,393	104,785	40,670	38,277	2,393
2018	293,157	20,339	101,456	41,420	39,081	2,339
2019	300,348	20,307	108,615	42,131	39,824	2,307
2020	312,059	20,865	115,583	44,136	41,721	2,415
2021	302,183	21,188	106,030	45,043	42,305	2,738
2022	311,774	23,597	127,907	127,907	0	127,907

The **Just** value is the total parcel assessment (less any considerations for the cost of sale). This is the closest value to *Fair Market Value* we produce and is dated as of January 1st of the tax year in question ([F.A.C. 12D-1.002](#)).

The **Land** value is the portion of the total parcel assessment attributed to the land.

The **Market Assessed** value is the total parcel assessment (less any considerations for the cost of sale) based upon the assessment standard. Most parcels are assessed based either upon the *Highest and Best Use* standard or the *Present Use* standard ([F.S. 193.011](#)). For *Agriculturally Classified* parcels (or parts thereof), only agricultural uses are considered in the assessment ([F.S. 193.461 \(6\)\(a\)](#)). The difference between the *Highest and Best Use/Present Use* and the *Agricultural Use* is often referred to as the *Agricultural Exemption*.
(i.e. Market Assessed = Just - Agricultural Exemption)

The **Capped Assessed** value is the *Market Assessment* after any *Save Our Homes* or *10% Assessment Limitation* cap is applied. This assessment cap is applied to all properties and limits year-to-year assessment increases to either the *Consumer Price Index* or 3%, whichever is lower for Homestead properties OR 10% for non-Homestead properties.

The **Exemptions** value is the total amount of all exemptions on the parcel.

The **Taxable** value is the *Capped Assessment* after exemptions (*Homestead, etc.*) are applied to it. This is the value that most taxing authorities use to calculate a parcel's taxes.
(i.e. Taxable = Capped Assessed - Exemptions)




Exemptions / Classified Use

Generated on 11/15/2022 1:49 PM

Exemption	Amount
Agricultural	183,867.00

Values (2022 Tax Roll)

Generated on 11/15/2022 1:49 PM

Property Values		Attributes	
Just	311,774	Land Units Of Measure 	AC
Assessed	127,907	Units 	11.77
Portability Applied	0	Total Number of Buildings	1
Cap Assessed	127,907	Total Bedrooms / Bathrooms	3 / 2.0
Taxable	127,907	Gross Living Area 	2,055
Cap Difference	0	1st Year Building on Tax Roll 	1972
		Historic Designation	No

Taxing Authorities

Generated on 11/15/2022 1:49 PM

CITY OF FORT MYERS / 090

Name / Code	Category	Mailing Address
LEE CO GENERAL REVENUE / 044	County	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
LEE COUNTY LIBRARY DIST / 052	Dependent District	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
LEE CO HYACINTH CONTROL DIST / 051	Independent District	LEE CO HYACINTH CONTROL DIST 15191 HOMESTEAD RD LEHIGH ACRES FL 33971
LEE CO MOSQUITO CONTROL DIST / 053	Independent District	LEE CO MOSQUITO CONTROL DIST 15191 HOMESTEAD RD LEHIGH ACRES FL 33971
WEST COAST INLAND NAVIGATION DIST / 098	Independent District	WEST COAST INLAND NAVIGATION DIST 200 MIAMI AVE E VENICE FL 34285-2408

CITY OF FORT MYERS / 031	Municipal	CITY OF FORT MYERS BUDGET MANAGER PO DRAWER 2217 FORT MYERS FL 33902
PUBLIC SCHOOL - BY LOCAL BOARD / 012	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
PUBLIC SCHOOL - BY STATE LAW / 013	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
CITY OF FORT MYERS FIRE RESCUE SERVICES / 189	Special District	CITY OF FORT MYERS BUDGET MANAGER PO DRAWER 2217 FORT MYERS FL 33902
CITY OF FORT MYERS RESIDENTIAL SOLID WASTE SERVICES / 196	Special District	CITY OF FORT MYERS 2925 DR MARTIN LUTHER KING JR BLVD FORT MYERS FL 33916
CITY OF FORT MYERS STORMWATER / 142	Special District	CITY OF FORT MYERS 2925 DR MARTIN LUTHER KING JR BLVD FORT MYERS FL 33916
FLORIDA GREEN FINANCE AUTHORITY / 358	Special District	SPECIAL DISTRICT SERVICES INC 2501A BURNS RD PALM BEACH GARDENS FL 33410
SFWMD-DISTRICT-WIDE / 110	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406
SFWMD-EVERGLADES CONSTRUCTION PROJECT / 084	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406
SFWMD-OKEECHOBEE BASIN / 308	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406

Sales / Transactions

Generated on 11/15/2022 1:49 PM

Sale Price	Date	OR Number	Type	Notes	Vacant/Improved
0.00	03/22/2021	2021000129315	11		I
10.00	11/16/2012	2012000258138	11		I
0.00	02/01/1984	1718/718	01		I

[View Recorded Plat at LeeClerk.org](#)

Use the above link to do a search on the Lee County Clerk of Courts website, using **1718** and **718** for the book and page numbers and **Official Records** for the book type.

Help safeguard your home against property fraud. Sign up for the Lee Clerk's free [Property Fraud Alert](#).

Building/Construction Permit Data

Generated on 11/15/2022 1:49 PM

Permit Number	Permit Type	Date
TRD2012-00096	Roof	01/19/2012
TRD2010-00919	Electric	05/12/2010
98030213	Roof	03/17/1998

IMPORTANT: THIS MAY NOT BE A COMPREHENSIVE OR TIMELY LISTING OF PERMITS ISSUED FOR THIS PROPERTY.

Note: The Lee County Property Appraiser's Office does not issue or maintain any permit information. The Building/Construction permit data displayed here represents only those records this Office may find necessary to conduct Property Appraiser business. Use of this information is with the understanding that in no way is this to be considered a comprehensive listing of permits for this or any other parcel.

The Date field represents the date the property appraiser received information regarding permit activity; it may or not represent the actual date of permit issuance or completion.

Full, accurate, active and valid permit information for parcels can only be obtained from the [appropriate permit issuing agency](#).

Parcel Numbering History ⓘ

Generated on 11/15/2022 1:49 PM

Prior STRAP	Prior Folio ID	Renumber Reason	Renumber Date
23-44-25-00-00003.001A	N/A	Delete Parcel-add back to roll under new STRAP(same value)	N/A

Location Information

Generated on 11/15/2022 1:49 PM

Township	Range	Section	Block	Lot
44	25E	23		
Municipality	Latitude	Longitude		
City of Fort Myers	26.63057	-81.78448		

[Links](#)

[View Parcel on Google Maps](#)

[View Parcel on GeoView](#)

Solid Waste (Garbage) Roll Data

Generated on 11/15/2022 1:49 PM

Solid Waste District	Roll Type	Category	Unit / Area	Tax Amount
009 - City of Fort Myers	R - Residential Category		1	33.44

Flood and Storm Information

Generated on 11/15/2022 1:49 PM

Community	Panel	Version	Date	Evacuation Zone
125106	0295	F	8/28/2008	D

Address History

Generated on 11/15/2022 1:49 PM

Street Number	Street Name	Unit	City	Zip	Maintenance Date
7780	LIGHTARD KNOTT LN		Fort Myers	33905	12/31/1996 11:11:19 AM

Appraisal Details (2022 Tax Roll)

Generated on 11/15/2022 1:49 PM

Land

Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
115	Single Family Residential, Acreage - 7 to 19 Acres	0.89	Acres
9400	Right of Way	0.54	Acres
6910	Nursery, Above Ground	0.21	Acres
6010	Pasture, Improved, Good	10.13	Acres

Land Features

Description	Year Added	Units
SLAB - CONCRETE	1972	121
IRRIGATION SYSTEM LAWN	2003	1

Buildings

Building 1 of 1

Building Characteristics

Improvement Type	Model Type	Stories	Living Units
99 - Florida Ranch	1 - single family residential	1.0	1
Bedrooms	Bathrooms	Year Built	Effective Year Built
3	2.0	1972	1985

Building Subareas

Description	Heated / Under Air	Area (Sq Ft)
BAS - BASE	Y	2,055

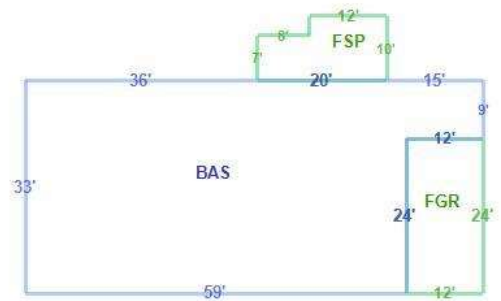
FGR - FINISHED GARAGE	N	288
FSP - FINISHED SCREEN PORCH	N	176
Building Features		
Description	Year Added	Units
SHED - POLE	2003	120

Building Front Photo



Photo Date: March of 2022

Building Footprint



Appraisal Details (Current Working Values)

Generated on 11/15/2022 1:49 PM

Land

Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
115	Single Family Residential, Acreage - 7 to 19 Acres	0.89	Acres
9400	Right of Way	0.54	Acres
6910	Nursery, Above Ground	0.21	Acres
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Land Features

Description	Year Added	Units
SLAB - CONCRETE	1972	121
IRRIGATION SYSTEM LAWN	2003	1

Buildings

Building 1 of 1

Building Characteristics

Improvement Type	Model Type	Stories	Living Units
99 - Florida Ranch	1 - single family residential	1.0	1
Bedrooms	Bathrooms	Year Built	Effective Year Built
3	2.0	1972	1985

Building Subareas

Description	Heated / Under Air	Area (Sq Ft)
BAS - BASE	Y	2,055
FGR - FINISHED GARAGE	N	288
FSP - FINISHED SCREEN PORCH	N	176

Building Features

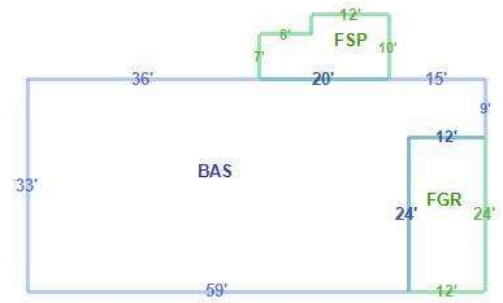
Description	Year Added	Units
SHED - POLE	2003	120

Building Front Photo



Photo Date: March of 2022

Building Footprint



Generated on 11/15/2022 1:49 PM

Property Data

STRAP: 23-44-25-P4-00004.0020 Folio ID: 10254174

Generated on 11/15/2022 1:51 PM

Owner Of Record - Tenants by Entirety [\[Change Address\]](#)

FLINT MONTE C & JUDY
7760 LIGHTARD KNOTT LN
FORT MYERS FL 33905

Site Address

Site Address maintained by [E911 Program Addressing](#)

7760 LIGHTARD KNOTT LN
FORT MYERS FL 33905

Property Description

Do not use for legal documents!

PARL IN E1/2 OF SW1/4 AS
DESC IN OR 1718/720

[\[Tax Map Viewer \]](#) [\[View Comparables \]](#)



[\[Pictometry Aerial Viewer \]](#)

[Current Working Values](#) [Tax Roll Value Letter](#)

Just	336,049
Attributes	
Land Units Of Measure	AC
Units	2.65
Total Number of Buildings	1
Total Bedrooms / Bathrooms	3 / 2.0
Gross Living Area	2,274
1st Year Building on Tax Roll	1980
Historic Designation	No

Image of Structure



◀ Photo Date June of 2009 ▶ ☐ View other photos

Last Inspection Date: 05/23/2019

Property Value History

Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Taxable
1992	122,870	15,060	105,050	105,050	25,000	80,050
1993	122,220	15,030	104,400	104,400	25,000	79,400
1994	121,030	15,030	103,210	103,210	25,000	78,210
1995	119,840	15,030	102,020	102,020	25,000	77,020
1996	114,970	15,030	97,150	97,150	25,000	72,150
1997	113,800	13,990	95,990	95,990	25,000	70,990
1998	112,620	13,990	94,810	94,810	25,000	69,810
1999	111,440	13,980	93,620	93,620	25,000	68,620
2000	110,280	12,760	91,240	91,240	25,000	66,240
2001	110,680	12,160	91,040	91,030	25,000	66,030
2002	109,480	12,210	89,880	89,880	25,000	64,880
2003	108,240	12,240	88,680	88,680	25,000	63,680
2004	110,680	12,260	91,140	91,140	25,000	66,140
2005	152,670	17,300	124,920	93,900	25,000	68,900
2006	216,390	35,310	158,950	96,720	25,000	71,720
2007	267,620	55,260	177,130	99,080	25,000	74,080
2008	238,510	52,740	198,500	125,500	50,000	75,500
2009	227,630	58,160	214,240	138,770	50,000	88,770
2010	173,251	35,585	165,110	138,534	50,000	88,534
2011	125,379	30,246	118,458	112,786	50,000	62,786
2012	115,307	27,522	109,041	109,041	50,000	59,041
2013	131,633	27,519	126,114	125,527	50,000	75,527
2014	192,714	32,976	185,184	129,866	50,000	79,866
2015	190,005	32,963	182,462	133,808	50,000	83,808
2016	231,503	44,611	221,285	148,570	50,000	98,570
2017	259,640	44,595	249,406	155,536	50,000	105,536
2018	256,379	53,859	243,988	155,195	50,000	105,195
2019	260,726	53,857	248,333	156,332	50,000	106,332
2020	318,281	55,206	305,580	163,819	50,000	113,819
2021	316,627	55,221	303,941	165,867	50,000	115,867
2022	336,049	55,211	323,353	168,156	50,000	118,156

The **Just** value is the total parcel assessment (less any considerations for the cost of sale). This is the closest value to *Fair Market Value* we produce and is dated as of January 1st of the tax year in question ([F.A.C. 12D-1.002](#)).

The **Land** value is the portion of the total parcel assessment attributed to the land.

The **Market Assessed** value is the total parcel assessment (less any considerations for the cost of sale) based upon the assessment standard. Most parcels are assessed based either upon the *Highest and Best Use* standard or the *Present Use* standard ([F.S. 193.011](#)). For *Agriculturally Classified* parcels (or parts thereof), only agricultural uses are considered in the assessment ([F.S. 193.461\(6\)\(a\)](#)). The difference between the *Highest and Best Use/Present Use* and the *Agricultural Use* is often referred to as the *Agricultural Exemption*.
(i.e. Market Assessed = Just - Agricultural Exemption)

The **Capped Assessed** value is the *Market Assessment* after any *Save Our Homes* or *10% Assessment Limitation* cap is applied. This assessment cap is applied to all properties and limits year-to-year assessment increases to either the *Consumer Price Index* or 3%, whichever is lower for Homestead properties OR 10% for non-Homestead properties.

The **Exemptions** value is the total amount of all exemptions on the parcel.

The **Taxable** value is the *Capped Assessment* after exemptions (*Homestead, etc.*) are applied to it. This is the value that most taxing authorities use to calculate a parcel's taxes.
(i.e. Taxable = Capped Assessed - Exemptions)

Exemptions / Classified Use





Generated on 11/15/2022 1:51 PM

Exemption	Amount
Agricultural	12,696.00
Homestead Exemption	25,000.00
Additional Homestead Exemption	25,000.00

[2022 Homestead Exemption Renewal Card](#)

Values (2022 Tax Roll)

Generated on 11/15/2022 1:51 PM

Property Values		Attributes	
Just	336,049	Land Units Of Measure 	AC
Assessed	323,353	Units 	2.65
Portability Applied	0	Total Number of Buildings	1
Cap Assessed	168,156	Total Bedrooms / Bathrooms	3 / 2.0
Taxable	118,156	Gross Living Area 	2,274
Cap Difference	155,197	1st Year Building on Tax Roll 	1980
		Historic Designation	No

Taxing Authorities

Generated on 11/15/2022 1:51 PM

CITY OF FORT MYERS / 090

Name / Code	Category	Mailing Address
LEE CO GENERAL REVENUE / 044	County	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
LEE COUNTY LIBRARY DIST / 052	Dependent District	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
LEE CO HYACINTH CONTROL DIST / 051	Independent District	LEE CO HYACINTH CONTROL DIST 15191 HOMESTEAD RD LEHIGH ACRES FL 33971
LEE CO MOSQUITO CONTROL DIST / 053	Independent District	LEE CO MOSQUITO CONTROL DIST 15191 HOMESTEAD RD LEHIGH ACRES FL 33971
WEST COAST INLAND NAVIGATION DIST / 098	Independent District	WEST COAST INLAND NAVIGATION DIST 200 MIAMI AVE E VENICE FL 34285-2408

CITY OF FORT MYERS / 031	Municipal	CITY OF FORT MYERS BUDGET MANAGER PO DRAWER 2217 FORT MYERS FL 33902
PUBLIC SCHOOL - BY LOCAL BOARD / 012	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
PUBLIC SCHOOL - BY STATE LAW / 013	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
CITY OF FORT MYERS FIRE RESCUE SERVICES / 189	Special District	CITY OF FORT MYERS BUDGET MANAGER PO DRAWER 2217 FORT MYERS FL 33902
CITY OF FORT MYERS RESIDENTIAL SOLID WASTE SERVICES / 196	Special District	CITY OF FORT MYERS 2925 DR MARTIN LUTHER KING JR BLVD FORT MYERS FL 33916
CITY OF FORT MYERS STORMWATER / 142	Special District	CITY OF FORT MYERS 2925 DR MARTIN LUTHER KING JR BLVD FORT MYERS FL 33916
FLORIDA GREEN FINANCE AUTHORITY / 358	Special District	SPECIAL DISTRICT SERVICES INC 2501A BURNS RD PALM BEACH GARDENS FL 33410
SFWMD-DISTRICT-WIDE / 110	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406
SFWMD-EVERGLADES CONSTRUCTION PROJECT / 084	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406
SFWMD-OKEECHOBEE BASIN / 308	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406

Sales / Transactions

Generated on 11/15/2022 1:51 PM

Sale Price	Date	OR Number	Type	Notes	Vacant/Improved
0.00	02/01/1984	1718/720	01		I
100.00	05/01/1980	1434/16	04		I

[View Recorded Plat at LeeClerk.org](#)

Use the above link to do a search on the Lee County Clerk of Courts website, using **1718** and **720** for the book and page numbers and **Official Records** for the book type.

Help safeguard your home against property fraud. Sign up for the Lee Clerk's free [Property Fraud Alert](#).

Building/Construction Permit Data

Generated on 11/15/2022 1:51 PM

Permit Number	Permit Type	Date
TRD2012-00096	Roof	01/19/2012
TRD2006-00864	Electric	03/21/2006

IMPORTANT: THIS MAY NOT BE A COMPREHENSIVE OR TIMELY LISTING OF PERMITS ISSUED FOR THIS PROPERTY.

Note: The Lee County Property Appraiser's Office does not issue or maintain any permit information. The Building/Construction permit data displayed here represents only those records this Office may find necessary to conduct Property Appraiser business. Use of this information is with the understanding that in no way is this to be considered a comprehensive listing of permits for this or any other parcel.

The Date field represents the date the property appraiser received information regarding permit activity; it may or not represent the actual date of permit issuance or completion.

Full, accurate, active and valid permit information for parcels can only be obtained from the [appropriate permit issuing agency](#).

Parcel Numbering History

Generated on 11/15/2022 1:51 PM

Prior STRAP	Prior Folio ID	Renumber Reason	Renumber Date
23-44-25-00-00003.001B	N/A	Delete Parcel-add back to roll under new STRAP(same value)	N/A

Location Information

Generated on 11/15/2022 1:51 PM

Township	Range	Section	Block	Lot
44	25E	23		
Municipality	Latitude	Longitude		
City of Fort Myers	26.63155	-81.78394		
Links				

[View Parcel on Google Maps](#)

[View Parcel on GeoView](#)

Solid Waste (Garbage) Roll Data

Generated on 11/15/2022 1:51 PM

Solid Waste District	Roll Type	Category	Unit / Area	Tax Amount
009 - City of Fort Myers	R - Residential Category		1	33.44

Flood and Storm Information

Generated on 11/15/2022 1:51 PM

Community	Panel	Version	Date	Evacuation Zone
125106	0295	F	8/28/2008	D
Flood Insurance Find my flood zone				

Address History

Generated on 11/15/2022 1:51 PM

Street Number	Street Name	Unit	City	Zip	Maintenance Date
7760	LIGHTARD KNOTT LN		Fort Myers	33905	12/31/1996 11:11:19 AM

Appraisal Details (2022 Tax Roll)

Generated on 11/15/2022 1:51 PM

Land

Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
100	Single Family Residential	1.65	Acres
100	Single Family Residential	0.50	Acres
6110	Pasture, Semi-Improved, Good	0.50	Acres

Land Features

Description	Year Added	Units
IRRIGATION SYSTEM LAWN	1980	1

Buildings

Building 1 of 1

Building Characteristics

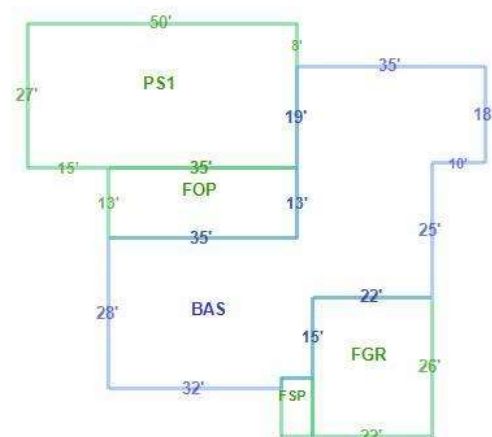
Improvement Type	Model Type	Stories	Living Units
102 - Ranch	1 - single family residential	1.0	1
Bedrooms	Bathrooms	Year Built	Effective Year Built
3	2.0	1980	1983

Building Subareas

Description	Heated / Under Air	Area (Sq Ft)
BAS - BASE	Y	2,274
FGR - FINISHED GARAGE	N	572
FOP - FINISHED OPEN PORCH	N	455
FSP - FINISHED SCREEN PORCH	N	66

Building Features

Description	Year Added	Units
UTILITY - FINISHED	1972	780
UTILITY - FINISHED	1972	364
FIREPLACE - TYPE C	1980	1
POOL - RESIDENTIAL	1989	510
PATIO - CONCRETE	1989	840
UTILITY - FINISHED	2003	396
CARPORT - FINISHED	2003	1,078
CARPORT - FINISHED	2003	435
BARBECUE PIT	2003	1
UTILITY - FINISHED	2005	494
CARPORT - FINISHED	2005	260
BARN - POLE (STEEL ROOF NO WALLS - NO FL	2006	1,624
BARN - POLE (STEEL ROOF NO WALLS - NO FL	2007	1,344
CARPORT - FINISHED	2007	396

Building Front Photo**Photo Date: June of 2009****Building Footprint****Appraisal Details (Current Working Values)**

Generated on 11/15/2022 1:51 PM

Land**Land Tracts**

Use Code	Use Code Description	Number of Units	Unit of Measure
100	Single Family Residential	1.65	Acres
100	Single Family Residential	0.50	Acres
6110	Pasture, Semi-Improved, Good	0.50	Acres

Land Features

Description	Year Added	Units
IRRIGATION SYSTEM LAWN	1980	1

Buildings**Building 1 of 1****Building Characteristics**

Improvement Type	Model Type	Stories	Living Units
102 - Ranch	1 - single family residential	1.0	1
Bedrooms	Bathrooms	Year Built	Effective Year Built
3	2.0	1980	1983

Building Subareas

Description	Heated / Under Air	Area (Sq Ft)
BAS - BASE	Y	2,274
FGR - FINISHED GARAGE	N	572
FOP - FINISHED OPEN PORCH	N	455
FSP - FINISHED SCREEN PORCH	N	66
PS1 - 1 STORY SCREEN ENCL	N	1,350

Building Features

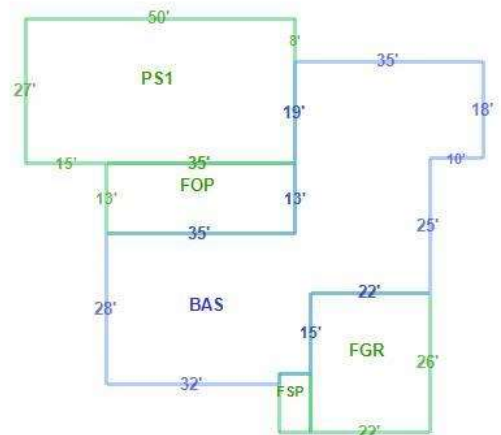
Description	Year Added	Units
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FIREPLACE - TYPE C	1980	1
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CARPORT - FINISHED	2005	260
BARN - POLE (STEEL ROOF NO WALLS - NO FL	2006	1,624
BARN - POLE (STEEL ROOF NO WALLS - NO FL	2007	1,344
CARPORT - FINISHED	2007	396

Building Front Photo



Photo Date: June of 2009

Building Footprint



Generated on 11/15/2022 1:51 PM

Property Data

STRAP: 23-44-25-P4-00004.0030 Folio ID: 10254175

Generated on 11/15/2022 1:51 PM

Owner Of Record - Sole Owner

[Change Address]



FLINT MILTON DALLAS
7800 LIGHTARD KNOLL LN
FORT MYERS FL 33905

Site Address

Site Address maintained by **E911 Program Addressing**

7800 LIGHTARD KNOTT LN
FORT MYERS FL 33905

Property Description

Do not use for legal documents!



PARL IN E1/2 OF SW1/4 AS
DESC IN OR 1718/722

[Tax Map Viewer] [View Comparables]



[Pictometry Aerial Viewer]



Current Working Values

Tax Roll Value Letter



Just

98,390

Attributes

Land Units Of Measure	AC
Units	1.45
Total Number of Buildings	1
Total Bedrooms / Bathrooms	2 / 1.0
1st Year Building on Tax Roll	1973
Historic Designation	No

Image of Structure



◀ Photo Date April of 2015 ▶ ☐ View other photos

Last Inspection Date: 05/23/2019

Property Value History

Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Taxable
1992	26,680	8,600	17,880	17,880	17,880	0
1993	26,770	12,080	21,450	21,450	21,450	0
1994	27,150	12,100	21,850	21,850	21,850	0
1995	27,130	12,100	21,830	21,830	21,830	0
1996	27,380	12,080	22,060	22,060	22,060	0
1997	27,320	12,040	21,960	21,960	21,960	0
1998	27,250	12,070	21,920	21,920	21,920	0
1999	27,190	12,060	21,850	21,850	21,850	0
2000	27,130	12,050	21,780	21,780	21,780	0
2001	27,130	12,060	21,790	21,790	21,730	60
2002	27,130	12,070	21,800	21,800	21,730	70
2003	27,130	12,090	21,820	21,820	21,730	90
2004	40,000	12,090	34,690	30,270	25,000	5,270
2005	47,250	17,110	39,710	31,190	25,000	6,190
2006	74,150	35,110	58,510	32,120	25,000	7,120
2007	103,040	55,090	78,380	32,910	25,000	7,910
2008	73,920	35,120	58,290	33,060	25,000	8,060
2009	66,560	43,500	66,560	40,000	25,000	15,000
2010	66,507	19,032	58,714	41,612	25,000	16,612
2011	44,271	16,227	37,733	37,733	25,000	12,733
2012	40,411	13,834	35,032	35,032	25,000	10,032
2013	33,209	13,141	27,637	27,637	25,000	2,637
2014	60,425	20,088	51,803	27,943	25,000	2,943
2015	63,362	20,088	54,740	28,164	25,000	3,164
2016	75,377	24,442	65,077	28,553	25,000	3,553
2017	73,031	24,331	62,620	29,031	25,000	4,031
2018	92,609	29,346	79,905	29,608	25,000	4,608
2019	92,933	29,356	80,239	30,174	25,000	5,174
2020	93,248	30,095	80,242	30,874	25,000	5,874
2021	93,471	30,100	80,470	31,306	25,000	6,306
2022	98,390	30,090	85,379	32,224	25,000	7,224

The **Just** value is the total parcel assessment (less any considerations for the cost of sale). This is the closest value to *Fair Market Value* we produce and is dated as of January 1st of the tax year in question ([F.A.C. 12D-1.002](#)).

The **Land** value is the portion of the total parcel assessment attributed to the land.

The **Market Assessed** value is the total parcel assessment (less any considerations for the cost of sale) based upon the assessment standard. Most parcels are assessed based either upon the *Highest and Best Use* standard or the *Present Use* standard ([F.S. 193.011](#)). For *Agriculturally Classified* parcels (or parts thereof), only agricultural uses are considered in the assessment ([F.S. 193.461\(6\)\(a\)](#)). The difference between the *Highest and Best Use/Present Use* and the *Agricultural Use* is often referred to as the *Agricultural Exemption*.
(i.e. Market Assessed = Just - Agricultural Exemption)

The **Capped Assessed** value is the *Market Assessment* after any *Save Our Homes* or *10% Assessment Limitation* cap is applied. This assessment cap is applied to all properties and limits year-to-year assessment increases to either the *Consumer Price Index* or 3%, whichever is lower for Homestead properties OR 10% for non-Homestead properties.

The **Exemptions** value is the total amount of all exemptions on the parcel.

The **Taxable** value is the *Capped Assessment* after exemptions (*Homestead, etc.*) are applied to it. This is the value that most taxing authorities use to calculate a parcel's taxes.
(i.e. Taxable = Capped Assessed - Exemptions)

Exemptions / Classified Use

Generated on 11/15/2022 1:51 PM




Exemption	Amount
Homestead Exemption	25,000.00
Additional Homestead Exemption *	0.00
Agricultural	13,011.00

***Exemption has been approved, amount pending**

[2022 Homestead Exemption Renewal Card](#)

Values (2022 Tax Roll)

Generated on 11/15/2022 1:51 PM

Property Values		Attributes	
Just	98,390	Land Units Of Measure 	AC
Assessed	85,379	Units 	1.45
Portability Applied	0	Total Number of Buildings	1
Cap Assessed	32,224	Total Bedrooms / Bathrooms	2 / 1.0
Taxable	7,224	1st Year Building on Tax Roll 	1973
Cap Difference	53,155	Historic Designation	No

Taxing Authorities

Generated on 11/15/2022 1:51 PM

CITY OF FORT MYERS / 090

Name / Code	Category	Mailing Address
LEE CO GENERAL REVENUE / 044	County	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
LEE COUNTY LIBRARY DIST / 052	Dependent District	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
LEE CO HYACINTH CONTROL DIST / 051	Independent District	LEE CO HYACINTH CONTROL DIST 15191 HOMESTEAD RD LEHIGH ACRES FL 33971
LEE CO MOSQUITO CONTROL DIST / 053	Independent District	LEE CO MOSQUITO CONTROL DIST 15191 HOMESTEAD RD LEHIGH ACRES FL 33971

WEST COAST INLAND NAVIGATION DIST / 098	Independent District	WEST COAST INLAND NAVIGATION DIST 200 MIAMI AVE E VENICE FL 34285-2408
CITY OF FORT MYERS / 031	Municipal	CITY OF FORT MYERS BUDGET MANAGER PO DRAWER 2217 FORT MYERS FL 33902
PUBLIC SCHOOL - BY LOCAL BOARD / 012	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
PUBLIC SCHOOL - BY STATE LAW / 013	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
CITY OF FORT MYERS FIRE RESCUE SERVICES / 189	Special District	CITY OF FORT MYERS BUDGET MANAGER PO DRAWER 2217 FORT MYERS FL 33902
CITY OF FORT MYERS RESIDENTIAL SOLID WASTE SERVICES / 196	Special District	CITY OF FORT MYERS 2925 DR MARTIN LUTHER KING JR BLVD FORT MYERS FL 33916
CITY OF FORT MYERS STORMWATER / 142	Special District	CITY OF FORT MYERS 2925 DR MARTIN LUTHER KING JR BLVD FORT MYERS FL 33916
FLORIDA GREEN FINANCE AUTHORITY / 358	Special District	SPECIAL DISTRICT SERVICES INC 2501A BURNS RD PALM BEACH GARDENS FL 33410
SFWMD-DISTRICT-WIDE / 110	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406
SFWMD-EVERGLADES CONSTRUCTION PROJECT / 084	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406
SFWMD-OKEECHOBEE BASIN / 308	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406

Sales / Transactions ⓘ

Generated on 11/15/2022 1:51 PM

Sale Price	Date	OR Number	Type	Notes	Vacant/Improved
10.00	08/11/2000	2022000074120	11		I
100.00	08/11/2000	3290/2737	01		I
0.00	02/01/1984	1718/722	01		I
100.00	05/01/1980	1434/16	04		I

[View Recorded Plat at LeeClerk.org](#)

Use the above link to do a search on the Lee County Clerk of Courts website, using **1718** and **722** for the book and page numbers and **Official Records** for the book type.

Help safeguard your home against property fraud. Sign up for the Lee Clerk's free [Property Fraud Alert](#).

Building/Construction Permit Data

Generated on 11/15/2022 1:51 PM

Permit Number	Permit Type	Date
SIT2008-00341	Site Development - Driveway / Sidewalks	10/21/2009
96080312	Roof	09/03/1996

IMPORTANT: THIS MAY NOT BE A COMPREHENSIVE OR TIMELY LISTING OF PERMITS ISSUED FOR THIS PROPERTY.

Note: The Lee County Property Appraiser's Office does not issue or maintain any permit information. The Building/Construction permit data displayed here represents only those records this Office may find necessary to conduct Property Appraiser business. Use of this information is with the understanding that in no way is this to be considered a comprehensive listing of permits for this or any other parcel.

The Date field represents the date the property appraiser received information regarding permit activity; it may or not represent the actual date of permit issuance or completion.

Full, accurate, active and valid permit information for parcels can only be obtained from the [appropriate permit issuing agency](#).

Parcel Numbering History ⓘ

Generated on 11/15/2022 1:51 PM

Prior STRAP	Prior Folio ID	Renumber Reason	Renumber Date
23-44-25-00-00003.001C	N/A	Delete Parcel-add back to roll under new STRAP(same value)	N/A

Location Information

Generated on 11/15/2022 1:51 PM

Township	Range	Section	Block	Lot
44	25E	23		
Municipality	Latitude	Longitude		
City of Fort Myers	26.63154	-81.78582		

[Links](#)

[View Parcel on Google Maps](#)

[View Parcel on GeoView](#)

Real Property Tag Information

Generated on 11/15/2022 1:51 PM

RP Tag 1 of 1						
RP Tag Number	Title Number	Identification Number	DCA/HUD Number	Manufacturer	Model Year	Year Built
R210556	11075129	60122032F		FLEETWOOD		1973
Year Purchased	First Year On Roll	Length	Width	Bedrooms	Bathrooms	In Name Of
		60	12			

Solid Waste (Garbage) Roll Data

Generated on 11/15/2022 1:51 PM

Solid Waste District	Roll Type	Category	Unit / Area	Tax Amount
009 - City of Fort Myers	R - Residential Category		1	33.44

Flood and Storm Information

Generated on 11/15/2022 1:51 PM

Flood Insurance Find my flood zone				Evacuation Zone
Community	Panel	Version	Date	
125106	0295	F	8/28/2008	D

Address History

Generated on 11/15/2022 1:51 PM

Street Number	Street Name	Unit	City	Zip	Maintenance Date
7800	LIGHTARD KNOTT LN		Fort Myers	33905	12/31/1996 11:11:19 AM

Appraisal Details (2022 Tax Roll)

Generated on 11/15/2022 1:51 PM

Land			
Land Tracts			
Use Code	Use Code Description	Number of Units	Unit of Measure
235	Mobile Home, Acreage	1.00	Acres
6910	Nursery, Above Ground	0.45	Acres
Buildings			
Building 1 of 1			
Building Characteristics			

Improvement Type

8 - Mobile Home

Bedrooms

2

Model Type

2 - mobile home

Bathrooms

1.0

Stories

1.0

Year Built

1973

Living Units

1

Effective Year Built

1985

Building Subareas**Description****Heated / Under Air****Area (Sq Ft)**

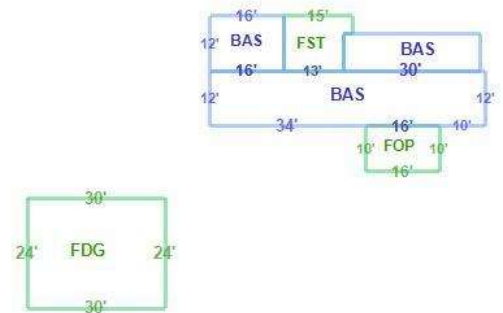
BAS - BASE	Y	720
BAS - BASE	Y	192
BAS - BASE	Y	240
FDG - FINISHED DETACHED GARAGE	N	720
FOP - FINISHED OPEN PORCH	N	160
FST - FINISHED UTILITY	N	164

Building Features**Description****Year Added****Units**

SHED - FRAME W/FLOOR	2003	140
BARN - POLE (STEEL ROOF NO WALLS - NO FL	2003	840
CARPORT - FINISHED	2003	768
SHED - FRAME W/FLOOR	2003	112
BARN - POLE (STEEL ROOF NO WALLS - NO FL	2003	132
SHED - FRAME W/FLOOR	2009	36
GREENHOUSE-SCREEN COVERING ONLY	2009	1,056
PUMP HOUSE	2009	81

Building Front Photo

Photo Date: April of 2015

Building Footprint**Appraisal Details (Current Working Values)**

Generated on 11/15/2022 1:51 PM

Land**Land Tracts**

Use Code	Use Code Description	Number of Units	Unit of Measure
235	Mobile Home, Acreage	1.00	Acres
6910	Nursery, Above Ground	0.45	Acres

Buildings**Building 1 of 1****Building Characteristics****Improvement Type**

8 - Mobile Home

Bedrooms**Model Type**

2 - mobile home

Bathrooms**Stories**

1.0

Year Built**Living Units**

1

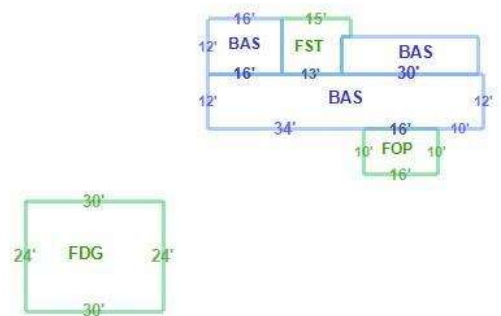
Effective Year Built

Building Subareas

Description	Heated / Under Air	Area (Sq Ft)
BAS - BASE	Y	720
BAS - BASE	Y	192
BAS - BASE	Y	240
FDG - FINISHED DETACHED GARAGE	N	720
FOP - FINISHED OPEN PORCH	N	160
FST - FINISHED UTILITY	N	164

Building Features

Description	Year Added	Units
SHED - FRAME W/FLOOR	2003	140
BARN - POLE (STEEL ROOF NO WALLS - NO FL	2003	840
CARPORT - FINISHED	2003	768
SHED - FRAME W/FLOOR	2003	112
BARN - POLE (STEEL ROOF NO WALLS - NO FL	2003	132
SHED - FRAME W/FLOOR	2009	36
GREENHOUSE-SCREEN COVERING ONLY	2009	1,056
PUMP HOUSE	2009	81

Building Front Photo**Photo Date: April of 2015****Building Footprint**

Property Data

STRAP: 23-44-25-P4-00004.0040 Folio ID: 10441494

Generated on 11/15/2022 1:52 PM

Owner Of Record - Life Estate

[\[Change Address\]](#)



FLINT LEWIS M L/E
c/o MILTON DALLAS FLINT
7800 LIGHTARD KNOT LN
FORT MYERS FL 33905

Site Address

Site Address maintained by [E911 Program Addressing](#)

STATE ROAD 82
FORT MYERS FL 33905

Property Description

Do not use for legal documents!



PAR IN E 1/2 OF SW 1/4 DESC OR 2882 PG 295

[\[Tax Map Viewer \]](#) [\[View Comparables \]](#)



[\[Pictometry Aerial Viewer \]](#)



Current Working Values



Tax Roll Value Letter

Just

112,185

Attributes

Land Units Of Measure

AC

Units

5.54

Total Number of Buildings

0

Total Bedrooms / Bathrooms

0

1st Year Building on Tax Roll

N/A

Historic Designation

No

Image of Structure



Property Value History

Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Taxable
1998	92,230	640	640	640	0	640
1999	92,240	560	560	560	0	560
2000	92,240	510	510	510	0	510
2001	92,240	550	550	550	0	550
2002	92,230	690	690	690	0	690
2003	92,240	830	830	830	0	830
2004	92,230	890	890	890	0	890
2005	145,340	1,010	1,010	1,010	0	1,010
2006	195,650	1,050	1,050	1,050	0	1,050
2007	642,850	890	890	890	0	890
2008	531,050	1,150	1,150	1,150	0	1,150
2009	195,650	1,230	1,230	1,230	0	1,230
2010	131,365	1,224	1,224	1,224	0	1,224
2011	83,850	1,029	1,029	1,029	0	1,029
2012	84,968	1,219	1,219	1,219	0	1,219
2013	72,111	1,179	1,179	1,179	0	1,179
2014	79,797	1,263	1,263	1,263	0	1,263
2015	79,797	1,112	1,112	1,112	0	1,112
2016	99,720	1,402	1,402	1,402	0	1,402
2017	99,720	1,230	1,230	1,230	0	1,230
2018	109,692	1,202	1,202	1,202	0	1,202
2019	109,692	1,186	1,186	1,186	0	1,186
2020	112,185	1,241	1,241	1,241	0	1,241
2021	112,185	1,407	1,407	1,407	0	1,407
2022	112,185	1,291	1,291	1,291	0	1,291

The **Just** value is the total parcel assessment (less any considerations for the cost of sale). This is the closest value to *Fair Market Value* we produce and is dated as of January 1st of the tax year in question ([F.A.C. 12D-1.002](#)).

The **Land** value is the portion of the total parcel assessment attributed to the land.

The **Market Assessed** value is the total parcel assessment (less any considerations for the cost of sale) based upon the assessment standard. Most parcels are assessed based either upon the *Highest and Best Use* standard or the *Present Use* standard ([F.S. 193.011](#)). For *Agriculturally Classified* parcels (or parts thereof), only agricultural uses are considered in the assessment ([F.S. 193.461 \(6\) \(a\)](#)). The difference between the *Highest and Best Use/Present Use* and the *Agricultural Use* is often referred to as the *Agricultural Exemption*. (i.e. Market Assessed = Just - Agricultural Exemption)

The **Capped Assessed** value is the *Market Assessment* after any *Save Our Homes* or *10% Assessment Limitation* cap is applied. This assessment cap is applied to all properties and limits year-to-year assessment increases to either the *Consumer Price Index* or 3%, whichever is lower for Homestead properties OR 10% for non-Homestead properties.

The **Exemptions** value is the total amount of all exemptions on the parcel.

The **Taxable** value is the *Capped Assessment* after exemptions (*Homestead, etc.*) are applied to it. This is the value that most taxing authorities use to calculate a parcel's taxes.
(i.e. Taxable = Capped Assessed - Exemptions)

Exemptions / Classified Use

Generated on 11/15/2022 1:52 PM

Exemption	Amount
Agricultural	110,894.00

Values (2022 Tax Roll)

Generated on 11/15/2022 1:52 PM

Property Values	Attributes
Just	112,185 Land Units Of Measure
Assessed	1,291 Units
Portability Applied	0 Total Number of Buildings
Cap Assessed	1,291 Total Bedrooms / Bathrooms
Taxable	1,291 1st Year Building on Tax Roll
Cap Difference	0 Historic Designation

Taxing Authorities

Generated on 11/15/2022 1:52 PM

CITY OF FORT MYERS / 090

Name / Code	Category	Mailing Address
LEE CO GENERAL REVENUE / 044	County	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
LEE COUNTY LIBRARY DIST / 052	Dependent District	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
LEE CO HYACINTH CONTROL DIST / 051	Independent District	LEE CO HYACINTH CONTROL DIST 15191 HOMESTEAD RD LEHIGH ACRES FL 33971
LEE CO MOSQUITO CONTROL DIST / 053	Independent District	LEE CO MOSQUITO CONTROL DIST 15191 HOMESTEAD RD LEHIGH ACRES FL 33971
WEST COAST INLAND NAVIGATION DIST / 098	Independent District	WEST COAST INLAND NAVIGATION DIST 200 MIAMI AVE E VENICE FL 34285-2408
CITY OF FORT MYERS / 031	Municipal	CITY OF FORT MYERS BUDGET MANAGER PO DRAWER 2217 FORT MYERS FL 33902

PUBLIC SCHOOL - BY LOCAL BOARD / 012	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
PUBLIC SCHOOL - BY STATE LAW / 013	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
CITY OF FORT MYERS FIRE RESCUE SERVICES / 189	Special District	CITY OF FORT MYERS BUDGET MANAGER PO DRAWER 2217 FORT MYERS FL 33902
CITY OF FORT MYERS STORMWATER / 142	Special District	CITY OF FORT MYERS 2925 DR MARTIN LUTHER KING JR BLVD FORT MYERS FL 33916
FLORIDA GREEN FINANCE AUTHORITY / 358	Special District	SPECIAL DISTRICT SERVICES INC 2501A BURNS RD PALM BEACH GARDENS FL 33410
SFWMD-DISTRICT-WIDE / 110	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406
SFWMD-EVERGLADES CONSTRUCTION PROJECT / 084	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406
SFWMD-OKEECHOBEE BASIN / 308	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406

Sales / Transactions

Generated on 11/15/2022 1:52 PM

Sale Price	Date	OR Number	Type	Notes	Vacant/Improved
54,500.00	10/22/1997	2882/295	01		I
100.00	05/01/1984	1727/337	04		I
100.00	05/01/1980	1434/16	04		I

[View Recorded Plat at LeeClerk.org](#)

Use the above link to do a search on the Lee County Clerk of Courts website, using **2882** and **295** for the book and page numbers and **Official Records** for the book type.

Help safeguard your home against property fraud. Sign up for the Lee Clerk's free [Property Fraud Alert](#).

Parcel Numbering History

Generated on 11/15/2022 1:52 PM

Prior STRAP	Prior Folio ID	Renumber Reason	Renumber Date
23-44-25-P4-00004.0000	10254172	Split (From another Parcel)	03/02/1998

Location Information

Generated on 11/15/2022 1:52 PM

Township	Range	Section	Block	Lot
44	25E	23		
Municipality	Latitude	Longitude		
City of Fort Myers	26.63039	-81.7864		

[Links](#)

[View Parcel on Google Maps](#)

[View Parcel on GeoView](#)

Solid Waste (Garbage) Roll Data

Generated on 11/15/2022 1:52 PM

Solid Waste District	Roll Type	Category	Unit / Area	Tax Amount
009 - City of Fort Myers	-			0.00

Flood and Storm Information

Generated on 11/15/2022 1:52 PM

Flood Insurance Find my flood zone				
Community	Panel	Version	Date	Evacuation Zone
125106	0295	F	8/28/2008	D

Address History

Generated on 11/15/2022 1:52 PM

Street Number	Street Name	Unit	City	Zip	Maintenance Date
SR 82			FORT MYERS	33905	12/13/2005 11:13:52 AM
SR 82/IMMOKALEE RD			Fort Myers	33905	1/18/2001 3:10:09 PM
SR 82			Fort Myers	33905	5/14/1998 12:59:25 PM
					3/2/1998 4:28:33 PM

Appraisal Details (2022 Tax Roll)

Generated on 11/15/2022 1:52 PM

Land			
Land Tracts			
Use Code	Use Code Description	Number of Units	Unit of Measure
6110	Pasture, Semi-Improved, Good	5.54	Acres

Appraisal Details (Current Working Values)

Generated on 11/15/2022 1:52 PM

Land			
Land Tracts			
Use Code	Use Code Description	Number of Units	Unit of Measure
6110	Pasture, Semi-Improved, Good	5.54	Acres

Generated on 11/15/2022 1:52 PM



Environmental Lien Search Report
E L S



Security First Title Resource
Residential - Commercial - Environmental

Celebrating 35 Years In Business

Prepared For
Universal Engineering Sciences, Inc.

Subject Property:
7760 Lightard Knott Lane, Fort Myers, FL

November 16, 2022

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).

*As per ASTM-13 Standard the records were searched for environmental liens, activity and use limitations.
A copy of the current vesting deed is attached hereto and made a part hereof.*

Below is the property data information and Environmental Lien Search report of the subject property for a period ending November 10, 2022.

CLIENT PROJECT NO.: 0540.2200106.0000

REPORT DATE: November 16, 2022

SUBJECT PROPERTY: 7760 Lightard Knott Lane, Fort Myers, FL

COUNTY / JURISDICTION Lee
Florida

PROPERTY IDENTIFIER:10254174

CURRENT OWNER INFORMATION

Type of Deed: Quit Claim Deed
Title Vested in: Monte Chris Flint and Judy Flint, husband and wife
Deed dated: 2-13-1984
Deed Recorded: 3-26-1984
Book: 1718
Page: 720

LEGAL DESCRIPTION: See the current vesting deed attached hereto and made a part hereof.

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 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 35 years in Business"
1987 - 2022

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:

This Indenture

1782561

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto, the use of the singular number shall include the plural, and the plural the singular, the use of any gender shall include all genders, and, if used, the term "note" shall include all the notes herein described if more than one.

Made this 9th day of FEBRUARY A. D. 19 84
Between LEWIS M. FLINT, a single man, and JOE ANN FLINT, a single woman, of R.R. #1, Box 511, Fort Myers

LEE and State of FLORIDA, of the County of
and MONTE CHRIS FLINT and JUDY FLINT, husband and wife, of R.R. #1, Box 511, Fort Myers

LEE and State of FLORIDA, party of the second part,
Witnesseth, that the said party of the first part, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration—Dollars, in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto the said party of the second part all the right, title, interest claim and demand which the said party of the first part has in and to the following described lot, piece or parcel of land, situate lying and being in the County of LEE State of Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

OFF. REC. 1718 PG 720

Documentary Tax Pd. \$ 45
Intangible Tax Pd.
SAL GERACI, CLERK, LEE COUNTY
BY Sal Geraci

THIS INSTRUMENT PREPARED BY:
KENNETH A. JONES, ESQUIRE
HUMPHREY JONES & MYERS, P.A. ATTORNEYS AT LAW
"THE OLD ROBB & STUCKY BUILDING" 1625 HENDRY STREET
FORT MYERS, FLORIDA 33901 (813) 334-2722

To Have and to Hold the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part.

In Witness Whereof, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

Walter L. McCon
Carlene A. Zaccari
Carlene A. Zaccari
Walter L. McCon

Lewis M. Flint
LEWIS M. FLINT
Joe Ann Flint
JOE ANN FLINT

State of Florida,
County of LEE

I Hereby Certify That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments,

LEWIS M. FLINT, a single man

to me well known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

Witness my hand and official seal at Fort Myers

County of Lee
day of February

A. D. 19 84

Carlene A. Zaccari
Notary Public Notary Public, State of Florida
My Commission Expires Oct. 16, 1987

EXHIBIT "A"

DESCRIPTION

PARCEL A

IN THE E-1/2 OF THE SW-1/4
SECTION 23, T. 44 S., R. 25 E.
LEE COUNTY, FLORIDA

A tract or parcel of land lying in the east half (E-1/2) of the south-west quarter (SW-1/4) of Section 23, Township 44 South, Range 25 East, Lee County, Florida which tract or parcel is described as follows:

From the concrete monument marking the intersection of the east line of said fraction of a section and the northeasterly line, 75 feet from the centerline, of Immokalee Road (State Road No. 82) run N 70° 33' 13" W along said northeasterly line of Immokalee Road for 682.37 feet; thence run N 00° 53' 30" W parallel with the east line of said fraction of a section along the centerline of a roadway easement, 60 feet wide, for 487.18 feet to an intersection with the centerline of a roadway easement, 60 feet wide; thence run S 89° 36' 26" E along said centerline for 310 feet to the Point of Beginning of the herein described parcel.

From said Point of Beginning continue S 89° 36' 26" E along said centerline for 330.0 feet to an intersection with the east line of said fraction of a section; thence run N 00° 53' 30" W along said east line for 350 feet; thence run N 89° 36' 26" W for 330.0 feet; thence run S 00° 53' 30" E parallel with said east line for 350 feet to the Point of Beginning.

SUBJECT TO and TOGETHER WITH the herein described roadway easements, 60 feet wide.

SUBJECT TO an easement for Florida Power & Light Company transmission line over and across the Westerly 100 feet of the Easterly 130 feet of the herein described parcel.

Bearings mentioned are from assuming the East line of said fraction of a section to bear N 00° 53' 30" W.

STATE OF FLORIDA

COUNTY OF LEE

OFF. REC. 1718 721

RECORDED
RECEIVED
OFFICE OF
CLERK OF
COURT
LEE COUNTY
FLORIDA
26
3 19 PM '84

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments,

JOE ANN FLINT, a single woman

to me well known to be the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal at Fort Myers, County of Lee, and State of Florida, this 26 day of February, 1984.

Caroline A. Johnson
Notary Public

Notary Public, State of Florida
My Commission Expires Oct. 10, 1987

Return to:
Kenneth H. Jones



Environmental Lien Search Report
E L S



Security First Title Resource
Residential - Commercial - Environmental

Celebrating 35 Years In Business

Prepared For
Universal Engineering Sciences, Inc.

Subject Property:
7780 Lightard Knott Lane, Fort Myers, FL

November 16, 2022

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).

*As per ASTM-13 Standard the records were searched for environmental liens, activity and use limitations.
A copy of the current vesting deed is attached hereto and made a part hereof.*

Below is the property data information and Environmental Lien Search report of the subject property for a period ending November 10, 2022.

CLIENT PROJECT NO.: 0540.2200106.0000

REPORT DATE: November 16, 2022

SUBJECT PROPERTY: 7780 Lightard Knott Lane, Fort Myers, FL

COUNTY / JURISDICTION Lee
Florida

PROPERTY IDENTIFIER:10254173

CURRENT OWNER INFORMATION

Type of Deed: Quit Claim Deed
Title Vested in: Deborah Jo Wyatt Stotter and Monte Chris Flint
Deed dated: 11-16-2012
Deed Recorded: 11-27-2012
Instrument #: 2012000258138

LEGAL DESCRIPTION: See the current vesting deed attached hereto and made a part hereof.

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 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 35 years in Business"
1987 - 2022

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 WITHOUT TITLE
EXAMINATION OR OPINION

Property Appraiser's Parcel Identification No.
23-44-25-P4-00004.0010

QUIT CLAIM DEED

THIS QUIT CLAIM DEED is made this 16th day of November, 2012, by JOE ANN FLINT, a single woman, whose post office address is 7780 Lightard Knott Lane, Fort Myers, Florida, 33905, party of the first part; and DEBORAH JO WYATT STOTTER and MONTE CHRIS FLINT ("the remaindermen"), whose post office address is 7780 Lightard Knott Lane, Fort Myers, Florida, 33905, party of the second part,

WITNESSETH, that the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto the said party of the second part all the right, title, interest, claim and demand which the said party of the first part has in and to the following described lot, piece or parcel of land, situate lying and being in the County of Lee, State of Florida, to wit:

All of party of the first part's interest in:

A tract or parcel of land lying in the east half (E-1/2) of the southwest quarter (SW-1/4) of Section 23, Township 44 South, Range 25 East, Lee County, Florida which tract or parcel is described as follows:

Beginning at the concrete monument marking the intersection of the east line of said fraction of a section and the north-easterly line 75 feet from the centerline of Immokalee Road, State Road No. 82, run N 00° 53' 30" W along the east line of said fraction of a section, along the easterly line of a roadway easement 50 feet wide for 710.00 feet; thence run N 89° 36' 26" W along the north line of a roadway easement 30 feet wide for 330.00 feet; thence run N 00° 53' 30" W for 350.00 feet; thence run N 89° 36' 26" W for 360.00 feet; thence run S 00° 53' 30" E for 350.00 feet to an intersection with the north line of said roadway easement; thence run S 89° 36' 26" E along said north line of said roadway easement 30 feet wide, "extending to the east line of said fraction of a section", for 50.00 feet; thence run S 00°

53' 30" E parallel with the east line of said fraction of a section for 487.18 feet to an intersection with said northeasterly line of Immokalee Road; thence run S 70° 33' 13" E along said northeasterly line for 682.37 feet to the Point of Beginning.

SUBJECT TO easements and restrictions of record.


RESERVING UNTO JOE ANN FLINT, a life estate, without liability for waste and with full power and authority, during her lifetime, to sell, convey, mortgage, lease or otherwise dispose of the property described herein in fee simple, without joinder by the remainderman, with or without consideration, and to retain any and all proceeds derived thereby.

TOGETHER with all and singular the tenements, hereditaments, and appurtenances belonging to or in any way appertaining to that real property, and subject to all restrictions, reservations, easements, encumbrances, conditions and limitations of record, if any, and all ad valorem taxes.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all of the estate, right, title, interest, lien, equity and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part.

IN WITNESS WHEREOF, the said party of the first part has hereunto set their hands and seals the day and year first above written.

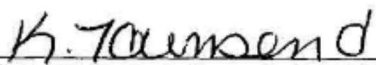
Signed, Sealed and Delivered in Our Presence:



Witness
Printed Name: ANDRE J. PATRONE



JOE ANN FLINT



Witness
Printed Name: KELSEY TOWNSEND

STATE OF FLORIDA)
) SS:
COUNTY OF LEE)

I HEREBY CERTIFY that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared JOE ANN FLINT who is personally known to me and who did take an oath, deposes and says that she executed the foregoing instrument, freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal at Fort Myers, County of Lee, and State of Florida, this 16th day of November, 2012.



Nancy R. Viecele
Printed Name: NANCY R. VIECELE
Notary Public - State of Florida
Commission No. EE 072516
My Commission Expires: 3/31/15

PREPARED BY/RETURN TO:

Andre J. Patrone, Esq.
PATRONE & KEMP, P.A.
12685 New Brittany Blvd.
Fort Myers, Florida 33907

SEND TAX BILL TO:

Joe Ann Flint
7780 Lightard Knott Lane
Fort Myers, Florida 33905



Environmental Lien Search Report
E L S



Security First Title Resource
Residential - Commercial - Environmental

Celebrating 35 Years In Business

Prepared For
Universal Engineering Sciences, Inc.

Subject Property:
7800 Lightard Knott Lane, Fort Myers, FL

November 16, 2022

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).

*As per ASTM-13 Standard the records were searched for environmental liens, activity and use limitations.
A copy of the current vesting deed is attached hereto and made a part hereof.*

Below is the property data information and Environmental Lien Search report of the subject property for a period ending November 10, 2022.

CLIENT PROJECT NO.: 0540.2200106.0000

REPORT DATE: November 16, 2022

SUBJECT PROPERTY: 7800 Lightard Knott Lane, Fort Myers, FL

COUNTY / JURISDICTION Lee
Florida

PROPERTY IDENTIFIER:10254175

CURRENT OWNER INFORMATION

Type of Deed: Corrective Quit Claim Deed
Title Vested in: Milton Dallas Flint, a single person
Deed dated: 3-03-2022
Deed Recorded: 3-04-2022
Instrument #: 2022000074120

LEGAL DESCRIPTION: See the current vesting deed attached hereto and made a part hereof.

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 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 35 years in Business"
1987 - 2022

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 and return to:

THOMAS H. GUNDERSON, ESQ.

HENDERSON, FRANKLIN, STARNES & HOLT, P.A.

1715 Monroe Street

Fort Myers, FL 33901

239-344-1100

[Space Above This Line For Recording Data]

Corrective Quit Claim Deed

This Corrective Quit Claim Deed made this 3rd day of March, 2022, between MILTON DALLAS FLINT, a single person, whose post office address is 7800 Lightard Knott Lane, Fort Myers, Florida 33905, and LINDA F. FLINT, a single person, whose post office address is 3810 22nd St SW Lehigh Acres, FL 33976, collectively referred to as "grantor", and MILTON DALLAS FLINT, a single person, whose post office address is 7800 Lightard Knott Lane, Fort Myers, Florida 33905, 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:

Parcel 0030:

A tract or parcel of land lying in the east half (E-1/2) of the southwest quarter (SW-1/4) of Section 23, Township 44 South, Range 25 East, Lee County, Florida which tract or parcel is described as follows:

From the concrete monument marking the intersection of the east line of said fraction of a section and the northeasterly line 75 feet from the centerline of Immokalee Road State Road No. 82, run N 00° 53' 30" W along the east line of said fraction of a section and along the east line of a roadway easement 50 feet wide for 710.00 feet, thence run N 89° 36' 26" W along the north line of a roadway easement 30 feet wide for 690.00 feet to the Point of Beginning. From said Point of Beginning continue N 89° 36' 26" W along the north line of said roadway easement 30 feet wide for 90.00 feet to the end of said road easement; thence continue N 89° 36' 26" W for 90.00 feet; thence run N 00° 53' 30" W parallel for 350.00 feet; thence run S 89° 36' 26" E for 180.00 feet; thence run S 00° 55' 30" E parallel with the east line of said fraction of a section for 350.00 feet to the Point of Beginning. Bearings are from assuming the east line of said fraction of a section to bear N 00° 53' 30" W. ("Property").

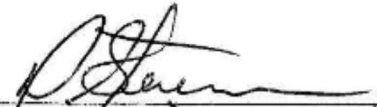
Parcel Identification Number: 23-44-25-P4-00004.0030

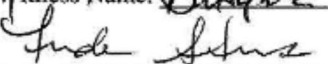
The purpose of this Corrective Quit Claim Deed is to clear title to the Property as to the legal description in that certain Quit Claim Deed recorded August 11, 2000 in Official Records Book 3290, Page 2737, Public Records of Lee County, Florida.

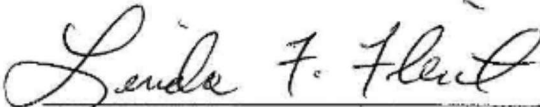
LINDA F. FLINT, hereby states that the above-described property is not and was not on August 11, 2000, the date of the Quit Claim Deed being corrected, nor is it contiguous to the homestead property of LINDA F. FLINT.

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.

SIGNATURES APPEAR ON FOLLOWING PAGE


Witness Name: Duayne Stevens

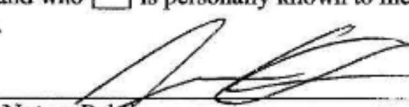

Witness Name: Linda Stevens


Linda F. Flint

State of Florida
County of Lee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3 day of March, 2022 by LINDA F. FLINT, and who ☐ is personally known to me or ☒ has produced a F 453526 607490 driver's license as identification.

[Notary Seal]


Notary Public

Printed Name: Jonathan Rivera

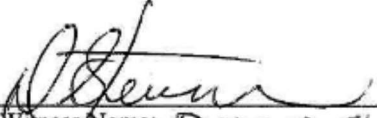
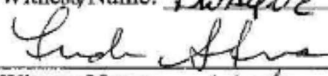
My Commission Expires: 10/19/2025



JONATHAN RIVERA
Notary Public
State of Florida
Comm# HH188931
Expires 10/19/2025

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:

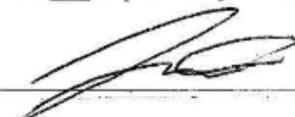

Witness Name: Duane Stevens

Witness Name: Linda Stevens


Milton Dallas Flint

State of Florida
County of Lee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3 day of March, 2022 by MILTON DALLAS FLINT, and who ☐ is personally known to me or ☒ has produced a F45354458e900 driver's license as identification.

[Notary Seal]


Notary Public

Printed Name: Jonathan Rivera

My Commission Expires: 10/19/2025



JONATHAN RIVERA
Notary Public
State of Florida
Comm# HH188931
Expires 10/19/2025



Environmental Lien Search Report
E L S



Security First Title Resource
Residential - Commercial - Environmental

Celebrating 35 Years In Business

Prepared For
Universal Engineering Sciences, Inc.

Subject Property:
Parcel - SR 82, Fort Myers, FL

November 16, 2022

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).

*As per ASTM-13 Standard the records were searched for environmental liens, activity and use limitations.
A copy of the current vesting deed is attached hereto and made a part hereof.*

Below is the property data information and Environmental Lien Search report of the subject property for a period ending November 10, 2022.

CLIENT PROJECT NO.: 0540.2200106.0000

REPORT DATE: November 16, 2022

SUBJECT PROPERTY: Parcel – SR 82, Fort Myers, FL

COUNTY / JURISDICTION Lee
Florida

PROPERTY IDENTIFIER:10441494

CURRENT OWNER INFORMATION

Type of Deed: Warranty Deed
Title Vested in: Milton Dallas Flint
Deed dated: 10-22-1997
Deed Recorded: 10-27-1997
Book: 2882
Page: 295

LEGAL DESCRIPTION: See the current vesting deed attached hereto and made a part hereof.

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 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 35 years in Business"
1987 - 2022

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:

Rec. 19.50
Doc Stamps 381.50

Prepared by and when
recorded return to:
Lloyd G. Hendry, Attorney
P.O. Box 1509
Fort Myers, Florida 33902

4264706

Grantee's SS # [REDACTED]

Tax Strap #23-44-25-P4-00004.0000

Documentary Tax Pd. \$ 381.50
Intangible Tax Pd.
CHARLIE GREEN, CLERK, LEE COUNTY
By Cindy Keller Deputy Clerk

0R2882 P60295

WARRANTY DEED

This indenture, made this 22 day of October, 1997,
between LEWIS M. FLINT, a single person, whose address is 10251 State
Highway 82, Fort Myers, Florida 33905, of the County of Lee, State of
Florida, Grantor, and MILTON DALLAS FLINT, whose address is 7800
Lightard Knot Lane, Fort Myers, Florida 33905, Grantee.

WITNESSETH:

That said Grantor, for and in consideration of the sum of TEN
AND NO/100th (\$10.00) DOLLARS, and other good and valuable
considerations to said Grantor in hand paid by said Grantee, the
receipt whereof is hereby acknowledged, have granted, bargained and
sold to the said Grantee, and Grantee's heirs and assigns forever,
the land, situate, lying and being in Lee County, Florida, described
more particularly, to-wit:

Those certain parcels of land situated in the East one-half
(E 1/2) of the Southwest Quarter (SW 1/4) of Section 23,
Township 44 South, Range 25 East, lying North of State Road
82, more particularly described in Parcel A, containing
5.59 acres, more or less, and Parcel B, containing 33.35
acres, more or less, the descriptions of which are attached
hereto and made a part hereof, designated Parcel "A" and
Parcel "B", respectively.

Subject to restrictions, reservations, easements, if any, and
taxes for the year 1997 and thereafter.

The Grantor hereby reserves a life estate for the remainder of
his life.

And said Grantor does hereby fully warrant the title to said
land, and will defend the same against the lawful claims of all
persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set ^{his} ~~her~~ hand the day
and year first above written.

Signed, sealed and delivered
in our presence:

1. Lloyd G. Hendry
Sign Name
Lloyd G. Hendry
Print Name

2. Dena R. Sutor
Sign Name
DENA R. SUTOR
Print Name

Lewis M. Flint
Lewis M. Flint

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 22nd day
of October, 1997, by LEWIS M. FLINT, who is personally known to
me or who has produced personally known as identification.



Dena R. Sutor
Notary Public
Print Name DENA R. SUTOR
My Commission Expires: 8-18-99

JOHNSON ENGINEERING, INC.

FORT MYERS
NAPLES
PORT CHARLOTTE

ENGINEERS, SURVEYORS AND ECOLOGISTS

September 16, 1997

DESCRIPTION

PARCEL A

IN THE E-1/2 OF THE SW-1/4
SECTION 23, T. 44 S., R. 25 E.
LEE COUNTY, FLORIDA

2158 JOHNSON STREET
TELEPHONE (941) 334-0046
TELECOPIER (941) 334-3661
POST OFFICE BOX 1550
FORT MYERS, FLORIDA
33902-1550

CARLE JOHNSON
1911-1968

A tract or parcel of land lying in the east half (E-1/2) of the southwest quarter (SW-1/4) of Section 23, Township 44 South, Range 25 East, Lee County, Florida which tract or parcel is described as follows:

From the intersection of the east line of said fraction and the northeasterly right-of-way line of Immokalee Road (75.00 feet from the centerline) run N 00° 53' 30" W, along said east line for 710.00 feet; thence run N 89° 36' 26" W along the northerly line of a 30.00 feet wide roadway easement for 640.00 feet to the Point of Beginning.

From said Point of Beginning run S 00° 53' 30" E parallel to said east line for 487.18 feet to an intersection with said northeasterly right-of-way line of Immokalee Road; thence run N 70° 33' 13" W along said right-of-way for 695.72 feet to an intersection with the west line of said east half (E-1/2) of the southwest quarter (SW-1/4); thence run N 00° 50' 46" W along said west line for 260.00 feet to an intersection with a line which bears N 89° 36' 26" W from the Point of Beginning; thence run S 89° 36' 26" E along said line for 512.30 feet to the northwest corner of aforesaid 30.00 feet wide roadway easement; thence continue S 89° 36' 26" E along the north line said easement for 140.00 feet to the Point of Beginning.

SUBJECT TO the northerly 30.00 feet of the easterly 140.00 feet for road right-of-way.

Parcel contains 5.59 Acres, more or less.

Bearings mentioned are from assuming the East line of said fraction of a section to bear N 00° 53' 30" W.

CHAIRMAN
FORREST H. BANKS

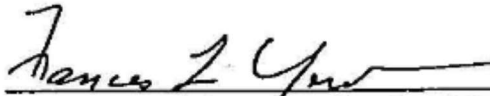
PRESIDENT
STEVEN K. MORRISON

PARTNERS
CARL A. BARRACO
GARY R. BULL
DAN W. DICKEY
JOSEPH W. EBNER
ARCHIE T. GRANT, JR.
KENTON R. KEILING
W. DAVID KEY, JR.
W. BRITT POMEROY
ANDREW D. TILTON
KEVIN M. WINTER

ASSOCIATES
STEVEN L. FORD
PATRICIA H. NEWTON
MARK G. WENTZEL

CONSULTANT
LESTER L. BULSON

FLY/dh
11865A


Frances L. Yerdon (For The Firm LB-642)
Professional Surveyor and Mapper
Florida Certificate No. 5652



0R2882 PG0296

JOHNSON ENGINEERING, INC.

ENGINEERS, SURVEYORS AND ECOLOGISTS

FORT MYERS
NAPLES
PORT CHARLOTTE

September 16, 1997

2158 JOHNSON STREET
TELEPHONE (941) 334-0046
TELECOPIER (941) 334-3661
POST OFFICE BOX 1550
FORT MYERS, FLORIDA
33902-1550

CARL E. JOHNSON
1911-1968

DESCRIPTION

PARCEL B

IN THE E-1/2 OF THE SW-1/4
SECTION 23, T. 44 S., R. 25 E.
LEE COUNTY, FLORIDA

A tract or parcel of land lying in the east half (E-1/2) of the southwest quarter (SW-1/4) of Section 23, Township 44 South, Range 25 East, Lee County, Florida which tract or parcel is described as follows:

From the intersection of the east line of said fraction and the northeasterly right-of-way line of Immokalee Road (75.00 feet from the centerline) run N 00° 53' 30" W, along said east line for 1060.00 feet to the Point of Beginning.

From Said Point of Beginning run N 89° 36' 26" W for 870.00 feet; thence run S 00° 53' 30" E, parallel to said east line for 350.00 feet; thence run N 89° 36' 26" W for 422.30 feet to an intersection with the west line of said fraction; thence run N 00° 50' 46" W along said west line for 1357.16 feet to the northwest corner of said fraction; thence run S 89° 53' 58" E along the north line of said fraction for 1291.09 feet to said east line of said fraction; thence run S 00° 53' 30" E along said east line for 1013.77 feet to the Point of Beginning.

Parcel contains 33.35 Acres, more or less

SUBJECT TO the westerly 100 feet of the easterly 130 feet for an easement to Florida Power & Light Company and an easement 20 feet in width for roadway purposes as described by deed as recorded in Deed Book 285 at Page 493 of the Public Records of Lee County, Florida.

Bearings mentioned are from assuming the East line of said fraction of a section to bear N 00° 53' 30" W.

CHAIRMAN
FORREST H. BANKS


PRESIDENT
STEVEN K. MORRISON

PARTNERS
CARL A. BARRACO
GARY R. BULL
DAN W. DICKEY
JOSEPH W. EBNER
ARCHIE T. GRANT, JR.
KENTON R. KEILING
W. DAVID KEY, JR.
W. BRITT POMEROY
ANDREW O. TILTON
KEVIN M. WINTER

ASSOCIATES
STEVEN L. FORD
PATRICIA H. NEWTON
MARK G. WENTZEL

CONSULTANT
LESTER L. BULSON

FLY/dh
11865B

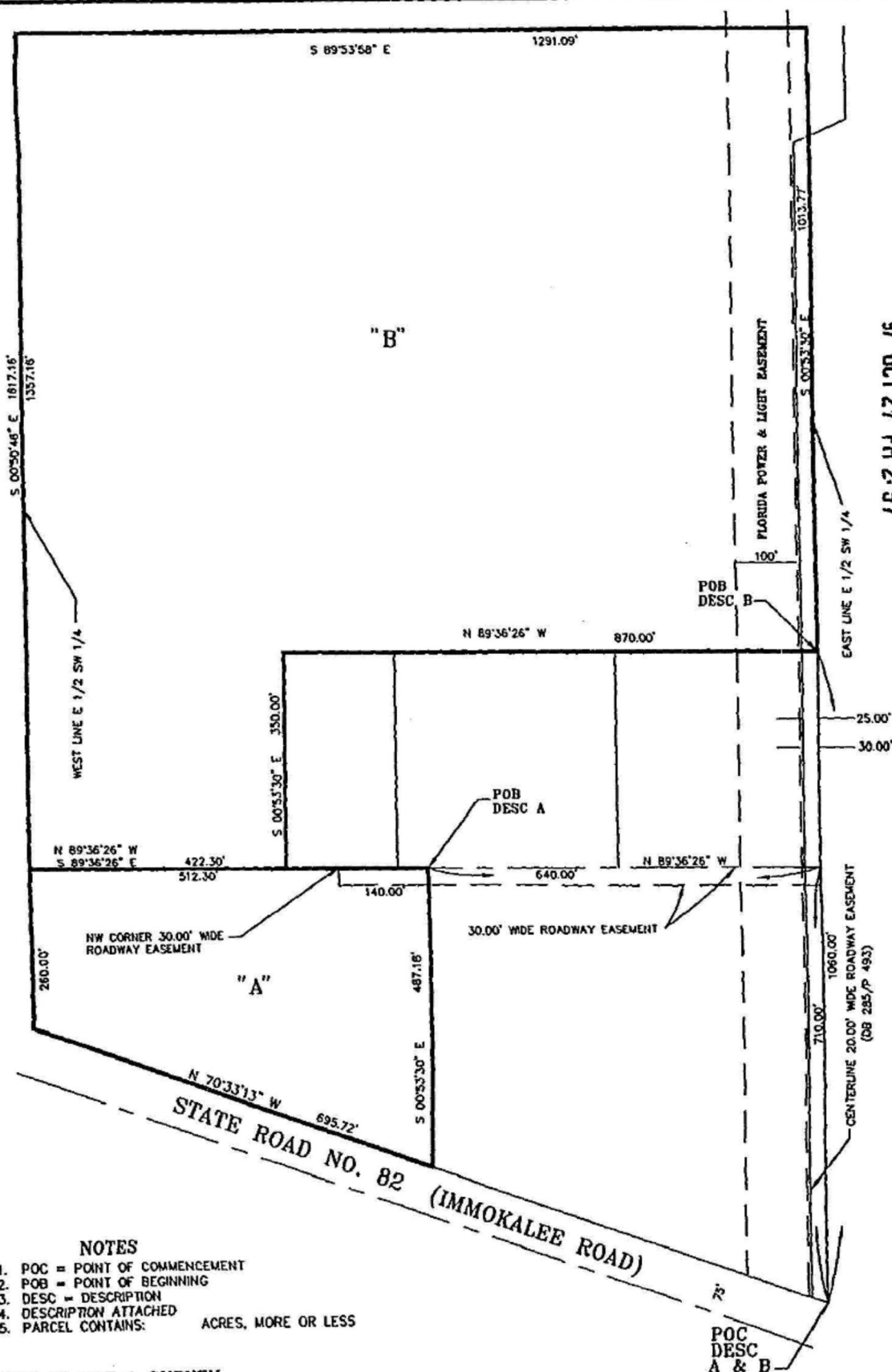

Frances L. Yerdon (For The Firm LB-642)
Professional Surveyor and Mapper
Florida Certificate N. 5652



0R2882 P602917

CHARLIE GREEN LEE CTY. FL

97 OCT 27 PM 2:57



1. POC = POINT OF COMMENCEMENT
2. POB = POINT OF BEGINNING
3. DESC = DESCRIPTION
4. DESCRIPTION ATTACHED
5. PARCEL CONTAINS: ACRES, MORE OR LESS

THIS IS NOT A SURVEY

FRANCES L. YERDON (FOR THE FIRM)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5652

DATE SIGNED: 10-23-97

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SKETCH TO ACCOMPANY DESCRIPTION
PARCEL IN E 1/2 SW 1/4
SECTION 23, TWP 44 SOUTH, RGE 25 EAST
CITY OF FORT MYERS
LEE COUNTY, FLORIDA

JOHNSON ENGINEERING, INC.

ENGINEERS, SURVEYORS, AND ECOLOGISTS

2158 JOHNSON STREET, POST OFFICE BOX 1550, FORT MYERS, FLORIDA, 33902-1550. PHONE (813) 334-0044

SEPT 16, 1997	11865	23-44-25	1"=200'	1 OF 1
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APPENDIX D





DATABASE REPORT

Project Property: 0540.2200106.0000 Proposed Multi-Family
7760-7800 Lightard Knott Lane
Fort Myers FL 33905

Project No: 0540.2200106.0000

Report Type: Database Report

Order No: 22111500869

Requested by: Universal Engineering Sciences

Date Completed: November 16, 2022

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

Table of Contents

Table of Contents.....	2
Executive Summary.....	3
Executive Summary: Report Summary.....	4
Executive Summary: Site Report Summary - Project Property.....	8
Executive Summary: Site Report Summary - Surrounding Properties.....	9
Executive Summary: Summary by Data Source.....	10
Map.....	12
Aerial.....	15
Topographic Map.....	16
Detail Report.....	17
Unplottable Summary.....	25
Unplottable Report.....	26
Appendix: Database Descriptions.....	27
Definitions.....	41

Notice: IMPORTANT LIMITATIONS and YOUR LIABILITY

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

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Executive Summary

Property Information:

Project Property: 0540.2200106.0000 Proposed Multi-Family
7760-7800 Lightard Knott Lane Fort Myers FL 33905

Project No: 0540.2200106.0000

Coordinates:

Latitude:	26.63074567
Longitude:	-81.7849779
UTM Northing:	2,945,777.93
UTM Easting:	421,864.03
UTM Zone:	UTM Zone 17R

Elevation: 19 FT

Order Information:

Order No: 22111500869
Date Requested: November 15, 2022
Requested by: Universal Engineering Sciences
Report Type: Database Report

Historicals/Products:

Aerial Photographs	Historical Aerials (with Project Boundaries)
ERIS Xplorer	ERIS Xplorer
Excel Add-On	Excel Add-On
Fire Insurance Maps	US Fire Insurance Maps
Physical Setting Report (PSR)	Physical Setting Report (PSR)
Vapor Screening Tool	Vapor Screening Tool

Executive Summary: Report Summary

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

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
FRP	Y	0.25	0	0	0	-	-	0
DELISTED FRP	Y	0.25	0	0	0	-	-	0
HIST GAS STATIONS	Y	0.25	0	0	0	-	-	0
REFN	Y	0.25	0	0	0	-	-	0
BULK TERMINAL	Y	0.25	0	0	0	-	-	0
SEMS LIEN	Y	PO	0	-	-	-	-	0
SUPERFUND ROD	Y	1	0	0	0	0	0	0
State								
SHWS	Y	1	0	0	0	0	0	0
DELISTED SHWS	Y	1	0	0	0	0	0	0
ERIC	Y	1	0	0	0	0	0	0
CLEANUP DEP	Y	1	0	0	0	0	0	0
WCRPS	Y	1	0	0	0	0	0	0
DELISTED WCP	Y	1	0	0	0	0	0	0
SWF/LF	Y	0.5	0	0	0	1	-	1
LST	Y	0.5	0	0	0	0	-	0
DELISTED LST	Y	0.5	0	0	0	0	-	0
UST	Y	0.25	1	0	0	-	-	1
AST	Y	0.25	1	0	0	-	-	1
TANK	Y	0.25	0	0	0	-	-	0
DEL UST AST TANK	Y	0.25	0	0	0	-	-	0
DEL STORAGE TANK	Y	0.25	0	0	0	-	-	0
FF TANKS	Y	0.25	0	0	0	-	-	0
STCS	Y	0.5	0	1	0	1	-	2
INST	Y	0.5	0	0	0	0	-	0
ENG	Y	0.5	0	0	0	0	-	0
VCP	Y	0.5	0	0	0	0	-	0
BROWNFIELDS	Y	0.5	0	0	0	0	-	0
BROWNFIELD AREA	Y	0.5	0	0	0	0	-	0
HAZ WASTE FAC	Y	0.5	0	0	0	0	-	0
Tribal								
INDIAN LUST	Y	0.5	0	0	0	0	-	0
INDIAN UST	Y	0.25	0	0	0	-	-	0
DELISTED ILST	Y	0.5	0	0	0	0	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
DELISTED IUST	Y	0.25	0	0	0	-	-	0

County

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

Additional Environmental Records

Federal

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

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

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

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

Total:	2	2	0	2	0	6
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* PO – Property Only

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

Executive Summary: Site Report Summary - Project Property

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
1	UST	COCHRAN EQUIPMENT CO	SR 82 FORT MYERS FL 33905 Facility ID Facility Status: 9100308 OPEN Tank Status Status Date: B - REMOVED FROM SITE 31-JAN-1990, B - REMOVED FROM SITE 31-JAN-1990, B - REMOVED FROM SITE 31-JAN-1990	ENE	0.00 / 0.00	2	17
1	AST	COCHRAN EQUIPMENT CO	SR 82 FORT MYERS FL 33905 Facility ID Facility Status: 9100308 OPEN Tank Status Status Date: U - IN SERVICE	ENE	0.00 / 0.00	2	18

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
2	FINDS/FRS	SR 82 ROADWAY IMPROVEMENTS	UNKNOWN FORT MYERS FL 33905 <i>Registry ID:</i> 110041265895	WSW	0.01 / 64.11	4	18
3	STCS	COCHRAN EQUIPMENT CO	SR 82 FORT MYERS FL 33905 <i>Facility ID Fac Stat(OpenData):</i> 9100308 OPEN	SE	0.04 / 215.40	5	19
4	SWF/LF	FL DEPT OF TRANSPORTATION (FORMER OWNER)	7400 OMNI LANE FORT MYERS FL 33905	NW	0.26 / 1,372.05	2	21
5	STCS	DISCOVER VILLAGES AT THE FORUM	2619 FORUM BLAVD FORT MYERS FL 33905 <i>Facility ID Fac Stat(OpenData):</i> 9814557 OPEN	WSW	0.29 / 1,547.32	0	22

Executive Summary: Summary by Data Source

Standard

State

SWF/LF - Solid Waste Facilities and Landfills

A search of the SWF/LF database, dated May 27, 2022 has found that there are 1 SWF/LF site(s) within approximately 0.50 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
FL DEPT OF TRANSPORTATION (FORMER OWNER)	7400 OMNI LANE FORT MYERS FL 33905	NW	0.26 / 1,372.05	4

UST - Underground Storage Tanks

A search of the UST database, dated Aug 4, 2022 has found that there are 1 UST site(s) within approximately 0.25 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
COCHRAN EQUIPMENT CO	SR 82 FORT MYERS FL 33905	ENE	0.00 / 0.00	1
<i>Facility ID Facility Status: 9100308 OPEN</i> <i>Tank Status Status Date: B - REMOVED FROM SITE 31-JAN-1990, B - REMOVED FROM SITE 31-JAN-1990, B - REMOVED FROM SITE 31-JAN-1990, B - REMOVED FROM SITE 31-JAN-1990</i>				

AST - Aboveground Storage Tanks

A search of the AST database, dated Aug 4, 2022 has found that there are 1 AST site(s) within approximately 0.25 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
COCHRAN EQUIPMENT CO	SR 82 FORT MYERS FL 33905	ENE	0.00 / 0.00	1
<i>Facility ID Facility Status: 9100308 OPEN</i> <i>Tank Status Status Date: U - IN SERVICE </i>				

STCS - Storage Tank/Contaminated Facility Search

A search of the STCS database, dated Aug 25, 2022 has found that there are 2 STCS site(s) within approximately 0.50 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
COCHRAN EQUIPMENT CO	SR 82 FORT MYERS FL 33905	SE	0.04 / 215.40	3
<i>Facility ID Fac Stat(OpenData): 9100308 OPEN</i>				

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
DISCOVER VILLAGES AT THE FORUM	2619 FORUM BLAVD FORT MYERS FL 33905	WSW	0.29 / 1,547.32	5
<i>Facility ID Fac Stat(OpenData): 9814557 OPEN</i>				

Non Standard

Federal

FINDS/FRS - Facility Registry Service/Facility Index

A search of the FINDS/FRS database, dated Nov 2, 2020 has found that there are 1 FINDS/FRS site(s) within approximately 0.02 miles of the project property.

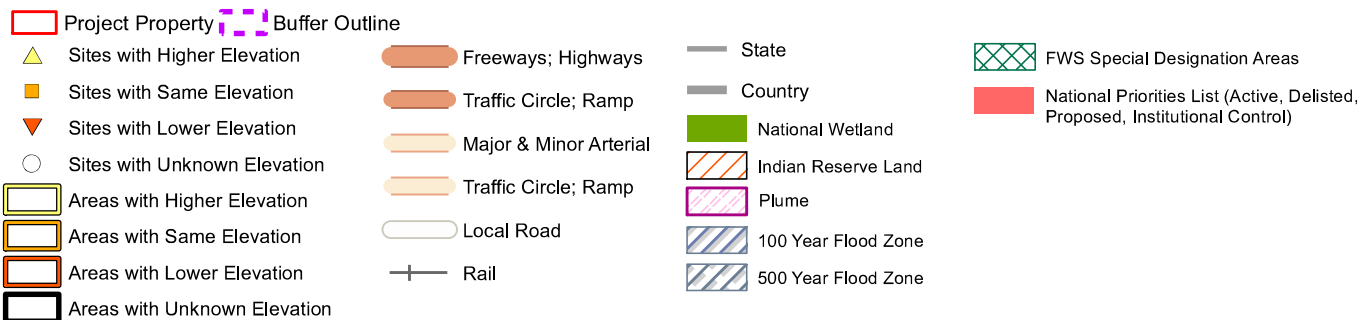
<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
SR 82 ROADWAY IMPROVEMENTS	UNKNOWN FORT MYERS FL 33905	WSW	0.01 / 64.11	2
<i>Registry ID: 110041265895</i>				

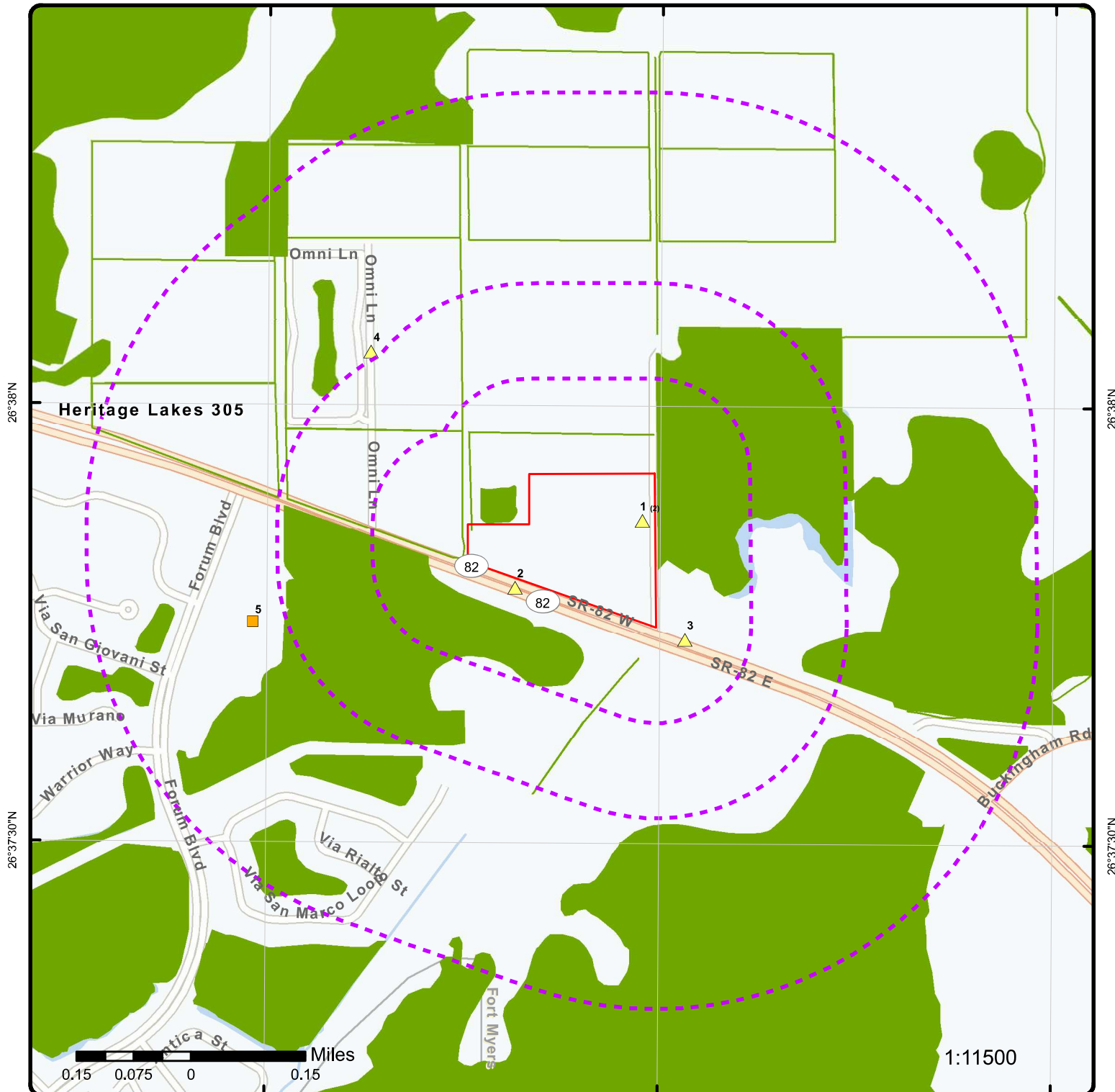


Map: 1.0 Mile Radius

Order Number: 22111500869

Address: 7760-7800 Lightard Knott Lane, Fort Myers, FL

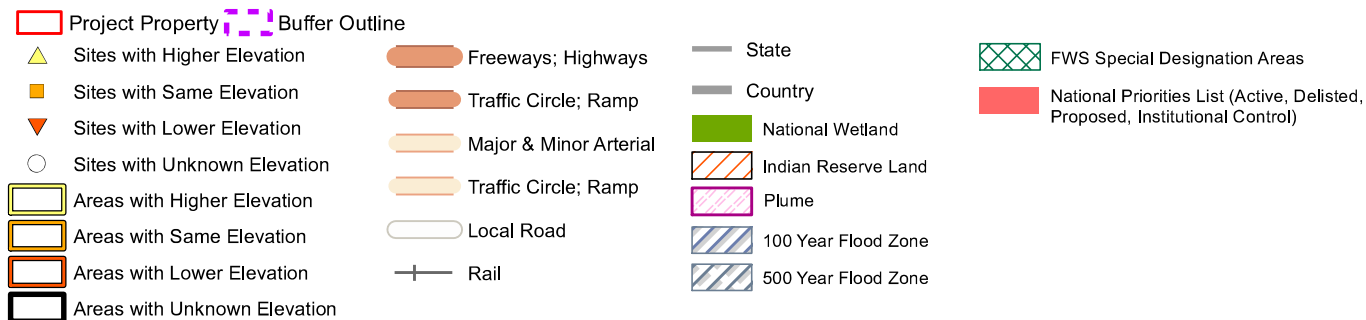


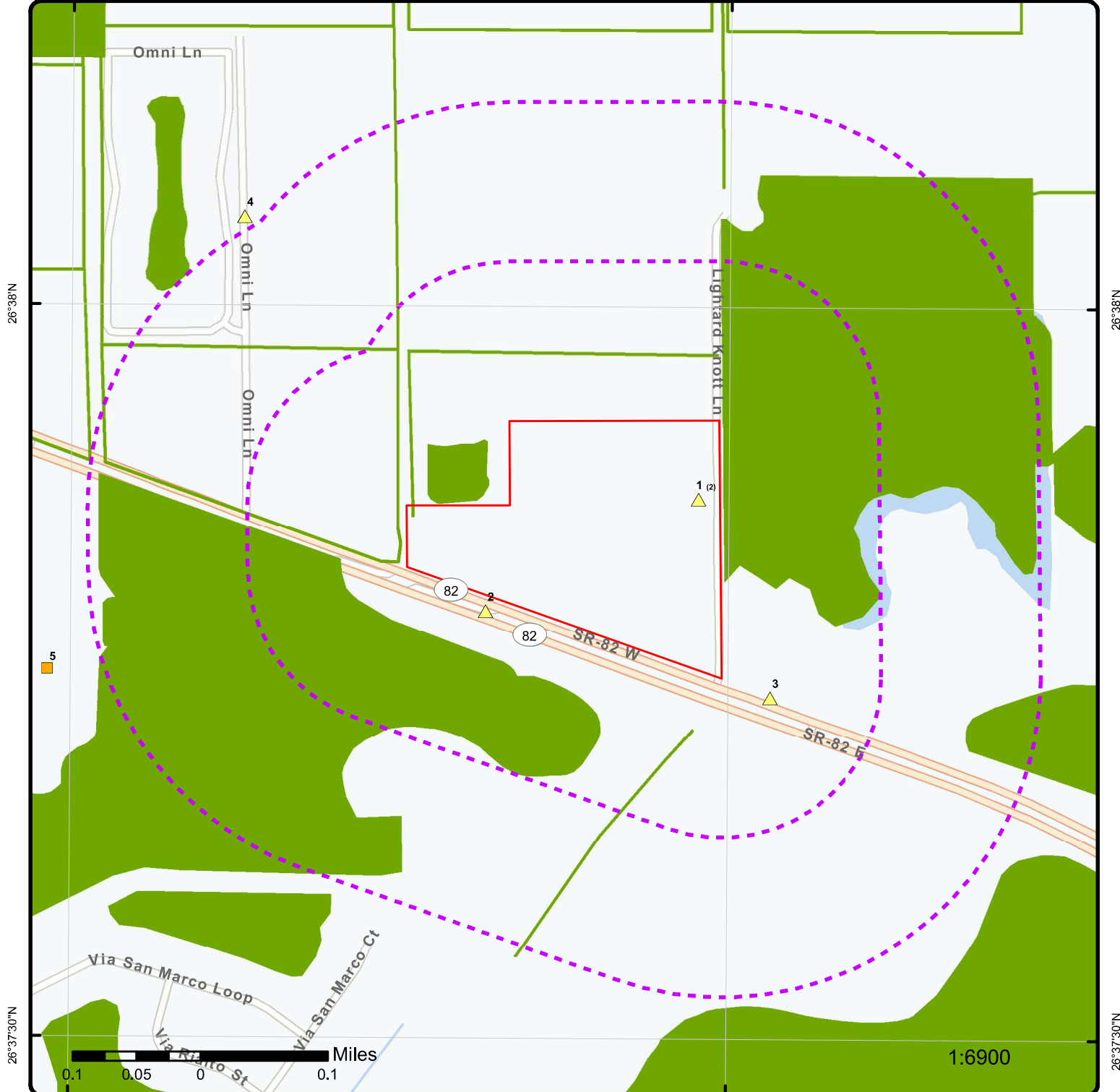


Map: 0.5 Mile Radius

Order Number: 22111500869

Address: 7760-7800 Lightard Knott Lane, Fort Myers, FL





Map: 0.25 Mile Radius

Order Number: 22111500869

Address: 7760-7800 Lightard Knott Lane, Fort Myers, FL



Project Property Buffer Outline

▲ Sites with Higher Elevation

■ Sites with Same Elevation

▼ Sites with Lower Elevation

○ Sites with Unknown Elevation

Areas with Higher Elevation

Areas with Same Elevation

Areas with Lower Elevation

Areas with Unknown Elevation

Freeways; Highways

Traffic Circle; Ramp

Major & Minor Arterial

Traffic Circle; Ramp

Local Road

Rail

State

Country

National Wetland

Indian Reserve Land

Plume

100 Year Flood Zone

500 Year Flood Zone

FWS Special Designation Areas

National Priorities List (Active, Delisted, Proposed, Institutional Control)

81°47'30"W

81°47'W

26°38'N

26°38'N

26°37'30"N

26°37'30"N



Service Layer Credits: Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

1:10000

Aerial Year: 2022

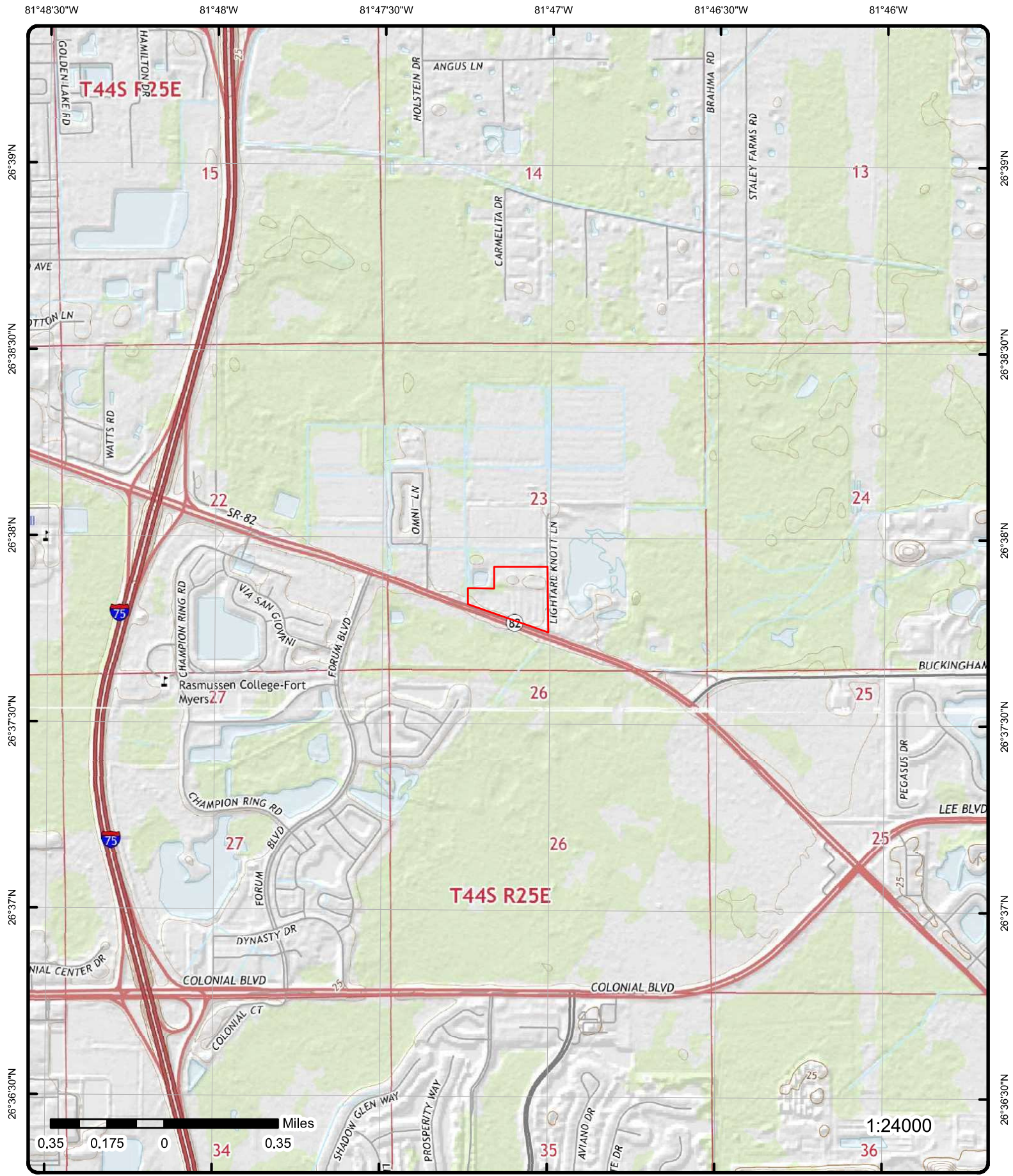
Order Number: 22111500869

Address: 7760-7800 Lightard Knott Lane, Fort Myers, FL



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Source: ESRI World Imagery



Topographic Map Year: 2015

Order Number: 22111500869

Address: 7760-7800 Lightard Knott Lane, FL



Quadrangle(s): Fort Myers, FL; Fort Myers SE, FL

© ERIS Information Inc.

Source: USGS Topographic Map

Detail Report

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
1	1 of 2	ENE	0.00 / 0.00	20.62 / 2	COCHRAN EQUIPMENT CO SR 82 FORT MYERS FL 33905	UST

Facility ID:	9100308	Bad Addr Indicator:	
Facility Status:	OPEN	Lat/Long Method:	UNVR
Facility Type:	C	Lat DD:	26
Type Desc:	Fuel user/Non-retail	Lat MM:	37
Facility Phone:	8136752551	Lat SS:	44
County:	LEE	Long DD:	81
Dep Co:	P	Long MM:	46
Owner ID:	24622	Long SS:	58
Owner Phone:			
Owner:	LA BELLE LIME ROCK		
Owner Address1:	RT 2 BOX 134		
Owner Address2:			
Owner City:	LA BELLE		
Owner State:	FL		
Owner Zip 5:	33535		
Owner Zip 4:			
Contact:	JIMMY COCHRAN		
Source:	Tank Facility - All Locations and Tank Information; Tank Facility - All Locations and Owner Information		
Oculus Docs Inventory URL:	https://erisservice7.ecologeris.com/ErisExt/flo/ocure.ashx?ID=9100308&CAT=11		
Information Portal Fac URL:	http://prodenv.dep.state.fl.us/DepNexus/public/facilitysearch?pagination=true&facility.id=9100308		
Information Portal Doc URL:	http://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/9100308/facility!search		

Tank Information

Tank ID:	2	Capacity:	500
Tank Status:	B - REMOVED FROM SITE	Substance:	Y - Unknown/Not Reported
Status Date:	31-JAN-1990	Placement:	UNDERGROUND
Installation Date:	01-JUL-1975	Tank Vessel Indic:	TANK
Tank Desc:			

Tank Information

Tank ID:	1	Capacity:	4000
Tank Status:	B - REMOVED FROM SITE	Substance:	Y - Unknown/Not Reported
Status Date:	31-JAN-1990	Placement:	UNDERGROUND
Installation Date:	01-JUL-1975	Tank Vessel Indic:	TANK
Tank Desc:			

Tank Information

Tank ID:	4	Capacity:	500
Tank Status:	B - REMOVED FROM SITE	Substance:	Y - Unknown/Not Reported
Status Date:	31-JAN-1990	Placement:	UNDERGROUND
Installation Date:	01-JUL-1975	Tank Vessel Indic:	TANK
Tank Desc:			

Tank Information

Tank ID:	3	Capacity:	500
Tank Status:	B - REMOVED FROM SITE	Substance:	Y - Unknown/Not Reported

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<div>Status Date: 31-JAN-1990Placement: UNDERGROUND</div> <div>Installation Date: 01-JUL-1975Tank Vessel Indic: TANK</div> <div>Tank Desc:</div>						
1	2 of 2	ENE	0.00 / 0.00	20.62 / 2	COCHRAN EQUIPMENT CO SR 82 FORT MYERS FL 33905	AST
<div>Facility ID: 9100308Lat DD: 26</div> <div>Facility Status: OPENLat MM: 37</div> <div>ASTs:Lat SS: 44</div> <div>USTs:Long DD: 81</div> <div>Tanks:Long MM: 46</div> <div>Facility Type: CLong SS: 58</div> <div>Contact: JIMMY COCHRANLat/Long Method: UNVR</div> <div>Facility Phone: 8136752551Bad Addr Indicator:</div> <div>Owner ID: 24622County: LEE</div> <div>Owner Phone:Dep Co: P</div> <div>Owner: LA BELLE LIME ROCK</div> <div>Owner Address1: RT 2 BOX 134</div> <div>Owner Address2:</div> <div>Owner City: LA BELLE</div> <div>Owner State: FL</div> <div>Owner Zip 5: 33535</div> <div>Owner Zip 4:</div> <div>Type Desc: Fuel user/Non-retail</div> <div>Source: Tank Facility - All Locations and Tank Information; Tank Facility - All Locations and Owner Information</div> <div>Oculus Docs Inventory URL: https://erisservice7.ecologeris.com/ErisExt/flo/ocure.ashx?ID=9100308&CAT=11</div> <div>Information Portal Facility URL: http://prodenv.dep.state.fl.us/DepNexus/public/facilitysearch?pagination=true&facility.id=9100308</div> <div>Information Portal Doc URL: http://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/9100308/facility!search</div>						
<u>Tank Information</u>						
<div>Tank ID: 5Tank Desc:</div> <div>Tank Status: U - IN SERVICECapacity: 1000</div> <div>Status Date:Placement: ABOVEGROUND</div> <div>Installation Date: 01-JUL-1986Tank Vessel Indic: TANK</div> <div>Content Desc: M - Fuel Oil - Onsite Heat</div>						
2	1 of 1	WSW	0.01 / 64.11	23.38 / 4	SR 82 ROADWAY IMPROVEMENTS UNKNOWN FORT MYERS FL 33905	FINDS/FRS
<div>Registry ID: 110041265895</div> <div>FIPS Code: FL071</div> <div>HUC Code: 03090204</div> <div>Site Type Name: STATIONARY</div> <div>Location Description:</div> <div>Supplemental Location:</div> <div>Create Date: 04-JUN-10</div> <div>Update Date: 05-MAR-13</div> <div>Interest Types: ICIS-NPDES NON-MAJOR, STORM WATER CONSTRUCTION</div> <div>SIC Codes:</div> <div>SIC Code Descriptions:</div> <div>NAICS Codes:</div> <div>NAICS Code Descriptions:</div> <div>Conveyor: ICIS</div> <div>Federal Facility Code:</div> <div>Federal Agency Name:</div> <div>Tribal Land Code:</div> <div>Tribal Land Name:</div> <div>Congressional Dist No: 14</div> <div>Census Block Code: 120710401233053</div> <div>EPA Region Code: 04</div> <div>County Name: LEE</div>						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
US/Mexico Border Ind:						
Latitude:		26.629861				
Longitude:		-81.786389				
Reference Point:						
Coord Collection Method:						
Accuracy Value:		30				
Datum:		NAD83				
Source:						
Facility Detail Rprt URL:		https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110041265895				
Program Acronyms:						
NPDES:FLR10JB46, NPDES:FLR10QT71, NPDES:FLR10SN71						

<u>3</u>	1 of 1	SE	0.04 / 215.40	24.23 / 5	COCHRAN EQUIPMENT CO SR 82 FORT MYERS FL 33905	STCS
Facility ID: 9100308						
Type: C - Fuel User/Non-Retail						
Status: Open						
County: LEE						
Fac Stat(OpenData): OPEN						
Fac Code(OpenData): C						
Fac Type(OpenData): Fuel user/Non-retail						
Clnup Cd(OpenData):						
Clnup Dt(OpenData):						
Status (Open Data): REVIEWED						
City (Open Data): FORT MYERS						
Fac Name(Open Data): COCHRAN EQUIPMENT CO						
Address (Open Data): SR 82						
Fac Cleanup Stat(Open Data):						
Name (Map): COCHRAN EQUIPMENT CO						
Address (Map): SR 82						
Zip5 (Open Data): 33905						
CountyID(OpenData): 36						
County (Open Data): LEE						
Contam (Map):						
Fac Type (Map): Fuel user/Non-retail						
Fac Stat (Map): OPEN						
Status (Map): REVIEWED						
City (Map): FORT MYERS						
County (Map): 36						
Zip5 (Map): 33905						
Zip4 (Map): 0						

FDEP Storage Tank Monitoring Open Data Details

Object ID:	35290	Map Src:	
X:	-81.7827809441345	Map Scale:	
Y:	26.6288937545695	Elevation:	
Regulated:	NO	El Datum:	
Col Meth:	UNVR	El Resolut:	
Col Name:	INITIAL LOAD	El Units:	
Col Date:		ALB East:	
Col Prog:	TANKS-PETROLEUM CONTAMINATION	ALB North:	
Ver Meth:	DPHO	Loc ID:	30796
Ver Name:	THORNTON_A	Lat DD:	26
Ver Prog:	TANKS-PETROLEUM CONTAMINATION	Lat MM:	37
Ver Date:	2006/06/08 12:37:57+00	Lat SS:	
OOIC:	FACILITY	Long DD:	81
Rel Feat:	ENTRA	Long MM:	46
Datum:		Long SS:	
Coord Acc:			
Col Aff:			
Ver Aff:	DEPARTMENT OF ENVIRONMENTAL PR		
Direct:			
Documents:	https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/9100308/gis-facility!search		

FDEP Open Data - Storage Tank Contamination Monitoring (STCM)

Loc ID:	30796	Rel Feat:	ENTRA
Site Type:	Fuel user/Non-retail	El Datum:	
Contam Ind:		El Resolut:	
Phone:	8136752551	El Units:	
Operator:	JIMMY COCHRAN	Map Src:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Next action:				Map Scale:	0	
Fin Respon:				Coord Acc:	0	
Office:	SD			Alb East:	0.0	
OOIC:	FACILITY			Alb North:	0.0	
Col Meth:	UNVR			Datum:		
Col Name:	INITIAL LOAD			Elevation:		
Col Date:				Lat DD:	26	
Col Prog:	TANKS-PETROLEUM CONTAMINATION			Lat MM:	37	
Ver Meth:	DPHO			Lat SS:	44.0	
Ver Name:	THORNTON_A			Long DD:	81	
Ver Prog:	TANKS-PETROLEUM CONTAMINATION			Long MM:	46	
Ver Date:	6/8/2006			Long SS:	58.0	
Object ID:	30796					
Col Aff:						
Ver Aff:		DEPARTMENT OF ENVIRONMENTAL PR				
Documents:		https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/9100308/gis-facility!search				

FDEP - Storage Tank Contamination Monitoring (STCM) Details

Name: Cochran Equipment Co
 Sr 82
 Fort Myers, FL 33905
LL Method: UNVR - Unverified
Account Owner: La Belle Lime Rock
Contact: Jimmy Cochran
Phone: 813-675-2551
District: SD
County 1: 36 - Lee
Latitude: 26:37:44.0000
Longitude: 81:46:58.0000

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

Tank No: 1
Size: 4000
Content: Unknown/Not Reported
Installed: 07/01/1975
Placement: UNDER
Status: Removed from Site
Construction:
Piping:
Monitoring:

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

Tank No: 2
Size: 500
Content: Unknown/Not Reported
Installed: 07/01/1975
Placement: UNDER
Status: Removed from Site
Construction:
Piping:
Monitoring:

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

Tank No: 4
Size: 500
Content: Unknown/Not Reported
Installed: 07/01/1975
Placement: UNDER
Status: Removed from Site
Construction:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Piping:
Monitoring:

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

Tank No: 5
Size: 1000
Content: Fuel Oil - Onsite Heat
Installed: 07/01/1986
Placement: ABOVE
Status: In Service
Construction: D - Unknown
Piping: A - Abv, No Soil Contact
Monitoring: I - Not Required

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

Tank No: 3
Size: 500
Content: Unknown/Not Reported
Installed: 07/01/1975
Placement: UNDER
Status: Removed from Site
Construction:
Piping:
Monitoring:

4	1 of 1	NW	0.26 / 1,372.05	20.60 / 2	FL DEPT OF TRANSPORTATION (FORMER OWNER) 7400 OMNI LANE FORT MYERS FL 33905	SWF/LF
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Facility ID:	101171	District:	SD
Fac Type (Geodata):	Solid Waste	Section:	
Fac Stat (Geodata):	Nfa, No Further Action	Township:	
Status Dt (Geodat):	2015/09/01 00:00:00+00	Range:	
Ownership (Geodat):	Private	County ID (Geodat):	36
Zip4 (Geodata):		County (Geodata):	Lee
Zip5 (Geodata):	33905	County:	LEE
District (Geodata):	SD	Latitude:	26:38:14.6736
Office (Geodata):		Longitude:	81:47:25.1715
Resp Authority:			
RA Address:			
RA City:			
RA State:			
RA Zip:			
RA Phone No.:			
RA Email:			
Site Supervisor:			
SS Address:			
SS City:			
SS State:			
SS Zip:			
SS Phone No:			
SS Email:			
Land Owner:			
LO Address:			
LO City:			
LO State:			
LO Zip:			
LO Phone No:			
Facility Name (Geodata):	FL DEPT OF TRANSPORTATION (FORMER OWNER)		
Address (Geodata):	7400 OMNI LANE		
City (Geodata):	Fort Myers		
Documents (Geodata):	https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/101171/gis-facility!search		
Reports (Geodata):	https://fldeploc.dep.state.fl.us/WWW_WACS/Reports/SW_Facility_Inventory_res2.asp?wacsid=101171		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Info Portal Facility URL: <http://prodenv.dep.state.fl.us/DepNexus/public/facilitysearch?pagination=true&facility.id=101171>
Oculus Docs Inventory URL: <https://eriservice7.ecologeris.com/ErisExt/flo/ocure.ashx?ID=101171&CAT=8>
Data Source: Solid Waste Facility Inventory Report; Florida DEP Geospatial Open Data

Class details

Class: UNAUTHORIZED DISPOSAL/PROCESSING-COMPLAINT
Class Status: NFA,NO FURTHER ACTION (F)

Solid Waste Facility Inventory Geospatial Open Data

Object of Interest:	General Disposal Area	Lat DD:	26
Accuracy Level:	3	Lat MM:	38
Accuracy:	1.1 - 10 meters	Lat SS:	
QA Status:	Reviewed	Long DD:	81
Datum ID:	NAD83	Long MM:	47
X:	-81.7903285854521	Long SS:	
Y:	26.6374142009513		
Class:	UNAUTHORIZED DISPOSAL/PROCESSING-COMPLAINT		
Class Status:	Nfa,No Further Action		
Proximity ID:	Approximate feature location		
Coord Method ID:	Digital Aerial Photography		

Solid Waste Facility Inventory Geospatial Open Data

Object of Interest:	Facility	Lat DD:	26
Accuracy Level:	3	Lat MM:	38
Accuracy:	1.1 - 10 meters	Lat SS:	
QA Status:	Reviewed	Long DD:	81
Datum ID:	NAD83	Long MM:	47
X:	-81.7903285854521	Long SS:	
Y:	26.6374142009513		
Class:			
Class Status:			
Proximity ID:	Approximate feature location		
Coord Method ID:	Digital Aerial Photography		

5	1 of 1	WSW	0.29 / 1,547.32	18.77 / 0	DISCOVER VILLAGES AT THE FORUM 2619 FORUM BLAVD FORT MYERS FL 33905	STCS
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Facility ID:	9814557	Zip5 (Open Data):	33905
Type:	C - Fuel User/Non-Retail	CountyID(OpenData):	36
Status:	Open	County (Open Data):	LEE
County:	LEE	Contam (Map):	
Fac Stat(OpenData):	OPEN	Fac Type (Map):	Fuel user/Non-retail
Fac Code(OpenData):	C	Fac Stat (Map):	OPEN
Fac Type(OpenData):	Fuel user/Non-retail	Status (Map):	REVIEWED
Clnup Cd(OpenData):		City (Map):	FORT MYERS
Clnup Dt(OpenData):		County (Map):	36
Status (Open Data):	REVIEWED	Zip5 (Map):	33905
City (Open Data):	FORT MYERS	Zip4 (Map):	0
Fac Name(Open Data):	DISCOVER VILLAGES AT THE FORUM		
Address (Open Data):	2619 FORUM BLAVD		
Fac Cleanup Stat(Open Data):			
Name (Map):	DISCOVER VILLAGES AT THE FORUM		
Address (Map):	2619 FORUM BLAVD		

FDEP Storage Tank Monitoring Open Data Details

Object ID:	69165	Map Src:	imagery_11_13
X:	-81.7915641689154	Map Scale:	5000

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Y:	26.6294168656077			Elevation:		
Regulated:	YES			El Datum:		
Col Meth:	DPHO			El Resolut:		
Col Name:	Williams_CA			El Units:		
Col Date:	2015/05/11 11:39:34+00			ALB East:	619478.45	
Col Prog:	TANKS-PETROLEUM CONTAMINATION			ALB North:	293573.36	
Ver Meth:	DPHO			Loc ID:	67901	
Ver Name:	Williams_CA			Lat DD:	26	
Ver Prog:	TANKS-PETROLEUM CONTAMINATION			Lat MM:	37	
Ver Date:	2015/05/11 11:39:34+00			Lat SS:		
OOIC:	FACILITY			Long DD:	81	
Rel Feat:	APPRX			Long MM:	47	
Datum:	NAD83			Long SS:		
Coord Acc:	4					
Col Aff:	DEPARTMENT OF ENVIRONMENTAL PROTECTION					
Ver Aff:	DEPARTMENT OF ENVIRONMENTAL PROTECTION					
Direct:						
Documents:	https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/9814557/gis-facility!search					

FDEP Open Data - Storage Tank Contamination Monitoring (STCM)

Loc ID:	67901	Rel Feat:	APPRX
Site Type:	Fuel user/Non-retail	El Datum:	
Contam Ind:		El Resolut:	
Phone:	2392191707	El Units:	
Operator:	Michael Miller	Map Src:	imagery_11_13
Next action:	PLACARD 22-JUN-2022	Map Scale:	5000
Fin Respon:		Coord Acc:	4
Office:	SD	Alb East:	619478.45
OOIC:	FACILITY	Alb North:	293573.36
Col Meth:	DPHO	Datum:	NAD83
Col Name:	Williams_CA	Elevation:	
Col Date:	5/11/2015	Lat DD:	26
Col Prog:	TANKS-PETROLEUM CONTAMINATION	Lat MM:	37
Ver Meth:	DPHO	Lat SS:	45.8832
Ver Name:	Williams_CA	Long DD:	81
Ver Prog:	TANKS-PETROLEUM CONTAMINATION	Long MM:	47
Ver Date:	5/11/2015	Long SS:	29.6196
Object ID:	67901		
Col Aff:	DEPARTMENT OF ENVIRONMENTAL PROTECTION		
Ver Aff:	DEPARTMENT OF ENVIRONMENTAL PROTECTION		
Documents:	https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/9814557/gis-facility!search		

FDEP - Storage Tank Contamination Monitoring (STCM) Details

Name:	Discover Villages At The Forum 2619 Forum Blvd Fort Myers, FL 33905
LL Method:	DPHO
Account Owner:	Discovery Villages At The Forum
Contact:	Michael Miller
Phone:	239-219-1707
District:	SD
County 1:	36 - Lee
Latitude:	26:37:45.8832
Longitude:	81:47:29.6196

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

Tank No:	1
Size:	1200
Content:	Emerg Generator Diesel
Installed:	03/01/2013
Placement:	ABOVE
Status:	In Service
Construction:	C - Steel

<i>Map Key</i>	<i>Number of Records</i>	<i>Direction</i>	<i>Distance (mi/ft)</i>	<i>Elev/Diff (ft)</i>	<i>Site</i>	<i>DB</i>
		I - Double Wall				
		M - Spill Containment Bucket				
		N - Flow Shut-Off				
		O - Tight Fill				
<i>Piping:</i>		P - Level Gauges/Alarms				
		A - Abv, No Soil Contact				
		N - Approved Synthetic Material				
<i>Monitoring:</i>		F - Monitor Dbl Wall Tank Space				
		Q - Visual Inspection Of Asts				

Unplottable Summary

Total: 1 Unplottable sites

DB	Company Name/Site Name	Address	City	Zip	ERIS ID
FINDS/FRS	SR 82 - SEG 2 - E1R64 - FPN425841	SR 82 <i>Registry ID:</i> 110070597724	FORT MYERS FL	33913	879332418

Unplottable Report

Site: SR 82 - SEG 2 - E1R64 - FPN425841
SR 82 FORT MYERS FL 33913

[FINDS/FRS](#)

Registry ID: 110070597724
FIPS Code:
HUC Code:
Site Type Name: STATIONARY
Location Description:
Supplemental Location:
Create Date: 06-SEP-19
Update Date:
Interest Types: ICIS-NPDES NON-MAJOR
SIC Codes:
SIC Code Descriptions:
NAICS Codes:
NAICS Code Descriptions:
Conveyor:
Federal Facility Code:
Federal Agency Name:
Tribal Land Code:
Tribal Land Name:
Congressional Dist No:
Census Block Code:
EPA Region Code: 04
County Name:
US/Mexico Border Ind:
Latitude:
Longitude:
Reference Point:
Coord Collection Method:
Accuracy Value:
Datum: NAD83
Source:
Facility Detail Rprt URL: https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110070597724
Program Acronyms:

NPDES:FLR20CW81

Appendix: Database Descriptions

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

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

Standard Environmental Record Sources

Federal

Formerly Utilized Sites Remedial Action Program:

[DOE FUSRAP](#)

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

Government Publication Date: Mar 4, 2017

National Priority List:

[NPL](#)

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

Government Publication Date: Jul 26, 2022

National Priority List - Proposed:

[PROPOSED NPL](#)

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

Government Publication Date: Jul 26, 2022

Deleted NPL:

[DELETED NPL](#)

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

Government Publication Date: Jul 26, 2022

SEMS List 8R Active Site Inventory:[SEMS](#)

The U.S. Environmental Protection Agency's (EPA) Superfund Program has deployed the Superfund Enterprise Management System (SEMS), which integrates multiple legacy systems into a comprehensive tracking and reporting tool. This inventory contains active sites evaluated by the Superfund program that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The Active Site Inventory Report displays site and location information at active SEMS sites. An active site is one at which site assessment, removal, remedial, enforcement, cost recovery, or oversight activities are being planned or conducted. This data includes SEMS sites from the List 8R Active file as well as applicable sites from the SEMS GIS/REST file layer obtained from EPA's Facility Registry Service.

Government Publication Date: Sep 28, 2022

Inventory of Open Dumps, June 1985:[ODI](#)

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

Government Publication Date: Jun 1985

SEMS List 8R Archive Sites:[SEMS ARCHIVE](#)

The U.S. Environmental Protection Agency's (EPA) Superfund Enterprise Management System (SEMS) Archived Site Inventory displays site and location information at sites archived from SEMS. An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. This data includes sites from the List 8R Archived site file.

Government Publication Date: Sep 28, 2022

Comprehensive Environmental Response, Compensation and Liability Information System -[CERCLIS](#)**CERCLIS:**

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

Government Publication Date: Oct 25, 2013

EPA Report on the Status of Open Dumps on Indian Lands:[IODI](#)

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

Government Publication Date: Dec 31, 1998

CERCLIS - No Further Remedial Action Planned:[CERCLIS NFRAP](#)

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

Government Publication Date: Oct 25, 2013

CERCLIS Liens:[CERCLIS LIENS](#)

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

Government Publication Date: Jan 30, 2014

RCRA CORRACTS-Corrective Action:[RCRA CORRACTS](#)

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

Government Publication Date: Sep 5, 2022

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

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

Government Publication Date: Sep 5, 2022

RCRA Generator List:[RCRA LQG](#)

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

Government Publication Date: Sep 5, 2022

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

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

Government Publication Date: Sep 5, 2022

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

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

Government Publication Date: Sep 5, 2022

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

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

Government Publication Date: Sep 5, 2022

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

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

Government Publication Date: Sep 5, 2022

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

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

Government Publication Date: May 25, 2022

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

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

Government Publication Date: May 25, 2022

Land Use Control Information System:

LUCIS

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

Government Publication Date: Sep 1, 2006

Institutional Control Boundaries at NPL sites:

NPL IC

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

Government Publication Date: Jul 26, 2022

Emergency Response Notification System:

ERNS 1982 TO 1986

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

Government Publication Date: 1982-1986

Emergency Response Notification System:

ERNS 1987 TO 1989

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

Government Publication Date: 1987-1989

Emergency Response Notification System:

ERNS

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

Government Publication Date: Aug 28, 2022

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

FED BROWNFIELDS

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties protects the environment, reduces blight, and takes development pressures off greenspaces and working lands. This data is provided by the United States Environmental Protection Agency (EPA) and includes Brownfield sites from the Cleanups in My Community (CIMC) web application.

Government Publication Date: Sep 13, 2022

FEMA Underground Storage Tank Listing:

FEMA UST

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

Government Publication Date: Dec 31, 2017

Facility Response Plan:

FRP

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

Government Publication Date: Dec 31, 2021

Delisted Facility Response Plans:

DELISTED FRP

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

Government Publication Date: Dec 31, 2021

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

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

Government Publication Date: Jul 1, 1930

Petroleum Refineries:[REFN](#)

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

Government Publication Date: Feb 4, 2022

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

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

Government Publication Date: Feb 4, 2022

LIEN on Property:[SEMS LIEN](#)

The U.S. Environmental Protection Agency's (EPA) Superfund Enterprise Management System (SEMS) provides Lien details on applicable properties, such as the Superfund lien on property activity, the lien property information, and the parties associated with the lien.

Government Publication Date: Sep 28, 2022

Superfund Decision Documents:[SUPERFUND ROD](#)

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

Government Publication Date: Sep 28, 2022

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

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

Government Publication Date: Sep 6, 2022

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

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

Government Publication Date: Sep 6, 2022

ERIC Waste Cleanup:[ERIC](#)

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

Government Publication Date: Aug 2, 2022

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

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

Government Publication Date: Aug 18, 2022

Waste Cleanup Responsible Party Sites:

WCRPS

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

Government Publication Date: Apr 11, 2021

Delisted Waste Cleanup Sites:

DELISTED WCP

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

Government Publication Date: Aug 18, 2022

Solid Waste Facilities and Landfills:

SWF/LF

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

Government Publication Date: May 27, 2022

Leaking Tanks:

LST

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

Government Publication Date: Sep 13, 2022

Delisted Leaking Tanks:

DELISTED LST

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

Government Publication Date: Sep 13, 2022

Underground Storage Tanks:

UST

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

Government Publication Date: Aug 4, 2022

Aboveground Storage Tanks:

AST

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

Government Publication Date: Aug 4, 2022

Storage Tank Facilities:

TANK

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

Government Publication Date: Aug 4, 2022

Delisted AST UST Storage Tanks:

DEL UST AST TANK

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

Government Publication Date: Jul 2, 2015

Delisted Storage Tanks:

DEL STORAGE TANK

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

Government Publication Date: Aug 30, 2022

Federal Facilities Listing:

FF TANKS

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

Government Publication Date: Aug 30, 2022

Storage Tank/Contaminated Facility Search:

STCS

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

Government Publication Date: Aug 25, 2022

Institutional Controls Registry:

INST

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

Government Publication Date: Aug 19, 2022

Engineering Controls:

ENG

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

Government Publication Date: Aug 19, 2022

Voluntary Cleanup Sites:

VCP

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

Government Publication Date: Jul 1, 2022

Brownfield Sites:

BROWNFIELDS

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

Government Publication Date: Sep 8, 2021

Brownfield Areas:

BROWNFIELD AREA

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

Government Publication Date: Jun 21, 2022

Hazardous Waste Facility List:

HAZ WASTE FAC

List of Hazardous Waste Financial Assurance Facilities made available by the Division of Waste Management of the Florida Department of Environmental Protection (FDEP). The FDEP's Hazardous waste financial responsibility requirements exist to ensure that certain hazardous waste facilities and transporters have the financial resources available to provide for closure, postclosure and corrective action requirements and/or pay for bodily injury or property damage that might result from accidents, spills or other unexpected events, known as liabilities. These closure, postclosure, corrective action and liability requirements are called financial assurance.

Government Publication Date: Oct 3, 2022

Tribal**Leaking Underground Storage Tanks (LUSTs) on Indian Land:**

INDIAN LUST

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

Government Publication Date: Jun 2, 2022

Underground Storage Tanks (USTs) on Indian Lands:

INDIAN UST

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

Government Publication Date: Jun 2, 2022

Delisted Tribal Leaking Storage Tanks:

DELISTED ILST

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

Government Publication Date: Apr 9, 2022

Delisted Tribal Underground Storage Tanks:

DELISTED IUST

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

Government Publication Date: Apr 20, 2022

County

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

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

FINDS/FRS

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

Government Publication Date: Nov 2, 2020

Toxics Release Inventory (TRI) Program:

TRIS

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

Government Publication Date: Aug 24, 2021

Perfluorinated Alkyl Substances (PFAS) Releases:

PFAS TRI

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

Government Publication Date: Aug 24, 2021

PFOA/PFOS Contaminated Sites:

PFAS NPL

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

Government Publication Date: Oct 4, 2022

Perfluorinated Alkyl Substances (PFAS) Water Quality:

PFAS WATER

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

Government Publication Date: Jul 20, 2020

SSEHRI PFAS Contamination Sites:

PFAS SSEHRI

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

Government Publication Date: Dec 12, 2019

National Response Center PFAS Spills:

[ERNS PFAS](#)

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

Government Publication Date: Feb 23, 2022

Hazardous Materials Information Reporting System:

[HMIRS](#)

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

Government Publication Date: Sep 1, 2020

National Clandestine Drug Labs:

[NCDL](#)

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

Government Publication Date: Apr 30, 2022

Toxic Substances Control Act:

[TSCA](#)

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

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

Government Publication Date: Apr 11, 2019

Hist TSCA:

[HIST TSCA](#)

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

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

Government Publication Date: Dec 31, 2006

FTTS Administrative Case Listing:

[FTTS ADMIN](#)

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

Government Publication Date: Jan 19, 2007

FTTS Inspection Case Listing:

[FTTS INSP](#)

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

Government Publication Date: Jan 19, 2007

Potentially Responsible Parties List:

PRP

Early in the site cleanup process, the U.S. Environmental Protection Agency (EPA) conducts a search to find the Potentially Responsible Parties (PRPs). The EPA looks for evidence to determine liability by matching wastes found at the site with parties that may have contributed wastes to the site. This listing contains PRPs, Noticed Parties, at sites in the EPA's Superfund Enterprise Management System (SEMS).

Government Publication Date: Sep 28, 2022

State Coalition for Remediation of Drycleaners Listing:

SCRD DRYCLEANER

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

Government Publication Date: Nov 08, 2017

Integrated Compliance Information System (ICIS):

ICIS

The U.S. Environmental Protection Agency's Enforcement and Compliance History Online system incorporates data from the Integrated Compliance Information System - National Pollutant Discharge Elimination System (ICIS-NPDES). ICIS-NPDES is an information management system maintained by the Office of Compliance to track permit compliance and enforcement status of facilities regulated by the NPDES under the Clean Water Act. This data includes permit, inspection, violation and enforcement action information for applicable ICIS records.

Government Publication Date: Oct 15, 2022

Drycleaner Facilities:

FED DRYCLEANERS

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

Government Publication Date: Jun 25, 2022

Delisted Drycleaner Facilities:

DELISTED FED DRY

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

Government Publication Date: Jun 25, 2022

Formerly Used Defense Sites:

FUDS

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

Government Publication Date: May 26, 2021

Former Military Nike Missile Sites:

FORMER NIKE

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

Government Publication Date: Dec 2, 1984

PHMSA Pipeline Safety Flagged Incidents:

PIPELINE INCIDENT

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

Government Publication Date: Jul 7, 2020

Material Licensing Tracking System (MLTS):

MLTS

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

Government Publication Date: May 11, 2021

Historic Material Licensing Tracking System (MLTS) sites:**HIST MLTS**

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

Government Publication Date: Jan 31, 2010

Mines Master Index File:**MINES**

The Master Index File (MIF) is provided by the United State Department of Labor, Mine Safety and Health Administration (MSHA). This file, which was originally created in the 1970's, contained many Mine-IDs that were invalid. MSHA removes invalid IDs from the MIF upon discovery. MSHA applicable data includes the following: all Coal and Metal/Non-Metal mines under MSHA's jurisdiction since 1/1/1970; mine addresses for all mines in the database except for Abandoned mines prior to 1998 from MSHA's legacy system (addresses may or may not correspond with the physical location of the mine itself); violations that have been assessed penalties as a result of MSHA inspections beginning on 1/1/2000; and violations issued as a result of MSHA inspections conducted beginning on 1/1/2000.

Government Publication Date: Aug 3, 2022

Surface Mining Control and Reclamation Act Sites:**SMCRA**

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

Government Publication Date: Aug 18, 2022

Mineral Resource Data System:**MRDS**

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

Government Publication Date: Mar 15, 2016

DOE Legacy Management Sites:**URANIUM**

The U.S. Department of Energy (DOE) Office of Legacy Management (LM) currently manages radioactive and chemical waste, environmental contamination, and hazardous material at over 100 sites across the U.S. The LM manages sites with diverse regulatory drivers (statutes or programs that direct cleanup and management requirements at DOE sites) or as part of internal DOE or congressionally-recognized programs, such as but not limited to: Formerly Utilized Sites Remedial Action Program (FUSRAP), Uranium Mill Tailings Radiation Control Act (UMTRCA Title I, Title II), Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), Resource Conservation and Recovery Act (RCRA), Decontamination and Decommissioning (D&D), Nuclear Waste Policy Act (NWPA). This site listing includes data exported from the DOE Office of LM's Geospatial Environmental Mapping System (GEMS). GEMS Data disclaimer: The DOE Office of LM makes no representation or warranty, expressed or implied, regarding the use, accuracy, availability, or completeness of the data presented herein.

Government Publication Date: Jun 21, 2022

Alternative Fueling Stations:**ALT FUELS**

This list of alternative fueling stations is sourced from the Alternative Fuels Data Center (AFDC). The U.S. Department of Energy's Office of Energy Efficiency & Renewable Energy launched the AFDC in 1991 as a repository for alternative fuel vehicle performance data, which provides a wealth of information and data on alternative and renewable fuels, advanced vehicles, fuel-saving strategies, and emerging transportation technologies. The data includes Biodiesel (B20 and above), Compressed Natural Gas (CNG), Electric, Ethanol (E85), Hydrogen, Liquefied Natural Gas (LNG), Propane (LPG) fuel type locations.

Government Publication Date: Oct 10, 2022

Superfunds Consent Decrees:**CONSENT DECREES**

This list of Superfund consent decrees is provided by the Department of Justice, Environment & Natural Resources Division (ENRD) through a Freedom of Information Act (FOIA) applicable file. This listing includes Consent Decrees for CERCLA or Superfund Sites filed and/or as proposed within the ENRD's Case Management System (CMS) since 2010. CMS may not reflect the latest developments in a case nor can the agency guarantee the accuracy of the data. ENRD Disclaimer: Congress excluded three discrete categories of law enforcement and national security records from the requirements of the FOIA; response is limited to those records that are subject to the requirements of the FOIA; however, this should not be taken as an indication that excluded records do, or do not, exist.

Government Publication Date: Sep 15, 2022

Air Facility System:

AFS

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

Government Publication Date: Oct 17, 2014

Registered Pesticide Establishments:

SSTS

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

Government Publication Date: Mar 30, 2022

Polychlorinated Biphenyl (PCB) Transformers:

PCBT

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

Government Publication Date: Oct 15, 2019

Polychlorinated Biphenyl (PCB) Notifiers:

PCB

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

Government Publication Date: Jul 28, 2022

State**Priority Ranking List:**

PRIORITYCLEAN

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

Government Publication Date: Mar 7, 2022

Dry Cleaning Facilities:

DRYCLEANERS

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

Government Publication Date: Oct 12, 2022

Delisted Dry Cleaning Facilities:

DELISTED DRYCLEANERS

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

Government Publication Date: Oct 12, 2022

Historical Dry Cleaners:

HISTORICAL DRYC

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

Government Publication Date: Aug 2, 2013

Oil and Hazardous Materials Incidents:

SPILLS

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

Government Publication Date: Oct 13, 2022

Contaminated Sites:

DWM CONTAM

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

Government Publication Date: Sep 1, 2021

Delisted Contaminated Sites:

[DEL CONTAM SITE](#)

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

Government Publication Date: Sep 30, 2015

Aqueous Film Forming Foam (AFFF):

[PFAS AFFF](#)

A list of fire fighter training facilities that use or possibly used Aqueous Film Forming Foam (AFFF). This list is made available by the Florida Department of Environmental Protection (DEP).

Government Publication Date: Oct 19, 2022

PFAS Investigation at Federal Facilities:

[PFAS](#)

List of sites - including Federal Facilities - in Florida at which either a) there has been confirmed or suspected usage of Aqueous Film Forming Foam (AFFF), or b) the Division of Waste Management has identified as a potential source or environmental impact related to per- and polyfluoroalkyl substances (PFAS). The Florida Department of Environmental Protection (DEP) is committed to the protection of the groundwater resources of the state and the public health and safety of residents. The DEP will continue its efforts to investigate and understand PFAS in the environment and the ecological and human health risks associated with PFAS contamination. Listings made available by the Florida Department of Environmental Protection (DEP).

Government Publication Date: Mar 21, 2022

Ground Water Contamination Areas:

[GW CONTAM](#)

List of areas of known groundwater contamination made available by the Florida Department of Environmental Protection (DEP). 38 counties have been delineated primarily for the agricultural pesticide ethylene dibromide (EDB), and to a much lesser extent, volatile organic and petroleum contaminants. Permitted water wells in these areas must meet specific well construction criteria and water testing prior to well use. This dataset only indicates the presence or absence of specific groundwater contaminants and does not represent all known sources of groundwater contamination in the state of Florida.

Government Publication Date: Jul 19, 2022

Underground Injection Control Wells:

[UIC](#)

Class I Underground Injection Control (UIC) wells that are currently or were previously active, as well as proposed sites, regulated by the Florida Department of Environmental Protection (FDEP). Class I UIC wells are used to inject nonhazardous waste, hazardous waste (new hazardous waste wells were banned in 1983), or municipal waste below the lowermost underground source of drinking water.

Government Publication Date: Oct 31, 2022

Well Surveillance Program Facilities:

[WELL SURVEILLANCE](#)

List of facilities made available by the Florida Health Well Surveillance group. The Well Surveillance group manages several programs to identify and monitor areas in Florida where contaminated drinking water is suspected and may pose a threat to public health. The section coordinates with the County Health Departments (CHDs) to locate potable wells and conduct water sampling for contaminants of concern. The Well Surveillance Section is composed of the State Underground Petroleum Environmental Response Act (SUPER Act), Drinking Water Toxics Program (Toxics), Drycleaner Solvent Cleanup Program (DSCP). Includes locations of known cattle dipping vats.

Government Publication Date: Aug 24, 2022

Cattle Dip Vats:

[CDV SOUTHEAST](#)

A list of Cattle Dip Vats in Southeast Florida made available by the Florida Department of Environmental Protection.

Government Publication Date: Jan 19, 2017

Tier 2 Report:

[TIER 2](#)

A list of Tier 2 facilities in the state of Florida. The list tracks the inventory of chemicals within a particular facility. This list is provided by the Florida Division of Emergency Management.

Government Publication Date: Jul 22, 2022

Delisted County Records:

[DELISTED COUNTY](#)

Records removed from county databases. Records may be removed from the county lists made available by the respective county departments because they are inactive, or because they have been deemed to be below reportable thresholds.

Government Publication Date: Nov 4, 2022

Tribal

No Tribal additional environmental record sources available for this State.

County

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

Definitions

Database Descriptions: This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

Detail Report: This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

Distance: The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries. All values are an approximation.

Direction: The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

Elevation: The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

Executive Summary: This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

Map Key: The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

Unplottables: These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and are included as reference.



Property Information

Order Number: 22111500869p
Date Completed: November 15, 2022
Project Number: 0540.2200106.0000
Project Property: 0540.2200106.0000 Proposed Multi-Family
7760-7800 Lightard Knott Lane Fort Myers FL 33905
Coordinates:
Latitude: 26.63074567
Longitude: -81.7849779
UTM Northing: 2945777.92646 Meters
UTM Easting: 421864.031701 Meters
UTM Zone: UTM Zone 17R
Elevation: 19.03 ft
Slope Direction: WNW

Topographic Information.....	2
Hydrologic Information.....	4
Geologic Information.....	7
Soil Information.....	9
Wells and Additional Sources.....	28
Summary.....	29
Detail Report.....	32
Radon Information.....	55
Appendix.....	56
Liability Notice.....	59

The ERIS **Physical Setting Report - PSR** provides comprehensive information about the physical setting around a site and includes a complete overview of topography and surface topology, in addition to hydrologic, geologic and soil characteristics. The location and detailed attributes of oil and gas wells, water wells, public water systems and radon are also included for review.

The compilation of both physical characteristics of a site and additional attribute data is useful in assessing the impact of migration of contaminants and subsequent impact on soils and groundwater.

Disclaimer

This Report does not provide a full environmental evaluation for the site or adjacent properties. Please see the terms and disclaimer at the end of the Report for greater detail.

Topographic Information



Current USGS Topo (2015)

0 0.2 0.4 0.8 Miles



Quadrangle(s): Fort Myers, FL; Fort Myers SE, FL

Source: USGS 7.5 Minute Topographic Map

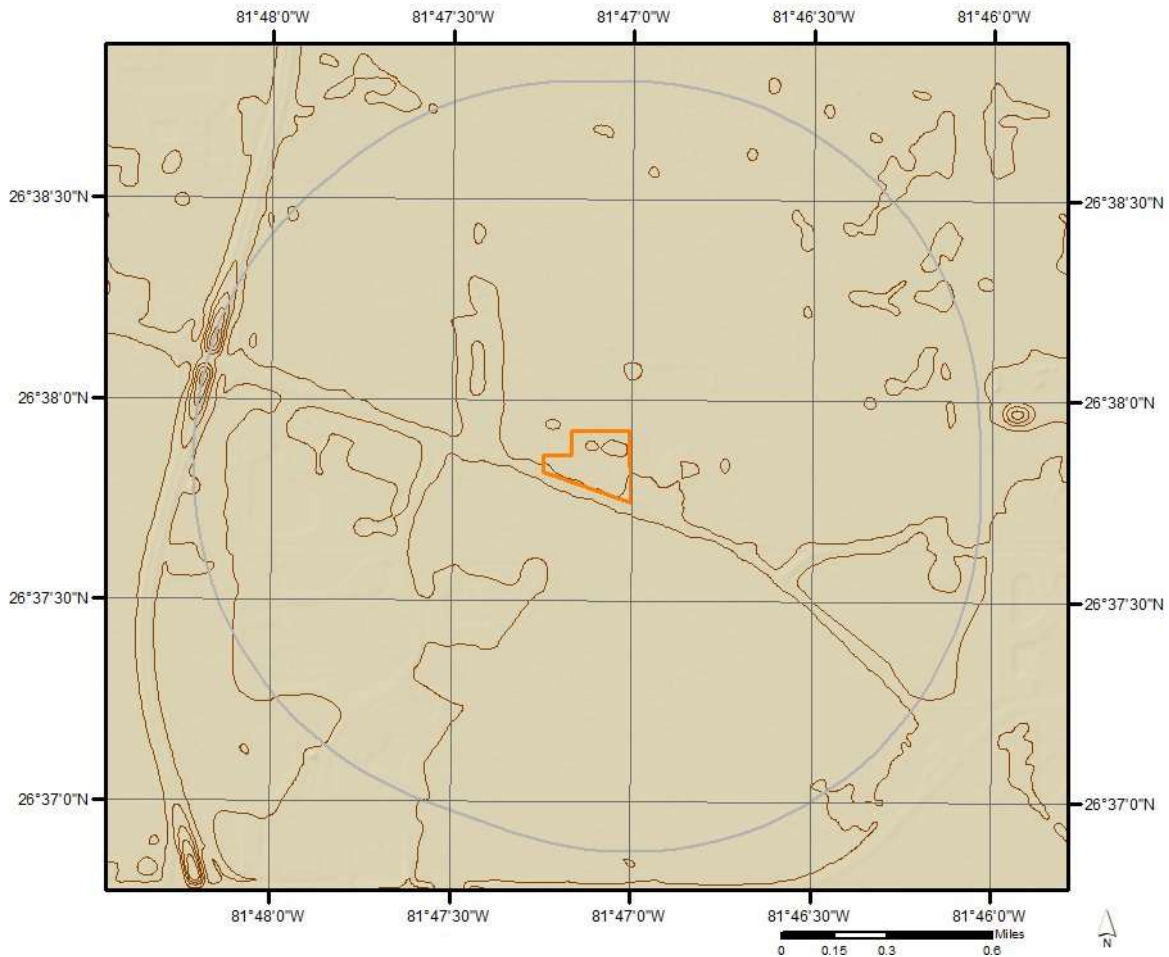


Topographic Information

The previous topographic map(s) are created by seamlessly merging and cutting current USGS topographic data. Below are shaded relief map(s), derived from USGS elevation data to show surrounding topography in further detail.

Topographic information at project property:

Elevation: 19.03 ft
Slope Direction: WNW



Hydrologic Information



Wetland

0 0.075 0.15 0.3 Miles



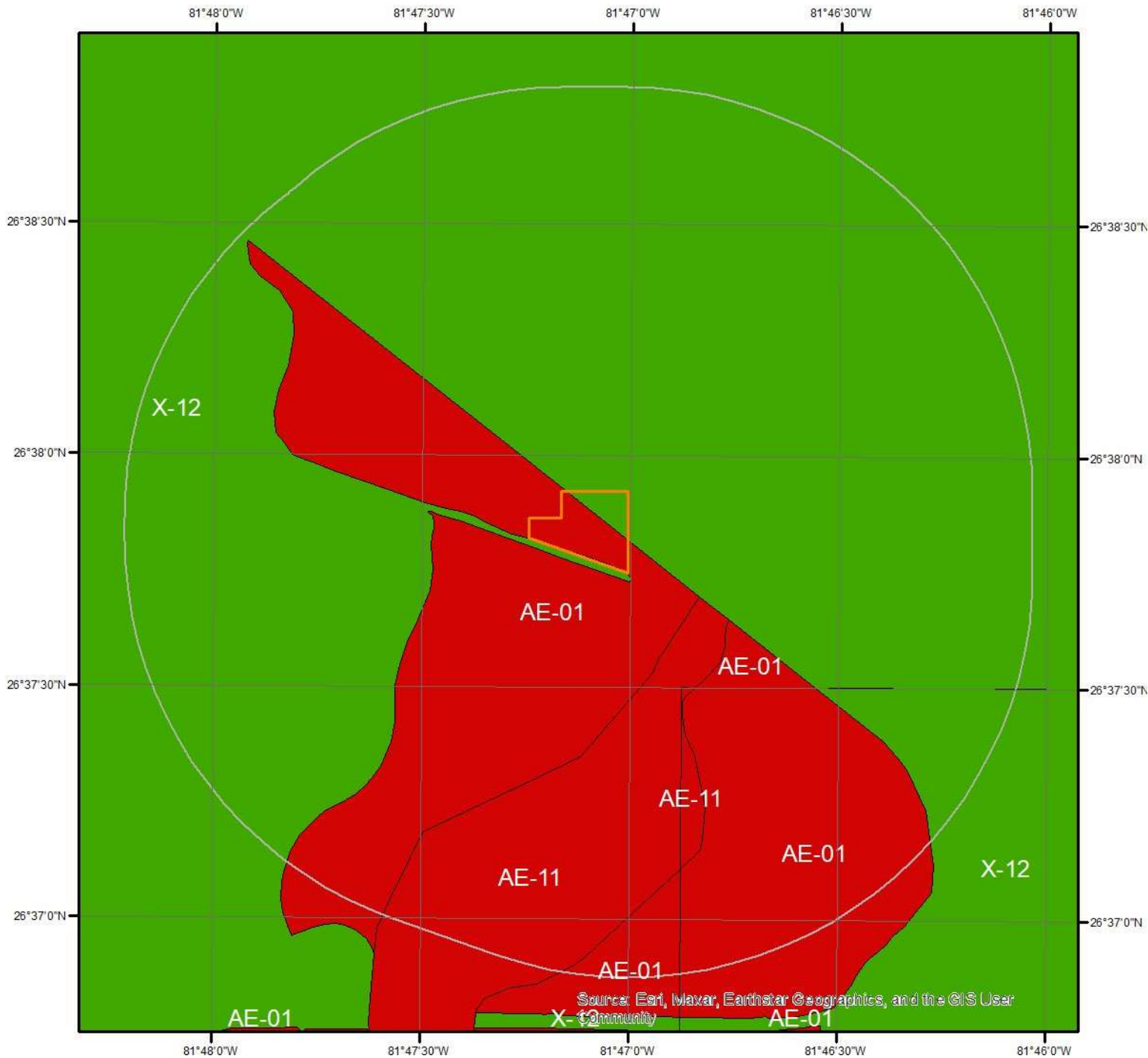
This map shows wetland existence using data from US Fish & Wildlife. Data coverage is shown to the right. Gray indicates no data available in the area.

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland

- Freshwater Pond
- Lake
- Other
- Riverine



Hydrologic Information



Flood Hazard Zones

This map shows FEMA flood hazard zones. FIRM panels are shown to the right, and blank indicates no data is available.

A	AO	X
A99	V	OPEN WATER
AE	VE	NOT POPULATED
AH	D	AREA NOT INCLUDED

Quadrangle(s): Fort Myers, FL; Fort Myers SE, FL



Hydrologic Information

The Wetland Type map shows wetland existence overlaid on an aerial imagery. The Flood Hazard Zones map shows FEMA flood hazard zones overlaid on an aerial imagery. Relevant FIRM panels and detailed zone information is provided below.

For detailed Zone descriptions please click the link: <https://floodadvocate.com/fema-zone-definitions>

Available FIRM Panels in area:	12071C0432F(effective:2008-08-28) 12071C0295G(effective:2018-12-07) 12071C0431G(effective:2018-12-07)
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Flood Zone AE-01

Zone:	AE
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Zone subtype:	
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Flood Zone AE-11

Zone:	AE
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Zone subtype:	FLOODWAY
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Flood Zone X-12

Zone:	X
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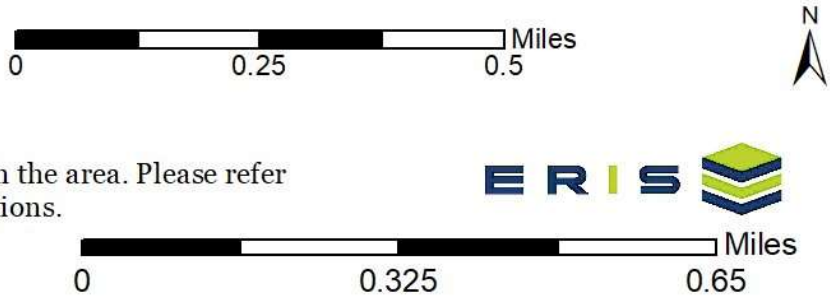
Zone subtype:	AREA OF MINIMAL FLOOD HAZARD
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Geologic Information



Geologic Units

This maps shows geologic units in the area. Please refer to the report for detailed descriptions.



Geologic Information

The previous page shows USGS geology information. Detailed information about each unit is provided below.

Geologic Unit TQsu

Unit Name:

Shelly sediments of Plio-Pleistocene age

Unit Age:

Pliocene/Pleistocene

Primary Rock Type:

limestone

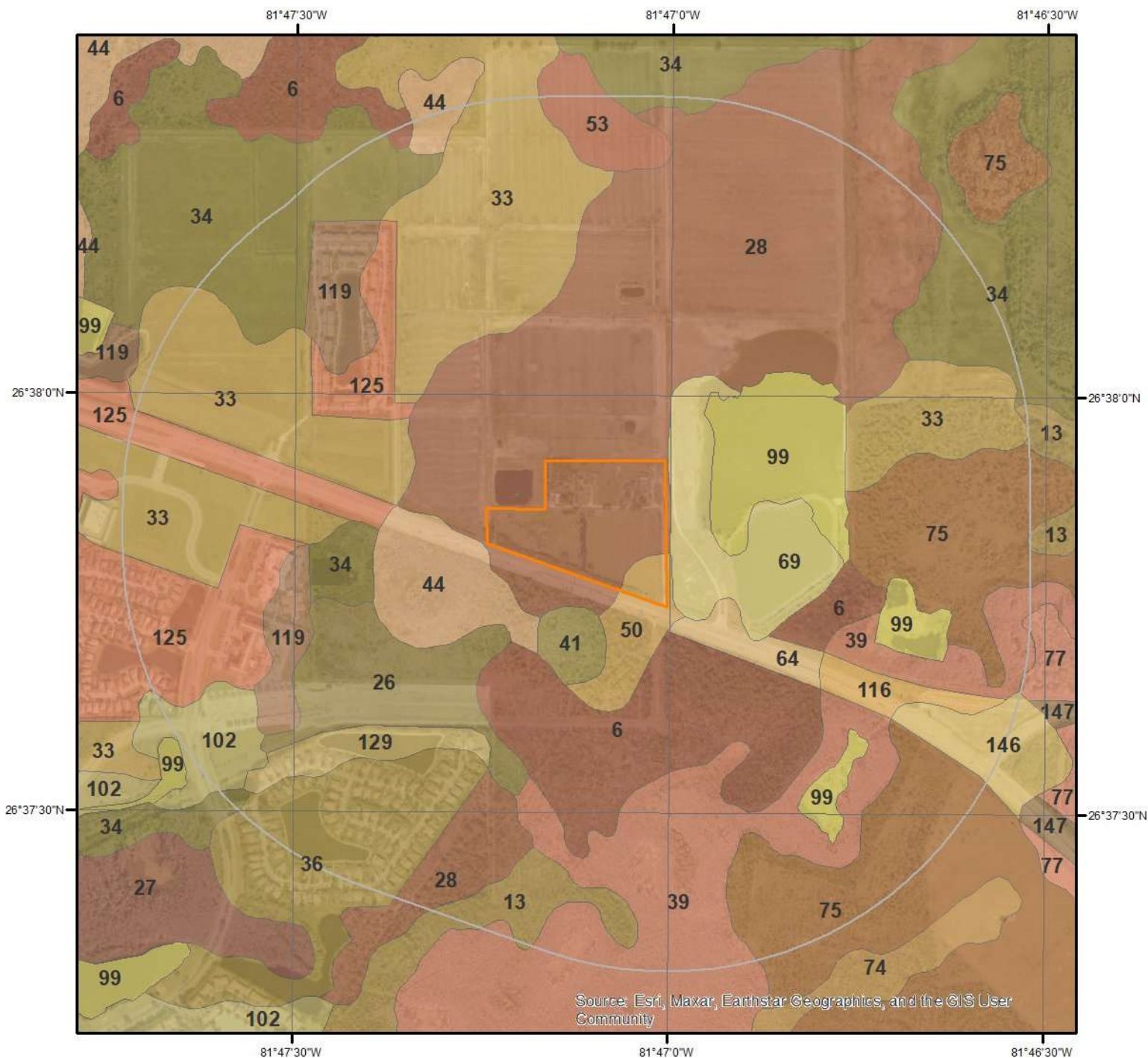
Secondary Rock Type:

sand

Unit Description:

Shelly sediments of Plio-Pleistocene age - Tertiary-Quaternary Fossiliferous Sediments of Southern Florida - Molluskbearing sediments of southern Florida contain some of the most abundant and diverse fossil faunas in the world. The origin of these accumulations of fossil mollusks is imprecisely known (Allmon, 1992). The shell beds have attracted much attention due to the abundance and preservation of the fossils but the biostratigraphy and lithostratigraphy of the units has not been well defined (Scott, 1992). Scott and Wingard (1995) discussed the problems associated with biostratigraphy and lithostratigraphy of the Plio-Pleistocene in southern Florida. These "formations" are biostratigraphic units. The "formations" previously recognized within the latest Tertiary-Quaternary section of southern Florida include the latest Pliocene - early Pleistocene Caloosahatchee Formation, the early Pleistocene Bermont formation (informal) and the late Pleistocene Fort Thompson Formation. This section consists of fossiliferous sands and carbonates. The identification of these units is problematic unless the significant molluscan species are recognized. Often exposures are not extensive enough to facilitate the collection of representative faunal samples to properly discern the biostratigraphic identification of the formation. In an attempt to alleviate the inherent problems in the biostratigraphic recognition of lithostratigraphic units, Scott (1992) suggested grouping the latest Pliocene through late Pleistocene Caloosahatchee, Bermont and Fort Thompson Formations in to a single lithostratigraphic entity, the Okeechobee formation (informal). In mapping the shelly sands and carbonates, a generalized grouping as Tertiary-Quaternary shell units (TQsu) was utilized. This is equivalent to the informal Okeechobee formation. The distribution of the Caloosahatchee and Fort Thompson Formation are shown on previous geologic maps by Cooke (1945), Vernon and Puri (1964) and Brooks (1982). The Nashua Formation occurs within the Pliocene - Pleistocene in northern Florida. However, it crops out or is near the surface is an area too small to be shown on a map of this scale. Lithologically these sediments are complex, varying from unconsolidated, variably calcareous and fossiliferous quartz sands to well indurated, sandy, fossiliferous limestones (both marine and freshwater). Clayey sands and sandy clays are present. These sediments form part of the surficial aquifer system

Soil Information



SSURGO Soils

This maps shows SSURGO soil units around the target property. Please refer to the report for detailed soil descriptions.



Soil Information

The previous page shows a soil map using SSURGO data from USDA Natural Resources Conservation Service. Detailed information about each unit is provided below.

Map Unit 102 (0.57%)

Map Unit Name:	Boca fine sand-Urban land complex, 0 to 2 percent slopes
Bedrock Depth - Min:	76cm
Watertable Depth - Annual Min:	15cm
Drainage Class - Dominant:	Poorly drained
Hydrologic Group - Dominant:	A/D - These soils have low runoff potential when drained and high runoff potential when undrained.

Major components are printed below

Boca(42%)	
horizon A(0cm to 8cm)	Fine sand
horizon E(8cm to 36cm)	Fine sand
horizon E/B(36cm to 64cm)	Fine sand
horizon Btg(64cm to 76cm)	Fine sandy loam
horizon 2R(76cm to 101cm)	Bedrock

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 102 - Boca fine sand-Urban land complex, 0 to 2 percent slopes

Component: Boca (42%)

The Boca component makes up 42 percent of the map unit. Slopes are 0 to 2 percent. This component is on flatwoods on marine terraces on coastal plains. The parent material consists of sandy and loamy marine deposits over limestone. Depth to a root restrictive layer, bedrock, lithic, is 8 to 40 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 6 inches during July, August, September, October. Organic matter content in the surface horizon is about 2 percent. This component is in the R155XY003FL South Florida Flatwoods ecological site. Nonirrigated land capability classification is 3w. This soil meets hydric criteria. There are no saline horizons within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 1 within 30 inches of the soil surface.

Component: Urban land (36%)

Generated brief soil descriptions are created for major soil components. The Urban land is a miscellaneous area.

Component: Hallandale (8%)

Generated brief soil descriptions are created for major soil components. The Hallandale soil is a minor component.

Component: Wabasso (6%)

Generated brief soil descriptions are created for major soil components. The Wabasso soil is a minor component.

Component: Pineda (4%)

Generated brief soil descriptions are created for major soil components. The Pineda soil is a minor component.

Component: Ft. Drum (2%)

Generated brief soil descriptions are created for major soil components. The Ft. Drum soil is a minor component.

Component: Boca (2%)

Generated brief soil descriptions are created for major soil components. The Boca soil is a minor component.

Map Unit 116 (0.26%)

Map Unit Name:	Isles fine sand, ponded-Urban land complex, 0 to 1 percent slopes
Bedrock Depth - Min:	120cm

Soil Information

Watertable Depth - Annual Min: 0cm
Drainage Class - Dominant: Very poorly drained
Hydrologic Group - Dominant: B/D - These soils have moderately low runoff potential when drained and high runoff potential when undrained.

Major components are printed below

Isles(43%)

horizon A(0cm to 13cm)	Fine sand
horizon E(13cm to 54cm)	Fine sand
horizon Btg(54cm to 120cm)	Fine sandy loam
horizon 2R(120cm to 145cm)	Bedrock

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 116 - Isles fine sand, ponded-Urban land complex, 0 to 1 percent slopes

Component: Isles (43%)

The Isles component makes up 43 percent of the map unit. Slopes are 0 to 1 percent. This component is on depressions on marine terraces on coastal plains. The parent material consists of loamy marine deposits over limestone. Depth to a root restrictive layer, bedrock, lithic, is 22 to 60 inches. The natural drainage class is very poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is frequently ponded. A seasonal zone of water saturation is at 0 inches during June, July, August, September, October, November. Organic matter content in the surface horizon is about 4 percent. Nonirrigated land capability classification is 8w. This soil meets hydric criteria. There are no saline horizons within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 6 within 30 inches of the soil surface.

Component: Urban land (35%)

Generated brief soil descriptions are created for major soil components. The Urban land is a miscellaneous area.

Component: Felda (5%)

Generated brief soil descriptions are created for major soil components. The Felda soil is a minor component.

Component: Pompano (5%)

Generated brief soil descriptions are created for major soil components. The Pompano soil is a minor component.

Component: Pineda (5%)

Generated brief soil descriptions are created for major soil components. The Pineda soil is a minor component.

Component: Malabar (5%)

Generated brief soil descriptions are created for major soil components. The Malabar soil is a minor component.

Component: Isles (2%)

Generated brief soil descriptions are created for major soil components. The Isles soil is a minor component.

Map Unit 119 (0.83%)

Map Unit Name: Malabar fine sand-Urban land complex, 0 to 2 percent slopes
Bedrock Depth - Min: null
Watertable Depth - Annual Min: 15cm
Drainage Class - Dominant: Poorly drained
Hydrologic Group - Dominant: A/D - These soils have low runoff potential when drained and high runoff potential when undrained.

Major components are printed below

Malabar(45%)

horizon A(0cm to 13cm)	Fine sand
horizon E(13cm to 43cm)	Fine sand
horizon Bw(43cm to 107cm)	Fine sand
horizon Btg(107cm to 150cm)	Fine sandy loam

Soil Information

horizon Cg(150cm to 203cm)

Loamy fine sand

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 119 - Malabar fine sand-Urban land complex, 0 to 2 percent slopes

Component: Malabar (45%)

The Malabar component makes up 45 percent of the map unit. Slopes are 0 to 2 percent. This component is on flatwoods on marine terraces on coastal plains. The parent material consists of sandy and loamy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 6 inches during July, August, September, October. Organic matter content in the surface horizon is about 3 percent. This component is in the R155XY011FL Slough ecological site. Nonirrigated land capability classification is 4w. This soil meets hydric criteria. There are no saline horizons within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 1 within 30 inches of the soil surface.

Component: Urban land (38%)

Generated brief soil descriptions are created for major soil components. The Urban land is a miscellaneous area.

Component: Valkaria (5%)

Generated brief soil descriptions are created for major soil components. The Valkaria soil is a minor component.

Component: Pineda (4%)

Generated brief soil descriptions are created for major soil components. The Pineda soil is a minor component.

Component: Oldsmar (4%)

Generated brief soil descriptions are created for major soil components. The Oldsmar soil is a minor component.

Component: Basinger (2%)

Generated brief soil descriptions are created for major soil components. The Basinger soil is a minor component.

Component: Malabar (2%)

Generated brief soil descriptions are created for major soil components. The Malabar soil is a minor component.

Map Unit 125 (5.87%)

Map Unit Name:

Oldsmar sand-Urban land, 0 to 2 percent slopes

Bedrock Depth - Min:

null

Watertable Depth - Annual Min:

30cm

Drainage Class - Dominant:

Poorly drained

Hydrologic Group - Dominant:

A/D - These soils have low runoff potential when drained and high runoff potential when undrained.

Major components are printed below

Oldsmar(45%)

horizon A(0cm to 15cm)

Sand

horizon E(15cm to 97cm)

Sand

horizon Bh(97cm to 127cm)

Sand

horizon Btg(127cm to 203cm)

Sandy clay loam

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 125 - Oldsmar sand-Urban land, 0 to 2 percent slopes

Component: Oldsmar (45%)

The Oldsmar component makes up 45 percent of the map unit. Slopes are 0 to 2 percent. This component is on flatwoods on marine terraces on coastal plains. The parent material consists of sandy and loamy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is moderately low.

Soil Information

Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 12 inches during June, July, August, September, October, November. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 4w. This soil does not meet hydric criteria. There are no saline horizons within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 1 within 30 inches of the soil surface.

Component: Urban land (38%)

Generated brief soil descriptions are created for major soil components. The Urban land is a miscellaneous area.

Component: Immokalee (6%)

Generated brief soil descriptions are created for major soil components. The Immokalee soil is a minor component.

Component: Basinger (3%)

Generated brief soil descriptions are created for major soil components. The Basinger soil is a minor component.

Component: Holopaw (3%)

Generated brief soil descriptions are created for major soil components. The Holopaw soil is a minor component.

Component: Boca (2%)

Generated brief soil descriptions are created for major soil components. The Boca soil is a minor component.

Component: Oldsmar (2%)

Generated brief soil descriptions are created for major soil components. The Oldsmar soil is a minor component.

Component: Tequesta (1%)

Generated brief soil descriptions are created for major soil components. The Tequesta soil is a minor component.

Map Unit 129 (0.4%)

Map Unit Name:	Pineda fine sand-Urban land complex, 0 to 2 percent slopes
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	30cm
Drainage Class - Dominant:	Poorly drained
Hydrologic Group - Dominant:	A/D - These soils have low runoff potential when drained and high runoff potential when undrained.

Major components are printed below

Pineda(40%)

horizon A(0cm to 3cm)	Fine sand
horizon E(3cm to 13cm)	Fine sand
horizon Bw(13cm to 91cm)	Fine sand
horizon Btg/E(91cm to 137cm)	Fine sandy loam
horizon Cg(137cm to 203cm)	Fine sand

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 129 - Pineda fine sand-Urban land complex, 0 to 2 percent slopes

Component: Pineda (40%)

The Pineda component makes up 40 percent of the map unit. Slopes are 0 to 2 percent. This component is on flats on marine terraces on coastal plains. The parent material consists of sandy and loamy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 12 inches during June, July, August, September, October, November. Organic matter content in the surface horizon is about 3 percent. Nonirrigated land capability classification is 3w. This soil does not meet hydric criteria. There are no saline horizons within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 1 within 30 inches of the soil surface.

Component: Urban land (33%)

Generated brief soil descriptions are created for major soil components. The Urban land is a miscellaneous area.

Soil Information

Component: Pineda (10%)

Generated brief soil descriptions are created for major soil components. The Pineda, wet soil is a minor component.

Component: Felda (6%)

Generated brief soil descriptions are created for major soil components. The Felda soil is a minor component.

Component: Wabasso (3%)

Generated brief soil descriptions are created for major soil components. The Wabasso soil is a minor component.

Component: Pineda (2%)

Generated brief soil descriptions are created for major soil components. The Pineda soil is a minor component.

Component: Boca (2%)

Generated brief soil descriptions are created for major soil components. The Boca soil is a minor component.

Component: Valkaria (2%)

Generated brief soil descriptions are created for major soil components. The Valkaria soil is a minor component.

Component: Hallandale (2%)

Generated brief soil descriptions are created for major soil components. The Hallandale soil is a minor component.

Map Unit 13 (4.54%)

Map Unit Name:	Boca fine sand, 0 to 2 percent slopes
Bedrock Depth - Min:	76cm
Watertable Depth - Annual Min:	15cm
Drainage Class - Dominant:	Poorly drained
Hydrologic Group - Dominant:	A/D - These soils have low runoff potential when drained and high runoff potential when undrained.

Major components are printed below

Boca(80%)

horizon A(0cm to 8cm)	Fine sand
horizon E(8cm to 36cm)	Fine sand
horizon E/B(36cm to 64cm)	Fine sand
horizon Btg(64cm to 76cm)	Fine sandy loam
horizon 2R(76cm to 101cm)	Bedrock

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 13 - Boca fine sand, 0 to 2 percent slopes

Component: Boca (80%)

The Boca component makes up 80 percent of the map unit. Slopes are 0 to 2 percent. This component is on flatwoods on marine terraces on coastal plains. The parent material consists of sandy and loamy marine deposits over limestone. Depth to a root restrictive layer, bedrock, lithic, is 8 to 40 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 6 inches during July, August, September, October. Organic matter content in the surface horizon is about 2 percent. This component is in the R155XY003FL South Florida Flatwoods ecological site. Nonirrigated land capability classification is 3w. This soil meets hydric criteria. There are no saline horizons within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 1 within 30 inches of the soil surface.

Component: Hallandale (8%)

Generated brief soil descriptions are created for major soil components. The Hallandale soil is a minor component.

Component: Wabasso (6%)

Generated brief soil descriptions are created for major soil components. The Wabasso soil is a minor component.

Component: Pineda (4%)

Generated brief soil descriptions are created for major soil components. The Pineda soil is a minor component.

Soil Information

Component: Ft. Drum (2%)

Generated brief soil descriptions are created for major soil components. The Ft. Drum soil is a minor component.

Map Unit 146 (0.6%)

Map Unit Name:	Hallandale fine sand, slough-Urban land complex, 0 to 1 percent slopes
Bedrock Depth - Min:	30cm
Watertable Depth - Annual Min:	0cm
Drainage Class - Dominant:	Poorly drained
Hydrologic Group - Dominant:	B/D - These soils have moderately low runoff potential when drained and high runoff potential when undrained.

Major components are printed below

Hallandale(45%)

horizon A(0cm to 5cm)	Fine sand
horizon Eg(5cm to 18cm)	Fine sand
horizon Bw(18cm to 30cm)	Fine sand
horizon 2R(30cm to 55cm)	Bedrock

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 146 - Hallandale fine sand, slough-Urban land complex, 0 to 1 percent slopes

Component: Hallandale (45%)

The Hallandale, slough component makes up 45 percent of the map unit. Slopes are 0 to 1 percent. This component is on flatwoods on marine terraces on coastal plains. The parent material consists of sandy marine deposits over limestone. Depth to a root restrictive layer, bedrock, lithic, is 2 to 20 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is low. This soil is not flooded. It is frequently ponded. A seasonal zone of water saturation is at 0 inches during July, August, September, October. Organic matter content in the surface horizon is about 3 percent. Nonirrigated land capability classification is 4w. This soil meets hydric criteria. There are no saline horizons within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 1 within 30 inches of the soil surface.

Component: Urban land (41%)

Generated brief soil descriptions are created for major soil components. The Urban land is a miscellaneous area.

Component: Pompano (4%)

Generated brief soil descriptions are created for major soil components. The Pompano soil is a minor component.

Component: Boca (4%)

Generated brief soil descriptions are created for major soil components. The Boca soil is a minor component.

Component: Pineda (4%)

Generated brief soil descriptions are created for major soil components. The Pineda soil is a minor component.

Component: Hallandale (2%)

Generated brief soil descriptions are created for major soil components. The Hallandale soil is a minor component.

Map Unit 26 (1.18%)

Map Unit Name:	Pineda-Pineda, wet, fine sand, 0 to 2 percent slopes
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	0cm
Drainage Class - Dominant:	Poorly drained
Hydrologic Group - Dominant:	A/D - These soils have low runoff potential when drained and high runoff potential when undrained.

Major components are printed below

Soil Information

Pineda(45%)

horizon A(0cm to 3cm)	Fine sand
horizon E(3cm to 13cm)	Fine sand
horizon Bw(13cm to 91cm)	Fine sand
horizon Btg/E(91cm to 137cm)	Fine sandy loam
horizon Cg(137cm to 203cm)	Fine sand

Pineda(40%)

horizon A(0cm to 3cm)	Fine sand
horizon E(3cm to 13cm)	Fine sand
horizon Bw(13cm to 91cm)	Fine sand
horizon Btg/E(91cm to 137cm)	Fine sandy loam
horizon Cg(137cm to 203cm)	Fine sand

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 26 - Pineda-Pineda, wet, fine sand, 0 to 2 percent slopes

Component: Pineda (45%)

The Pineda component makes up 45 percent of the map unit. Slopes are 0 to 2 percent. This component is on flatwoods on marine terraces on coastal plains. The parent material consists of sandy and loamy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 12 inches during June, July, August, September, October, November. Organic matter content in the surface horizon is about 3 percent. Nonirrigated land capability classification is 3w. This soil does not meet hydric criteria. There are no saline horizons within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 1 within 30 inches of the soil surface.

Component: Pineda (40%)

The Pineda, wet component makes up 40 percent of the map unit. Slopes are 0 to 1 percent. This component is on flats on marine terraces on coastal plains. The parent material consists of sandy and loamy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is frequently ponded. A seasonal zone of water saturation is at 0 inches during July, August, September, October. Organic matter content in the surface horizon is about 3 percent. Nonirrigated land capability classification is 3w. This soil meets hydric criteria. There are no saline horizons within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 1 within 30 inches of the soil surface.

Component: Felda (6%)

Generated brief soil descriptions are created for major soil components. The Felda soil is a minor component.

Component: Wabasso (3%)

Generated brief soil descriptions are created for major soil components. The Wabasso soil is a minor component.

Component: Hallandale (2%)

Generated brief soil descriptions are created for major soil components. The Hallandale soil is a minor component.

Component: Valkaria (2%)

Generated brief soil descriptions are created for major soil components. The Valkaria soil is a minor component.

Component: Boca (2%)

Generated brief soil descriptions are created for major soil components. The Boca soil is a minor component.

Map Unit 28 (9.46%)

Map Unit Name:	Immokalee sand, 0 to 2 percent slopes
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	31cm
Drainage Class - Dominant:	Poorly drained
Hydrologic Group - Dominant:	B/D - These soils have moderately low runoff potential when drained and high runoff potential when undrained.

Soil Information

Major components are printed below

Immokalee(85%)

horizon A(0cm to 23cm)	Sand
horizon E(23cm to 91cm)	Sand
horizon Bh(91cm to 140cm)	Sand
horizon C(140cm to 203cm)	Sand

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 28 - Immokalee sand, 0 to 2 percent slopes

Component: Immokalee (85%)

The Immokalee component makes up 85 percent of the map unit. Slopes are 0 to 2 percent. This component is on flatwoods on marine terraces on coastal plains. The parent material consists of sandy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 12 inches during June, July, August, September, October, November. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 4w. This soil does not meet hydric criteria. There are no saline horizons within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 1 within 30 inches of the soil surface.

Component: Valkaria (5%)

Generated brief soil descriptions are created for major soil components. The Valkaria soil is a minor component.

Component: Oldsmar (4%)

Generated brief soil descriptions are created for major soil components. The Oldsmar soil is a minor component.

Component: Pomello (3%)

Generated brief soil descriptions are created for major soil components. The Pomello soil is a minor component.

Component: Satellite (2%)

Generated brief soil descriptions are created for major soil components. The Satellite soil is a minor component.

Component: Felda (1%)

Generated brief soil descriptions are created for major soil components. The Felda soil is a minor component.

Map Unit 33 (6.99%)

Map Unit Name:	Oldsmar sand, 0 to 2 percent slopes
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	30cm
Drainage Class - Dominant:	Poorly drained
Hydrologic Group - Dominant:	A/D - These soils have low runoff potential when drained and high runoff potential when undrained.

Major components are printed below

Oldsmar(85%)

horizon A(0cm to 15cm)	Sand
horizon E(15cm to 97cm)	Sand
horizon Bh(97cm to 127cm)	Sand
horizon Btg(127cm to 203cm)	Sandy clay loam

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 33 - Oldsmar sand, 0 to 2 percent slopes

Component: Oldsmar (85%)

Soil Information

The Oldsmar component makes up 85 percent of the map unit. Slopes are 0 to 2 percent. This component is on flatwoods on marine terraces on coastal plains. The parent material consists of sandy and loamy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 12 inches during June, July, August, September, October, November. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 4w. This soil does not meet hydric criteria. There are no saline horizons within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 1 within 30 inches of the soil surface.

Component: Oldsmar (85%)

The Oldsmar component makes up 85 percent of the map unit. Slopes are 0 to 2 percent. This component is on flatwoods on marine terraces on coastal plains. The parent material consists of sandy and loamy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 12 inches during June, July, August, September, October, November. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 4w. This soil does not meet hydric criteria. There are no saline horizons within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 1 within 30 inches of the soil surface.

Component: Immokalee (6%)

Generated brief soil descriptions are created for major soil components. The Immokalee soil is a minor component.

Component: Basinger (3%)

Generated brief soil descriptions are created for major soil components. The Basinger soil is a minor component.

Component: Basinger (3%)

Generated brief soil descriptions are created for major soil components. The Basinger soil is a minor component.

Component: Holopaw (3%)

Generated brief soil descriptions are created for major soil components. The Holopaw soil is a minor component.

Component: Boca (2%)

Generated brief soil descriptions are created for major soil components. The Boca soil is a minor component.

Component: Tequesta (1%)

Generated brief soil descriptions are created for major soil components. The Tequesta soil is a minor component.

Map Unit 34 (37.72%)

Map Unit Name:	Malabar fine sand, 0 to 2 percent slopes
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	15cm
Drainage Class - Dominant:	Poorly drained
Hydrologic Group - Dominant:	A/D - These soils have low runoff potential when drained and high runoff potential when undrained.

Major components are printed below

Malabar(85%)

horizon A(0cm to 13cm)	Fine sand
horizon E(13cm to 43cm)	Fine sand
horizon Bw(43cm to 107cm)	Fine sand
horizon Btg(107cm to 150cm)	Fine sandy loam
horizon Cg(150cm to 203cm)	Loamy fine sand

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 34 - Malabar fine sand, 0 to 2 percent slopes

Component: Malabar (85%)

The Malabar component makes up 85 percent of the map unit. Slopes are 0 to 2 percent. This component is on flats on marine

Soil Information

terraces on coastal plains. The parent material consists of sandy and loamy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 6 inches during July, August, September, October. Organic matter content in the surface horizon is about 3 percent. This component is in the R155XY011FL Slough ecological site. Nonirrigated land capability classification is 4w. This soil meets hydric criteria. There are no saline horizons within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 1 within 30 inches of the soil surface.

Component: Valkaria (5%)

Generated brief soil descriptions are created for major soil components. The Valkaria soil is a minor component.

Component: Oldsmar (4%)

Generated brief soil descriptions are created for major soil components. The Oldsmar soil is a minor component.

Component: Pineda (4%)

Generated brief soil descriptions are created for major soil components. The Pineda soil is a minor component.

Component: Basinger (2%)

Generated brief soil descriptions are created for major soil components. The Basinger soil is a minor component.

Map Unit 36 (2.17%)

Map Unit Name:	Immokalee sand-Urban land complex, 0 to 2 percent slopes
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	30cm
Drainage Class - Dominant:	Poorly drained
Hydrologic Group - Dominant:	B/D - These soils have moderately low runoff potential when drained and high runoff potential when undrained.

Major components are printed below

Immokalee(43%)

horizon A(0cm to 23cm)	Sand
horizon E(23cm to 91cm)	Sand
horizon Bh(91cm to 140cm)	Sand
horizon C(140cm to 203cm)	Sand

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 36 - Immokalee sand-Urban land complex, 0 to 2 percent slopes

Component: Immokalee (43%)

The Immokalee component makes up 43 percent of the map unit. Slopes are 0 to 2 percent. This component is on flatwoods on marine terraces on coastal plains. The parent material consists of sandy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 12 inches during June, July, August, September, October, November. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 4w. This soil does not meet hydric criteria. There are no saline horizons within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 1 within 30 inches of the soil surface.

Component: Urban land (35%)

Generated brief soil descriptions are created for major soil components. The Urban land is a miscellaneous area.

Component: Basinger (5%)

Generated brief soil descriptions are created for major soil components. The Basinger soil is a minor component.

Component: Oldsmar (4%)

Generated brief soil descriptions are created for major soil components. The Oldsmar soil is a minor component.

Component: Pomello (4%)

Soil Information

Generated brief soil descriptions are created for major soil components. The Pomello soil is a minor component.

Component: Hallandale (2%)

Generated brief soil descriptions are created for major soil components. The Hallandale soil is a minor component.

Component: Felda (2%)

Generated brief soil descriptions are created for major soil components. The Felda soil is a minor component.

Component: Immokalee (2%)

Generated brief soil descriptions are created for major soil components. The Immokalee soil is a minor component.

Component: Satellite (2%)

Generated brief soil descriptions are created for major soil components. The Satellite soil is a minor component.

Component: Margate (1%)

Generated brief soil descriptions are created for major soil components. The Margate soil is a minor component.

Map Unit 39 (11.12%)

Map Unit Name:	Isles fine sand, frequently ponded, 0 to 1 percent slopes
Bedrock Depth - Min:	120cm
Watertable Depth - Annual Min:	0cm
Drainage Class - Dominant:	Very poorly drained
Hydrologic Group - Dominant:	B/D - These soils have moderately low runoff potential when drained and high runoff potential when undrained.

Major components are printed below

Isles(80%)

horizon A(0cm to 13cm)	Fine sand
horizon E(13cm to 54cm)	Fine sand
horizon Btg(54cm to 120cm)	Fine sandy loam
horizon 2R(120cm to 145cm)	Bedrock

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 39 - Isles fine sand, frequently ponded, 0 to 1 percent slopes

Component: Isles (80%)

The Isles component makes up 80 percent of the map unit. Slopes are 0 to 1 percent. This component is on depressions on marine terraces on coastal plains. The parent material consists of loamy marine deposits over limestone. Depth to a root restrictive layer, bedrock, lithic, is 22 to 60 inches. The natural drainage class is very poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is frequently ponded. A seasonal zone of water saturation is at 0 inches during June, July, August, September, October, November. Organic matter content in the surface horizon is about 4 percent. Nonirrigated land capability classification is 8w. This soil meets hydric criteria. There are no saline horizons within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 6 within 30 inches of the soil surface.

Component: Pineda (5%)

Generated brief soil descriptions are created for major soil components. The Pineda soil is a minor component.

Component: Malabar (5%)

Generated brief soil descriptions are created for major soil components. The Malabar soil is a minor component.

Component: Pompano (5%)

Generated brief soil descriptions are created for major soil components. The Pompano soil is a minor component.

Component: Felda (5%)

Generated brief soil descriptions are created for major soil components. The Felda soil is a minor component.

Soil Information

Map Unit 41 (0.23%)

Map Unit Name:	Valkaria fine sand, frequently ponded, 0 to 1 percent slopes
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	0cm
Drainage Class - Dominant:	Very poorly drained
Hydrologic Group - Dominant:	A/D - These soils have low runoff potential when drained and high runoff potential when undrained.

Major components are printed below

Valkaria(93%)

horizon A(0cm to 5cm)	Fine sand
horizon E(5cm to 18cm)	Fine sand
horizon Bw(18cm to 130cm)	Fine sand
horizon C(130cm to 203cm)	Fine sand

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 41 - Valkaria fine sand, frequently ponded, 0 to 1 percent slopes

Component: Valkaria (93%)

The Valkaria component makes up 93 percent of the map unit. Slopes are 0 to 1 percent. This component is on depressions on marine terraces on coastal plains. The parent material consists of sandy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is very poorly drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is frequently ponded. A seasonal zone of water saturation is at 0 inches during July, August, September, October. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 7w. This soil meets hydric criteria. There are no saline horizons within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 1 within 30 inches of the soil surface.

Component: Andote (3%)

Generated brief soil descriptions are created for major soil components. The Andote soil is a minor component.

Component: Malabar (2%)

Generated brief soil descriptions are created for major soil components. The Malabar soil is a minor component.

Component: Pompano (2%)

Generated brief soil descriptions are created for major soil components. The Pompano soil is a minor component.

Map Unit 44 (1.1%)

Map Unit Name:	Malabar fine sand, frequently ponded, 0 to 1 percent slopes
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	0cm
Drainage Class - Dominant:	Very poorly drained
Hydrologic Group - Dominant:	A/D - These soils have low runoff potential when drained and high runoff potential when undrained.

Major components are printed below

Malabar(90%)

horizon A(0cm to 13cm)	Fine sand
horizon E(13cm to 43cm)	Fine sand
horizon Bw(43cm to 107cm)	Fine sand
horizon Btg(107cm to 150cm)	Fine sandy loam
horizon Cg(150cm to 203cm)	Loamy fine sand

Component Description:

Minor map unit components are excluded from this report.

Soil Information

Map Unit: 44 - Malabar fine sand, frequently ponded, 0 to 1 percent slopes

Component: Malabar (90%)

The Malabar component makes up 90 percent of the map unit. Slopes are 0 to 1 percent. This component is on depressions on marine terraces on coastal plains. The parent material consists of sandy and loamy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is very poorly drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is frequently ponded. A seasonal zone of water saturation is at 0 inches during July, August, September, October. Organic matter content in the surface horizon is about 3 percent. This component is in the R155XY011FL Slough ecological site. Nonirrigated land capability classification is 4w. This soil meets hydric criteria. There are no saline horizons within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 1 within 30 inches of the soil surface.

Component: Valkaria (3%)

Generated brief soil descriptions are created for major soil components. The Valkaria soil is a minor component.

Component: Felda (3%)

Generated brief soil descriptions are created for major soil components. The Felda soil is a minor component.

Component: Pineda (3%)

Generated brief soil descriptions are created for major soil components. The Pineda soil is a minor component.

Component: Delray (1%)

Generated brief soil descriptions are created for major soil components. The Delray soil is a minor component.

Map Unit 50 (0.45%)

Map Unit Name:	Oldsmar fine sand, limestone substratum, 0 to 2 percent slopes
Bedrock Depth - Min:	152cm
Watertable Depth - Annual Min:	30cm
Drainage Class - Dominant:	Poorly drained
Hydrologic Group - Dominant:	A/D - These soils have low runoff potential when drained and high runoff potential when undrained.

Major components are printed below

Oldsmar(85%)

horizon A(0cm to 20cm)	Fine sand
horizon E(20cm to 86cm)	Fine sand
horizon Bh(86cm to 124cm)	Fine sand
horizon Btg(124cm to 152cm)	Sandy clay loam
horizon 2R(152cm to 177cm)	Bedrock

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 50 - Oldsmar fine sand, limestone substratum, 0 to 2 percent slopes

Component: Oldsmar (85%)

The Oldsmar, limestone substratum component makes up 85 percent of the map unit. Slopes are 0 to 2 percent. This component is on flatwoods on marine terraces on coastal plains. The parent material consists of sandy and loamy marine deposits over limestone. Depth to a root restrictive layer, bedrock, lithic, is 40 to 79 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 12 inches during June, July, August, September, October, November. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 4w. This soil does not meet hydric criteria. There are no saline horizons within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 1 within 30 inches of the soil surface.

Component: Riviera (5%)

Generated brief soil descriptions are created for major soil components. The Riviera, limestone substratum soil is a minor component.

Component: Wabasso (4%)

Generated brief soil descriptions are created for major soil components. The Wabasso soil is a minor component.

Soil Information

Component: Malabar (4%)

Generated brief soil descriptions are created for major soil components. The Malabar soil is a minor component.

Component: Immokalee (2%)

Generated brief soil descriptions are created for major soil components. The Immokalee soil is a minor component.

Map Unit 53 (0.48%)

Map Unit Name:	Myakka fine sand, frequently ponded, 0 to 1 percent slopes
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	0cm
Drainage Class - Dominant:	Very poorly drained
Hydrologic Group - Dominant:	A/D - These soils have low runoff potential when drained and high runoff potential when undrained.

Major components are printed below

Myakka(85%)

horizon A(0cm to 13cm)	Fine sand
horizon E(13cm to 64cm)	Fine sand
horizon Bh(64cm to 99cm)	Fine sand
horizon C(99cm to 203cm)	Fine sand

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 53 - Myakka fine sand, frequently ponded, 0 to 1 percent slopes

Component: Myakka (85%)

The Myakka component makes up 85 percent of the map unit. Slopes are 0 to 1 percent. This component is on depressions on marine terraces on coastal plains. The parent material consists of sandy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is very poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is frequently ponded. A seasonal zone of water saturation is at 0 inches during July, August, September, October. Organic matter content in the surface horizon is about 4 percent. Nonirrigated land capability classification is 7w. This soil meets hydric criteria. There are no saline horizons within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 1 within 30 inches of the soil surface.

Component: Pompano (4%)

Generated brief soil descriptions are created for major soil components. The Pompano soil is a minor component.

Component: Placid (3%)

Generated brief soil descriptions are created for major soil components. The Placid soil is a minor component.

Component: St. Johns (3%)

Generated brief soil descriptions are created for major soil components. The St. Johns soil is a minor component.

Component: Immokalee (3%)

Generated brief soil descriptions are created for major soil components. The Immokalee soil is a minor component.

Component: Floridana (1%)

Generated brief soil descriptions are created for major soil components. The Floridana soil is a minor component.

Component: Samsula (1%)

Generated brief soil descriptions are created for major soil components. The Samsula soil is a minor component.

Map Unit 6 (3.53%)

Map Unit Name:	Hallandale fine sand, wet, 0 to 2 percent slopes
Bedrock Depth - Min:	30cm
Watertable Depth - Annual Min:	15cm

Soil Information

Drainage Class - Dominant: Poorly drained
Hydrologic Group - Dominant: B/D - These soils have moderately low runoff potential when drained and high runoff potential when undrained.

Major components are printed below

Hallandale(85%)

horizon A(0cm to 5cm)	Fine sand
horizon Eg(5cm to 18cm)	Fine sand
horizon Bw(18cm to 30cm)	Fine sand
horizon 2R(30cm to 55cm)	Bedrock

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 6 - Hallandale fine sand, wet, 0 to 2 percent slopes

Component: Hallandale (85%)

The Hallandale component makes up 85 percent of the map unit. Slopes are 0 to 2 percent. This component is on flatwoods on marine terraces on coastal plains. The parent material consists of sandy marine deposits over limestone. Depth to a root restrictive layer, bedrock, lithic, is 2 to 20 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 6 inches during June, July, August, September, October. Organic matter content in the surface horizon is about 3 percent. Nonirrigated land capability classification is 4w. This soil meets hydric criteria. There are no saline horizons within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 1 within 30 inches of the soil surface.

Component: Boca (6%)

Generated brief soil descriptions are created for major soil components. The Boca soil is a minor component.

Component: Rock outcrop (5%)

Generated brief soil descriptions are created for major soil components. The Rock outcrop, misc soil is a minor component.

Component: Parkwood variant (2%)

Generated brief soil descriptions are created for major soil components. The Parkwood variant, mod. deep soil is a minor component.

Component: Wabasso (2%)

Generated brief soil descriptions are created for major soil components. The Wabasso soil is a minor component.

Map Unit 64 (0.28%)

Map Unit Name: Hallandale fine sand, wet-Urban land complex, 0 to 2 percent slopes
Bedrock Depth - Min: 30cm
Watertable Depth - Annual Min: 15cm
Drainage Class - Dominant: Poorly drained
Hydrologic Group - Dominant: B/D - These soils have moderately low runoff potential when drained and high runoff potential when undrained.

Major components are printed below

Hallandale(45%)

horizon A(0cm to 5cm)	Fine sand
horizon Eg(5cm to 18cm)	Fine sand
horizon Bw(18cm to 30cm)	Fine sand
horizon 2R(30cm to 55cm)	Bedrock

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 64 - Hallandale fine sand, wet-Urban land complex, 0 to 2 percent slopes

Component: Hallandale (45%)

Soil Information

The Hallandale component makes up 45 percent of the map unit. Slopes are 0 to 2 percent. This component is on flatwoods on marine terraces on coastal plains. The parent material consists of sandy marine deposits over limestone. Depth to a root restrictive layer, bedrock, lithic, is 2 to 20 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 6 inches during June, July, August, September, October. Organic matter content in the surface horizon is about 3 percent. Nonirrigated land capability classification is 4w. This soil meets hydric criteria. There are no saline horizons within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 1 within 30 inches of the soil surface.

Component: Urban land (33%)

Generated brief soil descriptions are created for major soil components. The Urban land is a miscellaneous area.

Component: Boca (5%)

Generated brief soil descriptions are created for major soil components. The Boca soil is a minor component.

Component: Margate (3%)

Generated brief soil descriptions are created for major soil components. The Margate soil is a minor component.

Component: Dania (3%)

Generated brief soil descriptions are created for major soil components. The Dania soil is a minor component.

Component: Basinger (3%)

Generated brief soil descriptions are created for major soil components. The Basinger soil is a minor component.

Component: Plantation (2%)

Generated brief soil descriptions are created for major soil components. The Plantation soil is a minor component.

Component: Pompano (2%)

Generated brief soil descriptions are created for major soil components. The Pompano soil is a minor component.

Component: Wabasso (2%)

Generated brief soil descriptions are created for major soil components. The Wabasso soil is a minor component.

Component: Hallandale (2%)

Generated brief soil descriptions are created for major soil components. The Hallandale soil is a minor component.

Map Unit 69 (1.15%)

Map Unit Name:	Matlacha gravelly fine sand, 0 to 2 percent slopes
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	76cm
Drainage Class - Dominant:	Somewhat poorly drained
Hydrologic Group - Dominant:	B - Soils in this group have moderately low runoff potential when thoroughly wet. Water transmission through the soil is unimpeded.

Major components are printed below

Matlacha(90%)

horizon ^C(0cm to 89cm)	Gravelly fine sand
horizon 2Ab(89cm to 102cm)	Fine sand
horizon 2Eb(102cm to 203cm)	Fine sand

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 69 - Matlacha gravelly fine sand, 0 to 2 percent slopes

Component: Matlacha (90%)

The Matlacha component makes up 90 percent of the map unit. Slopes are 0 to 2 percent. This component is on fills, marine terraces on coastal plains. The parent material consists of sandy mine spoil or earthy fill over sandy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is somewhat poorly drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is

Soil Information

not ponded. A seasonal zone of water saturation is at 30 inches during June, July, August, September, October, November. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 6s. This soil does not meet hydric criteria. There are no saline horizons within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 1 within 30 inches of the soil surface.

Component: St. Augustine (5%)

Generated brief soil descriptions are created for major soil components. The St. Augustine soil is a minor component.

Component: Caloosa (5%)

Generated brief soil descriptions are created for major soil components. The Caloosa soil is a minor component.

Map Unit 75 (9.18%)

Map Unit Name:	Hallandale fine sand, slough, 0 to 1 percent slopes
Bedrock Depth - Min:	30cm
Watertable Depth - Annual Min:	0cm
Drainage Class - Dominant:	Poorly drained
Hydrologic Group - Dominant:	B/D - These soils have moderately low runoff potential when drained and high runoff potential when undrained.

Major components are printed below

Hallandale(88%)

horizon A(0cm to 5cm)	Fine sand
horizon Eg(5cm to 18cm)	Fine sand
horizon Bw(18cm to 30cm)	Fine sand
horizon 2R(30cm to 55cm)	Bedrock

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 75 - Hallandale fine sand, slough, 0 to 1 percent slopes

Component: Hallandale (88%)

The Hallandale, slough component makes up 88 percent of the map unit. Slopes are 0 to 1 percent. This component is on flatwoods on marine terraces on coastal plains. The parent material consists of sandy marine deposits over limestone. Depth to a root restrictive layer, bedrock, lithic, is 2 to 20 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is low. This soil is not flooded. It is frequently ponded. A seasonal zone of water saturation is at 0 inches during July, August, September, October. Organic matter content in the surface horizon is about 3 percent. Nonirrigated land capability classification is 4w. This soil meets hydric criteria. There are no saline horizons within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 1 within 30 inches of the soil surface.

Component: Pineda (4%)

Generated brief soil descriptions are created for major soil components. The Pineda soil is a minor component.

Component: Boca (4%)

Generated brief soil descriptions are created for major soil components. The Boca soil is a minor component.

Component: Pompano (4%)

Generated brief soil descriptions are created for major soil components. The Pompano soil is a minor component.

Map Unit 77 (0.47%)

Map Unit Name:	Pineda fine sand, limestone substratum, 0 to 2 percent slopes
Bedrock Depth - Min:	140cm
Watertable Depth - Annual Min:	15cm
Drainage Class - Dominant:	Poorly drained
Hydrologic Group - Dominant:	C/D - These soils have moderately high runoff potential when drained and high runoff potential when undrained.

Soil Information

Major components are printed below

Pineda(83%)

horizon A(0cm to 10cm)	Fine sand
horizon E(10cm to 30cm)	Fine sand
horizon Bw(30cm to 46cm)	Fine sand
horizon E'(46cm to 76cm)	Fine sand
horizon Btg/E(76cm to 97cm)	Sandy clay loam
horizon Btg(97cm to 140cm)	Fine sandy loam
horizon 2R(140cm to 165cm)	Bedrock

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 77 - Pineda fine sand, limestone substratum, 0 to 2 percent slopes

Component: Pineda (83%)

The Pineda, limestone substratum component makes up 83 percent of the map unit. Slopes are 0 to 2 percent. This component is on flats on marine terraces on coastal plains. The parent material consists of sandy and loamy marine deposits over limestone. Depth to a root restrictive layer, bedrock, lithic, is 40 to 80 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 6 inches during July, August, September, October. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 3w. This soil meets hydric criteria. There are no saline horizons within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 1 within 30 inches of the soil surface.

Component: Pineda (5%)

Generated brief soil descriptions are created for major soil components. The Pineda, limestone substratum ponded soil is a minor component.

Component: Boca (4%)

Generated brief soil descriptions are created for major soil components. The Boca soil is a minor component.

Component: Hallandale (4%)

Generated brief soil descriptions are created for major soil components. The Hallandale soil is a minor component.

Component: Malabar (3%)

Generated brief soil descriptions are created for major soil components. The Malabar soil is a minor component.

Component: Wabasso (1%)

Generated brief soil descriptions are created for major soil components. The Wabasso soil is a minor component.

Map Unit 99 (1.41%)

Map Unit Name: Water

No more attributes available for this map unit

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 99 - Water

Component: Water (100%)

Generated brief soil descriptions are created for major soil components. The Water is a miscellaneous area.

Wells and Additional Sources



Wells & Additional Sources



0 0.15 0.3 0.6 Miles

- | | |
|--------------------------------|------------------------------------|
| ▲ Sites with Higher Elevation | ▲ OGW Sites with Higher Elevation |
| ■ Sites with Same Elevation | ■ OGW Sites with Same Elevation |
| ▼ Sites with Lower Elevation | ▼ OGW Sites with Lower Elevation |
| ○ Sites with Unknown Elevation | ● OGW Sites with Unknown Elevation |



Wells and Additional Sources Summary

Federal Sources

Public Water Systems Violations and Enforcement Data

Map Key	PWS ID	Distance (ft)	Direction
26	FL5364069	4434.09	WNW

Safe Drinking Water Information System (SDWIS)

Map Key	PWS ID	Distance (ft)	Direction
26	FL5364069	4434.09	WNW

USGS National Water Information System

Map Key	Monitoring Loc Identifier	Distance (ft)	Direction
5	USGS-263736081464301	1793.27	ESE
12	USGS-263737081463301	2615.89	ESE
13	USGS-263757081463201	2653.94	ENE
25	USGS-263803081480201	4416.40	WNW
27	USGS-263830081463201	4481.03	NE
40	USGS-263804081460501	5184.27	ENE
41	USGS-263738081460401	5192.53	ESE

Wells from NWIS

Map Key	ID	Distance (ft)	Direction
	No records found		

State Sources

Florida Subsidence Incident Reports

Map Key	ID	Distance (ft)	Direction
	No records found		

Oil and Gas Wells

Map Key	ID	Distance (ft)	Direction
	No records found		

Public Water Supply Wells

Map Key	ID	Distance (ft)	Direction
	No records found		

Underground Injection Control Wells

Wells and Additional Sources Summary

Map Key	ID	Distance (ft)	Direction
No records found			

Water Use Permits Sites - South Florida Water Management District

Map Key	Permit No	Distance (ft)	Direction
1	36-00035-W	1223.28	SSW
2	36-04425-W	1302.14	WNW
3	36-04425-W	1313.96	WNW
4	36-07265-W	1670.96	W
6	36-05644-W	1932.87	SW
7	36-04425-W	2005.22	NW
8	36-08353-W	2145.40	WSW
9	36-06226-W	2319.34	WSW
10	36-05644-W	2444.88	SW
10	36-05644-W	2444.88	SW
11	36-09134-W	2509.54	ESE
14	36-08884-W	2805.32	W
15	36-00035-W	3029.40	WSW
16	36-06226-W	3373.83	W
17	36-06226-W	3536.37	WSW
18	36-06698-W	3602.06	W
19	36-09424-W	3877.24	W
20	36-05031-W	3877.94	SW
21	36-06226-W	3981.19	W
22	36-09041-W	3993.13	SE
23	36-06226-W	4006.76	W
29	36-04937-W	4568.36	ESE
31	36-09369-W	4708.05	WNW
32	36-09041-W	4744.21	SE
33	36-06752-W	4786.67	W
34	36-05831-W	4826.17	W
35	36-05051-W	4894.05	SW
36	36-04937-W	4956.43	ESE
37	36-04937-W	4994.43	ESE
38	36-05119-W	5016.51	ESE
39	36-08171-W	5040.95	W
42	36-08806-W	5202.23	NE
43	36-05832-W	5250.21	W

Water Well Completions - Northwest Florida Water Management District

Map Key	ID	Distance (ft)	Direction
No records found			

Water Well Completions - St. Johns River Water Management District

Map Key	ID	Distance (ft)	Direction
No records found			

Water Well Completions - Suwanee River Water Management District

Map Key	ID	Distance (ft)	Direction
No records found			

Wells and Additional Sources Summary

Water Well Construction Permits

Map Key	ID	Distance (ft)	Direction
No records found			

Water Well Construction Permits - Southwest Florida Water Management District

Map Key	ID	Distance (ft)	Direction
No records found			

Water Wells - Suwannee River Water Management District

Map Key	ID	Distance (ft)	Direction
No records found			

Well Surveillance Program Water Wells

Map Key	Permit No	Distance (ft)	Direction
24	5364069	4345.68	WNW
28	5360178	4519.70	WNW
30		4609.28	WNW

Radon Information

This section lists any relevant radon information found for the target property.

Federal EPA Radon Zone for *LEE* County: **3**

Zone 1: Counties with predicted average indoor radon screening levels greater than 4 pCi/L

Zone 2: Counties with predicted average indoor radon screening levels from 2 to 4 pCi/L

Zone 3: Counties with predicted average indoor radon screening levels less than 2 pCi/L

Federal Area Radon Information for *LEE* County

No Measures/Homes:	101
Arithmetic Mean:	1.6
Standard Deviation:	3.2
Maximum:	28.2
% >4 pCi/L:	5.9*
% >8 pCi/L:	2
% >12 pCi/L:	2
Notes on Data Table:	TABLE 2. Indoor radon results from the Florida population- based radon survey, by county.

Federal Sources

FEMA National Flood Hazard Layer

FEMA FLOOD

The National Flood Hazard Layer (NFHL) data incorporates Flood Insurance Rate Map (FIRM) databases published by the Federal Emergency Management Agency (FEMA), and any Letters Of Map Revision (LOMRs) that have been issued against those databases since their publication date. The FIRM Database is the digital, geospatial version of the flood hazard information shown on the published paper FIRMs. The FIRM Database depicts flood risk information and supporting data used to develop the risk data. The FIRM Database is derived from Flood Insurance Studies (FISs), previously published FIRMs, flood hazard analyses performed in support of the FISs and FIRMs, and new mapping data, where available.

Indoor Radon Data

INDOOR RADON

Indoor radon measurements tracked by the Environmental Protection Agency(EPA) and the State Residential Radon Survey.

Public Water Systems Violations and Enforcement Data

PWSV

List of drinking water violations and enforcement actions from the Safe Drinking Water Information System (SDWIS) made available by the Drinking Water Protection Division of the US EPA's Office of Groundwater and Drinking Water. Enforcement sensitive actions are not included in the data released by the EPA. Address information provided in SWDIS may correspond either with the physical location of the water system, or with a contact address.

Radon Zone Level

RADON ZONE

Areas showing the level of Radon Zones (level 1, 2 or 3) by county. This data is maintained by the Environmental Protection Agency (EPA).

Safe Drinking Water Information System (SDWIS)

SDWIS

The Safe Drinking Water Information System (SDWIS) contains information about public water systems as reported to US Environmental Protection Agency (EPA) by the states. Addresses may correspond with the location of the water system, or with a contact address.

Soil Survey Geographic database

SSURGO

The Soil Survey Geographic database (SSURGO) contains information about soil as collected by the National Cooperative Soil Survey at the Natural Resources Conservation Service (NRCS). Soil maps outline areas called map units. The map units are linked to soil properties in a database. Each map unit may contain one to three major components and some minor components.

U.S. Fish & Wildlife Service Wetland Data

US WETLAND

The U.S. Fish & Wildlife Service Wetland layer represents the approximate location and type of wetlands and deepwater habitats in the United States.

USGS Current Topo

US TOPO

US Topo topographic maps are produced by the National Geospatial Program of the U.S. Geological Survey (USGS). The project was launched in late 2009, and the term "US Topo" refers specifically to quadrangle topographic maps published in 2009 and later.

USGS Geology

US GEOLOGY

Seamless maps depicting geological information provided by the United States Geological Survey (USGS).

USGS National Water Information System

FED USGS

The U.S. Geological Survey (USGS)'s National Water Information System (NWIS) is the nation's principal repository of water resources data. This database includes comprehensive information of well-construction details, time-series data for gage height, streamflow, groundwater level, and precipitation and water use data.

Wells from NWIS

FED USGS

The U.S. Geological Survey's National Water Information System (NWIS) is the nation's principal repository of water resources data. The NWIS includes comprehensive information of well-construction details, time-series data for gage height, streamflow, groundwater level, and precipitation and water use data. This NWIW dataset contains select Site Types from the overall NWIS Sites data, limited to the following Group Site Types only: Groundwater Group Site Types: Well, Collector or Ranney type well, Hyporheic-zone well,

Appendix

Interconnected Wells, Multiple wells; Spring Group Site Type: Spring; and Other Group Site Types: Aggregate groundwater use, Cistern.

State Sources

Florida Subsidence Incident Reports

SINKHOLES

A list of Florida Subsidence Incidents made available by the Florida Department of Environmental Protection (DEP) and maintained by the Florida Geological Survey. Sinkholes are closed depressions in areas underlain by soluble rock such as limestone, dolostone, and in some states gypsum and salt. Other subterranean events can cause holes, depressions, or subsidence of the land surface that may mimic sinkhole activity. Commonly, a reported depression is not verified by a licensed professional geologist to be a true sinkhole, and the cause of subsidence is not known. Such an event is called a subsidence incident.

Oil and Gas Wells

OGW

The Oil and Gas Program is the permitting authority within the Florida Department of Environmental Protection's Mining and Minerals Regulation Program. Companies interested in exploration or production of hydrocarbons in Florida are regulated by the Oil and Gas Program. This data is made available by Florida Department of Environmental Protection's Oil and Gas program.

Public Water Supply Wells

PWSW

The Public Water Supply Wells (PWSW) data consist of public water supply facilities and their wells in Florida. This data is made available by Florida Department of Environmental Protection, Water Compliance Assurance Program.

Underground Injection Control Wells

UIC

Class I Underground Injection Control (UIC) wells that are currently or were previously active, as well as proposed sites, regulated by the Florida Department of Environmental Protection (FDEP). Class I UIC wells are used to inject nonhazardous waste, hazardous waste (new hazardous waste wells were banned in 1983), or municipal waste below the lowermost underground source of drinking water.

Water Use Permits Sites - South Florida Water Management District

WELLS

List of Water Use Permitting Facilities consisting of wells, pumps and culverts, made available by the South Florida Water Management District. The facilities represent a subset of all wells, pumps and culverts associated with Water Use Permits. A Water Use Permit is required for all water uses except single family and duplex use and fire fighting.

Water Well Completions - Northwest Florida Water Management District

WATER WELLS

A list of existing well permits provided by the Northwest Florida Water Management District, representing records for wells permitted for construction/repair/abandonment beginning in the year 1976; does not typically contain data on wells constructed prior to 1976. The data provided may therefore only represent a fraction of existing wells. The data are provided by water well contractors on completion reports and, in most cases, has not been verified by District staff.

Water Well Completions - St. Johns River Water Management District

WATER WELLS

A list of wells in the Water Well Completion Report database made available by the St. Johns River Water Management District (SJRWMD). The SJRWMD advises that data reported in the Water Well Completion Report are obtained from multiple sources, including SJRWMD, delegated counties, and other regulatory agencies; that they cannot assure that contributors have used consistent measurement techniques or adhered to approved quality control standards; and that, although the SJRWMD has made reasonable attempts to assure the quality of the data contained herein, in most cases, the information is reported as received.

Water Well Completions - Suwannee River Water Management District

WELLS

A list of wells in the Water Well Completion Report database made available by the Suwannee River Water Management District department (SRWMD). The SRWMD advises that data reported in the Water Well Completion Report are obtained from multiple sources, including SRWMD, delegated counties, and other regulatory agencies; that they cannot assure that contributors have used consistent measurement techniques or adhered to approved quality control standards; and that, although the SRWMD has made reasonable attempts to assure the quality of the data contained herein, in most cases, the information is reported as received.

Water Well Construction Permits

WELL CONST PERM

Appendix

A list of water well construction permits issued by the St. Johns River Water Management District (SJRWMD).

Water Well Construction Permits - Southwest Florida Water Management District

WATER WELLS

Locations of well construction sites permitted within the District, including historical sites. A Well Construction Permit is required prior to installation of a water well within the District. The permits ensure that wells are constructed by qualified contractors and meet rigid safety and durability standards.

Water Wells - Suwannee River Water Management District

WATER WELLS

A list of water wells made available by the Suwannee River Water Management District department (SRWMD). The SRWMD advises that data are obtained from multiple sources including SRWMD, delegated counties, and other regulatory agencies; that they cannot assure that contributors have used consistent measurement techniques or adhered to approved quality control standards; and that, although the SRWMD has made reasonable attempts to assure the quality of the data contained herein, in most cases, the information is reported as received.

Well Surveillance Program Water Wells

WATER WELLS

A list of privately and publicly owned potable wells from the Florida Department of Health's (DOH) Well Surveillance Program.

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APPENDIX E





Advanced Environmental Laboratories, Inc
13100 Westlinks Terrace, Unit 10 Ft. Myers FL 33913
Payments: P.O. Box 551580 Jacksonville, FL 32255-1580
Phone: (239) 674-8130
Fax: (239) 674-8128

FINAL

Workorder: Lightard Knott Lane (F2205251)

November 15, 2022

Matt Hoffman
Universal Engineering Sciences, Inc.
5621 Second St. W
Lehigh Acres, FL 33971

RE: Workorder: F2205251 Lightard Knott Lane

Dear Matt Hoffman:

Enclosed are the analytical results for sample(s) received by the laboratory on Monday October 31, 2022. Results reported herein conform to the most current NELAC standards, where applicable, unless otherwise narrated in the body of the report. The analytical results for the samples contained in this report were submitted for analysis as outlined by the Chain of Custody and results pertain only to these samples.

If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Josh Snead, Laboratory Manager
JSnead@aellab.com

Certificate of Analysis

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NELAP Accredited E84492



Advanced Environmental Laboratories, Inc
13100 Westlinks Terrace, Unit 10 Ft. Myers FL 33913
Payments: P.O. Box 551580 Jacksonville, FL 32255-1580
Phone: (239) 674-8130
Fax: (239) 674-8128

FINAL

Workorder: Lightard Knott Lane (F2205251)

Sample Summary

Lab ID	Sample ID	Matrix	Method	Date Collected	Date Received	Analytes Reported	Basis
F2205251001	B-1 0-6ft	SO	SM 2540G	10/31/2022 09:45	10/31/2022 11:15	1	Dry
F2205251001	B-1 0-6ft	SO	SW-846 6010	10/31/2022 09:45	10/31/2022 11:15	1	Dry
F2205251002	B-1 6-2ft	SO		10/31/2022 10:00	10/31/2022 11:15	0	Dry
F2205251003	B-2 0-6ft	SO	SM 2540G	10/31/2022 10:20	10/31/2022 11:15	1	Dry
F2205251003	B-2 0-6ft	SO	SW-846 6010	10/31/2022 10:20	10/31/2022 11:15	1	Dry
F2205251004	B-2 6-2ft	SO		10/31/2022 10:25	10/31/2022 11:15	0	Dry
F2205251005	B-3 0-6ft	SO	SM 2540G	10/31/2022 10:35	10/31/2022 11:15	1	Dry
F2205251005	B-3 0-6ft	SO	SW-846 6010	10/31/2022 10:35	10/31/2022 11:15	1	Dry
F2205251006	B-3 6-2ft	SO		10/31/2022 10:40	10/31/2022 11:15	0	Dry

Certificate of Analysis

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FINAL

Workorder: Lightard Knott Lane (F2205251)

Analytical Results Qualifiers

Parameter Qualifiers

- U The compound was analyzed for but not detected.
- I The reported value is between the laboratory method detection limit and the laboratory practical quantitation limit.

Lab Qualifiers

- M DOH Certification #E82535 (FL NELAC) AEL-Miami





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Phone: (239) 674-8130
Fax: (239) 674-8128

FINAL

Workorder: Lightard Knott Lane (F2205251)

Analytical Results

Lab ID: F2205251001		Date Collected: 10/31/2022 09:45				Matrix: Soil		
Sample ID: B-1 0-6ft		Date Received: 10/31/2022 11:15						
Parameter	Results	Units	PQL	MDL	DF	Prepared	Analyzed	Lab
METALS (SW-846 3050B/SW-846 6010)								
Arsenic	1.2 I	mg/Kg	2.2	0.42	1	11/02/2022 08:45	11/11/2022 21:07	M
(SM 2540G)								
Percent Moisture	10	%	0.0010	0.0010	1	11/03/2022 12:50	11/03/2022 12:50	M





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FINAL

Workorder: Lightard Knott Lane (F2205251)

Analytical Results

Lab ID: F2205251002
Sample ID: B-1 6-2ft

Date Collected: 10/31/2022 10:00
Date Received: 10/31/2022 11:15

Matrix: Soil

Parameter	Results	Units	DL	PQL	MDL	DF	Prepared	Analyzed	Lab
-----------	---------	-------	----	-----	-----	----	----------	----------	-----

No results available due to sample cancellation: On hold.

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Phone: (239) 674-8130
Fax: (239) 674-8128

FINAL

Workorder: Lightard Knott Lane (F2205251)

Analytical Results

Lab ID: F2205251003
Sample ID: B-2 0-6ft

Date Collected: 10/31/2022 10:20
Date Received: 10/31/2022 11:15

Matrix: Soil

Parameter	Results	Units	PQL	MDL	DF	Prepared	Analyzed	Lab
METALS (SW-846 3050B/SW-846 6010)								
Arsenic	0.44 U	mg/Kg	2.3	0.44	1	11/02/2022 08:45	11/11/2022 21:14	M
(SM 2540G)								
Percent Moisture	12	%	0.0010	0.0010	1	11/03/2022 12:50	11/03/2022 12:50	M

Tuesday, November 15, 2022 11:06:07 AM
Dates and times are displayed using (-05:00)
Page 6 of 12

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NELAP Accredited E84492



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Payments: P.O. Box 551580 Jacksonville, FL 32255-1580
Phone: (239) 674-8130
Fax: (239) 674-8128

FINAL

Workorder: Lightard Knott Lane (F2205251)

Analytical Results

Lab ID: F2205251004
Sample ID: B-2 6-2ft

Date Collected: 10/31/2022 10:25
Date Received: 10/31/2022 11:15

Matrix: Soil

Parameter	Results	Units	DL	PQL	MDL	DF	Prepared	Analyzed	Lab
-----------	---------	-------	----	-----	-----	----	----------	----------	-----

No results available due to sample cancellation: On hold.

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Phone: (239) 674-8130
Fax: (239) 674-8128

FINAL

Workorder: Lightard Knott Lane (F2205251)

Analytical Results

Lab ID: F2205251005	Date Collected: 10/31/2022 10:35					Matrix: Soil		
Sample ID: B-3 0-6ft	Date Received: 10/31/2022 11:15							
Parameter	Results	Units	PQL	MDL	DF	Prepared	Analyzed	Lab
METALS (SW-846 3050B/SW-846 6010)								
Arsenic	2.0 I	mg/Kg	2.3	0.43	1	11/02/2022 08:45	11/11/2022 21:28	M
(SM 2540G)								
Percent Moisture	11	%	0.0010	0.0010	1	11/03/2022 12:50	11/03/2022 12:50	M

Tuesday, November 15, 2022 11:06:07 AM
Dates and times are displayed using (-05:00)
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Fax: (239) 674-8128

FINAL

Workorder: Lightard Knott Lane (F2205251)

Analytical Results

Lab ID: F2205251006 **Date Collected:** 10/31/2022 10:40 **Matrix:** Soil
Sample ID: B-3 6-2ft **Date Received:** 10/31/2022 11:15

Parameter	Results	Units	DL	PQL	MDL	DF	Prepared	Analyzed	Lab
-----------	---------	-------	----	-----	-----	----	----------	----------	-----

No results available due to sample cancellation: On hold.





Advanced Environmental Laboratories, Inc
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Fax: (239) 674-8128

FINAL

Workorder: Lightard Knott Lane (F2205251)

QC Results

QC Batch: ICPm/2957
Preparation Method: SW-846 3050B
Analysis Method: SW-846 6010
Associated Lab IDs: F2205251001, F2205251002, F2205251003, F2205251004, F2205251005, F2205251006

Method Blank(4528689)

Parameter	Results	Units	PQL	MDL	Lab
Arsenic	0.38 U	mg/Kg	2.0	0.38	M





Advanced Environmental Laboratories, Inc
13100 Westlinks Terrace, Unit 10 Ft. Myers FL 33913
Payments: P.O. Box 551580 Jacksonville, FL 32255-1580
Phone: (239) 674-8130
Fax: (239) 674-8128

FINAL

Workorder: Lightard Knott Lane (F2205251)

QC Cross Reference

Lab ID	Sample ID	Prep Batch	Prep Method
ICPm/2957 - SW-846 6010			
F2205251001	B-1 0-6ft	DGMm/3063	SW-846 3050B
F2205251003	B-2 0-6ft	DGMm/3063	SW-846 3050B
F2205251005	B-3 0-6ft	DGMm/3063	SW-846 3050B
WCAm/9405 - SM 2540G			
F2205251001	B-1 0-6ft		
F2205251003	B-2 0-6ft		
F2205251005	B-3 0-6ft		





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Payments: P.O. Box 551580 Jacksonville, FL 32255-1580
Phone: (239) 674-8130
Fax: (239) 674-8128

FINAL

Workorder: Lightard Knott Lane (F2205251)

Advanced Environmental Laboratories, Inc.
Florida's Largest Laboratory Network

Client Name: UES
Address: 201 W. 1st Ave. N.
Phone: 239-489-2443
FAX:
Contact: Leah Harris
Sampled By: Leah Harris
Turn Around Time: STANDARD ☐ RUSH
Sample ID: B-1 0-6"
B-1 6-12"
B-2 0-6"
B-2 6-12"
B-3 0-6"
B-3 6-12"

Project Name: Lightard Knott Lane
Project Number: 0540-2200106000
FDEP Facility No.:
FDEP Facility Address:
Special Instructions: HAD 6-12" samples
pH 0-6" results

Matrix Code: WW = wastewater SW = surface water GW = ground water DW = drinking water O = oil A = air SO = soil SL = sludge
Received on ice ☒ Yes ☐ No Temp taken from sample ☐ Temp from blank ☒ Where required, pH checked
DCN: AD-D051web From last revised 08/07/2019 Device used for measuring Temp by unique identifier (circle in temp gun used) J: 9A G: LT-1 T: 10A A: 3A M: 3A S: 1V F: 1A

Relinquished By: UES **Date:** 10/31/22 **Time:** 11:45 **Received by:** **Date:** 10/31/22 **Time:** 11:45

FOR DRINKING WATER USE:
Contact Person: _____ PWS ID: _____
Supplier of Water: _____ Phone: _____
Site Address: _____

ANALYSIS REQUIRED
BOTTLE SIZE & TYPE: 125mL PE
Gold-Arrow
* F 2 2 0 5 2 5 1 *

LABORATORY I.D. NUMBER

Tuesday, November 15, 2022 11:06:07 AM
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APPENDIX F





HISTORICAL AERIALS

Project Property: 0540.2200106.0000 Proposed

Multi-Family

7760-7800 Lightard Knott Lane

Fort Myers FL 33905

Project No: 0540.2200106.0000

Requested By: Universal Engineering Sciences

Order No: 22111500869

Date Completed: November 16, 2022

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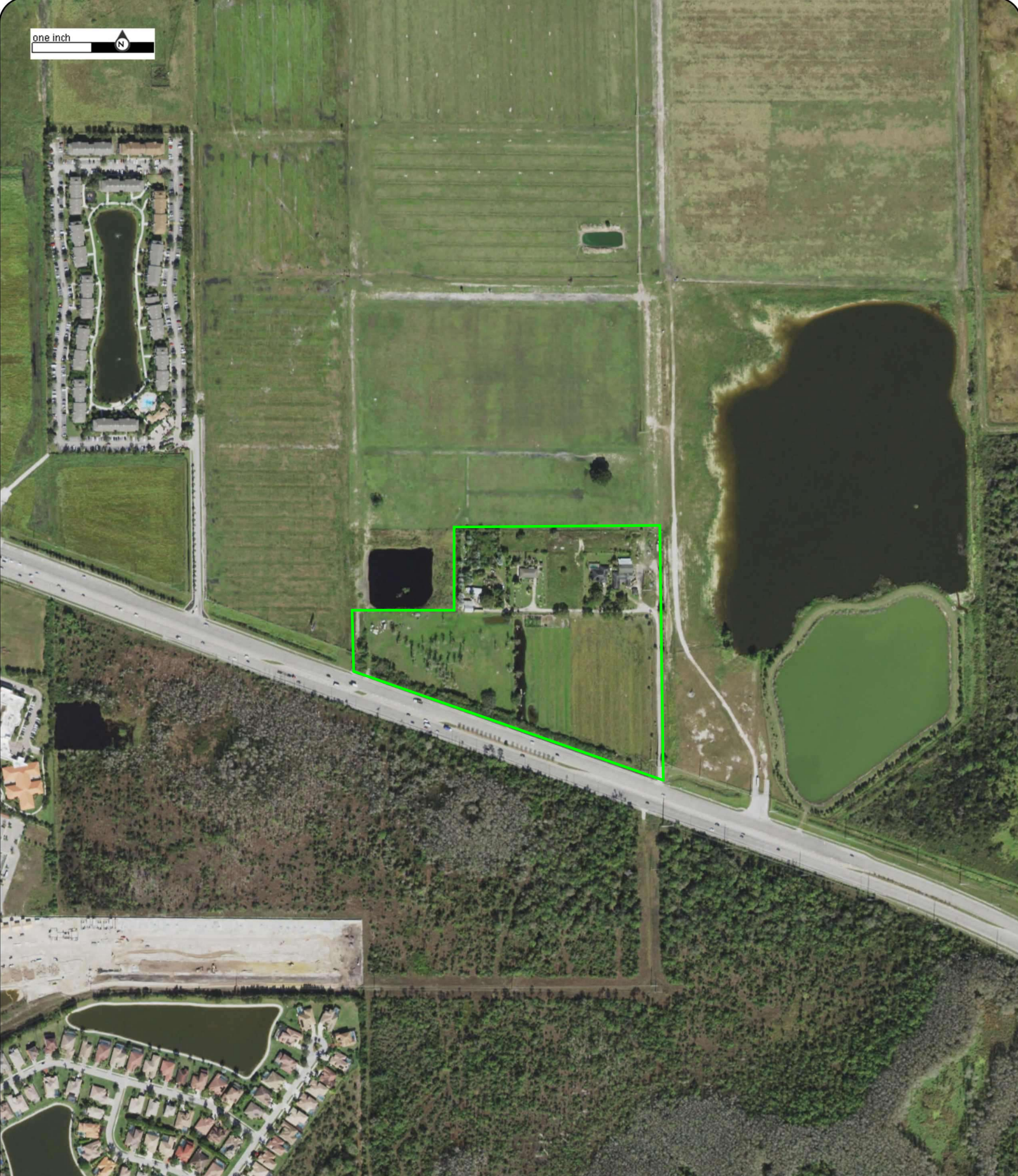
Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

Date	Source	Scale	Comments
2021	United States Department of Agriculture	1" = 500'	
2019	United States Department of Agriculture	1" = 500'	
2017	United States Department of Agriculture	1" = 500'	
2015	United States Department of Agriculture	1" = 500'	
2013	United States Department of Agriculture	1" = 500'	
2010	United States Department of Agriculture	1" = 500'	
2007	United States Department of Agriculture	1" = 500'	
2006	United States Department of Agriculture	1" = 500'	
2005	United States Department of Agriculture	1" = 500'	
1999	United States Geological Survey	1" = 500'	
1994	United States Geological Survey	1" = 500'	
1990	Florida Department of Transportation	1" = 500'	
1986	Florida Department of Transportation	1" = 500'	
1979	Florida Department of Transportation	1" = 500'	
1975	Florida Department of Transportation	1" = 500'	
1968	Florida Department of Transportation	1" = 500'	
1958	United States Geological Survey	1" = 500'	
1953	Agricultural Stabilization & Conserv. Service	1" = 500'	
1944	Agricultural Stabilization & Conserv. Service	1" = 500'	

one inch



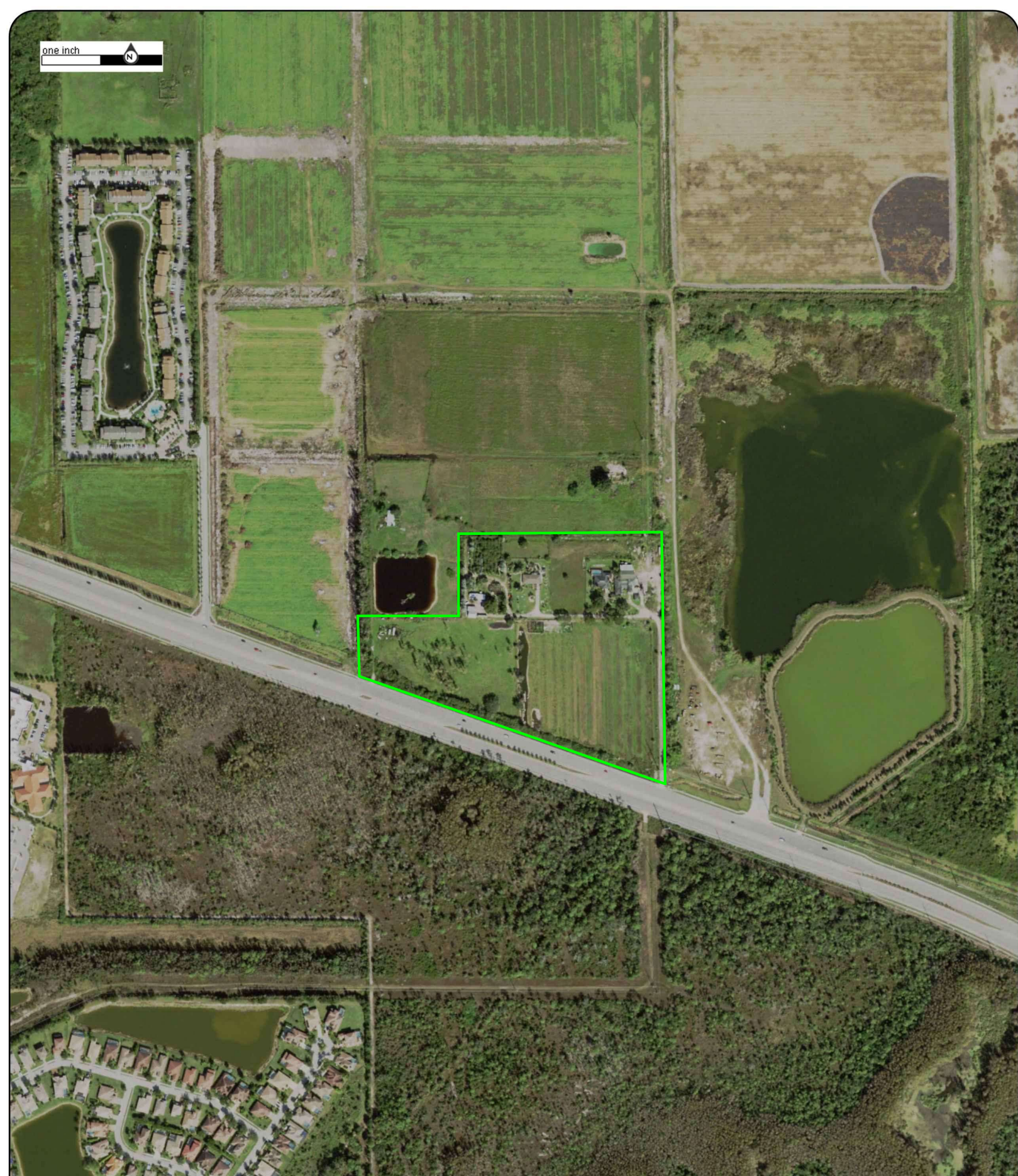
Year: 2021
Source: USDA
Scale: 1" = 500'
Comment:

Address: 7760-7800 Lightard Knott Lane, Fort Myers, FL
Approx Center: -81.7849779,26.63074567

Order No: 22111500869



one inch



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

Address: 7760-7800 Lightard Knott Lane, Fort Myers, FL
Approx Center: -81.7849779,26.63074567

Order No: 22111500869



one inch



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

Address: 7760-7800 Lightard Knott Lane, Fort Myers, FL
Approx Center: -81.7849779,26.63074567

Order No: 22111500869





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

Address: 7760-7800 Lightard Knott Lane, Fort Myers, FL
Approx Center: -81.7849779,26.63074567

Order No: 22111500869



one inch

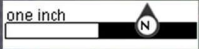


Year: 2013
Source: USDA
Scale: 1" = 500'
Comment:

Address: 7760-7800 Lightard Knott Lane, Fort Myers, FL
Approx Center: -81.7849779,26.63074567

Order No: 22111500869





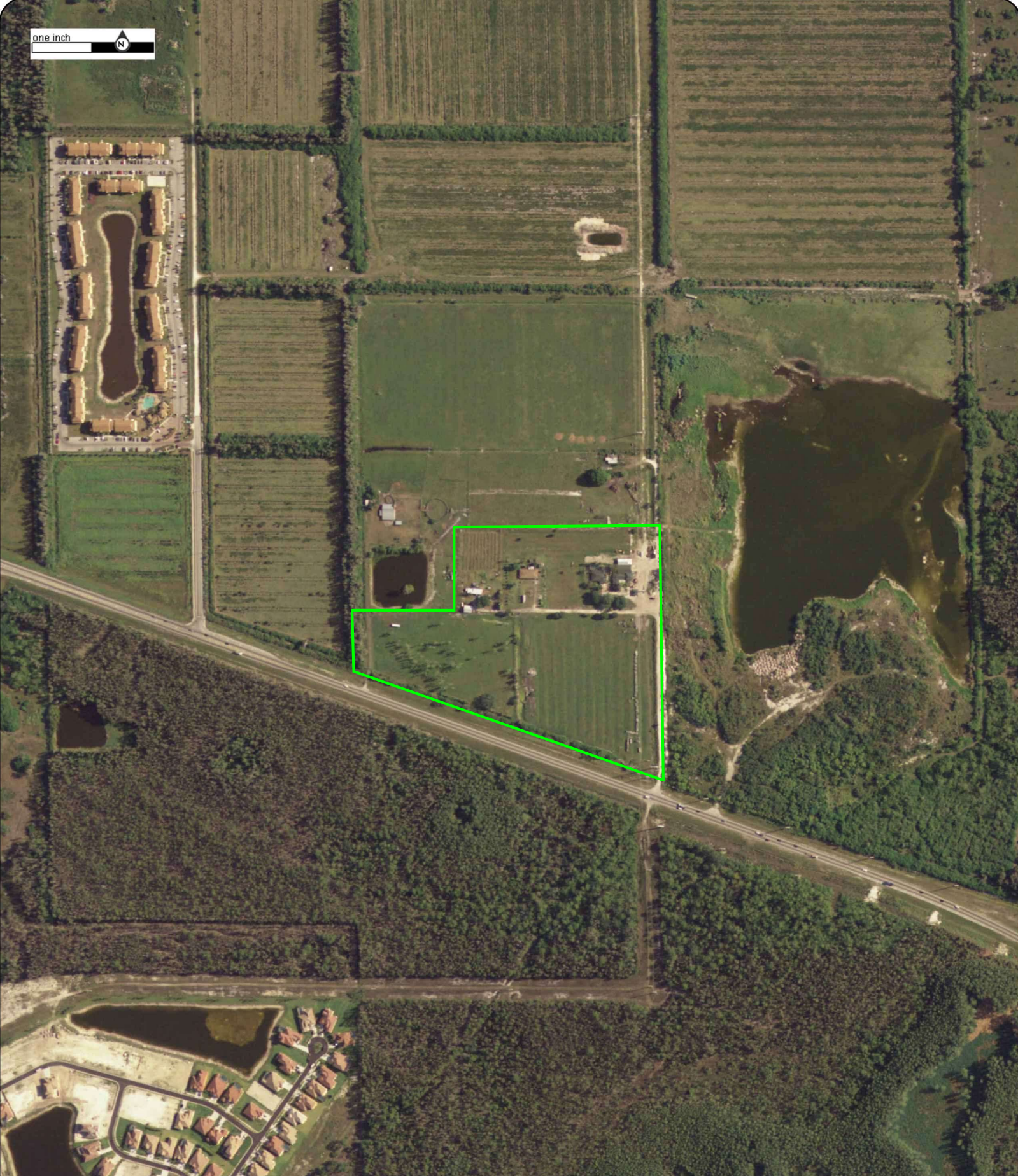
Year: 2010
Source: USDA
Scale: 1" = 500'
Comment:

Address: 7760-7800 Lightard Knott Lane, Fort Myers, FL
Approx Center: -81.7849779,26.63074567

Order No: 22111500869



one inch



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

Address: 7760-7800 Lightard Knott Lane, Fort Myers, FL
Approx Center: -81.7849779,26.63074567

Order No: 22111500869



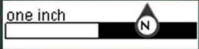


Year: 2006
Source: USDA
Scale: 1" = 500'
Comment:

Address: 7760-7800 Lightard Knott Lane, Fort Myers, FL
Approx Center: -81.7849779,26.63074567

Order No: 22111500869





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

Address: 7760-7800 Lightard Knott Lane, Fort Myers, FL
Approx Center: -81.7849779,26.63074567

Order No: 22111500869



one inch



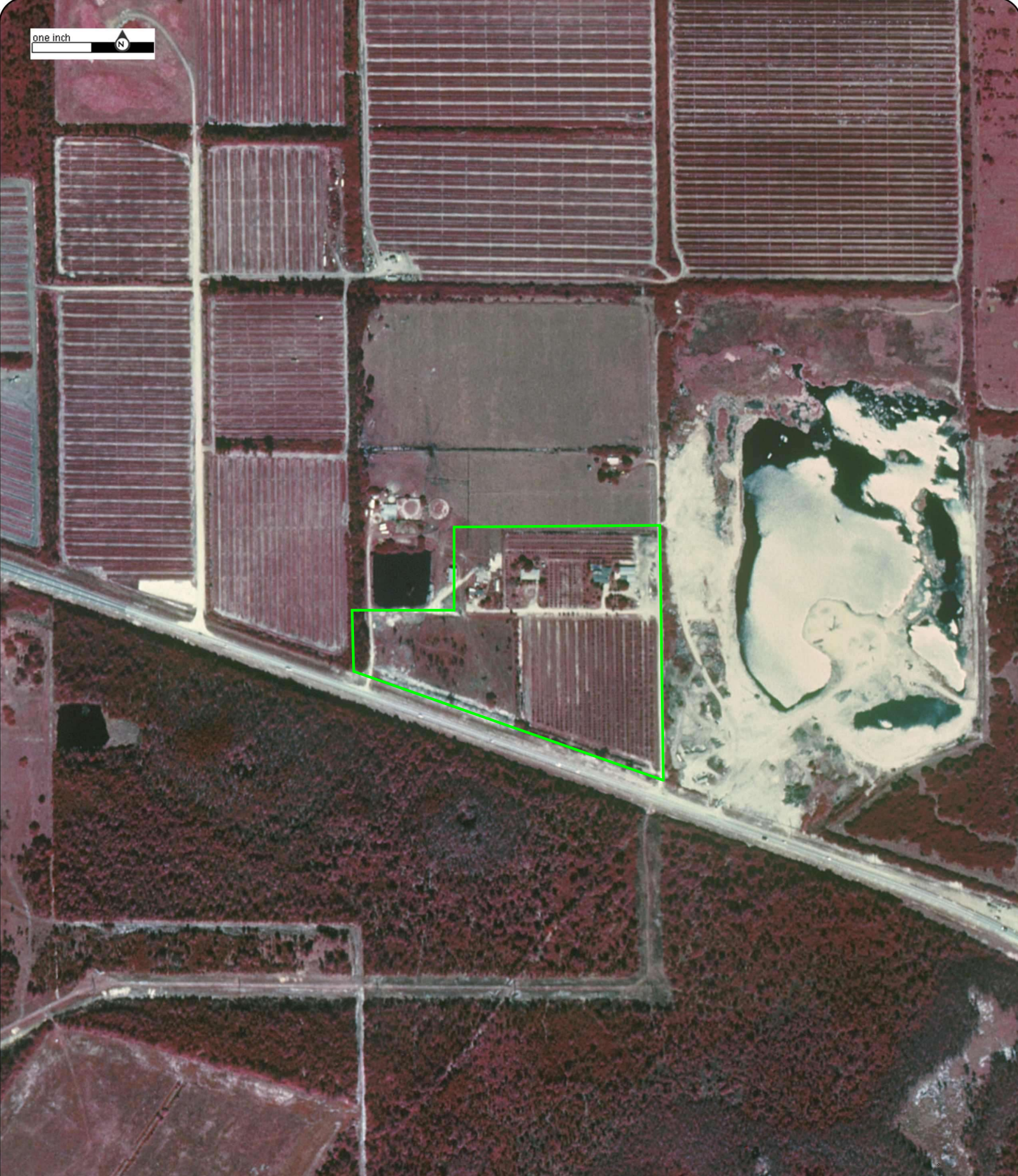
Year: 1999
Source: USGS
Scale: 1" = 500'
Comment:

Address: 7760-7800 Lightard Knott Lane, Fort Myers, FL
Approx Center: -81.7849779,26.63074567

Order No: 22111500869



one inch



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

Address: 7760-7800 Lightard Knott Lane, Fort Myers, FL
Approx Center: -81.7849779,26.63074567

Order No: 22111500869





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

Address: 7760-7800 Lightard Knott Lane, Fort Myers, FL
Approx Center: -81.7849779,26.63074567

Order No: 22111500869



one inch



Year: 1986
Source: FDOT
Scale: 1" = 500'
Comment:

Address: 7760-7800 Lightard Knott Lane, Fort Myers, FL
Approx Center: -81.7849779,26.63074567

Order No: 22111500869



one inch



Year: 1979
Source: FDOT
Scale: 1" = 500'
Comment:

Address: 7760-7800 Lightard Knott Lane, Fort Myers, FL
Approx Center: -81.7849779,26.63074567

Order No: 22111500869





Year: 1975
Source: FDOT
Scale: 1" = 500'
Comment:

Address: 7760-7800 Lightard Knott Lane, Fort Myers, FL
Approx Center: -81.7849779,26.63074567

Order No: 22111500869



one inch



Year: 1968
Source: FDOT
Scale: 1" = 500'
Comment:

Address: 7760-7800 Lightard Knott Lane, Fort Myers, FL
Approx Center: -81.7849779,26.63074567

Order No: 22111500869



one inch

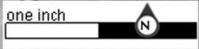


Year: 1958
Source: USGS
Scale: 1" = 500'
Comment:

Address: 7760-7800 Lightard Knott Lane, Fort Myers, FL
Approx Center: -81.7849779,26.63074567

Order No: 22111500869





Year: 1953
Source: ASCS
Scale: 1" = 500'
Comment:

Address: 7760-7800 Lightard Knott Lane, Fort Myers, FL
Approx Center: -81.7849779,26.63074567

Order No: 22111500869





Year: 1944
Source: ASCS
Scale: 1" = 500'
Comment:

Address: 7760-7800 Lightard Knott Lane, Fort Myers, FL
Approx Center: -81.7849779,26.63074567

Order No: 22111500869



APPENDIX G





FIRE INSURANCE MAPS

Project Property: 0540.2200106.0000 Proposed Multi-Family
7760-7800 Lightard Knott Lane
Fort Myers FL 33905

Project No: 0540.2200106.0000

Requested By: Universal Engineering Sciences

Order No: 22111500869

Date Completed: November 15, 2022

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

APPENDIX H



NO INFORMATION AVAILABLE

APPENDIX I





View from the subject property facing south.



View from the SE property corner facing east.



View along Lightard Knott Lane facing north.



View from the SE property corner facing west.



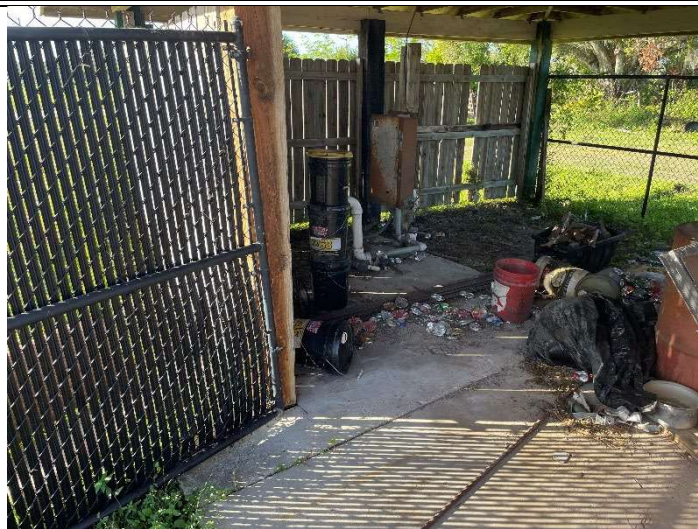
View of onsite maintenance barn.



View from the eastern maintenance area facing northeast.



View of out of service AST.



View of water well in eastern portion of the subject property.



View of AST near water well.



View of staining near AST.



Wide view of eastern residence and barn.



View along Lightard Knott Lane facing west.



View of onsite residence.



View towards pasture area of the subject property facing southwest.



View of cattle pens.



View of onsite residence.



View towards western residence facing west.



View from western residence facing east.



View of onsite ponded area.



View from the subject property facing east.

APPENDIX J



UNIVERSAL ENGINEERING SCIENCES

201 Waldo Avenue N.
Lehigh Acres, Florida 33971
Phone: (239) 489-2443 Fax: (239) 489-3438



ASTM E1527-13 USER INTERVIEW RECORD

Project: Milhaus State Road 82 MF

Date: 12/9/22

Completed By: Taylor Lindsley

Relationship to Project: Project Manager/Development Associate for Owner

Comment: The *User* (client) must provide the following information (if available) to the *Environmental Professional*. Information provided below is intended to assist the *Environmental Professional* in gathering information from the *User* that may be material to identifying *recognized environmental* conditions in connection with the subject property. Failure to provide this information could result in a determination that “*all appropriate inquiry*” is not complete.

Please provide additional details if the answer is “yes” to any of the questions. If answer is “no” to any of the questions, please indicate what information the answer was based on.

1. Did a search of *recorded land title records* (or judicial records where appropriate) identify that environmental liens (ELs) filed or recorded against the *property* under federal, tribal, state, or local law (40 CFR 312.26)?

No

2. Did a search of *recorded land title records* (or judicial records where appropriate) identify any activity and use limitations (AULs), such as engineering controls, land use restrictions, or *institutional controls* that are in place at the *property* and/or have been filed or recorded against the *property* under federal, tribal, state, or local law (40 CFR 312.26)?

No

3. 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 (40 CFR 312.28)?

No

4. 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* (40 CFR 312.29)?

No

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201 Waldo Avenue N.
Lehigh Acres, Florida 33971
Phone: (239) 489-2443 Fax: (239) 489-3438



ASTM E1527-13 USER INTERVIEW RECORD

5. Are you aware of commonly known or *reasonably ascertainable* information about the *property* that would help the *Environmental Professional* to identify conditions indicative of releases or threatened releases (40 CFR 312.30)?

No

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

Agricultural Use

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*?

Limited Arsenic from asphalt in driveway

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

No

e) Can you provide contact information for any of the past owners or occupants of the subject property?

Dallas Flint (Part Owner) - 239-340-9012

6. Based on your knowledge and experience related to the *property*, are there any *obvious* indicators that point to the presence or likely presence of releases at the *property* (40 CFR 312.31)?

No

7. Are you aware of any other knowledge or experience with the *property* that may be pertinent to the *Environmental Professional*, such as copies of any available prior *environmental site assessment reports*, documents (ex: Material Safety Data Sheets, environmental permits, geotechnical evaluations, safety plans, preparedness and prevention plans, spill prevention, countermeasure, and control plans, Community Right-to-Know Plan, risk assessments, recorded activity use limitations, hazardous waste generator notices/reports, hydrogeologic reports), correspondence, etc., concerning the *property* and its environmental condition. If so, can you provide a copy?

Yes, all info pertaining to site was shared with UE.

UNIVERSAL ENGINEERING SCIENCES

201 Waldo Avenue N.
Lehigh Acres, Florida 33971
Phone: (239) 489-2443 Fax: (239) 489-3438



ASTM E1527-13 USER INTERVIEW RECORD

8. Please provide all entities that will need reliance on the Phase I ESA.

[STATE ROAD 82, LLC](#)

ALSO NEEDED:

(a) the reason why the Phase I ESA is required;

[To update an expired phase one completed more than 6 months ago.](#)

(b) the type of *property* and type of *property* transaction, for example, sale, purchase, refinance, foreclosure, exchange, etc.;

[Purchase](#)

(c) the site address for the *property*, site location map, tax parcel identification numbers;

[23-44-25-P4-00004.0040, 23-44-25-P4-00004.0010,
23-44-25-P4-00004.0020, 23-44-25-P4-00004.0030](#)

(d) the scope of services desired for the Phase I ESA (including whether any parties to the *property* transaction may have a required standard scope of services on whether any considerations beyond the requirements of Practice E 1527 are to be considered);

[Standard services.](#)

(e) identification of the site contact and how the contact can be reached;

[Dallas Flint, reach out to Taylor for contact.](#)

(f) any special terms and conditions which must be agreed upon by the Environmental Professional

[N/A](#)

UNIVERSAL ENGINEERING SCIENCES

201 Waldo Avenue N.
Lehigh Acres, Florida 33971
Phone: (239) 489-2443 Fax: (239) 489-3438



SIGNATURE

It is understood that the information presented in this form is an integral part of the Phase I ESA process and that UES will evaluate and rely on this information in the development of the final Phase I ESA report.

Questionnaire Prepared

By (signature):

Taylor Lindsley

Digitally signed by Taylor Lindsley
DN: C=US, E=taylor.lindsley@milhaus.com, O=Milhaus, CN=Taylor
Lindsley
Date: 2022.12.12 07:22:22-05'00'

Print/Type Name: **Taylor Lindsley**

Title: **Development Associate**

Company: **Milhaus**

Date: **12/12/22**

APPENDIX K



REFERENCES

1. ASTM E 1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process
2. The "Fort Myers, Florida" United States Geological Survey (USGS) topographic quadrangle map, 2015.
3. ERIS, Regulatory Database Report, Physical Setting Report, Aerial Photograph Report, Fire Insurance Map Report. 22111500869, dated November 15-16, 2022.
4. Google Earth, 2022
5. U.S. Department of Agriculture (USDA) Soil Conservation Service (SCS) Soil Survey of Lee County
6. Lee County, Florida Property Appraiser website available at: <http://www.leepa.org>
7. Florida Department of Environmental Protection (South District)
8. FDEP-Oculus website available at: <http://dwmedms.dep.state.fl.us/Oculus>
9. McCoy, JJ., 1962 Ground-Water Resource of Collier County, Florida. Florida Geological Survey Report of Investigations, No. 31.
10. Motz, L.H. and Bocskosky, W.B., 1980. Hydrologic Monitoring for a 4,200-Acre Land Treatment Site in Gleason, P.J. 1980 Water, Oil and the Geology of Collier, Lee and Hendry Counties. Miami Geological Society Field Trip Guidebook, May 31 to June 1, 1980.
11. Scott, T. M., 1986. The Lithostratigraphy of the Hawthorn Group (Miocene) of Florida. Florida Geological Survey Bulletin.

APPENDIX L





Education

BS, Environmental Engineering, University of Florida

Years of Experience

20

Certifications

- AHERA Building Inspector
- 2001/OSHA Hazwoper 40-Hour Site Training
- Licensed Radon Measurement Technician

Matthew Hoffman, EI

Environmental Project Manager

Matthew Hoffman has 20 years of experience in environmental science and natural resources. Matthew's project experience includes field investigations of groundwater, surface water, soil and sediment contamination developed by various industrial and commercial containment sources such as gasoline stations, petroleum storage facilities, solvent using facilities, vehicle maintenance shops, pesticide use associated with agricultural activities, and landfills. The results of these investigations are compared with state and federal standards and compiled into report form. Matthew has a thorough working knowledge of EPA and Florida Department of Environmental Protection (FDEP) sampling, decontamination and quality assurance protocol, with specific expertise in field sampling methods, monitor well installation oversight, chain-of-custody record keeping and data management.

PROJECT EXPERIENCE

Phase I Environmental Assessments

Statewide, Florida

Matthew has been responsible for over 250 Phase I environmental site assessments (ESAs) for the purpose of acquisition or re-financing. Specific sites are investigated for potential hazardous/toxic waste and/or petroleum exposures. Included within these assessments are reviews of historical land use activities and ownership, examination of historical aerial photography, reconnaissance of the site and nearby properties, regulatory file review, and a summary report to recommend the appropriate action. The results of these investigations are compared with state and federal standards and compiled into report form. These reports enable Universal's clients to make informed decisions based on an understanding of potential environmental liabilities associated with contamination of subject properties and nearby sites.

Phase II Environmental Assessments

Statewide, Florida

Matthew has assisted with over 50 Phase II environmental site assessments (ESAs). These assessments have included the installation of groundwater monitoring wells and the sampling and analysis of groundwater, surface water, soils, and sediment contamination at strategic locations for key chemical indicators of

hazardous waste or petroleum products, using various EPA methods. Included in these assignments are the analyses of soil and groundwater samples, and a final report describing the detected chemicals, state or federal action levels, and recommended actions.

Phase I Environmental Site Assessments (ESA) and Limited Phase II ESA, Proposed Commercial Development Cape Coral Parkway and Del Prado Boulevard

Naples, Collier County, Florida

Matthew was the project manager for site assessments at this commercial property. Universal Engineering Sciences, Inc. (Universal) completed a Limited Phase II Environmental Site Assessment (ESA) following the American Society for Testing and Materials (ASTM) format E 1903-97 and the Florida Department of Environmental Protection's (FDEP) Standard Operating Procedures (SOPs) as necessary for the above referenced site located in Cape Coral, Lee County, Florida. The purpose of this evaluation was to evaluate the recognized environmental conditions (RECs) identified in our Phase I ESA, dated September 6, 2007, (Universal Project No. 54676-001-01; Report No. 132841).

Based on the recognized environmental conditions identified during the Phase I ESA, the collection and laboratory analyses of groundwater samples along the western property boundary (adjoining the Carriage Class Dry Cleaners facility) at the subject property were performed as part of a Limited Phase II ESA.

Phase I and II Environmental Assessments (ESAs)/ Remediation & Monitoring, Gulf Harbor Marina

Nokomis, Florida

Matthew was responsible for performing Phase I and II ESAs at this site. Subsequent to the results of the Phase II ESA, he was responsible for the coordination of the assessment and remediation of solvent and petroleum-impacted groundwater at this facility. These activities included field sampling of soil and groundwater, the application of in-situ bio-remediation agents and the follow-up groundwater monitoring. Currently a quarterly monitoring only plan (MOP) is being undertaken at this facility (on-going).

Site Assessment, Former Borrow Pit

Cape Coral, Florida

Matthew was responsible for the coordination of the assessment of groundwater, soil, surface water and sediment at this facility. He also performed the field sampling activities and report preparation. The calculation of the 95% Upper Confidence Limit was also used in the assessment of on-site arsenic impacted soils. Based on the assessment work performed, this site was awarded a no further action status by the state.

Phase I Environmental Site Assessment, Turtle Creek Apartment Complex

Naples, Collier County, Florida

The subject property consisted of approximately 36 acres of land (tax parcel ID # 00145280002) developed with a residential apartment complex. Matthew completed the Phase I Environmental Site Assessment (ESA) following the American Society for Testing and Materials (ASTM) format E1527-05 for the referenced property. The purpose of this evaluation was to identify recognized environmental conditions as defined in ASTM E1527-05.

Asbestos Containing Building Material Evaluations

Statewide, Florida

Matthew has been involved in over 50 asbestos containing building material evaluations. He served as the building inspector responsible for the inspection of the structures, field sampling and coordination and report preparation.

Asbestos/Lead-Based Paint Surveys, Sam's Store No. 483

Sebring, Florida

Matthew served as the certified inspector responsible for the asbestos and lead-based paint surveys.

Asbestos Survey, Existing Commercial Shopping Center, Sebring

Highlands County, Florida

This project involved the survey of approximately 100,000 square feet of an existing commercial shopping plaza and stand alone restaurant building for the presence of asbestos containing materials for due diligence purposes. The buildings under consideration are planned for demolition. Matthew served as an accredited asbestos inspector on this project. His responsibilities included all field activities and report preparation.

Asbestos Survey, Various Single Family Homes, Lee BIA Builders Care

Lee County, Florida

This project involved the survey of five single-family residences for the presence of asbestos containing materials prior to renovation. The renovation services were provided to elderly, disabled and economically disadvantaged homeowners. Matthew served as an accredited asbestos inspector on this project. His responsibilities included all field activities and report preparation.

Asbestos Survey, Fort Myers Airport Out-Building, Federal Aviation Administration

Fort Myers, Florida

Matthew performed asbestos building inspections throughout the Fort Myers Airport out-building.

Asbestos Survey, 630 Paul Revere Loop

North Fort Myers, Florida

Matthew performed asbestos building inspections throughout the building.

Asbestos Survey, 13031 McGregor Boulevard

Fort Myers, Florida

Matthew performed asbestos building inspections at various locations throughout the building.

Asbestos Survey, FDEP/Florida Department of Parks & Recreation, Bathhouse Roof

Cayo Costa Island, Florida

In this project, Matthew performed asbestos sampling and inspections on the roof of the bathhouse building at a public park facility.

Asbestos Survey, 81 Hancock Bridge Parkway West

Cape Coral, Florida

Matthew performed asbestos building inspections throughout a former restaurant building.

Asbestos Survey, 6001 South Westshore Blvd. Subdivision

Tampa, Florida

In this project, he performed asbestos building inspections for full demolition of modular sales trailers.

Asbestos Survey, Wesley United Methodist Church

Fort Myers, Lee County, Florida

Matthew performed pre-demolition asbestos building inspections throughout the church facility.

Asbestos Survey, Travel Inn

Fort Myers, Florida

In this project, Matthew performed asbestos building inspections on the pool deck and a small structure.

Asbestos Survey, Naples Lakes County Club Clubhouse

Naples, Florida

Matthew performed asbestos building inspections on the clubhouse located at 4784 Inverness Club Drive.