

# Phase I Environmental Site Assessment

Proposed Seffner Multi Family

5425 Mobile Villa Drive

Seffner, Hillsborough County, Florida

September 30, 2022

Terracon Project No. H4227380



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**Terracon**

Environmental



Facilities



Geotechnical



Materials

## TABLE OF CONTENTS

	Page No.
<b>EXECUTIVE SUMMARY</b> .....	<b>i</b>
Findings and Opinions .....	i
Conclusions .....	ii
Recommendations .....	ii
<b>1.0 INTRODUCTION</b> .....	<b>1</b>
1.1 Site Description .....	1
1.2 Scope of Services .....	1
1.3 Standard of Care .....	2
1.4 Additional Scope Limitations, ASTM Deviations and Data Gaps .....	2
1.5 Reliance .....	3
1.6 Client Provided Information .....	3
<b>2.0 PHYSICAL SETTING</b> .....	<b>4</b>
<b>3.0 HISTORICAL USE INFORMATION</b> .....	<b>6</b>
3.1 Historical Topographic Maps, Aerial Photographs, Sanborn Maps .....	7
3.2 Historical City Directories .....	8
3.3 Site Ownership .....	9
3.4 Title Search .....	9
3.5 Environmental Liens and Activity and Use Limitations .....	9
3.6 Interviews Regarding Current and Historical Site Uses .....	9
3.7 Prior Report Review .....	10
<b>4.0 RECORDS REVIEW</b> .....	<b>11</b>
4.1 Federal and State/Tribal Databases .....	11
4.2 Local Agency Inquiries .....	13
4.3 Local Area Knowledge .....	13
<b>5.0 SITE RECONNAISSANCE</b> .....	<b>13</b>
5.1 General Site Information .....	13
5.2 Overview of Current Site Occupants & Operations .....	14
5.3 Site Observations .....	14
<b>6.0 ADJOINING PROPERTY RECONNAISSANCE</b> .....	<b>16</b>
<b>7.0 ADDITIONAL SERVICES</b> .....	<b>16</b>
7.1 Radon Records Review .....	16
<b>8.0 DECLARATION</b> .....	<b>17</b>

TABLE OF CONTENTS (continued)

**APPENDICES**

APPENDIX A	Exhibit 1 - Topographic Map, Exhibit 2 - Site Diagram
APPENDIX B	Site Photographs
APPENDIX C	Historical Documentation and User Questionnaire
APPENDIX D	Environmental Database Information
APPENDIX E	Credentials
APPENDIX F	Description of Terms and Acronyms

## **EXECUTIVE SUMMARY**

This Phase I Environmental Site Assessment (ESA) was performed in accordance with Terracon Proposal No. PH4227380 dated September 13, 2022 and was conducted consistent with the procedures included in ASTM E1527-13, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. The ESA was conducted under the supervision or responsible charge of Scott D. Graf, Environmental Professional. Sarah E. Phillips performed the site reconnaissance on September 22, 2022.

### **Findings and Opinions**

A summary of findings is provided below. It should be recognized that details were not included or fully developed in this section, and the report must be read in its entirety for a comprehensive understanding of the items contained herein.

#### Site Description and Use

The site consists of 10.96-acres of vacant, partially wooded land located at 5425 Mobile Villa Drive, Seffner, Florida further identified as Hillsborough County Folio No. 063066-0000.

#### Historical Information

Based on a review of the historical information, the site was undeveloped land from 1938 through 1948 and in 1952 and 1965, areas in the west and north portions of the site were cleared. A small residential building was present in the northwest portion of the site in 1965. By 1969, the cleared areas were no longer apparent and by 1973, a pond was present in the south portion of the site. By 1975, cleared areas and unpaved roads were present in the center of the site and by 1980, these cleared areas were no longer apparent. By 1991, the residential building in the northwest portion of the site was no longer apparent and the site remained undeveloped land. The north and west adjoining properties remained undeveloped land from the late 1930s through the late 1940s and early 1950s when the development of the current single-family homes began. The east adjoining property remained undeveloped land through 1952 and by 1965, agricultural fields were developed further east. By the early 1990s, the east adjoining property was developed with commercial and storage buildings. The south adjoining property remained undeveloped land through 1952 and by 1965 a borrow pit was present on the property. By 1969, the borrow pit was no longer apparent and the property was a pond.

### Records Review

Based on information gathered from local, state, and federal agencies during the regulatory review, the site and adjoining properties were not listed in a regulatory database. Listings for nearby facilities included five Leaking Underground Storage Tank (LUST) facilities and five Solid Waste Facilities/Landfills (SWF/LF). The facilities listed in the database report do not appear to represent recognized environmental conditions (RECs) to the site at this time based upon substantial distance from the site.

### Site Reconnaissance

On the day of the site reconnaissance, the site consisted of vacant, partially wooded land with ponds observed in the central, south, and east portions of the site. RECs were not identified during the site reconnaissance.

### Adjoining Properties

The site is adjoined to the north and west by single-family homes, to the east by a drainage ditch followed by undeveloped land and Powertown Line Construction, and to the south by Sand Life Beach Volleyball club and a pond.

### Additional Services

Terracon reviewed the EPA Map of Radon Zones in the United States to identify the site location in terms of potential for average indoor radon concentrations. The study indicated the site is located in EPA Zone 2, which has a predicted average indoor screening level of 2 and 4 picoCuries of radon per liter of air (pCi/L). The EPA has established an “action level” of 4 pCi/L for radon in residential dwellings. The EPA has not established an action level for commercial facilities. In addition to the EPA data, Terracon reviewed the Radon Protection Map at the Florida Department of Health website for large buildings developed by the Florida Department of Business and Professional Regulation (DBPR). Greater than 5% of all such new buildings in areas of Hillsborough County are expected to have annual radon levels above the EPA action level of 4.0 pCi/L of air. The site lies in an area of Hillsborough County where DBPR recommends that radon controls are generally unnecessary.

## **Conclusions**

We have performed a Phase I ESA consistent with procedures included in ASTM Practice E 1527-13 at 5425 Mobile Villa Drive, Seffner, Hillsborough County, Florida, the site. RECs or Controlled Recognized Environmental Conditions (CRECs) were not identified.

## **Recommendations**

Based on the scope of services, limitations, and conclusions of this assessment, Terracon did not identify RECs or CRECs. As such, additional investigation does not appear warranted at this time.

## 1.0 INTRODUCTION

### 1.1 Site Description

<b>Site Name</b>	Proposed Seffner Multi Family
<b>Site Location/Address</b>	5425 Mobile Villa Drive, Seffner, Hillsborough County, Florida
<b>Land Area</b>	10.96-acres
<b>Site Improvements</b>	The site is currently undeveloped land
<b>Anticipated Future Site Use</b>	Multifamily
<b>Reason for the ESA</b>	Acquisition

The location of the site is depicted on Exhibit 1 of Appendix A, which was reproduced from a portion of the USGS 7.5-minute series topographic map. The site and adjoining properties are depicted on the Site Diagram, which is included as Exhibit 2 of Appendix A. Acronyms and terms used in this report are described in Appendix F.

### 1.2 Scope of Services

This Phase I ESA was performed in accordance with Terracon Proposal No. PH4227380 dated September 13, 2022 and was conducted consistent with the procedures included in ASTM E1527-13, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. The purpose of this ESA was to assist the client in developing information to identify RECs in connection with the site as reflected by the scope of this report. This purpose was undertaken through user-provided information, a regulatory database review, historical and physical records review, interviews, including local government inquiries, as applicable, and a visual noninvasive reconnaissance of the site and adjoining properties. Limitations, ASTM deviations, and significant data gaps (if identified) are noted in the applicable sections of the report.

ASTM E1527-13 contains a new definition of "migrate/migration," which refers to "the movement of hazardous substances or petroleum products in any form, including, for example, solid and liquid at the surface or subsurface, and vapor in the subsurface." By including this explicit reference to migration in ASTM E1527-13, the Standard clarifies that the potential for vapor migration should be addressed as part of a Phase I ESA. This Phase I ESA has considered vapor migration in evaluation of RECs associated with the site.

As requested by the client, the following additional services were performed:

- Radon Records Review

### **1.3 Standard of Care**

This ESA was performed in accordance with generally accepted practices of this profession, undertaken in similar studies at the same time and in the same geographical area. We have endeavored to meet this standard of care, but may be limited by conditions encountered during performance, a client-driven scope of work, or inability to review information not received by the report date. Where appropriate, these limitations are discussed in the text of the report, and an evaluation of their significance with respect to our findings has been conducted.

Phase I ESAs, such as the one performed at this site, are of limited scope, are noninvasive, and cannot eliminate the potential that hazardous, toxic, or petroleum substances are present or have been released at the site beyond what is identified by the limited scope of this ESA. In conducting the limited scope of services described herein, certain sources of information and public records were not reviewed. It should be recognized that environmental concerns may be documented in public records that were not reviewed. No ESA can wholly eliminate uncertainty regarding the potential for RECs in connection with a property. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs. No warranties, express or implied, are intended or made. The limitations herein must be considered when the user of this report formulates opinions as to risks associated with the site or otherwise uses the report for any other purpose. These risks may be further evaluated – but not eliminated – through additional research or assessment. We will, upon request, advise you of additional research or assessment options that may be available and associated costs.

### **1.4 Additional Scope Limitations, ASTM Deviations and Data Gaps**

Based upon the agreed-on scope of services, this ESA did not include subsurface or other invasive assessments, vapor intrusion assessments or indoor air quality assessments (i.e. evaluation of the presence of vapors within a building structure), business environmental risk evaluations, or other services not particularly identified and discussed herein. Credentials of the company (Statement of Qualifications) have not been included in this report but are available upon request. Pertinent documents are referred to in the text of this report, and a separate reference section has not been included. Reasonable attempts were made to obtain information within the scope and time constraints set forth by the client; however, in some instances, information requested is not, or was not, received by the issuance date of the report. Information obtained for this ESA was received from several sources that we believe to be reliable; nonetheless, the authenticity or reliability of these sources cannot and is not warranted hereunder. This ESA was further limited by the following:

- At the issuance of this report, Terracon did not receive a response from the Hillsborough County Environmental Protection Commission, which represents a data gap.

## Phase I Environmental Site Assessment

Proposed Seffner Multi Family ■ Seffner, Florida  
September 30, 2022 ■ Terracon Project No. H4227380



An evaluation of the significance of limitations and missing information with respect to our findings has been conducted, and where appropriate, significant data gaps are identified and discussed in the text of the report. However, it should be recognized that an evaluation of significant data gaps is based on the information available at the time of report issuance, and an evaluation of information received after the report issuance date may result in an alteration of our conclusions, recommendations, or opinions. We have no obligation to provide information obtained or discovered by us after the issuance date of the report, or to perform any additional services, regardless of whether the information would affect any conclusions, recommendations, or opinions in the report. This disclaimer specifically applies to any information that has not been provided by the client.

This report represents our service to you as of the report date and constitutes our final document; its text may not be altered after final issuance. Findings in this report are based upon the site's current utilization, information derived from the most recent reconnaissance and from other activities described herein; such information is subject to change. Certain indicators of the presence of hazardous substances or petroleum products may have been latent, inaccessible, unobservable, or not present during the most recent reconnaissance and may subsequently become observable (such as after site renovation or development). Further, these services are not to be construed as legal interpretation or advice.

### 1.5 Reliance

This ESA report is prepared for the exclusive use and reliance of Cornerstone Group Development LLC. Use or reliance by any other party is prohibited without the written authorization of Cornerstone Group Development LLC and Terracon Consultants, Inc. (Terracon).

Reliance on the ESA by the client and all authorized parties will be subject to the terms, conditions and limitations stated in the proposal, ESA report, and Terracon's Agreement. The limitation of liability defined in the Agreement is the aggregate limit of Terracon's liability to the client and all relying parties.

Continued viability of this report is subject to ASTM E1527-13 Sections 4.6 and 4.8. If the ESA will be used by a different user (third party) than the user for whom the ESA was originally prepared, the third party must also satisfy the user's responsibilities in Section 6 of ASTM E1527-13.

### 1.6 Client Provided Information

Prior to the site visit, Kristian Lastre, client's representative, was asked to provide the following user questionnaire information as described in ASTM E1527-13 Section 6.



### Client Questionnaire Responses

Client Questionnaire Item	Client Did Not Respond	Client's Response	
		Yes	No
Specialized Knowledge or Experience that is material to a REC in connection with the site.			X
Actual Knowledge of Environmental Liens or Activity Use Limitations (AULs) that may encumber the site.			X
Actual Knowledge of a Lower Purchase Price because contamination is known or believed to be present at the site.			X
Commonly Known or Reasonably Ascertainable Information that is material to a REC in connection with the site.			X
Obvious Indicators of Contamination at the site.			X

Terracon's consideration of the client provided information did not identify RECs. A copy of the questionnaire is included in Appendix C.

## 2.0 PHYSICAL SETTING

Physical Setting Information		Source
<b>Topography</b>		
Site Elevation	Approximately 25 feet NGVD	USGS Topographic Map, Seffner, Florida dated 2018 (Appendix A) & site reconnaissance observations
Topographic Gradient	The site is sloping slightly to the north	
Closest Surface Water	On-site ponds	
<b>Soil Characteristics</b>		
Soil Type	Basinger, Holopaw, and Samsula soils, depressional (5) Candler fine sand, 0 to 5 percent slopes (7) St. Johns fine sand (46)	Hillsborough County, FL United States Department of Agriculture (USDA) and Natural Resources Conservation Service (NRCS) Web Soil Survey <a href="https://websoilsurvey.sc.egov.usda.gov/">https://websoilsurvey.sc.egov.usda.gov/</a>
Description	5 – Basinger, Holopaw and Samsula soils, depressional. This soil type is nearly level and very poorly drained. It is encountered in swamps and depressions on the flatwoods. Under natural conditions, water is ponded atop this soil profile for about 6 months. This soil type typically has a	

Physical Setting Information	Source
<p>surficial organic layer, up to 34 inches typical thickness, and an organic content that may be over 20 percent.</p> <p>7 – Candler fine sand, 0 to 5 percent slopes. This soil type is nearly level to gently sloping and excessively drained. It is typically found on the uplands. Typically, the soil has about 6 inches of dark gray fine sand over light yellowish-brown fine sand to 35 inches. Very pale brown fine sand is then found to 72 inches below which is a mixture of very pale brown sand with brown loamy sand lamellae to 80 inches, the depth described. In its natural state, during years of normal rainfall, this soil type has a seasonal high water table at a depth of greater than 80 inches. Permeability is rapid and the available water capacity is very low.</p> <p>46 – St. Johns fine sand. This soil type is nearly level and poorly drained. It is typically found on low-lying plains on the flatwoods. In its natural state and during years of normal rainfall, this soil type has a seasonal high water table within 15 inches (1.3 feet) of the surface for 2 to 6 months, receding to a depth of 15 to 30 inches (1.3 to 2.5 feet) during prolonged dry periods. This soil type is predominantly sandy from the surface to a depth of 29 inches (2.4 feet), and again from a depth of 46 inches (3.8 feet) to the maximum defined depth of 80 inches (6.7 feet). Between depths of 29 and 46 inches (2.4 and 3.8 feet), this soil type exists as fine sand with silt to silty sand.</p>	
<b>Geology/Hydrogeology</b>	
Formation	Qu: Undifferentiated sediments (Pleistocene/Holocene)

Physical Setting Information		Source
Description	Much of Florida's surface is covered by a varying thickness of undifferentiated sediments consisting of siliciclastics, organics, and freshwater carbonates. The subdivisions of the Undifferentiated Quaternary Sediments (Qu) are not lithostratigraphic units but are utilized in order to facilitate a better understanding of the State's geology. The siliciclastics are light gray, tan, brown to black, unconsolidated to poorly consolidated, clean to clayey, silty, unfossiliferous, variably organic-bearing sands to blue green to olive green, poorly to moderately consolidated, sandy, silty clays. Organics occur as plant debris, roots, disseminated organic matrix and beds of peat. Freshwater carbonates, often referred to as marls are scattered over the state. The dominant fossils in the freshwater carbonates are mollusks.	Text to Accompany the Geologic Map of Florida, Open-file Report 80, Florida Geological Survey, 2001.
Estimated Depth to First Occurrence of Groundwater	7-8 below land surface (bls)	Limited Contamination Assessment Report, Clark Chevron/Slusmeyer Tire and Brake, By: Environmental Sciences Group, Inc. August 2003
*Hydrogeologic Gradient	Groundwater flow has been measured to the west-southwest at the Slusmeyer Tire City facility located approximately 750 feet northeast of the site.	

\* The groundwater flow direction and the depth to shallow, unconfined groundwater, if present, would likely vary depending upon seasonal variations in rainfall and other hydrogeological features. Without the benefit of on-site groundwater monitoring wells surveyed to a datum, groundwater depth and flow direction beneath the site cannot be directly ascertained.

### 3.0 HISTORICAL USE INFORMATION

Terracon reviewed the following historical sources to develop a history of the previous uses of the site and surrounding area, in order to help identify RECs associated with past uses. Copies of selected historical documents are included in Appendix C.

### 3.1 Historical Topographic Maps, Aerial Photographs, Sanborn Maps

Readily available historical USGS topographic maps, selected historical aerial photographs (at approximately 10 to 15 year intervals) and historical fire insurance maps produced by the Sanborn Map Company were reviewed to evaluate land development and obtain information concerning the history of development on and near the site. Reviewed historical topographic maps, aerial photographs and Sanborn maps are summarized below.

Historical fire insurance maps produced by the Sanborn Map Company were requested from EDR to evaluate past uses and relevant characteristics of the site and surrounding properties. EDR provided Sanborn maps as summarized below.

- Topographic map: 1943, 1944, 1947, 1956, 1969, 1979, 1981, 1987, 1995, 2012, 2015, 2018
- Aerial photograph: 1938, 1948, 1952, 1965, 1969, 1973, 1975, 1980, 1984, 1991, 1995, 1999, 2007, 2010, 2013, 2016
- Sanborn Fire Insurance Map(s): No coverage

#### Historical Maps and Aerial Photographs

Direction	Description
Site	<p><b>1938-1948:</b> The property is undeveloped land</p> <p><b>195-1965:</b> Areas in the west and north portions of the site are cleared, seemingly for agricultural purposes. A small building, likely residential, is present in the northwest portion of the site</p> <p><b>1969:</b> The cleared portions of the site are no longer apparent</p> <p><b>1973:</b> A pond is present in the south portion of the site</p> <p><b>1975:</b> Cleared areas and unpaved roads are present in the center of the site</p> <p><b>1980-1984:</b> The cleared area is no longer apparent</p> <p><b>1991-2018:</b> The residential building in the northwest portion of the site is no longer apparent and the site is undeveloped land</p>
North	<p><b>1938:</b> The property is undeveloped land and a drainage canal</p> <p><b>1948-1952:</b> A building, likely residential, is developed on the property</p> <p><b>1965-2018:</b> Additional residential buildings are developed on the property</p>
East	<p><b>1938-1952:</b> The property is undeveloped land and a drainage canal</p> <p><b>1965-1980:</b> Agricultural fields and associated builds are developed further east</p> <p><b>1984:</b> The agricultural fields are no longer apparent</p> <p><b>1991-1999:</b> Commercial buildings and storage areas are developed further east</p> <p><b>2007-2018:</b> The current industrial building is developed in the north portion of the property</p>

Direction	Description
South	<p><b>1938-1952:</b> The property is undeveloped land and a road</p> <p><b>1965:</b> The property is cleared as a borrow pit</p> <p><b>1969-1975:</b> The borrow pit is no longer apparent and the property is a pond</p> <p><b>1980:</b> A small building, likely residential, is developed in the northwest corner of the property</p> <p><b>1984-1999:</b> The northwest portion of the property is cleared</p> <p><b>2007-2018:</b> The residential building is no longer apparent</p>
West	<p><b>1938-1952:</b> The property is undeveloped land and a road</p> <p><b>1965-1975:</b> Single family homes are developed in the north portion of the property</p> <p><b>1980:</b> Single family homes are developed in the south portion of the property</p>

### 3.2 Historical City Directories

The EDR Digital Archive and Polk’s City Directory were made available through EDR (selected years reviewed: 1992-2017) and were reviewed at approximate five-year intervals, if readily available. Street listings not available prior to 1992. The current street address for the site was identified as 5425 Mobile Villa Drive.

#### Historical City Directories

Direction	Description
Site	<b>5425 Mobile Villa Drive:</b> No listings (1992-2017)
North	<p><b>5431 Mobile Villa Drive:</b> No listings (1992-1995); Private owners (2000-2017)</p> <p><b>5433 Mobile Villa Drive:</b> No listings (1992-2017)</p>
East	<p><b>11223 East 92 Highway:</b> Guthrie Mobile Homes (1992-1995); Homeco Affordable Home (1995-2000); Robertson Electrical Services Inc (2005-2010); Powertown Line Construction (2014-2017)</p> <p><b>11301 East 92 Highway:</b> Aberdeen Preparatory (1992); No listings (1995-2000); Americare Ambulance Service Inc (2005-2017); Americare Handicab (2010)</p>
South	<b>11107 Old Hillsborough Avenue:</b> No listings (1992-2017)

Direction	Description
West	<b>5428 Mobile Villa Drive:</b> No listings (1992-1995); Private owners (2000-2017)
	<b>5426 Mobile Villa Drive:</b> No listings (1992-1995); Private owners (2000-2017)
	<b>5424 Mobile Villa Drive:</b> No listings (1992-1995); Private owners (2000-2017)
	<b>5421 Mobile Villa Drive:</b> No listings (1992-1995); Private owners (2000-2017)
	<b>5419 Mobile Villa Drive:</b> No listings (1992-1995); Private owners (2000-2017)
	<b>5417 Mobile Villa Drive:</b> No listings (1992-2005); Private owners (2010-2017)
	<b>5415 Mobile Villa Drive:</b> No listings (1992-1995); Private owners (2000-2017)
	<b>5409 Mobile Villa Drive:</b> No listings (1992-1995); Private owners (2000-2017)
	<b>5407 Mobile Villa Drive:</b> No listings (1992-1995); Private owners (2000-2017)
	<b>5405 Mobile Villa Drive:</b> No listings (1992-1995); Private owners (2000-2017)
	<b>5403 Mobile Villa Drive:</b> No listings (1992-1995); Private owners (2000-2017)
	<b>5401 Mobile Villa Drive:</b> No listings (1992-1995); Private owners (2000-2017)

### 3.3 Site Ownership

Based on a review of the Hillsborough County Property Appraiser’s website, the current site owner of Hillsborough County Folio No. 063066-0000 is James Douglas, Jr. which acquired the site through a Warranty Deed dated April 7, 1981. Previous owners included Malcom Lewis (1979-1981), A.B. Phillips (1978-1979), and Oral and Iris Keeter (prior to 1978).

### 3.4 Title Search

At the direction of the client, a title search was not included as part of the scope of services. Unless notified otherwise, we assume that the client is evaluating this information outside the scope of this report.

### 3.5 Environmental Liens and Activity and Use Limitations

The EDR regulatory database report included a review of both Federal and State Engineering Control (EC) and Institutional Control (IC) databases. Based on a review of the database report, the site was not listed on the EC or IC databases. Please note that in addition to these federal and state listings, AULs can be recorded at the county and municipal level that may not be listed in the regulatory database report. Environmental lien and activity and use limitation records recorded against the site were not provided by the client. At the direction of the client, performance of a review of these records was not included as part of the scope of services and unless notified otherwise, we assume that the client is evaluating this information outside the scope of this report.

### 3.6 Interviews Regarding Current and Historical Site Uses

The following individuals were interviewed regarding the current and historical use of the site.

### Interviews

Interviewer	Name / Phone #	Title	Date/Time
Sarah E. Phillips	James Douglas / 703-587-4009	Owner	Received email correspondence on 9/22/2022 at 1318 hours

According to Mr. Douglas:

- He is the owner of the site and has been associated with the site for 42 years.
- A Phase I ESA was completed in June 2022 that did not identify RECs. This report is further discussed in Section 3.7.
- He is unaware of any other environmental or geotechnical reports of environmental significance for the site.
- The prior owner of the site was Malcom Grant Lewis and the prior use of the site was residential. A small home was previously on-site but was removed in the mid-1980s.
- The site is currently vacant land. He is unaware of any environmental concerns associated with the nature of the site.
- The source of drinking water and sewer service is Hillsborough County. Electricity is not provided to the site.
- Natural gas is not provided to the site.
- He is unaware of any irrigation wells on site.
- He is unaware of any above or below ground chemical or petroleum storage tanks that exist on the site.
- He is unaware of any spills or releases of petroleum products or hazardous materials at the site.
- He is unaware of any illegal dumping or unpermitted landfilling at the site.
- He is unaware of any environmental concerns associated with the site or adjoining properties.
- He is unaware of any gasoline stations, printing shops, dry cleaners, farms, automobile mechanic shops, or other handlers or generators of hazardous waste or petroleum products to currently or historically exist at the site or adjoining products.
- He is unaware of any pending, threatened or past environmental litigation, proceedings or notices of possible violations of environmental laws or liability in connection with the site.

### 3.7 Prior Report Review

Terracon requested the client provide any previous environmental or geotechnical reports they are aware of for the site. The following previous report was provided for review:

- Phase I Environmental Site Assessment Report  
 Seffner Towns  
 Prepared By: Geotechnical and Environmental Consultants, Inc.  
 Prepared for: Resibuilt  
 June 16, 2022

The 2022 Phase I ESA identified the site as a 9.88-acre parcel located at 5425 Mobile Villa Drive in Seffner, Hillsborough County, Florida. No RECs or CRECs were identified on the site; however, a significant data gap was present in the inability to access a large portion of the site due to homeless activity.

## 4.0 RECORDS REVIEW

Regulatory database information was provided by EDR, a contract information services company. The purpose of the records review was to identify RECs in connection with the site. Information in this section is subject to the accuracy of the data provided by the information services company and the date at which the information is updated. The scope herein did not include confirmation of facilities listed as "unmappable" by regulatory databases.

In some of the following subsections, the words up-gradient, cross-gradient and down-gradient refer to the topographic gradient in relation to the site. As stated previously, the groundwater flow direction and the depth to shallow groundwater, if present, would likely vary depending upon seasonal variations in rainfall and the depth to the soil/bedrock interface. Without the benefit of on-site groundwater monitoring wells surveyed to a datum, groundwater depth and flow direction beneath the site cannot be directly ascertained.

### 4.1 Federal and State/Tribal Databases

Listed below are the facility listings identified on federal and state/tribal databases within the ASTM-required search distances from the approximate site boundaries. Database definition, descriptions, and the database search report are included in Appendix D.

#### Federal Databases

Database	Description	Distance (miles)	Listings
CERCLIS	Comprehensive Environmental Response, Compensation, & Liability Information System	0.5	0
CERCLIS / NFRAP	Comprehensive Environmental Response, Compensation, & Liability Information System/No Further Remedial Action Planned	0.5	0
ERNS	Emergency Response Notification System	Site	0
IC / EC	Institutional Control/Engineering Control	Site	0



Database	Description	Distance (miles)	Listings
NPL	National Priorities List	1	0
NPL (Delisted)	National Priorities Delisted List	0.5	0
RCRA CORRACTS/ TSD	RCRA Corrective Action Activity	1	0
RCRA Generators	Resource Conservation and Recovery Act	Site and adjoining properties	0
RCRA Non-CORRACTS/ TSD	RCRA Non-Corrective Action Activity	0.5	0

### State/Tribal Databases

Database	Description	Distance (miles)	Listings
Brownfields	Brownfields Areas	0.5	0
IC/EC	Institutional Controls / Engineering Controls	Site	0
LUST	Leaking Underground Storage Tanks	0.5	5
SHWS	State Hazardous Waste Site	0.5	0
SWF/LF	Solid Waste Facilities/Landfills	0.5	5
UST	Underground Storage Tanks	Site and adjoining properties	0
VCP	Voluntary Cleanup Program	0.5	0

In addition to the above ASTM-required listings, Terracon reviewed other federal, state, local, and proprietary databases provided by the database firm. A list of the additional reviewed databases is included in the regulatory database report included in Appendix D.

The following table summarizes the site-specific information provided by the database and/or gathered by this office for identified facilities. Facilities are listed in order of proximity to the site within 1,000 feet. Additional discussion for selected facilities follows the summary table.

### Listed Facilities

Facility Name And Location	Estimated Distance / Direction/Gradient	Database Listings	Is a REC, CREC, or HREC to the Site
Slusmeyer Tire City 11314 US Highway 92 East	Approximately 750 feet northeast / up-gradient	SWF/LF, LUST	No, based on distance
Citgo Food 11305 East US Highway 92	Approximately 780 feet northeast / up-gradient	LUST	No, based on distance

<b>Facility Name And Location</b>	<b>Estimated Distance / Direction/Gradient</b>	<b>Database Listings</b>	<b>Is a REC, CREC, or HREC to the Site</b>
Gateway Brokers, Inc. 11324 US Highway 92 East	Approximately 820 feet northeast / up-gradeint	SWF/LF	No, based on distance

The facilities listed in the database report do not appear to represent RECs to the site at this time based upon substantial distance from the site.

Unmapped facilities are those that do not contain sufficient address or location information to evaluate the facility listing locations relative to the site. The report listed three facilities in the unmapped section. Determining the location of unmapped facilities is beyond the scope of this assessment; however, none of these facilities were identified as the site or adjacent properties. These facilities are listed in the database report in Appendix D.

## 4.2 Local Agency Inquiries

<b>Agency Contacted/ Contact Method</b>	<b>Response</b>
The Department of Health in Hillsborough County/ Steven.Drake@flhealth.gov	According to Mr. Steven Drake, the Environmental Health Database (EHD) has no records for the property.
Florida Department of Environmental Protection (FDEP)/ swd_publicrecords@dep.state.fl.us	According to Mr. Tommy Moore, no records were found associated with the site
The Environmental Protection Commission in Hillsborough County (EPCHC)/ EPCINFO@epchc.org	At the issuance of this report, Terracon did not receive a response from The Hillsborough County Environmental Protection Commission, which represents a data gap.

## 4.3 Local Area Knowledge

Terracon is not aware of any known contamination in the vicinity of the site.

# 5.0 SITE RECONNAISSANCE

## 5.1 General Site Information

Information contained in this section is based on a visual reconnaissance conducted while walking through the site and the accessible interior areas of structures, if any, located on the site. The site and adjoining properties are depicted on the Site Diagram, which is included in Exhibit 2 of Appendix A. Photo documentation of the site at the time of the visual

reconnaissance is provided in Appendix B. Credentials of the individuals planning and conducting the site visit are included in Appendix E.

### General Site Information

Site Reconnaissance	
Field Personnel	Sarah E. Phillips
Reconnaissance Date	September 15, 2022
Weather Conditions	Clear skies, 86°F
Site Contact/Title	(unescorted)
Site Utilities	
Drinking Water	Hillsborough County
Wastewater	Hillsborough County in the area
Electric	TECO in the area

### 5.2 Overview of Current Site Occupants & Operations

The site consists of 10.96-acres of vacant, partially wooded land located at 5425 Mobile Villa Drive, Seffner Florida further identified as Hillsborough County Folio No. 063066-0000.

### 5.3 Site Observations

The following table summarizes site observations and interviews. Affirmative responses (designated by an “X”) are discussed in more detail following the table.

#### Site Characteristics

Category	Item or Feature	Observed or Identified
Site Operations, Processes, and Equipment	Emergency generators	
	Elevators	
	Air compressors	
	Hydraulic lifts	
	Dry cleaning	
	Photo processing	
	Ventilation hoods and/or incinerators	
	Waste treatment systems and/or water treatment systems	
	Heating and/or cooling systems	
Paint booths		

Category	Item or Feature	Observed or Identified
	Sub-grade mechanic pits	
	Wash-down areas or carwashes	
	Pesticide/herbicide production or storage	
	Printing operations	
	Metal finishing (e.g., electroplating, chrome plating, galvanizing, etc.)	
	Salvage operations	
	Oil, gas or mineral production	
	Other processes or equipment	
Aboveground Chemical or Waste Storage	Aboveground storage tanks	
	Drums, barrels and/or containers ≥ 5 gallons	
	MSDS or SDS	
Underground Chemical or Waste Storage, Drainage or Collection Systems	Underground storage tanks or ancillary UST equipment	
	Sumps, cisterns, French drains, catch basins and/or dry wells	
	Grease traps	
	Septic tanks and/or leach fields	
	Oil/water separators, clarifiers, sand traps, triple traps, interceptors	
	Pipeline markers	
	Interior floor drains	
Electrical Transformers/PCBs	Transformers and/or capacitors	
	Other equipment	
Releases or Potential Releases	Stressed vegetation	
	Stained soil	
	Stained pavement or similar surface	
	Leachate and/or waste seeps	
	Trash, debris and/or other waste materials	
	Dumping or disposal areas	
	Construction/demolition debris and/or dumped fill dirt	
	Surface water discoloration, odor, sheen, and/or free floating product	
	Strong, pungent or noxious odors	
	Exterior pipe discharges and/or other effluent discharges	
Other Notable Site Features	Surface water bodies	X
	Quarries or pits	

Category	Item or Feature	Observed or Identified
	Wastewater lagoons	
	Wells	

### Other Notable Site Features

#### Surface water bodies

Multiple ponds were observed in the central, south, and east portions of the site. No surface water discoloration, odor, sheen, and/or free-floating product was observed in the surface water bodies.

## 6.0 ADJOINING PROPERTY RECONNAISSANCE

Visual observations of adjoining properties (from site boundaries) are summarized below.

### Adjoining Properties

Direction	Description
North	Single-family homes
East	A drainage ditch followed by undeveloped land and Powertown Line Construction
South	Sand Life Beach Volleyball Club and a pond
West	Single-family homes

RECs were not observed with the adjoining properties.

## 7.0 ADDITIONAL SERVICES

Per the agreed scope of services specified in the proposal, the following additional services (e.g. Radon Records Review) were conducted.

### 7.1 Radon Records Review

Radon is a naturally occurring radioactive gas produced through the natural decay of uranium to stable lead. It is odorless, tasteless, and invisible. Elevated concentrations of radon can be found in soils and rocks containing uranium, granite, shale, phosphate, and pitchblende. Locations of these materials are highly unpredictable. Elevated levels of radon may also be found in soils containing certain types of industrial wastes, such as the by-products from uranium or phosphate mining. Radon can accumulate inside structures at concentrations that

may pose risks to human health. Indoor radon levels are influenced by building construction and the concentration of radon in the underlying soil.

Terracon reviewed the EPA Map of Radon Zones in the United States to identify the site location in terms of potential for average indoor radon concentrations. The study indicated the site is located in EPA Zone 2, which has a predicted average indoor screening level of 2 and 4 picoCuries of radon per liter of air (pCi/L). The EPA has established an “action level” of 4 pCi/L for radon in residential dwellings. The EPA has not established an action level for commercial facilities. In addition to the EPA data, Terracon reviewed the Radon Protection Map at the Florida Department of Health website for large buildings developed by the Florida Department of Business and Professional Regulation (DBPR). Greater than 5% of all such new buildings in areas of Hillsborough County are expected to have annual radon levels above the EPA action level of 4.0 pCi/L of air. The site lies in an area of Hillsborough County where DBPR recommends that radon controls are generally unnecessary.

## **8.0 DECLARATION**

I, Scott D. Graf, declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in Section 312.10 of 40 CFR 312; and I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the site. I have developed and performed the All Appropriate Inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

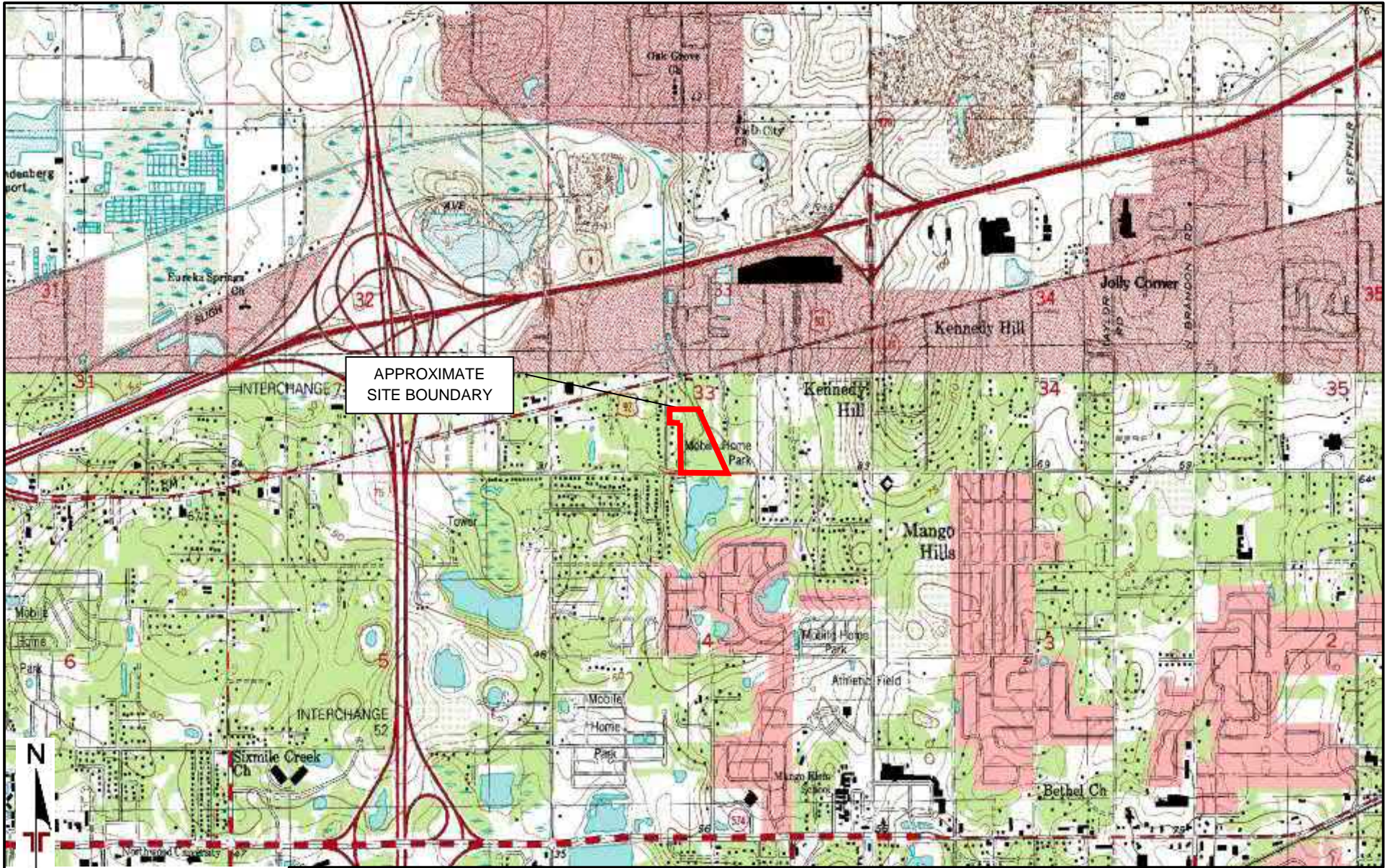
Graf, Scott D.  
Sep 30 2022 2:59 PM



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Scott D. Graf  
Environmental Department Manager

**APPENDIX A**  
**EXHIBIT 1 – TOPOGRAPHIC MAP**  
**EXHIBIT 2 – SITE DIAGRAM**



TOPOGRAPHIC MAP IMAGE COURTESY OF THE U.S. GEOLOGICAL SURVEY  
 QUADRANGLES INCLUDE: THONOTOSASSA, FL (1/1/1995) and BRANDON, FL (1/1/1999).

DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES

Project Manager: SEP  
 Drawn by: SEP  
 Checked by:  
 Approved by:

Project No. H4227380  
 Scale: 1"=2,000'  
 File Name: H4227380  
 Date: 9/21/22



5463 W Waters Ave Ste 830  
 Tampa, FL 33634-1253

**TOPOGRAPHIC MAP**

Phase I Environmental Site Assessment  
 Proposed Seffner Multi Family  
 5425 Mobile Villa Drive  
 Seffner, Hillsborough County, Florida

Exhibit

1





bing

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AERIAL PHOTOGRAPHY PROVIDED BY MICROSOFT BING MAPS

DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES

Project Manager: SEP

Drawn by: SEP

Checked by:

Approved by:

Project No. H4227380

Scale: AS SHOWN

File Name: H4227380

Date: 9/21/22

**Terracon**

5463 W Waters Ave Ste 830  
Tampa, FL 33634-1253

**SITE DIAGRAM**

Phase I Environmental Site Assessment  
Proposed Seffner Multi Family  
5425 Mobile Villa Drive  
Seffner, Hillsborough County, Florida

Exhibit

**2**

**APPENDIX B**  
**SITE PHOTOGRAPHS**



**Photo #1** View of the site facing north



**Photo #2** View of the site facing west



**Photo #3** View of the site facing east



**Photo #4** View of the site facing south



**Photo #5** View of the south adjoining property



**Photo #6** View of the east adjoining property



**Photo #7** View of the west adjoining property



**Photo #8** View of the north adjoining property



**Photo #9** View of on-site surface water body

**APPENDIX C**  
**HISTORICAL DOCUMENTATION AND USER QUESTIONNAIRE**

## Client/User Required Questionnaire



<b>Person Completing Questionnaire</b>	Name: Kristian Lastre Company: Cornerstone Group Partners, LLC	Phone: 786-351-0325 Email: Kristian.Lastre@cornerstonegrp.com
<b>Site Name</b>	Proposed Seffner Multi Family	
<b>Site Address</b>	5425 Mobile Villa Drive, Seffner, FL	
<b>Point of Contact for Access</b>	Name: Kristian Lastre Company: Cornerstone Group Partners, LLC	Phone: 786-351-0325 Email: Kristian.Lastre@cornerstonegrp.com
<b>Access Restrictions or Special Site Requirements?</b>	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (If yes, please explain)	
<b>Confidentiality Requirements?</b>	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (If yes, please explain)	
<b>Current Site Owner</b>	Name: JAMES S DOUGLAS JR Company: N.A.	Phone: 813-540-1000 (Broker) Email: Blaise@fischbachlandcompany.com (Broker)
<b>Current Site Operator</b>	Name: Blaise Lelaulu Company: Fischbach Land Company	Phone: 813-540-1000 Email: Blaise@fischbachlandcompany.com
<b>Reasons for ESA</b> (e.g., financing, acquisition, lease, etc.)	Acquisitions	
<b>Anticipated Future Site Use</b>	Multifamily	
<b>Relevant Documents?</b>	Please provide Terracon copies of prior Phase I or II ESAs, Asbestos Surveys, Environmental Permits or Audit documents, Underground Storage Tank documents, Geotechnical Investigations, Site Surveys, Diagrams or Maps, or other relevant reports or documents.	
<b>ASTM User Questionnaire</b>		
<p>In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments"), the user must respond to the following questions. Failure to provide this information to the environmental professional may result in significant data gaps, which may limit our ability to identify recognized environmental conditions resulting in a determination that "all appropriate inquiry" is not complete. This form represents a type of interview and as such, the user has an obligation to answer all questions in good faith, to the extent of their actual knowledge.</p>		
<p>1) Did a search of recorded land title records (or judicial records where appropriate) identify any environmental liens filed or recorded against the property under federal, tribal, state, or local law (40 CFR 312.25)?  <input type="checkbox"/> No <input type="checkbox"/> Yes (If yes, explain below and send Terracon a copy of the title records or judicial records reviewed.)</p>		
<p>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)?  <input type="checkbox"/> No <input type="checkbox"/> Yes (If yes, explain below and send Terracon a copy of the title records or judicial records reviewed.)</p>		
<p>3) Do you have any specialized knowledge or experience related to the site or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the site 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)?  <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (If yes, explain below)</p>		
<p>4) Do you have actual knowledge of a lower purchase price because contamination is known or believed to be present at the site (40 CFR 312.29)?  <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> Not applicable (If yes or Not applicable, explain below)</p>		
<p>5) Are you aware of commonly known or reasonably ascertainable information about the site that would help the environmental professional to identify conditions indicative of releases or threatened releases (40 CFR 312.30)?  <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (If yes, explain below)</p>		
<p>6) Based on your knowledge and experience related to the site, are there any obvious indicators that point to the presence or likely presence of contamination at the site (40 CFR 312.31)?  <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (If yes, explain below)</p>		
<p><u>Comments or explanations:</u></p>		

Title Search  
in Process

Please return this form with the signed authorization to proceed.

Proposal No. PH4227380

Proposed Seffner Multi Family

5425 Mobile Villa Drive

Seffner, FL 33584

Inquiry Number: 7118573.3

September 15, 2022

## Certified Sanborn® Map Report



6 Armstrong Road, 4th floor  
Shelton, CT 06484  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

# Certified Sanborn® Map Report

09/15/22

**Site Name:**

Proposed Seffner Multi Family  
5425 Mobile Villa Drive  
Seffner, FL 33584  
EDR Inquiry # 7118573.3

**Client Name:**

Terracon  
5463 W Waters Ave  
Tampa, FL 33634  
Contact: Sarah Phillips



The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Terracon were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting [www.edrnet.com/sanborn](http://www.edrnet.com/sanborn).

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

**Certified Sanborn Results:**

**Certification #** 94CA-49A2-AEC1  
**PO #** NA  
**Project** H4227383

**UNMAPPED PROPERTY**

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.



Sanborn® Library search results

Certification #: 94CA-49A2-AEC1

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- Library of Congress
- University Publications of America
- EDR Private Collection

*The Sanborn Library LLC Since 1866™*

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Proposed Seffner Multi Family

5425 Mobile Villa Drive

Seffner, FL 33584

Inquiry Number: 7118573.4

September 15, 2022

# EDR Historical Topo Map Report

with QuadMatch™



6 Armstrong Road, 4th floor  
Shelton, CT 06484  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

# EDR Historical Topo Map Report

09/15/22

**Site Name:**

Proposed Seffner Multi Family  
5425 Mobile Villa Drive  
Seffner, FL 33584  
EDR Inquiry # 7118573.4

**Client Name:**

Terracon  
5463 W Waters Ave  
Tampa, FL 33634  
Contact: Sarah Phillips



EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by Terracon were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDR's Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

**Search Results:****Coordinates:**

<b>P.O.#</b>	NA	<b>Latitude:</b>	27.997318 27° 59' 50" North
<b>Project:</b>	H4227383	<b>Longitude:</b>	-82.311662 -82° 18' 42" West
		<b>UTM Zone:</b>	Zone 17 North
		<b>UTM X Meters:</b>	371024.54
		<b>UTM Y Meters:</b>	3097598.37
		<b>Elevation:</b>	26.00' above sea level

**Maps Provided:**

2018	1956
2015	1947
2012	1944
1995, 1999	1943
1987	
1981	
1979	
1969, 1974	

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## Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

### 2018 Source Sheets



Brandon  
2018  
7.5-minute, 24000



Thonotosassa  
2018  
7.5-minute, 24000

### 2015 Source Sheets



Brandon  
2015  
7.5-minute, 24000



Thonotosassa  
2015  
7.5-minute, 24000

### 2012 Source Sheets



Brandon  
2012  
7.5-minute, 24000



Thonotosassa  
2012  
7.5-minute, 24000

### 1995, 1999 Source Sheets



Thonotosassa  
1995  
7.5-minute, 24000  
Aerial Photo Revised 1995



Brandon  
1999  
7.5-minute, 24000

## Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

### 1987 Source Sheets



Thonotosassa  
1987  
7.5-minute, 24000  
Aerial Photo Revised 1984



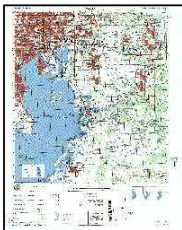
Brandon  
1987  
7.5-minute, 24000  
Aerial Photo Revised 1984

### 1981 Source Sheets



Brandon  
1981  
7.5-minute, 24000  
Aerial Photo Revised 1979

### 1979 Source Sheets



TAMPA  
1979  
15-minute, 50000

### 1969, 1974 Source Sheets



Brandon  
1969  
7.5-minute, 24000  
Aerial Photo Revised 1969

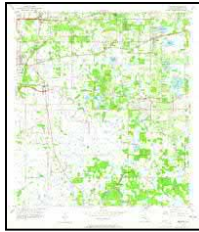


Thonotosassa  
1974  
7.5-minute, 24000  
Aerial Photo Revised 1971

## Topo Sheet Key

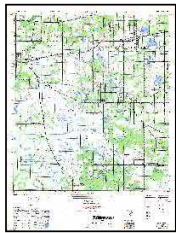
This EDR Topo Map Report is based upon the following USGS topographic map sheets.

### 1956 Source Sheets



Brandon  
1956  
7.5-minute, 24000  
Aerial Photo Revised 1955

### 1947 Source Sheets



BRANDON  
1947  
7.5-minute, 25000

### 1944 Source Sheets



Thonotosassa  
1944  
7.5-minute, 31680  
Aerial Photo Revised 1942

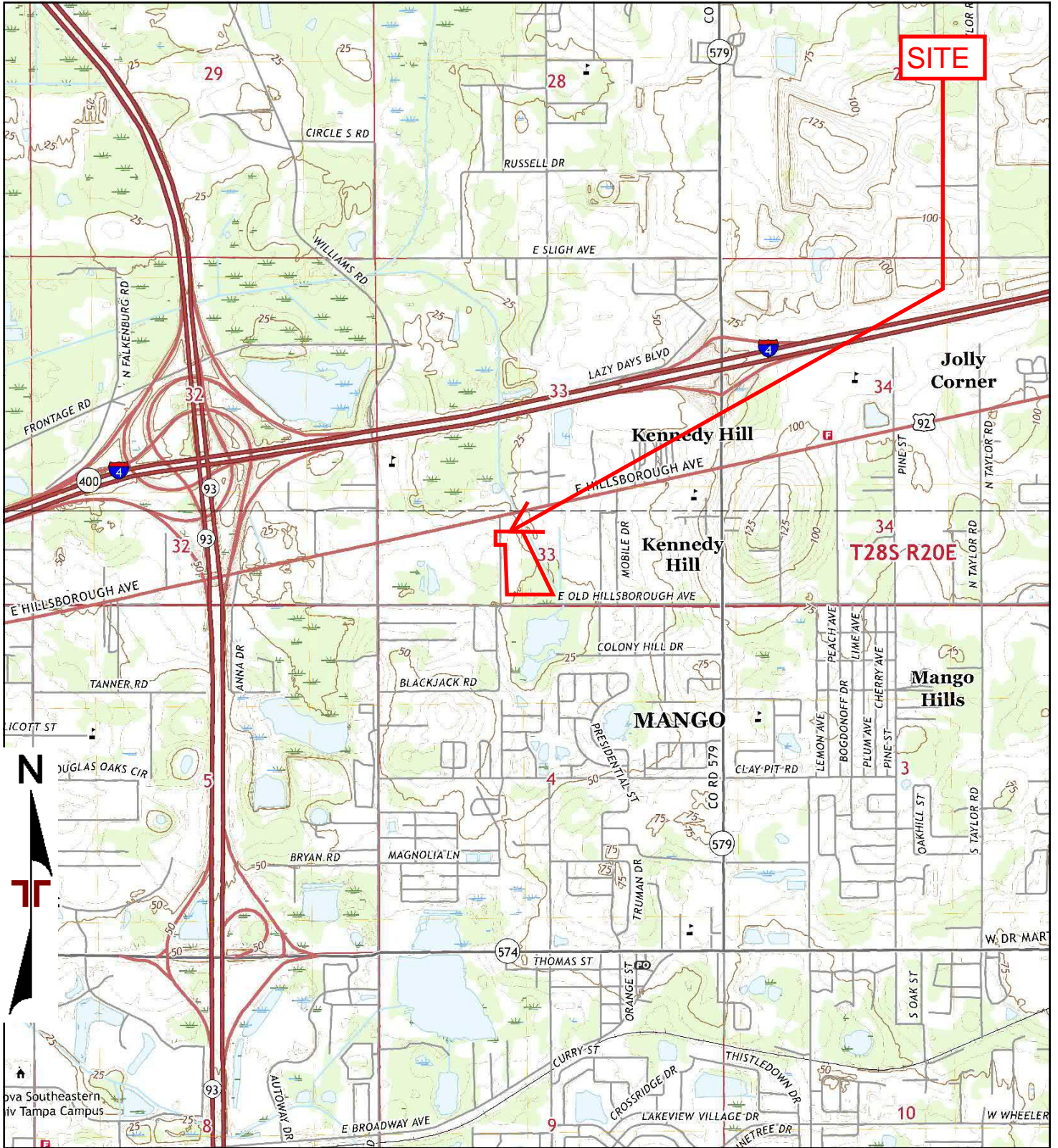


Mango  
1944  
7.5-minute, 31680  
Aerial Photo Revised 1942

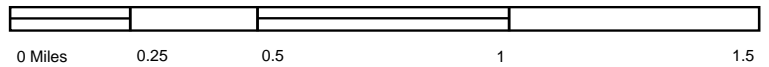
### 1943 Source Sheets



Thonotosassa  
1943  
7.5-minute, 24000  
Aerial Photo Revised 1942



TP, Brandon, 2018, 7.5-minute  
 N, Thonotosassa, 2018, 7.5-minute

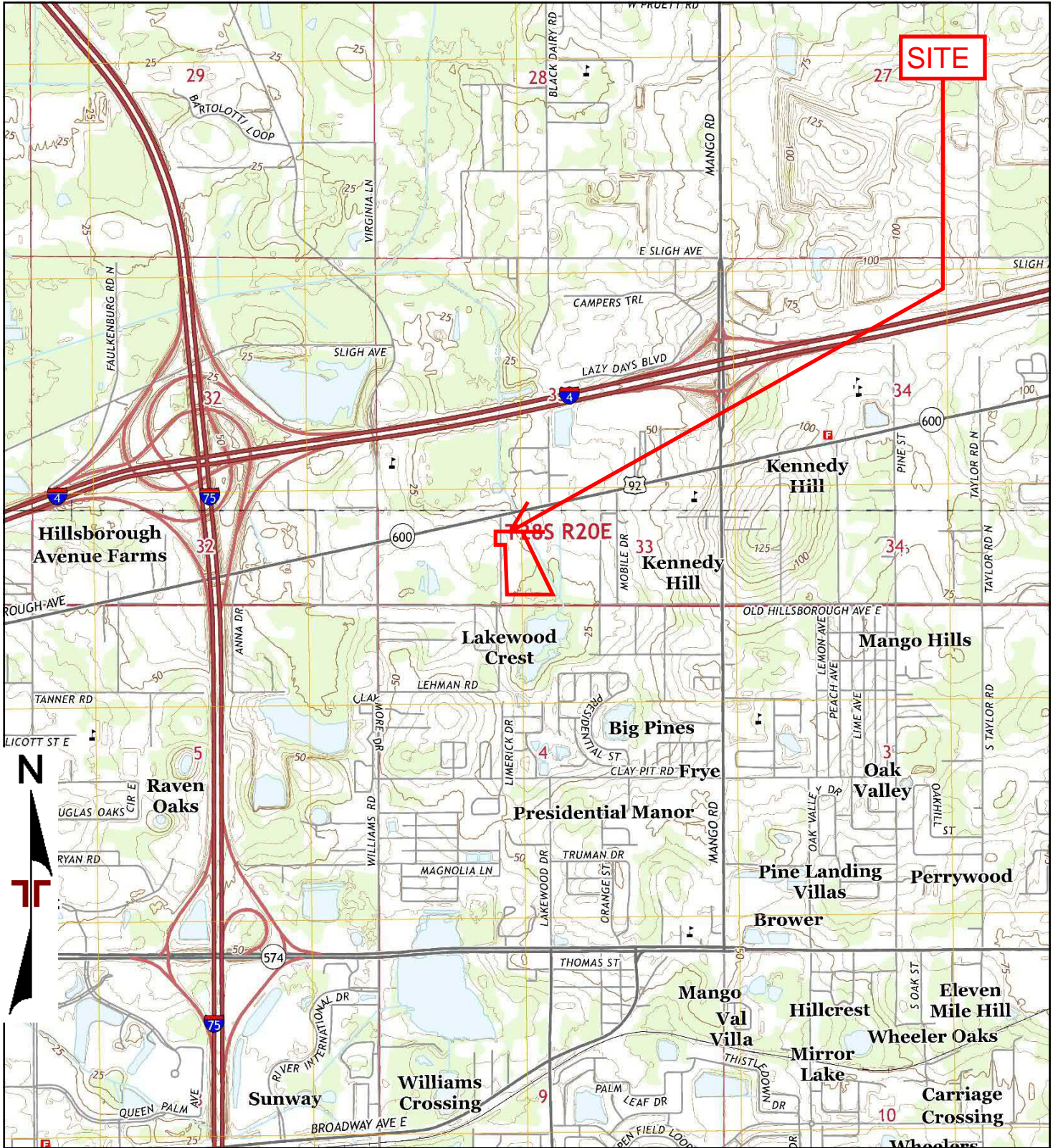


Project Manager:	Project No. H4227383
Drawn by:	Scale: As Shown
Checked by:	File Name:
Approved by:	Date: 2018

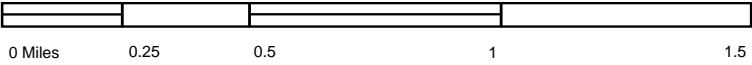
**Terracon**  
 5463 W Waters Ave  
 Tampa, FL 33634

**2018 TOPOGRAPHIC MAP**  
 Proposed Seffner Multi Family  
 5425 Mobile Villa Drive  
 Seffner, FL 33584

Appendix  <b>C</b>
--------------------------



TP, Brandon, 2015, 7.5-minute  
 N, Thonotosassa, 2015, 7.5-minute



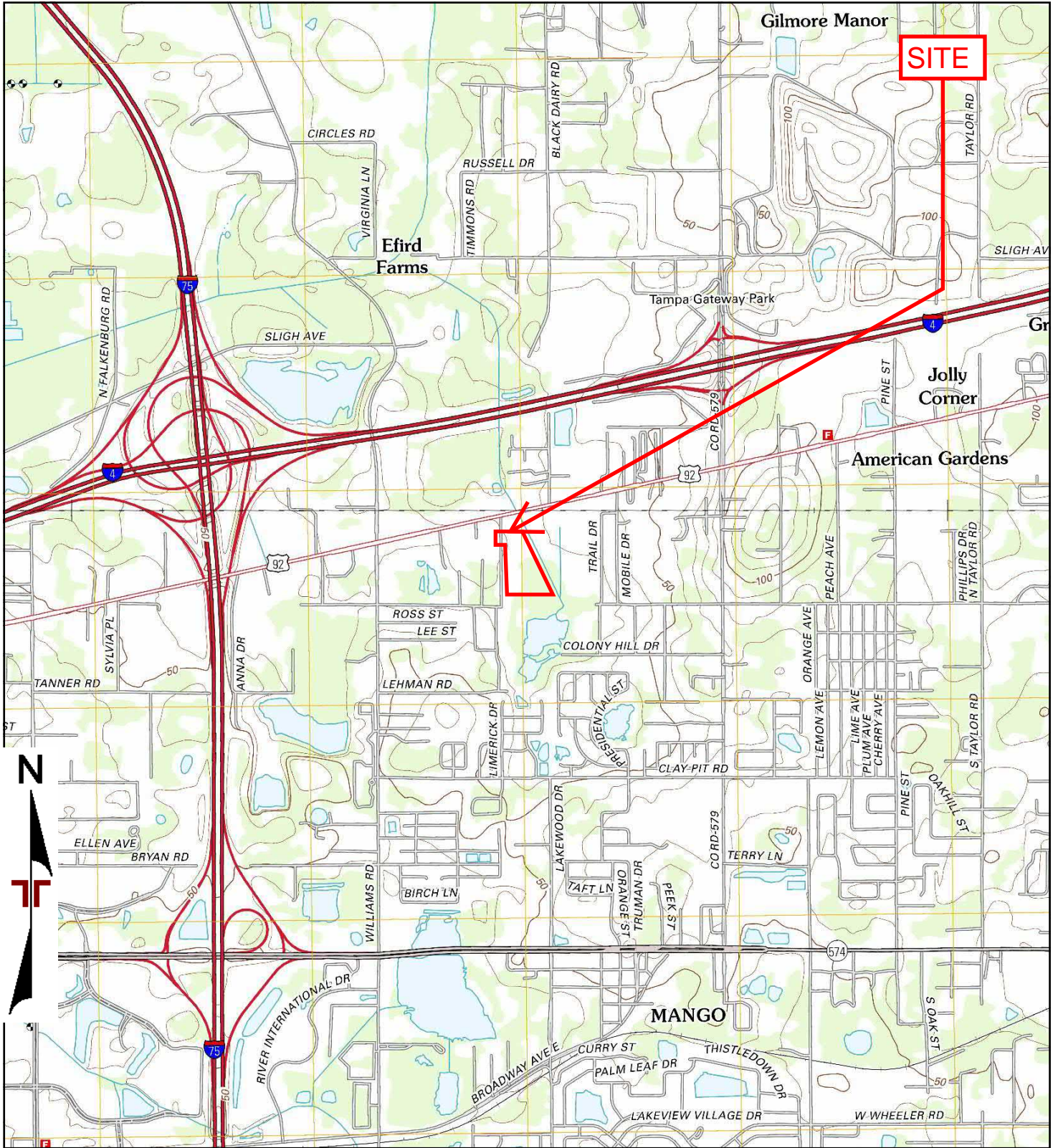
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Drawn by:	Scale: As Shown
Checked by:	File Name:
Approved by:	Date: 2015

**Terracon**

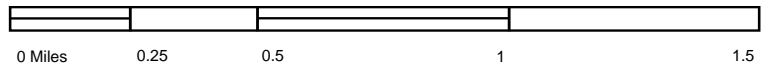
5463 W Waters Ave  
 Tampa, FL 33634

**2015 TOPOGRAPHIC MAP**  
 Proposed Seffner Multi Family  
 5425 Mobile Villa Drive  
 Seffner, FL 33584

Appendix
<b>C</b>



TP, Brandon, 2012, 7.5-minute  
 N, Thonotosassa, 2012, 7.5-minute



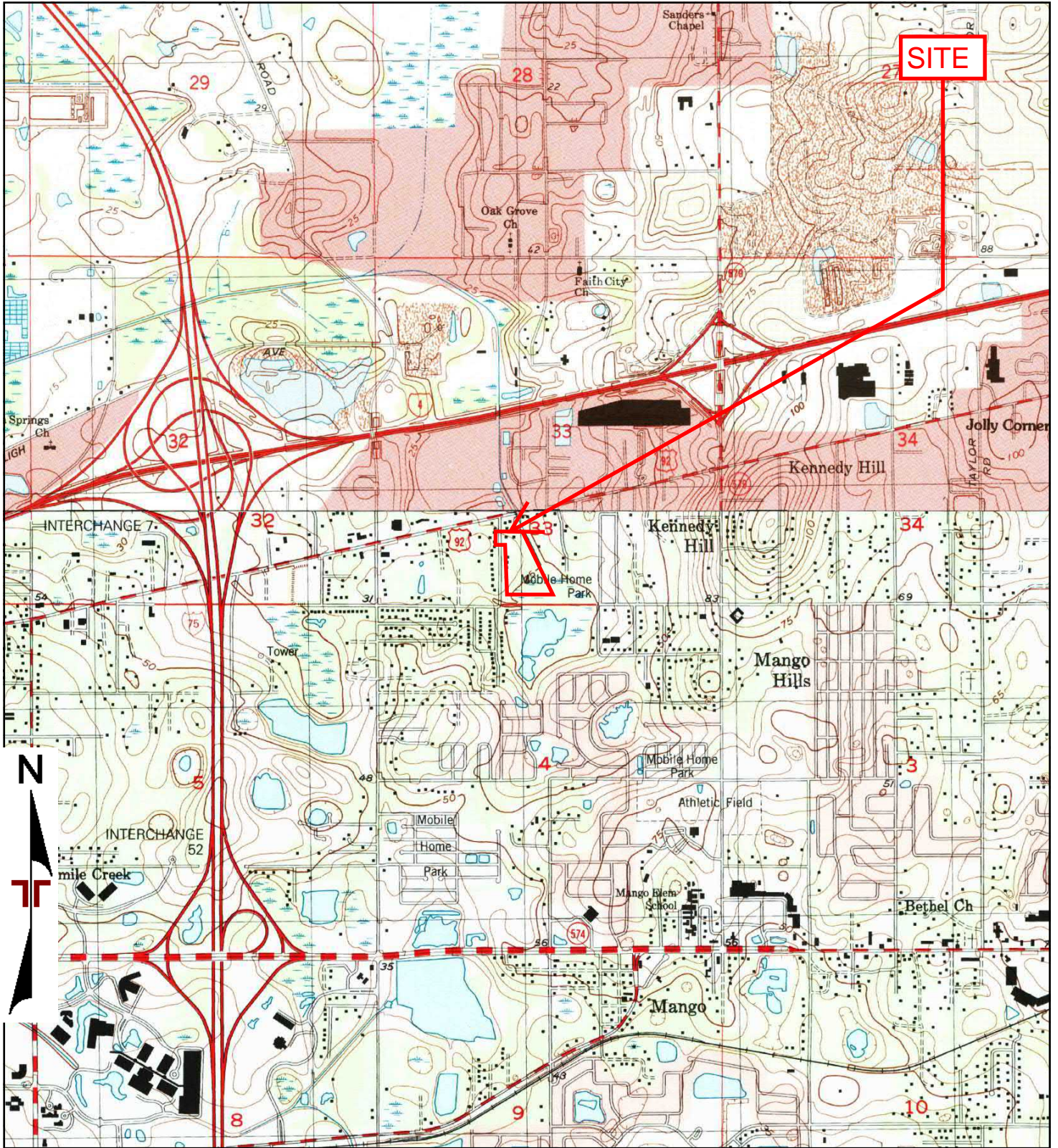
Project Manager:	Project No. H4227383
Drawn by:	Scale: As Shown
Checked by:	File Name:
Approved by:	Date: 2012

**Terracon**  
 5463 W Waters Ave  
 Tampa, FL 33634

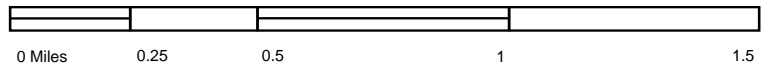
2012 TOPOGRAPHIC MAP  
 Proposed Seffner Multi Family  
 5425 Mobile Villa Drive  
 Seffner, FL 33584

Appendix
C





TP, Brandon, 1999, 7.5-minute  
 N, Thonotosassa, 1995, 7.5-minute

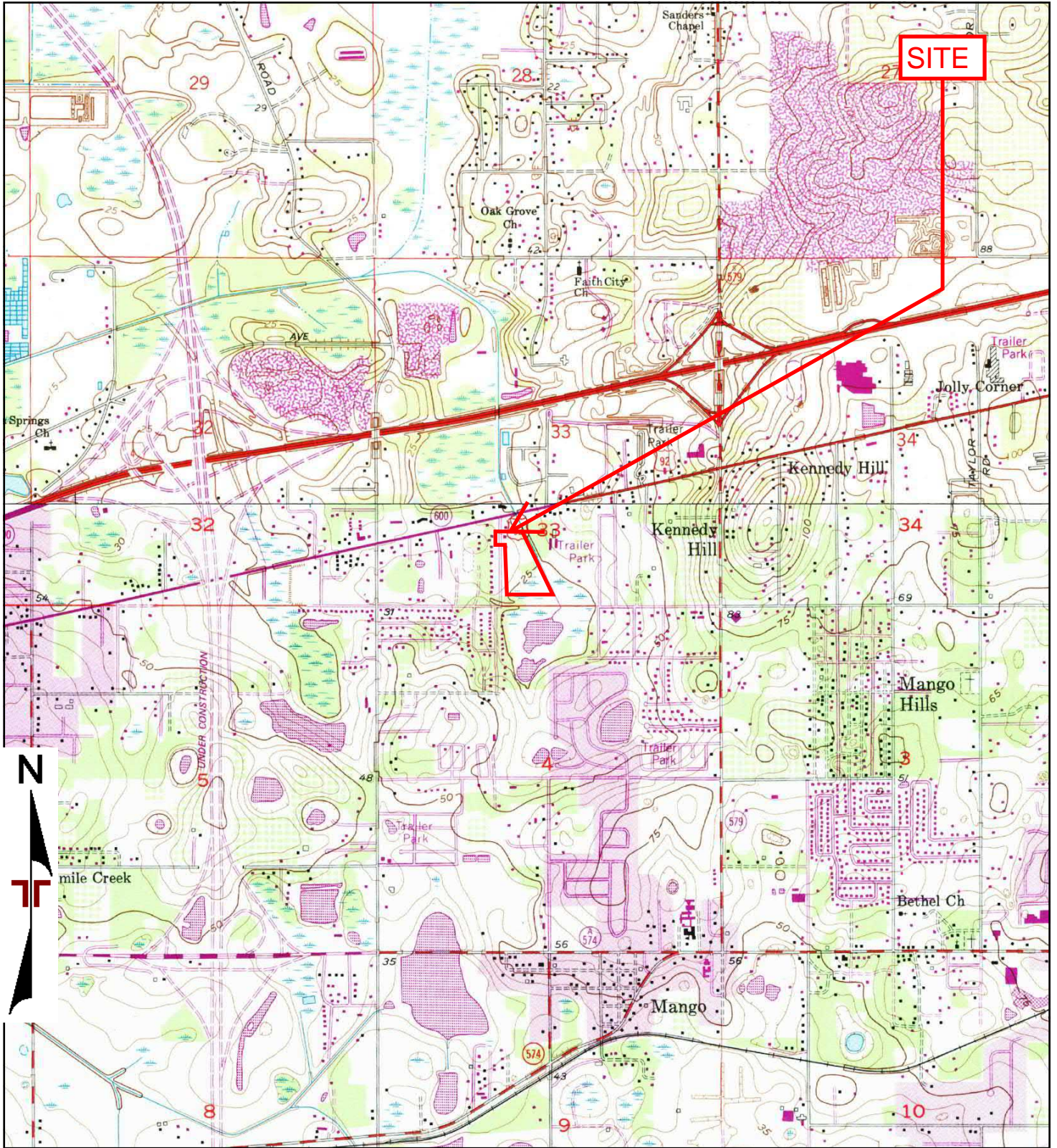


Project Manager:	Project No. H4227383
Drawn by:	Scale: As Shown
Checked by:	File Name:
Approved by:	Date: 1995, 1999

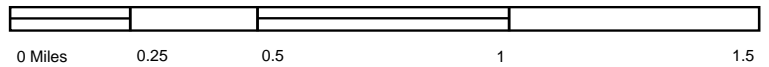
**Terracon**  
 5463 W Waters Ave  
 Tampa, FL 33634

1995, 1999 TOPOGRAPHIC MAP  
 Proposed Seffner Multi Family  
 5425 Mobile Villa Drive  
 Seffner, FL 33584

Appendix
<b>C</b>



TP, Brandon, 1987, 7.5-minute  
N, Thonotosassa, 1987, 7.5-minute

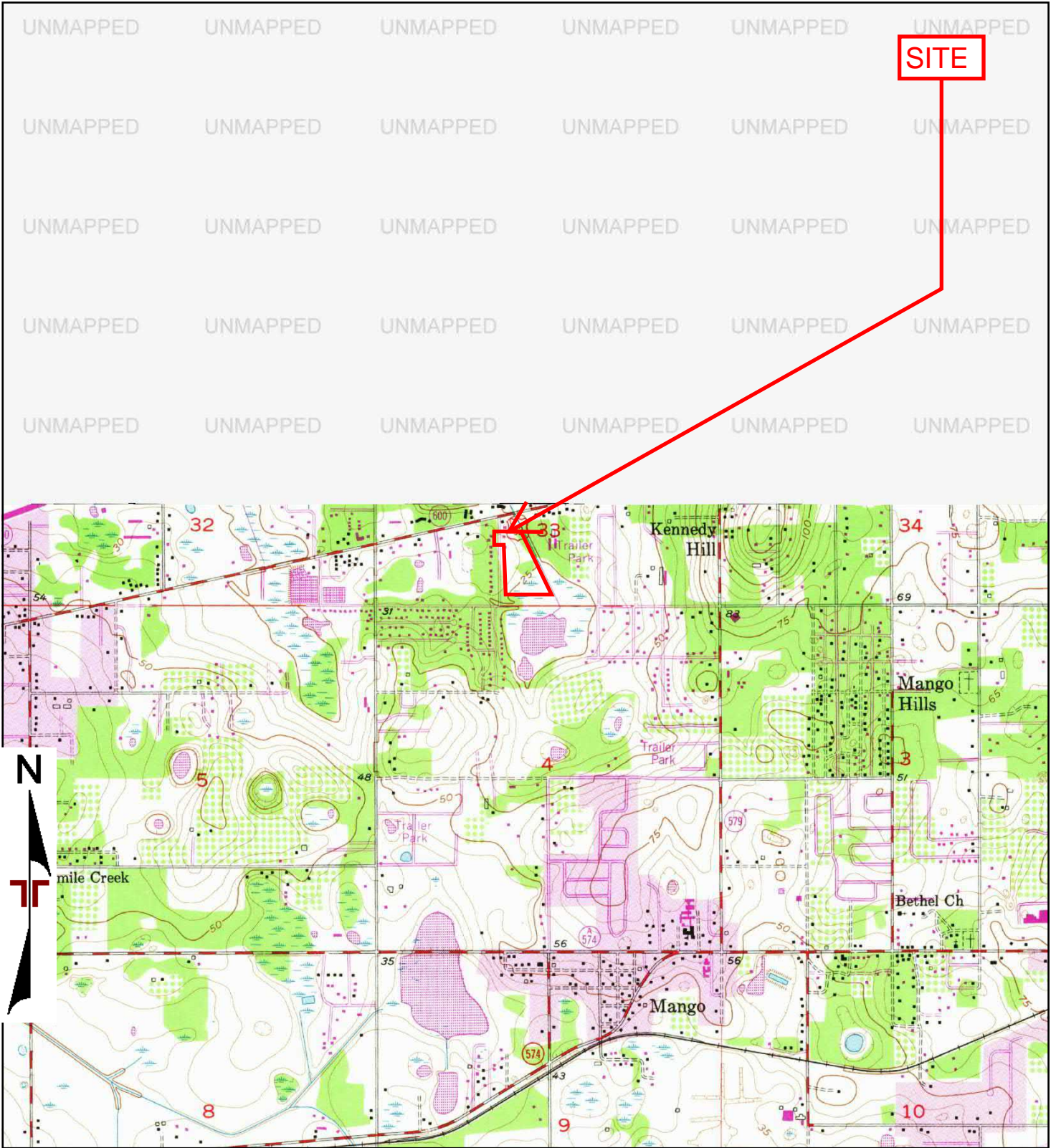


Project Manager:	Project No. H4227383
Drawn by:	Scale: As Shown
Checked by:	File Name:
Approved by:	Date: 1987

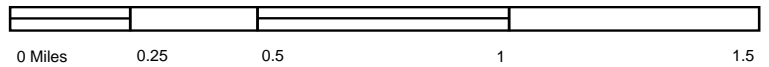
**Terracon**  
5463 W Waters Ave  
Tampa, FL 33634

1987 TOPOGRAPHIC MAP  
Proposed Seffner Multi Family  
5425 Mobile Villa Drive  
Seffner, FL 33584

Appendix
C



TP, Brandon, 1981, 7.5-minute

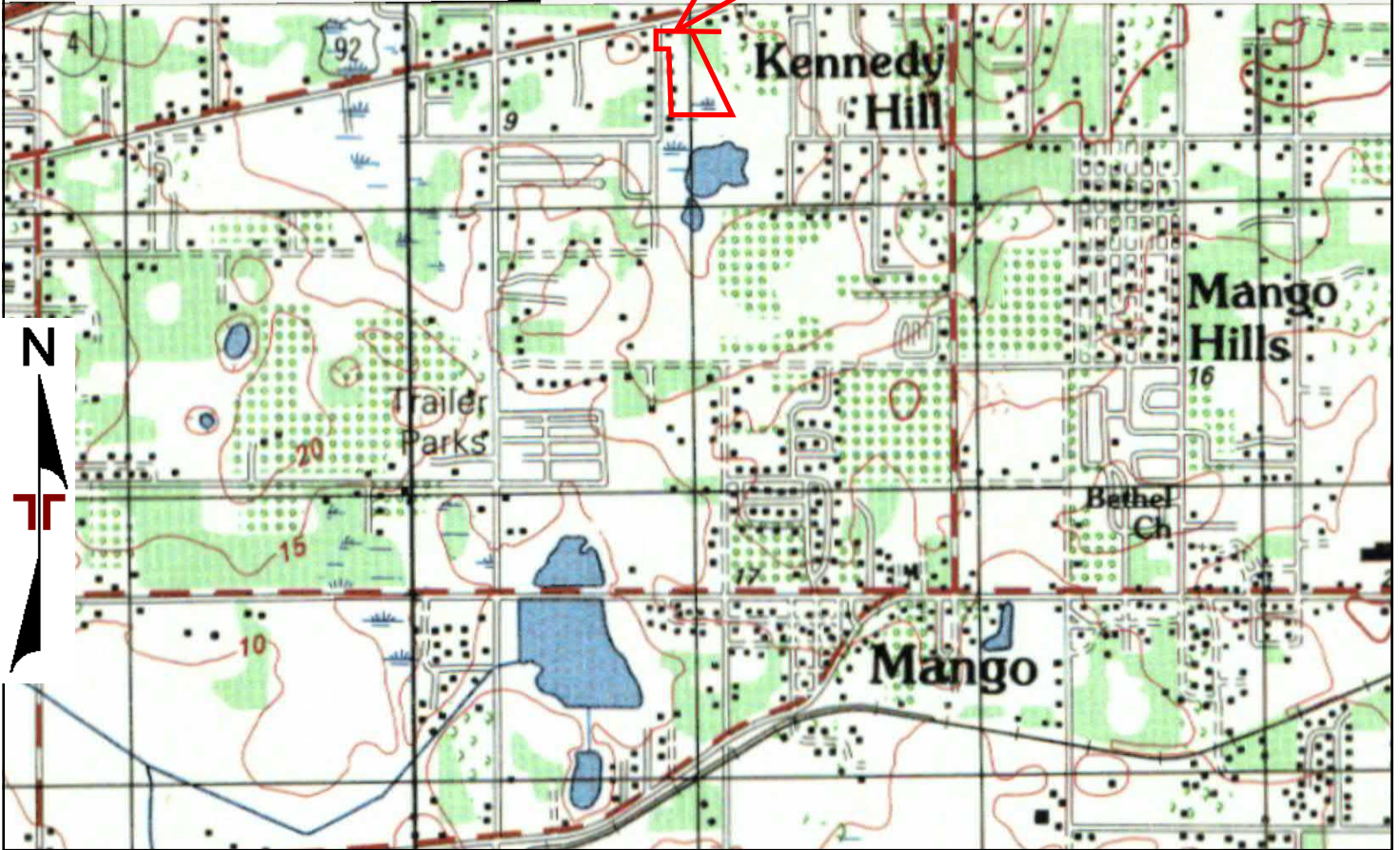
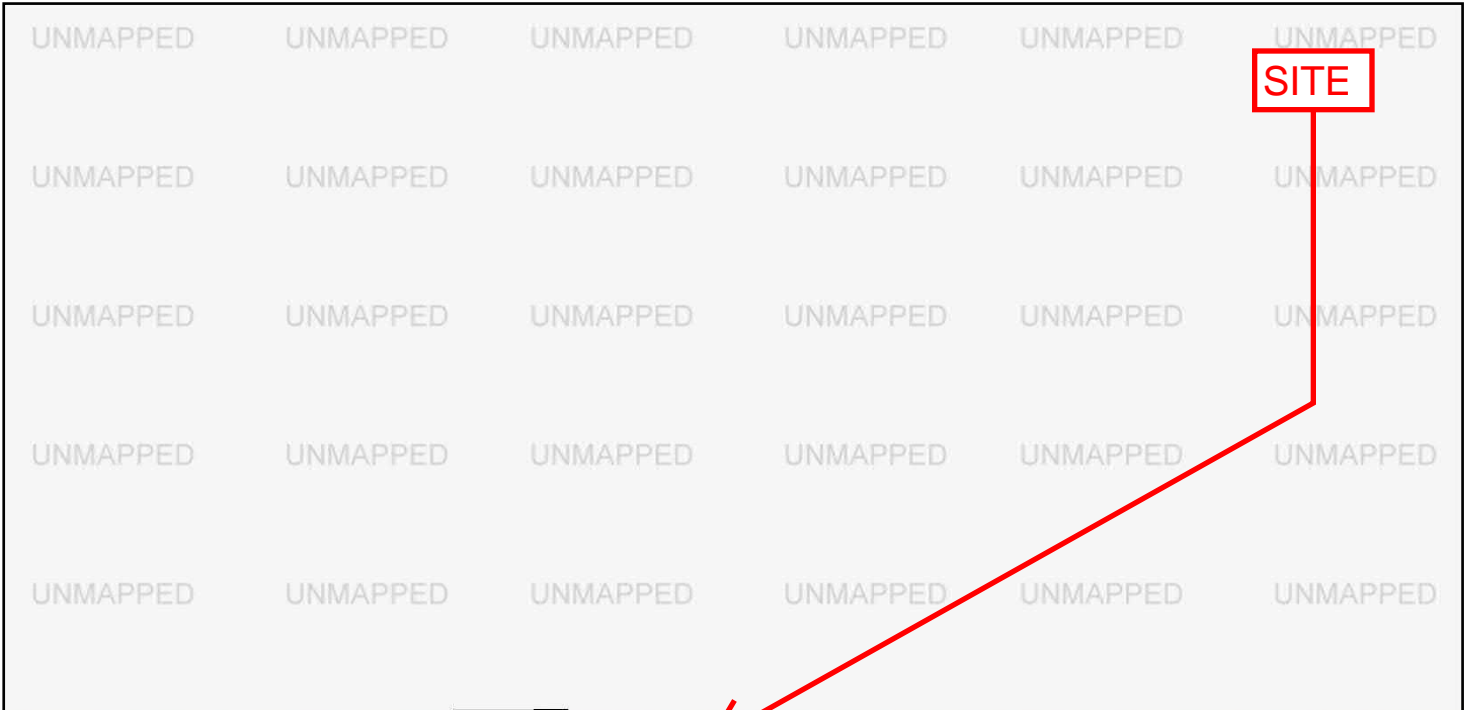


Project Manager:	Project No. H4227383
Drawn by:	Scale: As Shown
Checked by:	File Name:
Approved by:	Date: 1981

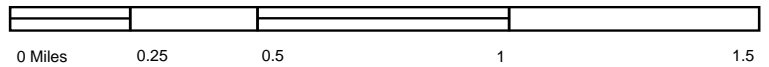
**Terracon**  
5463 W Waters Ave  
Tampa, FL 33634

1981 TOPOGRAPHIC MAP  
Proposed Seffner Multi Family  
5425 Mobile Villa Drive  
Seffner, FL 33584

Appendix
C



TP, TAMPA, 1979, 15-minute

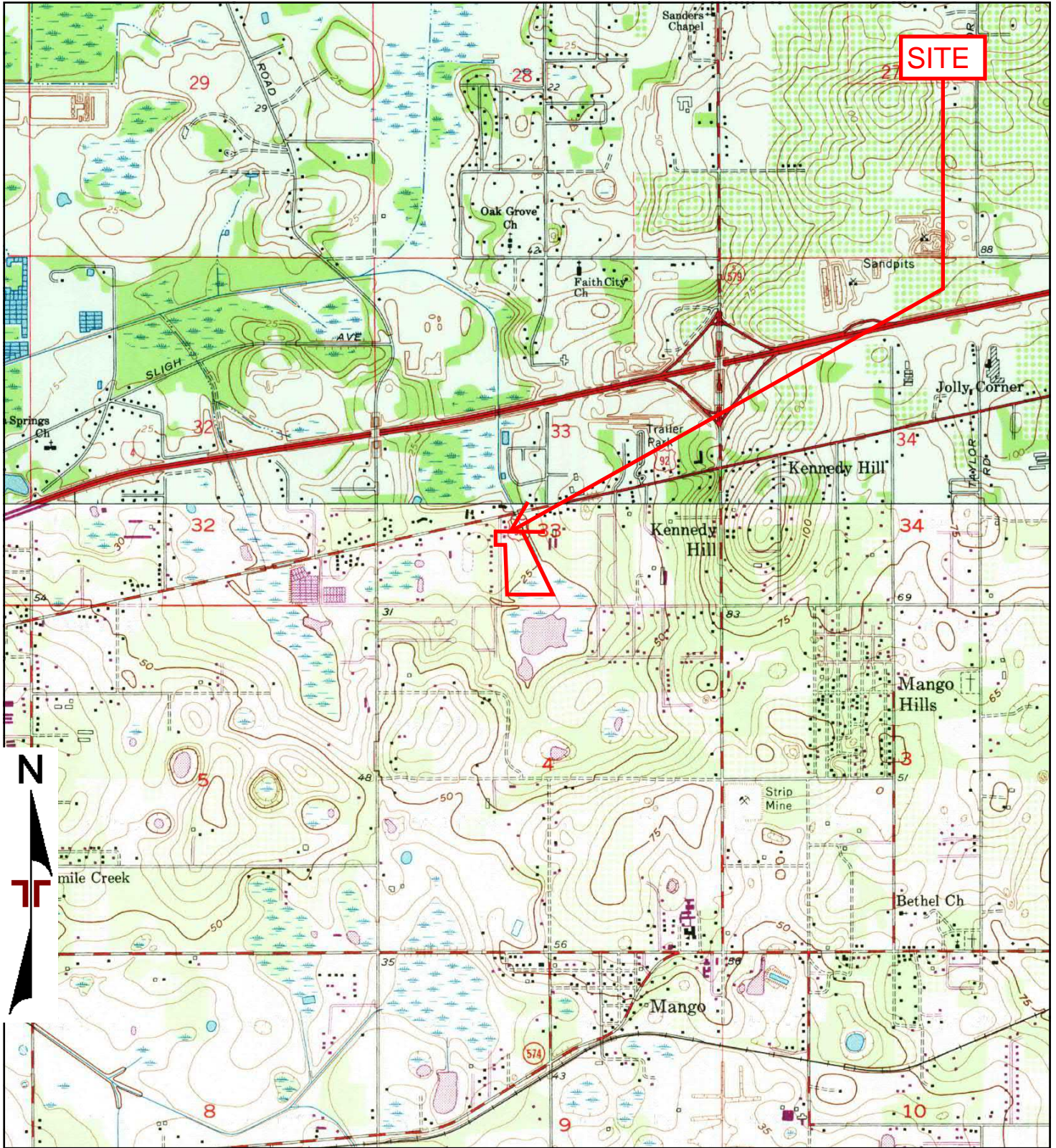


Project Manager:	Project No. H4227383
Drawn by:	Scale: As Shown
Checked by:	File Name:
Approved by:	Date: 1979

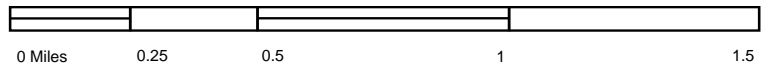
**Terracon**  
5463 W Waters Ave  
Tampa, FL 33634

1979 TOPOGRAPHIC MAP  
Proposed Seffner Multi Family  
5425 Mobile Villa Drive  
Seffner, FL 33584

Appendix
C



TP, Brandon, 1969, 7.5-minute  
N, Thonotosassa, 1974, 7.5-minute

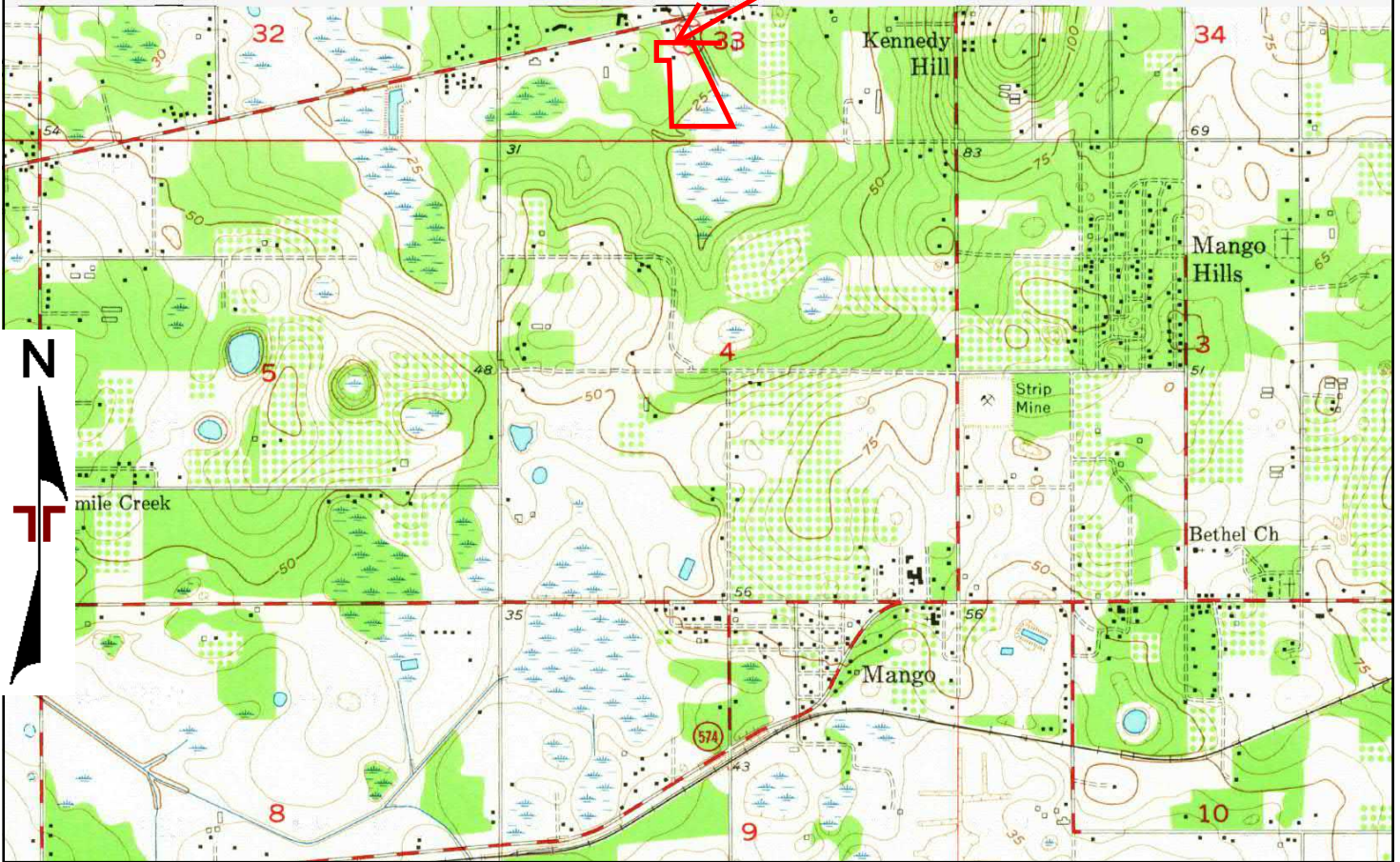
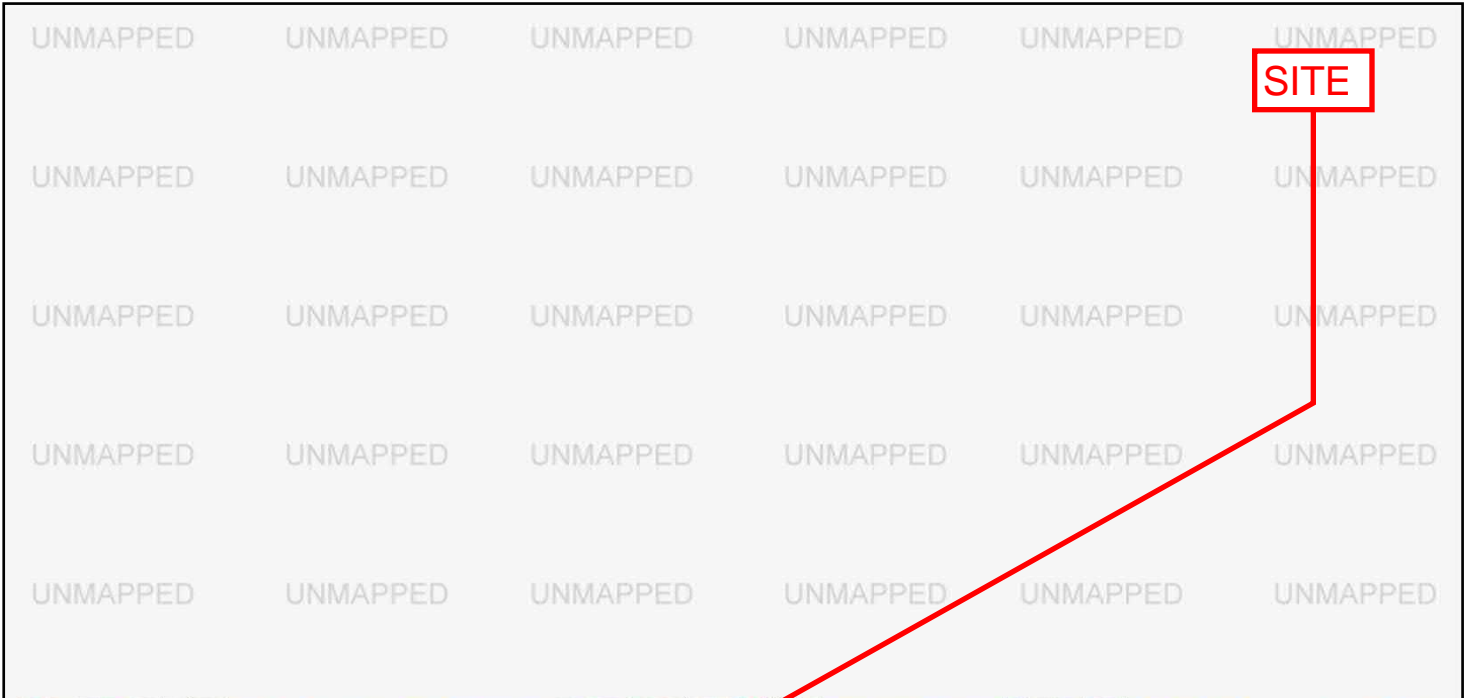


Project Manager:	Project No. H4227383
Drawn by:	Scale: As Shown
Checked by:	File Name:
Approved by:	Date: 1969, 1974

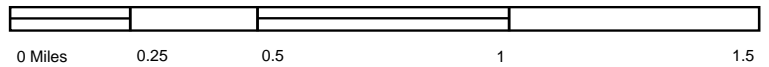
  
 5463 W Waters Ave  
 Tampa, FL 33634

1969, 1974 TOPOGRAPHIC MAP  
 Proposed Seffner Multi Family  
 5425 Mobile Villa Drive  
 Seffner, FL 33584

Appendix
C



TP, Brandon, 1956, 7.5-minute

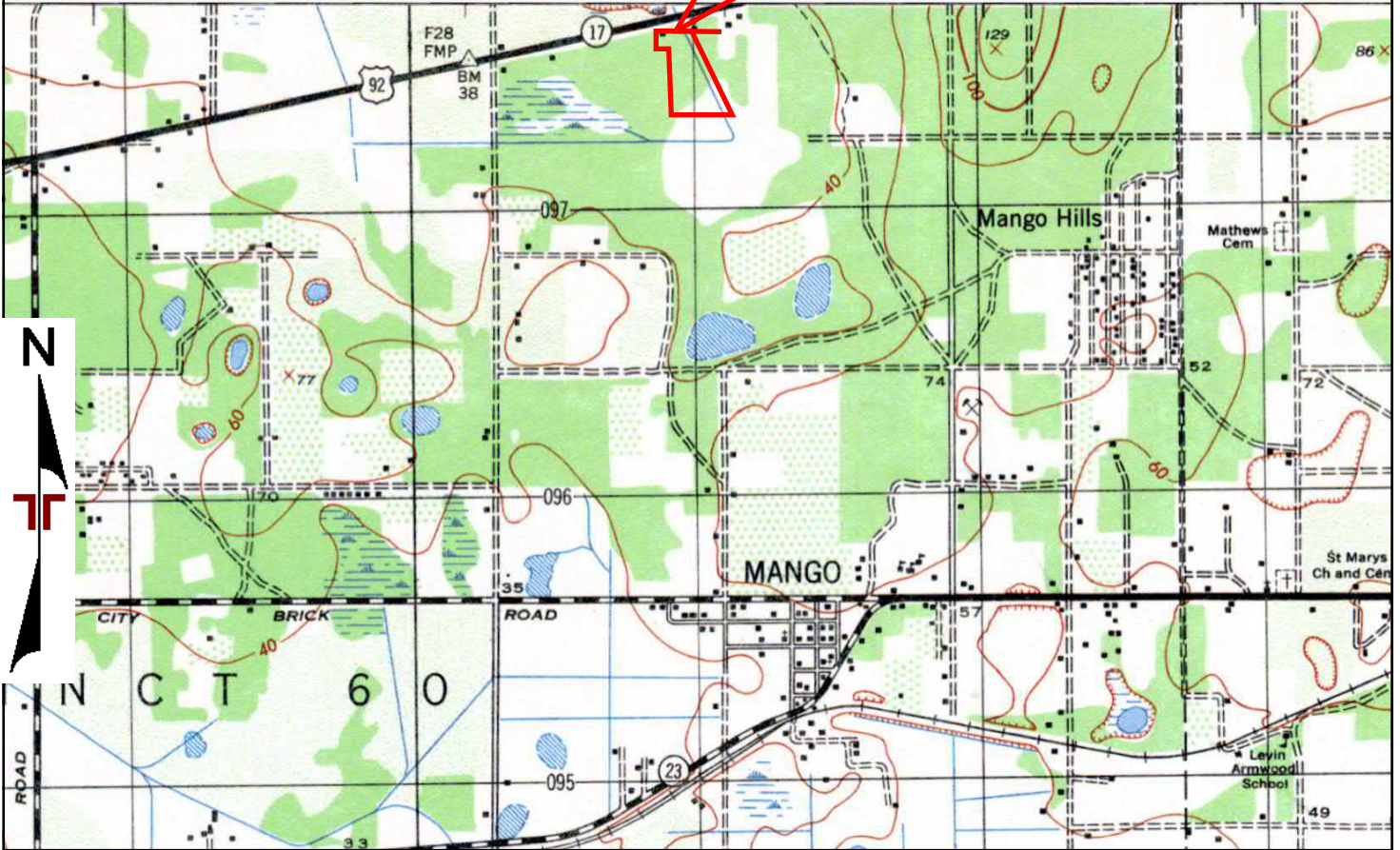
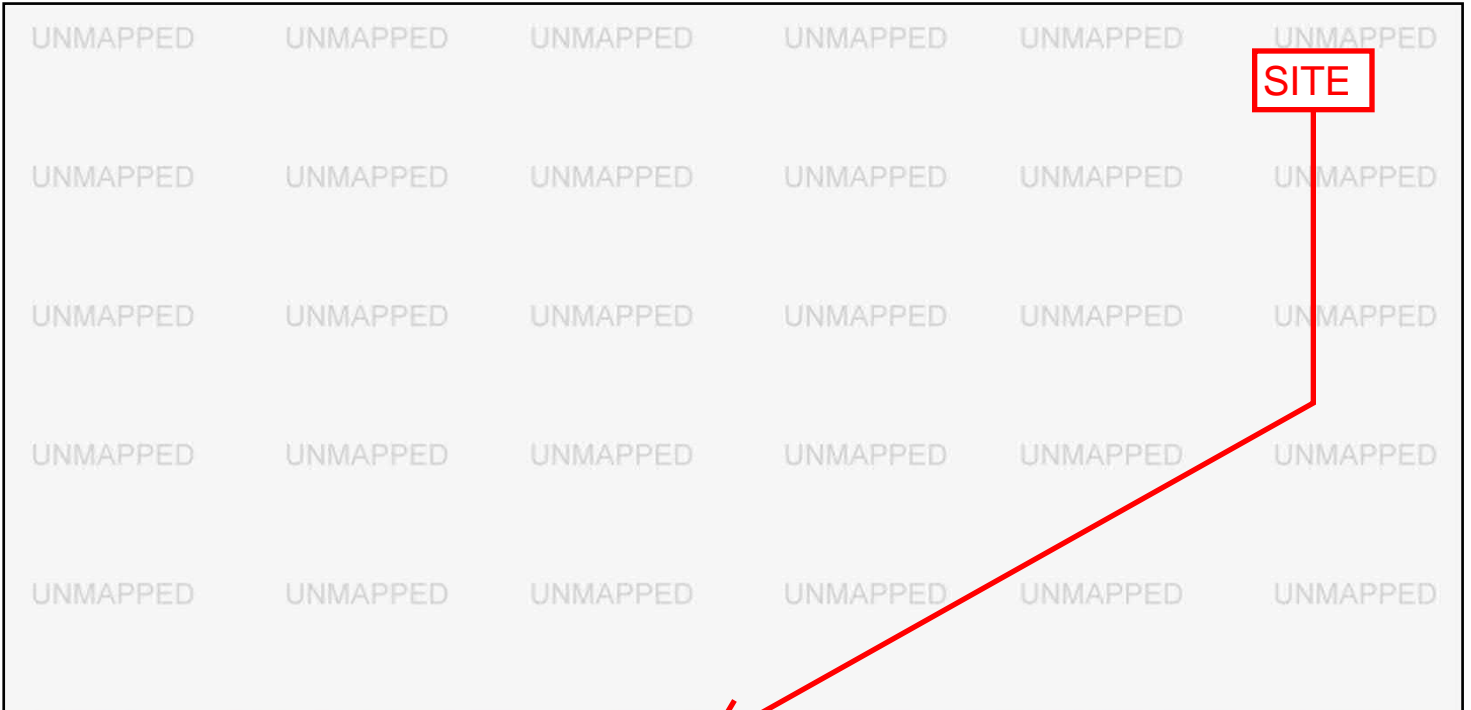


Project Manager:	Project No. H4227383
Drawn by:	Scale: As Shown
Checked by:	File Name:
Approved by:	Date: 1956

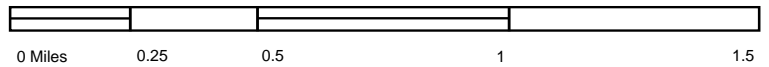
5463 W Waters Ave  
 Tampa, FL 33634

**1956 TOPOGRAPHIC MAP**  
 Proposed Seffner Multi Family  
 5425 Mobile Villa Drive  
 Seffner, FL 33584

Appendix
<b>C</b>



TP, BRANDON, 1947, 7.5-minute



Project Manager:	Project No. H4227383
Drawn by:	Scale: As Shown
Checked by:	File Name:
Approved by:	Date: 1947

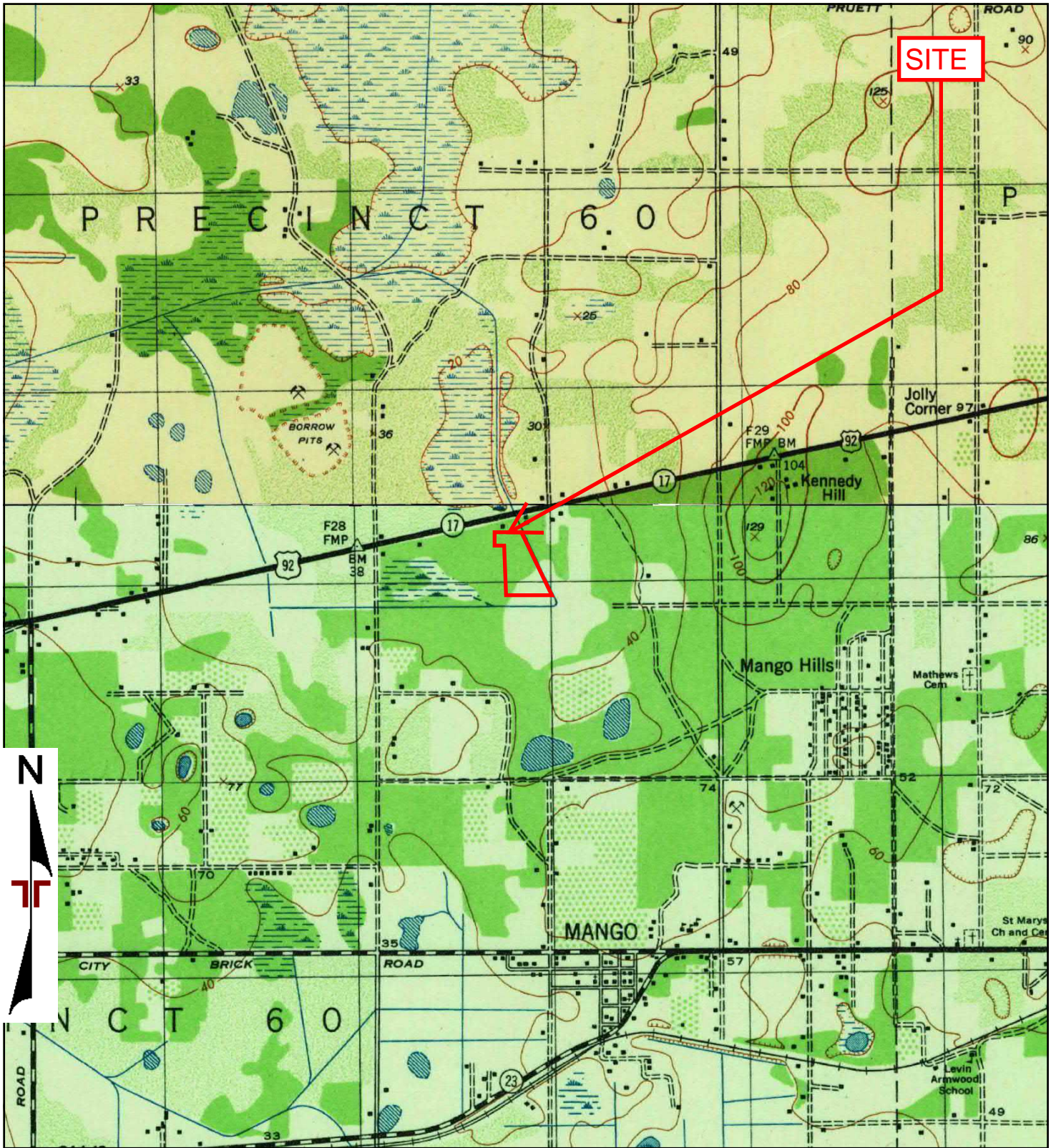
**Terracon**

5463 W Waters Ave  
Tampa, FL 33634

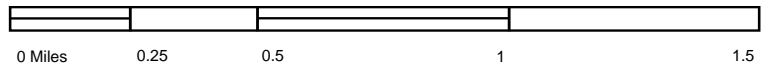
1947 TOPOGRAPHIC MAP  
Proposed Seffner Multi Family  
5425 Mobile Villa Drive  
Seffner, FL 33584

Appendix

C



TP, Mango, 1944, 7.5-minute  
N, Thonotosassa, 1944, 7.5-minute



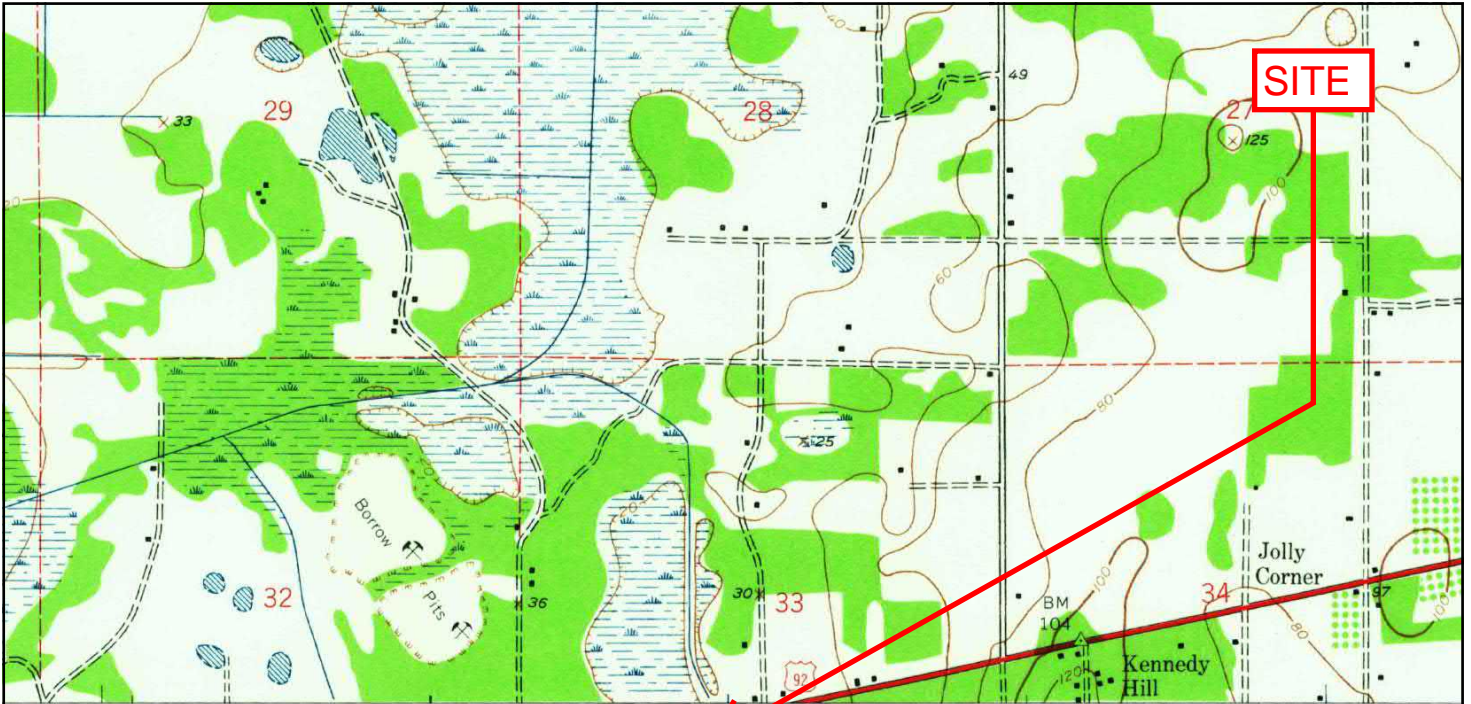
Project Manager:	Project No. H4227383
Drawn by:	Scale: As Shown
Checked by:	File Name:
Approved by:	Date: 1944

**Terracon**  
5463 W Waters Ave  
Tampa, FL 33634

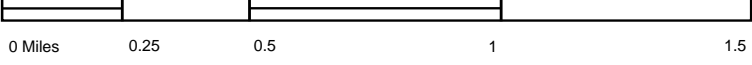
1944 TOPOGRAPHIC MAP  
Proposed Seffner Multi Family  
5425 Mobile Villa Drive  
Seffner, FL 33584

Appendix
C





N, Thonotosassa, 1943, 7.5-minute



Project Manager:	Project No. H4227383
Drawn by:	Scale: As Shown
Checked by:	File Name:
Approved by:	Date: 1943

**Terracon**  
5463 W Waters Ave  
Tampa, FL 33634

1943 TOPOGRAPHIC MAP  
Proposed Seffner Multi Family  
5425 Mobile Villa Drive  
Seffner, FL 33584

Appendix
C



**Proposed Seffner Multi Family**

5425 Mobile Villa Drive

Seffner, FL 33584

Inquiry Number: 7118573.8

September 15, 2022

## The EDR Aerial Photo Decade Package



6 Armstrong Road, 4th floor  
Shelton, CT 06484  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

# EDR Aerial Photo Decade Package

09/15/22

**Site Name:**

Proposed Seffner Multi Family  
5425 Mobile Villa Drive  
Seffner, FL 33584  
EDR Inquiry # 7118573.8

**Client Name:**

Terracon  
5463 W Waters Ave  
Tampa, FL 33634  
Contact: Sarah Phillips



Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

## Search Results:

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
2017	1"=500'	Flight Year: 2017	USDA/NAIP
2013	1"=500'	Flight Year: 2013	USDA/NAIP
2010	1"=500'	Flight Year: 2010	USDA/NAIP
2007	1"=500'	Flight Year: 2007	USDA/NAIP
1999	1"=500'	Acquisition Date: January 01, 1999	USGS/DOQQ
1995	1"=500'	Acquisition Date: January 01, 1995	USGS/DOQQ
1991	1"=500'	Flight Date: April 01, 1991	FDOT
1984	1"=500'	Flight Date: April 24, 1984	FDOT
1980	1"=500'	Flight Date: October 06, 1980	FDOT
1975	1"=500'	Flight Date: March 06, 1975	FDOT
1973	1"=500'	Flight Date: February 17, 1973	FDOT
1969	1"=500'	Flight Date: July 06, 1969	USGS
1965	1"=500'	Flight Date: October 27, 1965	FDOT
1952	1"=500'	Flight Date: April 08, 1952	USGS
1948	1"=500'	Flight Date: January 16, 1948	U of FL
1938	1"=500'	Flight Date: November 28, 1938	U of FL

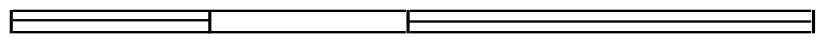
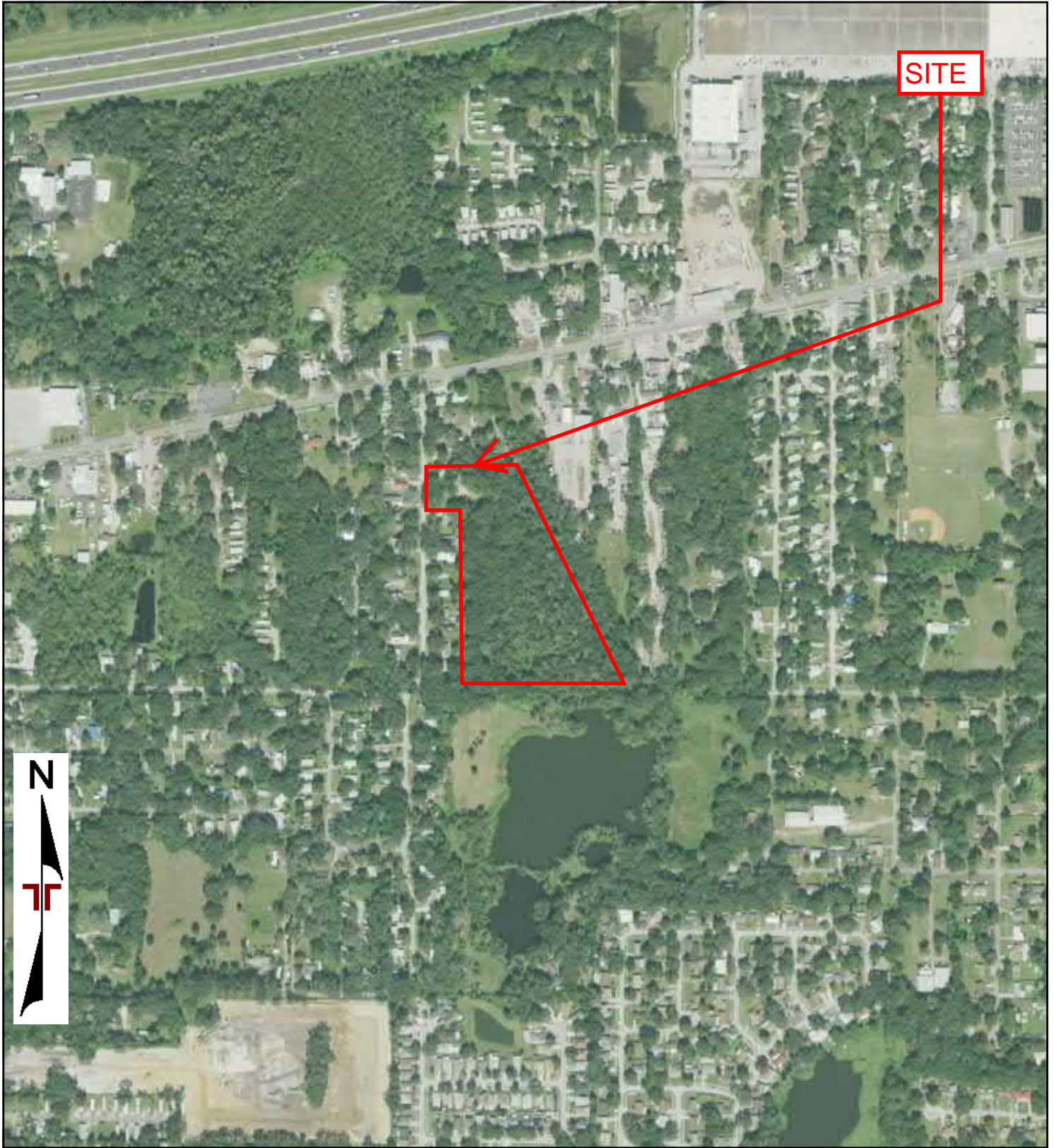
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0 Feet

500

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2000

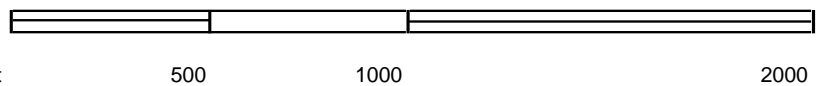
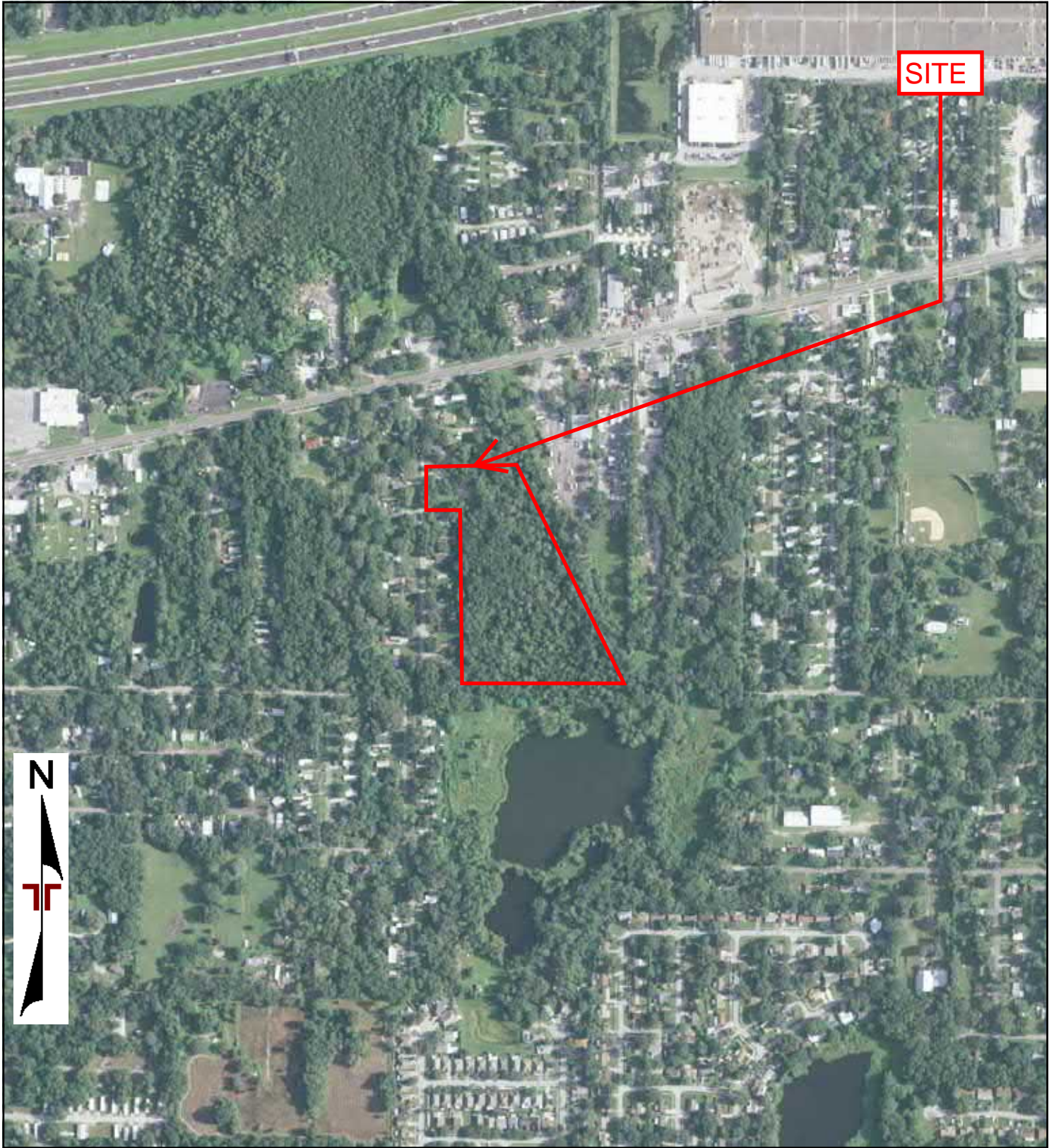
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Drawn By:	Scale: As Shown
Checked By:	File Name:
Approved By:	Date: 2017

5463 W Waters Ave  
Tampa, FL 33634

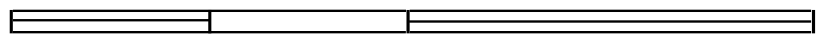
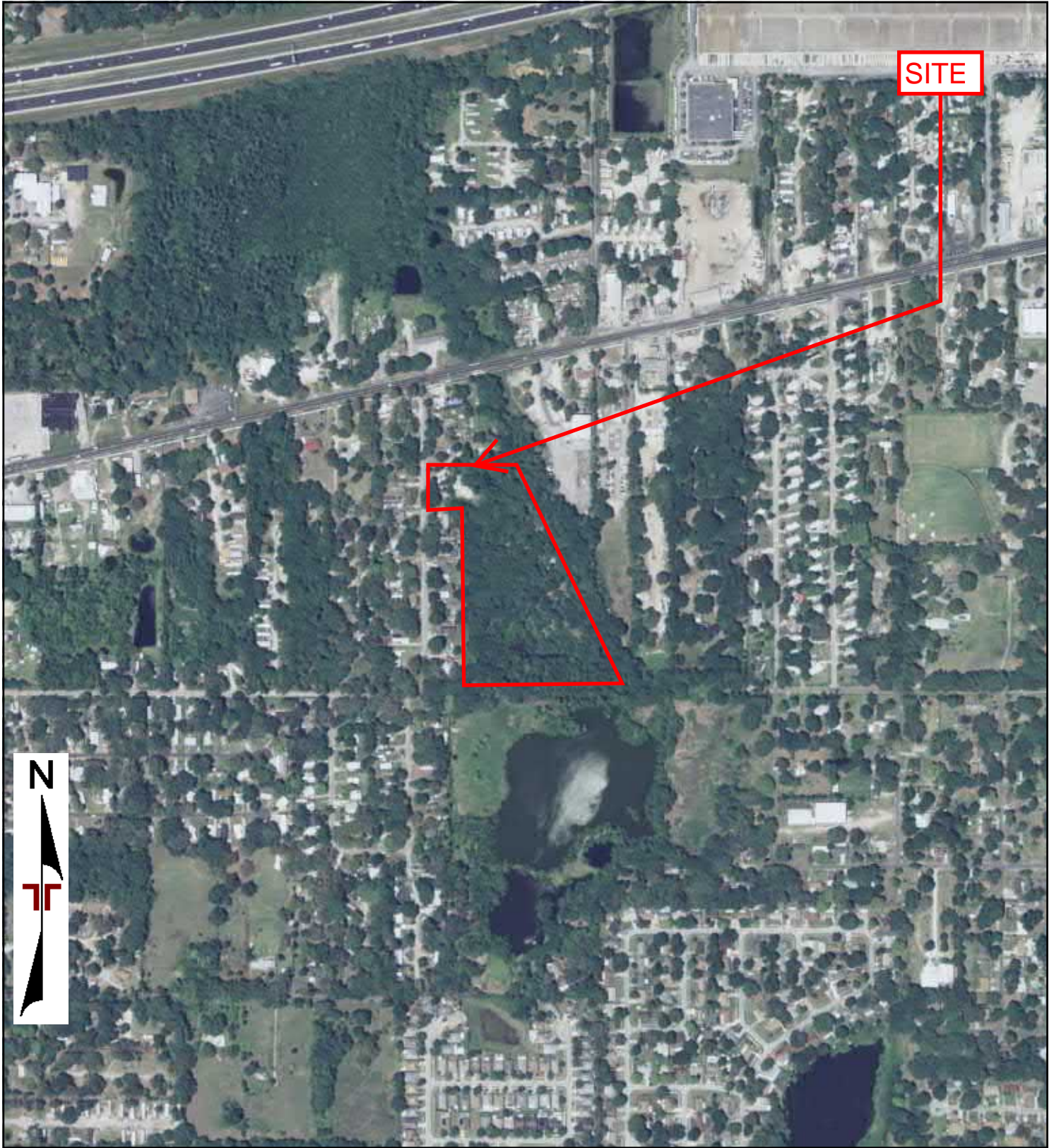
2017 AERIAL PHOTOGRAPH

Proposed Seffner Multi Family  
5425 Mobile Villa Drive  
Seffner, FL 33584

Appendix
C



Project Manager:	Project No: H4227383	 5463 W Waters Ave Tampa, FL 33634	2013 AERIAL PHOTOGRAPH	Appendix
Drawn By:	Scale: As Shown		Proposed Seffner Multi Family	C
Checked By:	File Name:		5425 Mobile Villa Drive	
Approved By:	Date: 2013		Seffner, FL 33584	



0 Feet

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2000

Project Manager:	Project No: H4227383
Drawn By:	Scale: As Shown
Checked By:	File Name:
Approved By:	Date: 2010

  
 5463 W Waters Ave  
 Tampa, FL 33634

2010 AERIAL PHOTOGRAPH
Proposed Seffner Multi Family 5425 Mobile Villa Drive Seffner, FL 33584

Appendix
C



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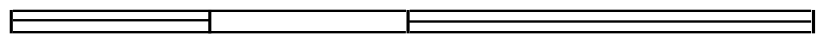
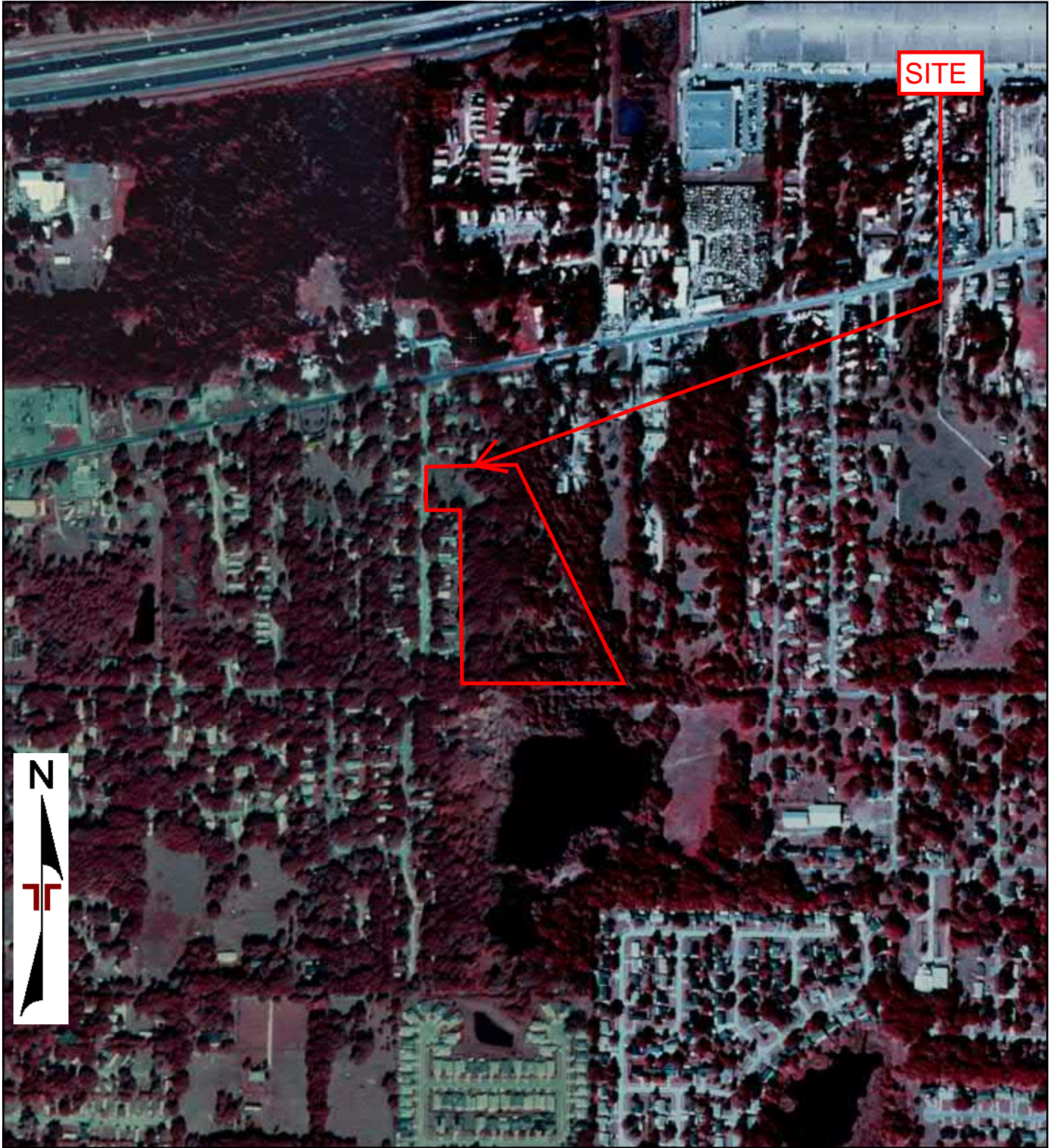
2000

Project Manager:	Project No: H4227383
Drawn By:	Scale: As Shown
Checked By:	File Name:
Approved By:	Date: 2007

**Terracon**  
5463 W Waters Ave  
Tampa, FL 33634

2007 AERIAL PHOTOGRAPH  
Proposed Seffner Multi Family  
5425 Mobile Villa Drive  
Seffner, FL 33584

Appendix
<b>C</b>



0 Feet                      500                      1000                      2000

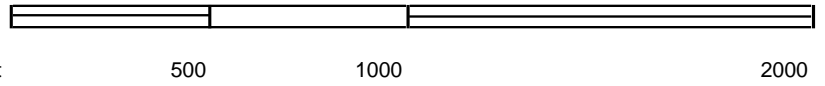
Project Manager:	Project No: H4227383
Drawn By:	Scale: As Shown
Checked By:	File Name:
Approved By:	Date: 1999

5463 W Waters Ave  
 Tampa, FL 33634

1999 AERIAL PHOTOGRAPH  
 Proposed Seffner Multi Family  
 5425 Mobile Villa Drive  
 Seffner, FL 33584

Appendix
C





Project Manager:	Project No: H4227383	 5463 W Waters Ave Tampa, FL 33634	1995 AERIAL PHOTOGRAPH	Appendix
Drawn By:	Scale: As Shown		Proposed Seffner Multi Family	C
Checked By:	File Name:		5425 Mobile Villa Drive	
Approved By:	Date: 1995		Seffner, FL 33584	



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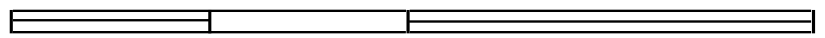
2000

Project Manager:	Project No: H4227383
Drawn By:	Scale: As Shown
Checked By:	File Name:
Approved By:	Date: 1991

5463 W Waters Ave  
 Tampa, FL 33634

1991 AERIAL PHOTOGRAPH  
 Proposed Seffner Multi Family  
 5425 Mobile Villa Drive  
 Seffner, FL 33584

Appendix
C



0 Feet

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1000

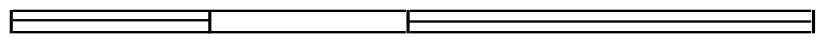
2000

Project Manager:	Project No: H4227383
Drawn By:	Scale: As Shown
Checked By:	File Name:
Approved By:	Date: 1984

**Terracon**  
 5463 W Waters Ave  
 Tampa, FL 33634

1984 AERIAL PHOTOGRAPH  
 Proposed Seffner Multi Family  
 5425 Mobile Villa Drive  
 Seffner, FL 33584

Appendix
<b>C</b>



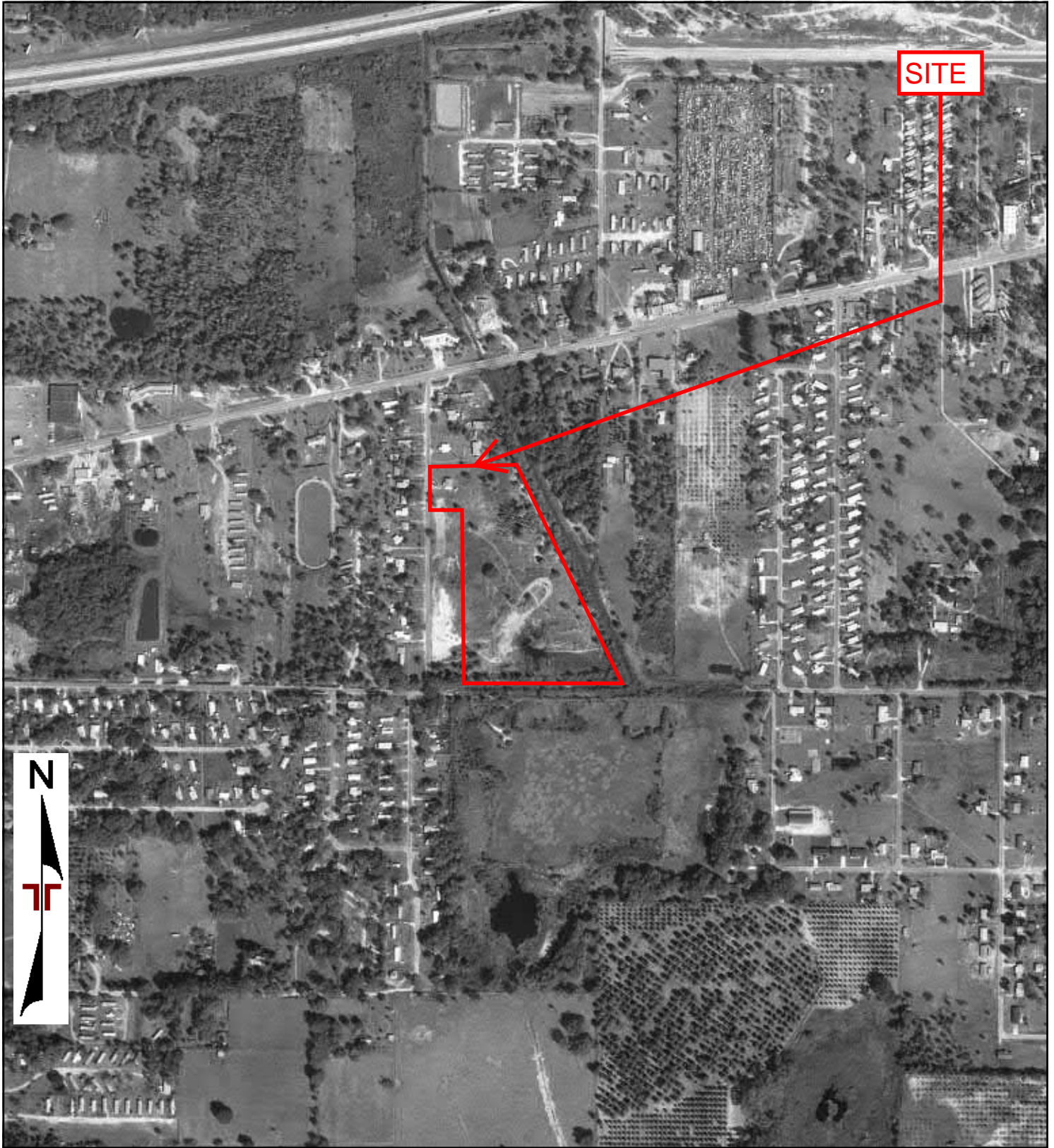
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Project Manager:	Project No: H4227383
Drawn By:	Scale: As Shown
Checked By:	File Name:
Approved By:	Date: 1980

  
 5463 W Waters Ave  
 Tampa, FL 33634

1980 AERIAL PHOTOGRAPH
Proposed Seffner Multi Family 5425 Mobile Villa Drive Seffner, FL 33584

Appendix
C



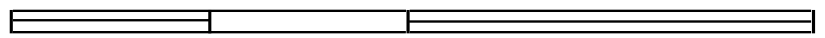
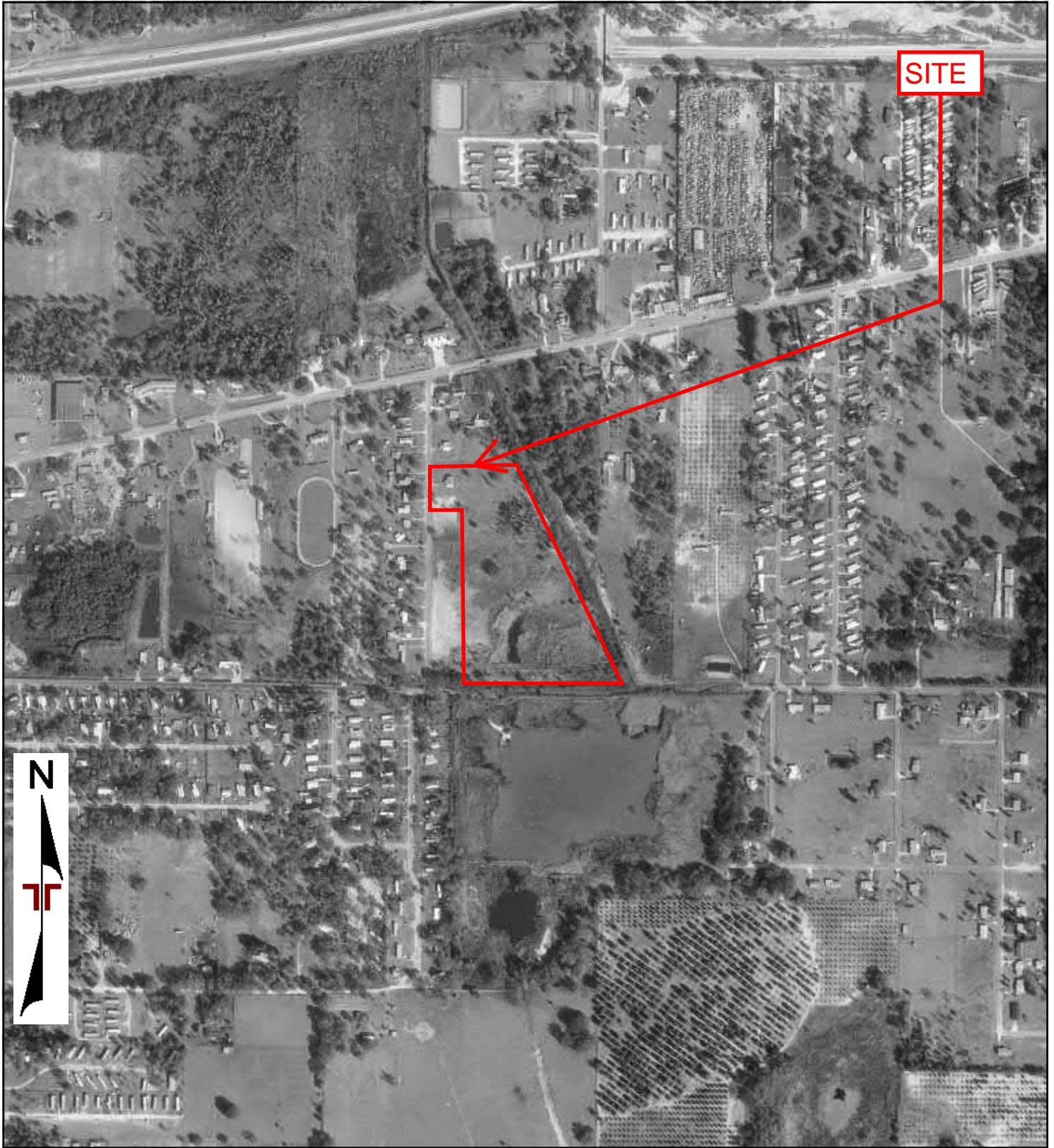
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Project Manager:	Project No: H4227383
Drawn By:	Scale: As Shown
Checked By:	File Name:
Approved By:	Date: 1975

  
 5463 W Waters Ave  
 Tampa, FL 33634

1975 AERIAL PHOTOGRAPH  
 Proposed Seffner Multi Family  
 5425 Mobile Villa Drive  
 Seffner, FL 33584

Appendix
C



0 Feet

500

1000

2000

Project Manager:	Project No: H4227383
Drawn By:	Scale: As Shown
Checked By:	File Name:
Approved By:	Date: 1973

**Terracon**  
5463 W Waters Ave  
Tampa, FL 33634

1973 AERIAL PHOTOGRAPH  
Proposed Seffner Multi Family  
5425 Mobile Villa Drive  
Seffner, FL 33584

Appendix
<b>C</b>



0 Feet

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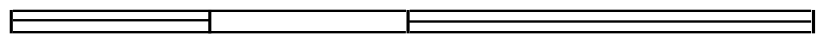
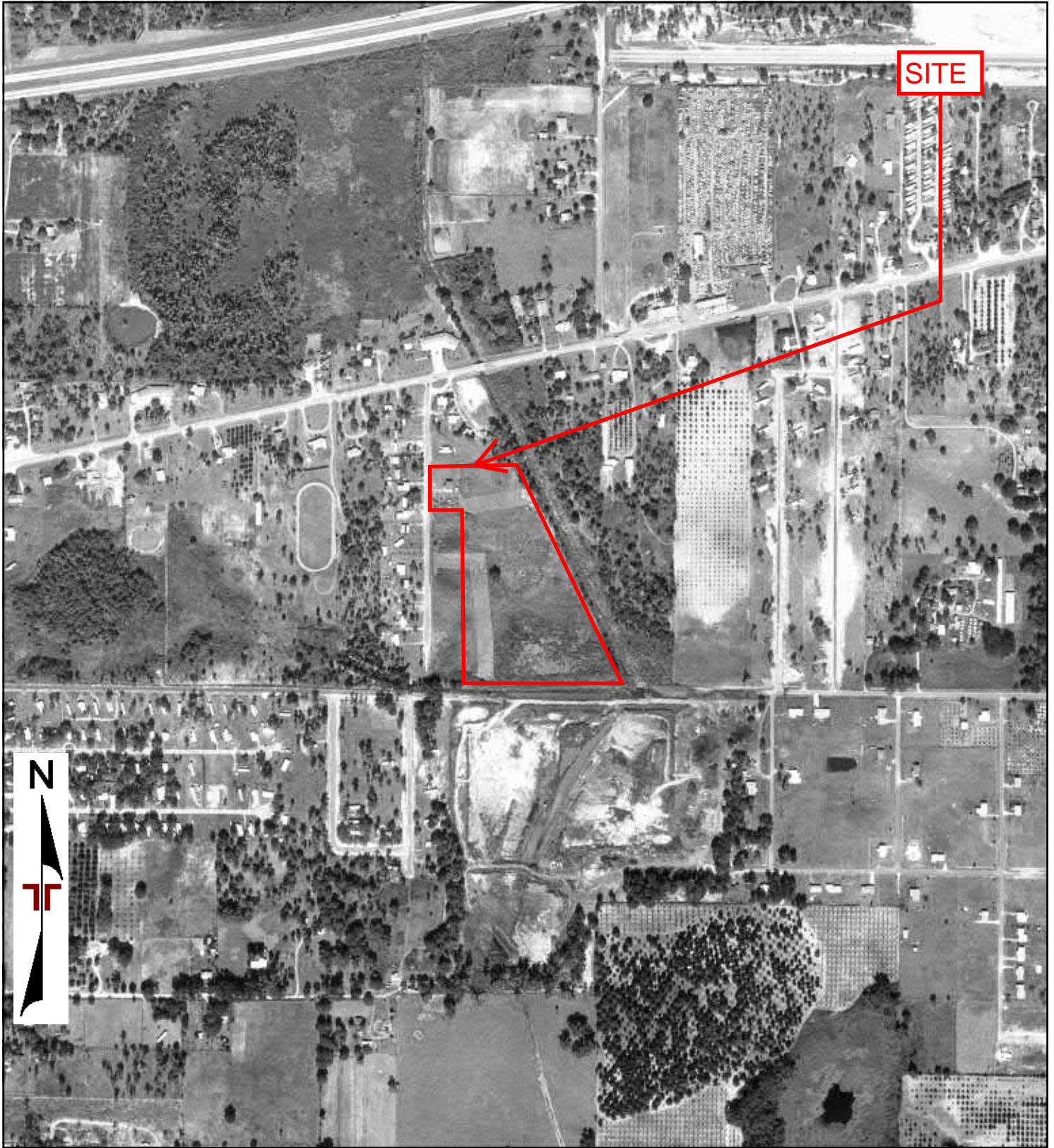
2000

Project Manager:	Project No: H4227383
Drawn By:	Scale: As Shown
Checked By:	File Name:
Approved By:	Date: 1969

**Terracon**  
5463 W Waters Ave  
Tampa, FL 33634

1969 AERIAL PHOTOGRAPH  
Proposed Seffner Multi Family  
5425 Mobile Villa Drive  
Seffner, FL 33584

Appendix
<b>C</b>



0 Feet

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2000

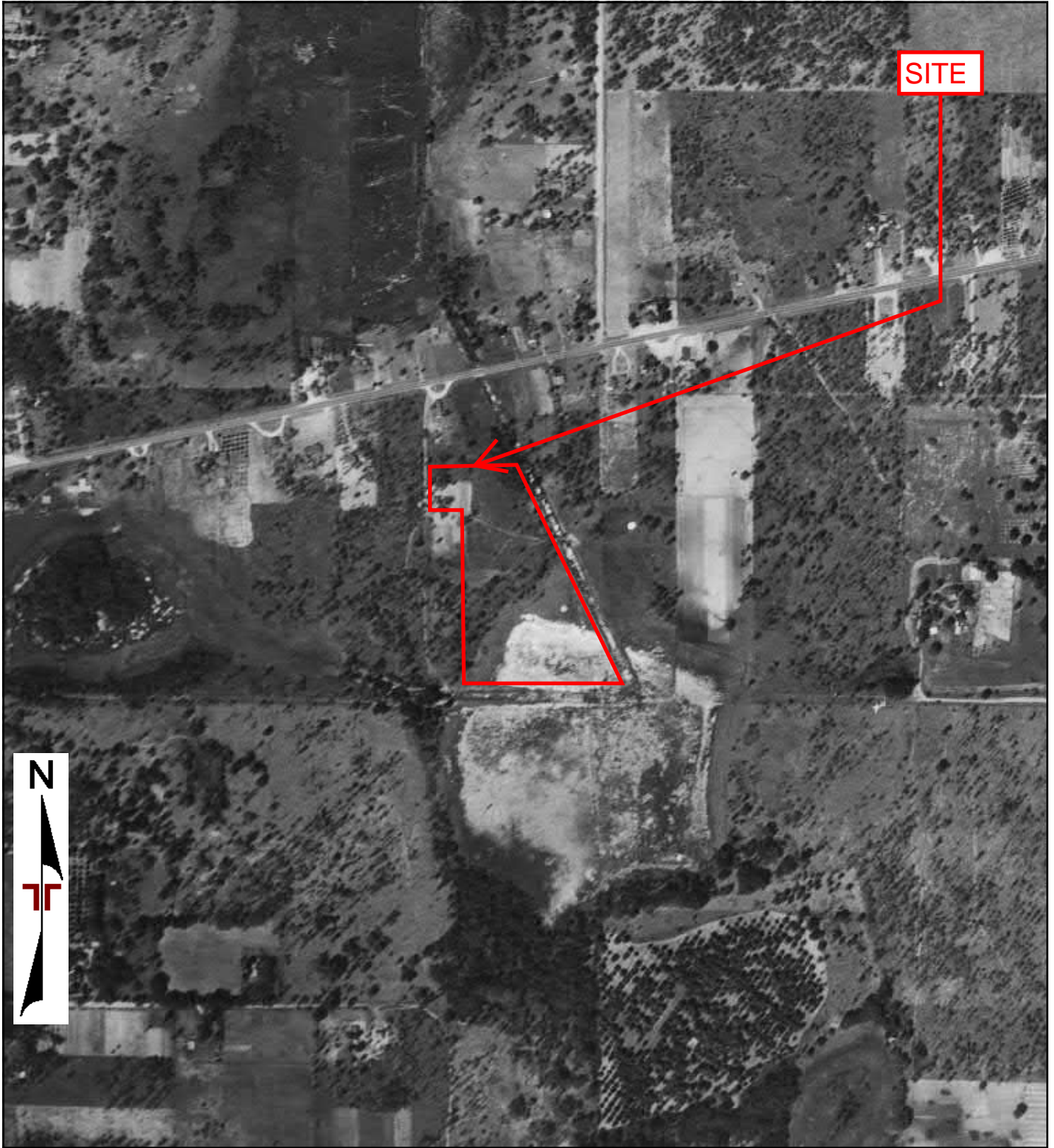
Project Manager:	Project No: H4227383
Drawn By:	Scale: As Shown
Checked By:	File Name:
Approved By:	Date: 1965

5463 W Waters Ave  
 Tampa, FL 33634

1965 AERIAL PHOTOGRAPH  
 Proposed Seffner Multi Family  
 5425 Mobile Villa Drive  
 Seffner, FL 33584

Appendix
C





0 Feet                      500                      1000                      2000

Project Manager:	Project No: H4227383
Drawn By:	Scale: As Shown
Checked By:	File Name:
Approved By:	Date: 1952

  
 5463 W Waters Ave  
 Tampa, FL 33634

1952 AERIAL PHOTOGRAPH  
 Proposed Seffner Multi Family  
 5425 Mobile Villa Drive  
 Seffner, FL 33584

Appendix
C



0 Feet

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1000

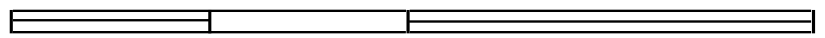
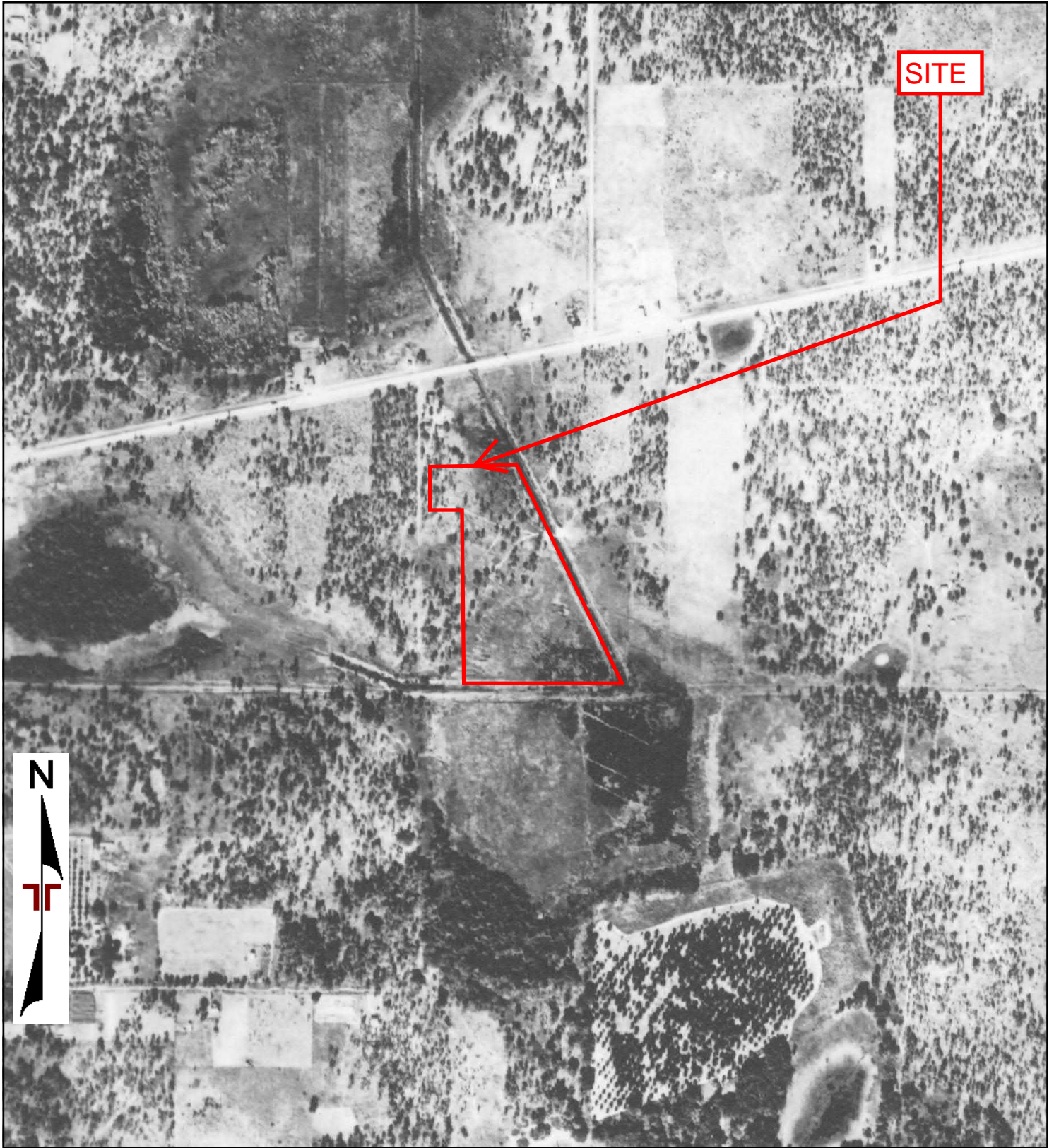
2000

Project Manager:	Project No: H4227383
Drawn By:	Scale: As Shown
Checked By:	File Name:
Approved By:	Date: 1948

**Terracon**  
5463 W Waters Ave  
Tampa, FL 33634

1948 AERIAL PHOTOGRAPH  
Proposed Seffner Multi Family  
5425 Mobile Villa Drive  
Seffner, FL 33584

Appendix
C



0 Feet

500

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2000

Project Manager:	Project No: H4227383
Drawn By:	Scale: As Shown
Checked By:	File Name:
Approved By:	Date: 1938

  
 5463 W Waters Ave  
 Tampa, FL 33634

1938 AERIAL PHOTOGRAPH  
 Proposed Seffner Multi Family  
 5425 Mobile Villa Drive  
 Seffner, FL 33584

Appendix
C

**Proposed Seffner Multi Family**

5425 Mobile Villa Drive  
Seffner, FL 33584

Inquiry Number: 7118573.5  
September 22, 2022

# The EDR-City Directory Image Report

## TABLE OF CONTENTS

### SECTION

Executive Summary

Findings

City Directory Images

*Thank you for your business.*

Please contact EDR at 1-800-352-0050  
with any questions or comments.

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## EXECUTIVE SUMMARY

### DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available city directory data at 5 year intervals.

### RECORD SOURCES

EDR's Digital Archive combines historical directory listings from sources such as Cole Information and Dun & Bradstreet. These standard sources of property information complement and enhance each other to provide a more comprehensive report.

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### RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

<u>Year</u>	<u>Target Street</u>	<u>Cross Street</u>	<u>Source</u>
2017	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	EDR Digital Archive
2014	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	EDR Digital Archive
2010	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	EDR Digital Archive
2005	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	EDR Digital Archive
2000	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	EDR Digital Archive
1995	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	EDR Digital Archive
1992	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	EDR Digital Archive

## FINDINGS

### TARGET PROPERTY STREET

5425 Mobile Villa Drive  
Seffner, FL 33584

<u>Year</u>	<u>CD Image</u>	<u>Source</u>
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### MOBILE VILLA DR

2017	pg A7	EDR Digital Archive
2014	pg A13	EDR Digital Archive
2010	pg A20	EDR Digital Archive
2005	pg A27	EDR Digital Archive
2000	pg A31	EDR Digital Archive
1992	pg A44	EDR Digital Archive

### MOBILE VLG DR

1995	pg A38	EDR Digital Archive
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## FINDINGS

### CROSS STREETS

<u>Year</u>	<u>CD Image</u>	<u>Source</u>
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### E OLD HILLSBOROUGH AVE

2017	pg. A2	EDR Digital Archive
2014	pg. A8	EDR Digital Archive
2010	pg. A14	EDR Digital Archive
2005	pg. A21	EDR Digital Archive
2000	pg. A28	EDR Digital Archive
1995	pg. A32	EDR Digital Archive
1992	pg. A39	EDR Digital Archive

### E US HIGHWAY 92

2017	pg. A4	EDR Digital Archive
2014	pg. A10	EDR Digital Archive
2010	pg. A16	EDR Digital Archive
2005	pg. A23	EDR Digital Archive
2000	pg. A29	EDR Digital Archive
1995	pg. A33	EDR Digital Archive
1992	pg. A40	EDR Digital Archive

### MOBILE VLA DR

1995	pg. A37	EDR Digital Archive
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## **City Directory Images**

**E OLD HILLSBOROUGH AVE 2017**

101	WILLIAMS, JAMES R
110	BERRY, DENVER
202	ALFONSO, JUANA P
230	MINSHEW, RONALD
310	WALDROP, JIMMY L
418	JOHNNY DOAN PLUMBING
419	IMERESE, ROBERT D
421	WALDROP, MATTHEW L
505	MOORE, VICTOR T
511	MOYER, MATTHEW G
607	DERENTHAL, WILLIAM T
804	DEBOBEN, MARK C
806	LOTT, BRUCE M
1163	OSTEEN, PHYLLIS E
1209	ADIR, ROBERT
1211	SIMMONS, MERIDA L
1212	LOTT, RONALD M
1302	WILCOX, PAUL D
1521	HARVEY, BEVERLY
11308	THOMPSON, RONNIE D
11314	KENNEL FOR CRITTERS TUCKER, VERNON J
11403	MINGLE, MIKE L
11405	PEREZ-JR, FELIX
11408	SIPENLY, CHAD R
11410	SQUIRES, WARREN H
11504	DRAPER, RICHARD E
11508	NEWELL, DAVID R
11526	BROWN, LORI
11528	BROWN, LORI M
11530	FRESE, GARRETT D
11601	MONROE, CRAIG L
11605	VAUGHN, FOY J
11606	FRESE, DAVID G
11607	AUSTIN, ANDREW S
11609	COX, LAWRENCE T
11611	COX ELECTRIC
11710	STEFFEN, ANGELA K
11713	EDWARDS, JOSEPH A
11714	STEFFEN, DIANA M
11715	CARLISLE, LARRY R
11727	LUGO, DESIREE
11731	KULLACK, NANCY L
11733	MAYER, DEBORAH W
11801	POLARITZ, CJ J
11802	FLOYD, BRIAN R
11804	LUCAS, DANIEL T
11812	LOPEZ, MICHELLE PIERCE, DANA M
11817	POPE, HELOISA

**E OLD HILLSBOROUGH AVE    2017    (Cont'd)**

11902 CHAVES, GENE  
11906 HANSEL, SARAH  
11908 TORRES, IVETTE  
11924 HAYNES, BRIAN P  
12002 KRUG, STEVE L  
12012 TAPLEY, JIMMIE T  
12015 MICKLER, PATRICIA E  
12018 WELLS, COREY A  
12021 ROBERTS, FRANKIE A  
12031 SMITH, LILA

## E US HIGHWAY 92

2017

203	JOYCE, LYNN B
205	SEFFNER EARLY CHILDHOOD CENTER
715	FOSTER INC KEN KEN FOSTER INC
769	SMITH, KIM L
901	SCHANZ, DAVID R
1223	MOYER EQUIPMENT LLC
1425	KELLYS HIDEAWAY
1545	LUDLUM, HAYRIYE G
1599	MERCIER, CARMELLE
1775	GULF COAST TREE CARE INC
10907	LABOR READY ROCK & ROLL EM
10909	BRITO, JONATTHAN FATHER & SON MOVING & STORAGE POWER SOURCE MARINE TRAMONTANO, DORIS
11016	DAHABRA, MARK EASTSIDE FEED ANIMAL & GARDEN SUPPLY
11017	BRISTOW, NENA BYNUM, BARBARA J CROWSON, MALVIN GRAY, DAVID R HANEY, JOHN M HANEY, JOHN R KINCER, ANTHONY LOVETT, WILLIAM OULETTE, PHILLIPPE A ULBRIK, ASHLEY M WILLIAMS, BARBARA
11018	SCOREBOARD LOUNGE
11022	BAY AREA EASTSIDE FEED FARRINGTON LOCAL LOCKSMITH
11101	HITCHCOCK, DONALD F
11103	ACHIEVEMENT CENTER FOR EARLY LEARNIN
11104	CAMP KNOX MOTEL
11105	A LITTLE KIDS ACADEMY
11112	CHYLE, DAVID
11117	KEEL, CURTIS
11120	BROOKE MOTEL
11201	WORSHAM, DWIGHT L
11223	POWERTOWN LINE CONSTRUCTION
11225	EMERGENCY LOCKSMITH
11226	VASI & ASSOCIATES INC
11301	AMERICARE AMBULANCE AMERICARE HANDICAB INC
11302	PREMIUM AUTO COLLISION OF TAMPA CORP
11303	DAMO COMMUNICATIONS LLC
11305	COASTAL MART

## E US HIGHWAY 92

2017

(Cont'd)

11305 SEFFNER CITGO  
 11309 M G INDUSTRIAL ENGINES INC  
 11318 SHIVER AIR OF BRANDON  
 11324 TRADEMARK METALS RECYCLING  
 11409 VALDEZ, BRIANNA  
 11416 BASS, JACQUELINE  
 BECK, ALEXANDRA I  
 BUTLER, KAYLA  
 CLARK, KERRI  
 DELGADO, CARLOS  
 DOLLAR, DUSTIN J  
 HILL, DEON B  
 KING, LISA  
 KLAASSEN, KEITH  
 MARCANO, JONINA  
 MORALES, ARTURO  
 SMITH, LISA  
 SMITH, SCOTT  
 THRAILKILL, BRITTANIE  
 VOYER, LAWRENCE P  
 WOODBY, ANNA  
 11504 SUAREZ, MARIA E  
 11507 E & L MOTEL  
 SUITES MOTEL  
 11508 BAYLISS, WILLIAM C  
 11520 BULLARD, MARY A  
 COOLEY, BRYAN  
 COX, BRIAN  
 COX, SPRYNG  
 CUNNINGHAM, MARY  
 EDOUARD, JAMEILA  
 EVERING, JAMES  
 FICARA, KENNETH J  
 GERMANO, JONATHAN F  
 GROOMS, JESSIE  
 HERRINGTON, KIMBERLY  
 HOLMES, RONDA  
 ILLISCAVITCH, JEFFREY J  
 IRBY, ROBERTA A  
 JOHNSON, MYRA  
 LACY, TYRONE  
 LEWIS, DONALD M  
 LOWERY, SHIRLEY  
 MELENDEZ-ALICEA, JOANIE M  
 MUGRAGE, TEDDY L  
 RIVERS, BERNADETTE  
 ROMAN, SAMUEL  
 SLOAN, TINA  
 SOLIS, RICARDO J  
 SPIVEY, MICHELLE

## E US HIGHWAY 92

2017

(Cont'd)

11520 STRICKLAND, THOMAS J  
SUDDUTH, MARY

11521 SEFFNER TIRES

11540 CERTEGY  
DATA  
RENTACENTER  
ROOMS TO GO

11605 FIRST FREE WILL BAPTIST CHURCH  
SEFFNER CHRISTIAN ACADEMY

11705 HARDEES

11708 DENTMON W E CONSTRUCTION INC

11710 RCS ELLIS PLUMBING INC

11716 MORALES, SUSAN M

11717 MANGO SELF STORAGE

11719 PRECISION COLLISION & AUTO  
REGENCY TRUST CORP

11722 RIEBOW, MATTHEW M

11730 ALDERMAN, STEVE R  
BAKER, RACHEL  
CAREY, RYAN  
COLLAZO, ANA  
FRYE, DIANN  
KIRK, MICHAEL  
LECKEY, TERRY W  
LOPEZ, MARIA V  
MAZZARELLA, JENIFER  
RANGE, LAVONNA  
RIEBOW, BETHANY  
ZASO, JAMIE

11801 KENNEDY HILL PUB

11808 ATARI AUTO SALES

11809 ATARI AUTO SALES

11816 J B AUTOMOTIVE

11817 SOUTHWIND TRANSPORTATION

11825 MIS GINNYS INC

12000 ARMWOOD HIGH

12021 MARTHAS DINER

12023 YOUR TOBACCO CHOICE INC

12027 TKC CUSTOM CUTS

12029 EXCELLENCE ORGANIC NAILS

**MOBILE VILLA DR 2017**

5401	BAIRD, JACQUELINE O
5403	PATTEE, WILLIAM
5405	MULLINS, AMBER
5406	PRIESTLY, JOHN
5408	OSBORNE, GUY J
5409	SLATER, DANNE L
5412	CAROWAY, FRANK E
5414	BRYSON, WESLEY W
5416	DEMERIA, GABRIEL V
5417	ADAMS, RICHARD L
5419	JULES, EDLENE
5420	DAVIS, JANICE M
5421	PEREZ, ROBERTO
5424	SCOTT, TYLER
5428	ZAVALETA, ARMANDO
5430	VARGAS, CARLOS S
5431	DEZABALETA, TERESA N
5432	VICKERS, JOHNNY
5434	GLADKY, DIANNE M
5435	WORRELL, CATHERINE
5438	ORNDORFF, PATRICIA A

**E OLD HILLSBOROUGH AVE 2014**

101 WILLIAMS, JAMES R  
110 COOKE, COLLEEN  
202 FELICIANO, ALFONSO  
203 JOHN, R  
230 MINSHEW, RONALD  
310 WALDROP, JIMMY L  
418 DOAN PLUMBING INC  
JOHNNY DOAN PLUMBING CO  
419 OCCUPANT UNKNOWN,  
421 WALDROP, MATTHEW L  
505 OCCUPANT UNKNOWN,  
511 MOYER, STACI S  
607 DERENTHAL, WILLIAM T  
806 LOTT, BRUCE M  
910 LEE, BRYON F  
1163 OSTEEN, PHYLLIS E  
1207 QUEEN, KAREN B  
1209 CHACKO, SUNIL M  
1211 SIMMONS, MERIDA L  
1212 OCCUPANT UNKNOWN,  
1302 JAMES, DAVID A  
1305 OCCUPANT UNKNOWN,  
11308 THOMPSON, RONNIE D  
11314 KENNEL FOR CRITTERS  
TUCKER, VERNON J  
11403 MINGLE, MIKE L  
11405 PEREZ, FELIX E  
11408 JEFFERS, JAMES D  
11410 SQUIRES, WARREN H  
11504 DRAPER, THOMAS  
11508 CATES, KAROL  
11524 FRESE, GARRETT D  
11526 BROWN, LORI  
11528 OCCUPANT UNKNOWN,  
11601 MONROE, CRAIG L  
11605 VAUGHN, FOY J  
11606 FRESE, DAVID G  
11607 AUSTIN, ANDREW S  
11609 BURNS, WINIFRED E  
11611 COX ELECTRIC  
11710 STEFFEN, ANGELA K  
11711 OCCUPANT UNKNOWN,  
11713 OCCUPANT UNKNOWN,  
11714 STEFFEN, DIANA M  
11715 CARLISLE, LARRY  
11727 LUGO, DESIREE  
11729 RICKMAN, B E  
11731 CARTER, ELIZA  
11733 MAYER, DEBORAH W  
11801 WALKER, RICHARD T



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✓

**E OLD HILLSBOROUGH AVE    2014    (Cont'd)**

11804 OCCUPANT UNKNOWN,  
11806 OCCUPANT UNKNOWN,  
11812 ANTHONY, JOAN  
11817 OCCUPANT UNKNOWN,  
11902 BARRIENTOS, CARLOS  
11906 PEREZ, MICHAEL  
11908 AMATO, BRENDA  
11924 ELLIS, CHRISTIE  
12002 KRUG, STEVE L  
12011 WALKER, TIMOTHY A  
12012 TAPLEY, JIMMIE T  
12015 MICKLER, PATRICIA E  
12018 WELLS, RANDALL W  
12021 ROBERTS, FRANKIE A  
12031 SMITH, LILA

## E US HIGHWAY 92

2014

203	JOYCE, LYNN B
505	OCCUPANT UNKNOWN,
509	OCCUPANT UNKNOWN,
901	SCHANZ, DAVID R
915	OCCUPANT UNKNOWN,
1022	CAMPBELL, DELMER
1223	MOYER EQUIPMENT LLC
1425	KELLYS HIDEAWAY BAR
1501	SMITH, MELBOURNE E
1545	LUDLUM, HAYRIYE G
1599	MERCIER, CARMELLE
10829	HOODS TOWING
10831	BEVERAGE ISLAND
10907	MDT PERSONNEL
10909	FATHER & SON MOVING & STORAGE
	LEUTHOLD, REBECCA
	POWER SOURCE MARINE
	WEEDMAN, CARL L
10922	MINNAR, VANESSA
11007	OCCUPANT UNKNOWN,
11011	OCCUPANT UNKNOWN,
11012	WRAY, JAMES
11016	DAHABRA, MARK
	EASTSIDE FEED ANIMAL & GARDEN SUPPLY
11017	CHILDERS, KENNETH R
	HAMILTON, DAWN R
	HANEY, JOHN M
	KINCER, ASHLEY
	KINYON, AMBER
	OULETTE, BONNIE M
	PARMER, TIFFANY
11018	SCOREBOARD LOUNGE
11022	BAY AREA POP CORN
11101	HITCHCOCK, DONALD F
11103	BIEL, ERIC J
	WARWICK, JUSTIN W
11104	CAMP KNOX MOTEL
11105	A LITTLE KIDS ACADEMY
11117	KEEL, CURTIS
11120	BROOKE MOTEL
11201	GAME GEAR
	WORSHAM, DWIGHT L
11223	POWERTOWN LINE CONSTRUCTION
11225	EMERGENCY LOCKSMITH
11226	VASI & ASSOCIATES INC
11301	AMERICARE AMBULANCE
11302	MISER AUTOMOTIVE
11305	COASTAL MART
11309	MG INDUSTRIAL ENGINES INC
11318	SHIVER AIR OF BRANDON

## E US HIGHWAY 92

2014

(Cont'd)

Target Street	Cross Street	Source
-	✓	EDR Digital Archive
<b>E US HIGHWAY 92      2014      (Cont'd)</b>		
11324	ONE STEEL RECYCLING	
11325	CLIFFS HIDDEN TREASURES	
11409	VALDEZ, BRIANNA	
11416	BANEY, THOMAS	
	COLE, ALBERT	
	FLORES, ERIN M	
	GARRETT, DALE	
	KING, LISA	
	MANNING, RICKY	
	MENDOZA, AMBER	
	MORALES, ARTURO	
	MORGAN, CANDACE	
	REITINGER, STEVEN	
	ROEHSNER, RITA	
	YOFFEE, LATISHA E	
11418	OCCUPANT UNKNOWN,	
11420	HIGHWAY 92 AUCTION	
11504	CASTANEDA, DEBORA	
11506	GONZALES, RAYMOND	
11507	E & L MOTEL	
	SUITES MOTEL	
11508	BAYLISS, WILLIAM C	
11514	DAWSON, WALLACE E	
11517	OCCUPANT UNKNOWN,	
11520	BEAN, SCOTT	
	BILANCIONE, SHAWNA B	
	CAPE, MICHAEL S	
	CHESSER, CHRISTOPHER M	
	DEROUSSE, HONEY	
	EDWARDS, PLEAZ	
	EVERING, JAMES	
	FRENCH, JOHN	
	GERMANO, JONATHAN F	
	ILLISCAVITCH, JEFFREY J	
	MARESCA, STEPHEN C	
	MCEACHERN, JAMES A	
	MUGRAGE, TEDDY L	
	MUNIZ, JUANA	
	SCOTT, REBECCA	
	SPIVEY, MICHELLE	
	VELEZ, MIGUEL A	
	WRUBEL, AMANDA C	
11521	SEFFNER TIRES	
11524	JAVONNI INC	
11534	MULCAHY & ASSOCIATES INC	
11540	DATA	
	RENTACENTER	
	ROOMS TO GO	
11558	JAY & R WHOLESALE EXCHANGE	
11708	DENTMON W E CONSTRUCTION INC	

**E US HIGHWAY 92****2014****(Cont'd)**

11708 NEXT LEVEL TURF MANAGEMENT  
11710 ELLIS PLUMBING INC  
11715 PADEN, JOHN M  
11716 CROSBY, JACOB D  
11717 MANGO MINI STORAGE  
11719 REGENCY TRUST CORP  
11722 RIEBOW, MATTHEW M  
11730 BARRATT, CHARLES C  
BONILLA, ANGEL V  
BRITTO, GISELA  
GALANOS, KRISTIN A  
GUILLEN, PHILLIP S  
HOLLEMAN, CHELSEA  
LECKEY, TERRY W  
MINASSIAN, JOHN R  
RUMPF, JULIE  
TORBITT, JAMES R  
11801 KENNEDY HILL PUB  
11808 ATARI AUTO SALES  
11816 RB SOD SERVCIE INC  
11825 MIS GINNYS INC  
12000 ARMWOOD HIGH SCHOOL  
12007 WRIGHT, RICHARD W  
12019 BURNETTS RESTAURANT  
12023 YOUR TOBACCO CHOICE INC  
12027 TKC CUSTOM CUTS

**MOBILE VILLA DR 2014**

5401	BAIRD, JACKIE D
5402	CAVE, VIRGINIA N
5405	MULLINS, AMBER
5406	PRIESTLY, JOHN
5407	WELLS, WILLIS W
5408	OSBORNE, GUY J
5409	SLATER, DANNE L
5412	CAROWAY, FRANK E
5414	BRYSON, WESLEY W
5415	HUDNALL, NANCY J
5417	OCCUPANT UNKNOWN,
5418	DEMERIA, GABRIEL V
5419	SNYDER, KEVIN C
5420	DAVIS, JANICE M
	PATTEE, WILLIAM J
	WOERNER, AMBER M
5421	CANNON, CECIL
5422	WELLS, JOHN L
5424	KNIGHT, ROBERT G
5426	OCCUPANT UNKNOWN,
5428	VENEGAS, ARMANDO Z
5430	VARGAS, CARLOS S
5431	SASSER, ELNORA
5432	OCCUPANT UNKNOWN,
5434	LAKIN, DAVID R
5435	OCCUPANT UNKNOWN,
5436	OCCUPANT UNKNOWN,
5438	KEEL, CURTIS A

**E OLD HILLSBOROUGH AVE 2010**

101 WILLIAMS, REBECCA S  
110 CROOKSTON, JEANINE  
203 JOHN, R  
230 MINSHEW, RONALD  
310 WALDROP, TOMMY L  
315 LOPEZ EXCEPTIONAL STUDENT CTR  
418 DOAN PLUMBING INC  
419 BARRETT, TANYA C  
421 WALDROP, MATTHEW L  
505 MOORE, VICTOR T  
511 BOERNER, BRADLEY  
607 DERENTHAL, WILLIAM T  
804 LOTT, TERESA L  
806 LOTT, BRUCE M  
910 LEE, BRYON F  
1163 OSTEEN, PHYLLIS E  
1207 ESPINOZA, ALBERTO  
1209 ESINOZA, BALTAZAR  
1211 SIMMONS, DOROTHY M  
1212 LOTT, RONALD M  
1302 JAMES, DAVID A  
1305 OCCUPANT UNKNOWN,  
11308 STEPHENSON, THOMAS R  
11314 KENNEL FOR CRITTERS  
TUCKER, VERNON J  
11403 MINGLE, MIKE L  
11405 APPRAISAL ONE  
PEREZ, FELIX E  
11408 JEFFERS, JAMES D  
11410 MEETZE, MITCHELL  
11504 DRAPER, RICHARD E  
11508 NEWELL, DAVID R  
11524 FRESE, GARRETT D  
11526 RICHARDSON, WILLA D  
11601 MONROE, CRAIG L  
11605 VAUGHN, FOY J  
11606 FRESE, DAVID G  
11607 AUSTIN, ANDREW S  
11609 OCCUPANT UNKNOWN,  
11611 COX ELECTRIC  
11710 OCCUPANT UNKNOWN,  
11711 OCCUPANT UNKNOWN,  
11713 CARLISLE, EDWARD F  
11714 STEFFEN, DIANA M  
11715 CARLISLE, LARRY R  
11727 LOWE, CHARLES B  
11729 RICKMAN, B E  
11731 OCCUPANT UNKNOWN,  
11733 OCCUPANT UNKNOWN,  
11801 POLLOCK, ROBERT J

**E OLD HILLSBOROUGH AVE    2010    (Cont'd)**

11802 OCCUPANT UNKNOWN,  
11804 OCCUPANT UNKNOWN,  
11806 OCCUPANT UNKNOWN,  
11812 MORGAN, RICHARD  
      NULL, HALLIE C  
11814 STACIO, JERRY  
11817 OCCUPANT UNKNOWN,  
11902 OCCUPANT UNKNOWN,  
11906 OCCUPANT UNKNOWN,  
11924 HAYNES, BRIAN P  
12002 KRUG, STEVE L  
12011 WALKER, TIMOTHY A  
12012 TAPLEY, JIMMIE T  
12015 MICKLER, PATRICIA R  
12018 WELLS, XANDER  
12021 ROBERTS, FRANKIE A  
12031 SMITH, LILA

**E US HIGHWAY 92 2010**

102 TOUCH DOWN 6  
 203 JOYCE, LYNN B  
 205 BADGER, SHELIA M  
 509 OCCUPANT UNKNOWN,  
 529 J K ENTERPRISES  
 711 A CARING TOUCH WELLNESS CTR  
 715 SECURE HEALTH BENEFITS INC  
 729 ALAN MOYER EQUIPMENT  
 DAVID SCHANZ USED EQUIPMENT  
 769 CLIFFORD, NANCI L  
 901 SCHANZ, DAVID R  
 915 OCCUPANT UNKNOWN,  
 1009 BUTLER, M  
 1425 KELLYS HIDEAWAY  
 1501 NASH, ADELINA U  
 STRIEGEL, SCOTT M  
 1545 LUDLUM, HAYRIYE G  
 1599 BROWN, DAVID C  
 1615 OCCUPANT UNKNOWN,  
 1708 BAILEY, M  
 10717 SEFFNER WELDING & FABRICATION  
 10824 KRAZY CUBAN CAFE  
 10831 BEVERAGE ISLAND  
 10907 BP STATION  
 GLOBAL WIRELESS SOLUTIONS  
 10909 MUFF, CHARLIE  
 POWER PLAY MARINE SVC  
 POWER SOURCE MARINE INC  
 10915 TOP GUN TREE SVC  
 10922 MORGAN, TOMMY  
 10927 MARITIME BOAT CTR INC  
 11007 OCCUPANT UNKNOWN,  
 11011 OCCUPANT UNKNOWN,  
 11012 PARKER, ANNETE  
 11016 DAHABRA, MARK  
 EASTSIDE FEED ANIMAL & GARDEN  
 11017 COOPER, R  
 HANEY, JOHN R  
 OULETTE, PHILLIPPE A  
 WILD, JESSICA Y  
 11018 SCOREBOARD LOUNGE  
 11022 BAY AREA POPCORN  
 11101 HITCHCOCK, HECTOR  
 11103 BIEL, ERIC J  
 KINNEY, SANDRA  
 WARWICK, JUSTIN W  
 11104 CAMP KNOX MOTEL  
 11105 A LITTLE KIDS ACADEMY  
 11110 SPIVEY UTILITY CONSTRUCTION  
 11117 ORNDORFF, TERRY



## E US HIGHWAY 92

2010

(Cont'd)

11120	BROOK MOTEL UHAUL CO
11201	WORSHAM, DWIGHT L
11223	ROBERTSON ELECTRICAL SVC INC
11226	VASI & ASSOC INC
11301	AMERICARE AMBULANCE SVC AMERICARE HANDICAB
11302	MISER AUTOMOTIVE
11303	D O CREASMAN ELECTRONICS INC
11305	CITGO FOOD MART
11309	M G INDL ENGINES INC
11314	SLUSMEYERS TIRE CITY
11318	SHIVER AIR OF BRANDON
11324	INTERSTATE RECYCLING
11409	HORNER, ERIC M
11416	BUMGARNER, DIANE CABRERA, FELIPE CURCI, RICHARD DEMARCO, RENEE DOYD, KARLA ESPINDOLA, VERENICE GONZALEZ, LOUIS HATHAWAY, JACQUELINE HERNANDEZ, MARTIN MARTINEZ, GUILLERMO MORALES, ARTURO PASHEEK, ALICIA PEREZ, JULIAN PREST, PETER RIDPATH, SHERRIE SCHAEFER, CATHERINE M VASQUES, JOSE
11418	OCCUPANT UNKNOWN,
11501	B & W 92 SPEEDY WASH
11504	ALDRIDGE, TERRY O
11507	SUITES
11508	BAYLISS, WILLIAM C
11510	OCCUPANT UNKNOWN,
11514	DAWSON, WALLACE E
11515	OCCUPANT UNKNOWN,
11517	SHEPPARD, WILLIAM S
11520	BRANSTETTER, LISA A BROWNWOOD, MICHAEL J COMBS, ZANADU COOKE, CINDY COTTS, BERNICE CRISWELL, NAOMI M DELGADO, DANIEL EDWARDS, CYNTHIA GREEN, JAMIE

## E US HIGHWAY 92

2010

(Cont'd)

Target Street	Cross Street	Source
-	✓	EDR Digital Archive
<b>E US HIGHWAY 92      2010      (Cont'd)</b>		
11520	HEISER, MARY HOLMES, RONDA JUNIPER, GENE KELLY, WILLIAM J LEWIS, ALPHEUS MUGRAGE, TEDDY L MUNIZ, ADRIANA MUNOZ-LEON, MARTIN NORRIS, DAVID J PRUITTE, STACY RIVERA, AMANDA SCOTT, LARRY W SMITH, DAVID C SMITH, EDDIE STRAIN, PATRICK M WILLIAMS, ANTHONY	
11524	A INSURANCE DIRECT MANHATTAN MORTGAGE	
11534	MULCAHY & ASSOC INC	
11540	ROOMS TO GO INC	
11605	FIRST FREE WILL BAPTIST CHURCH SEFFNER CHRISTIAN ACADEMY	
11705	HARDEES	
11708	USA STORE SVC W E DENTMON CONSTRUCTION INC	
11710	SEFFNER PREMIER HEALTHCARE PA SHUKLA, JITENDRA C	
11713	A SPICER TERRAZZO MARBLE TILE	
11715	PADEN, JOHN M	
11716	BENNETT, BETTY CROSBY, JACOB D ROSE, BETTY J	
11717	MANGO MINI STORAGE	
11719	PRECISION COLLISION & AUTO	
11722	RIEBOW, MATTHEW M	
11730	BARRATT, CHARLES C DANFORD, PATRICK R MARVEL, KRISTINAH MAZZARELLA-OGLE, JENIFER MCDONALD, JASON MICHAELS, EDWARD H STANBURY, DORIS R VEGA, KIMBERLY	
11801	KENNEDY HILL PUB	
11808	BARGO AUTO SALES INC	
11816	R B SOD SVC	
11817	A & L UNDERGROUND INC SONNYS TREE SVC	
12000	ARMWOOD HIGH SCHOOL EASTERN REGION ADULT SCHOOL	

**E US HIGHWAY 92**

**2010**

**(Cont'd)**

12007 WRIGHT, RICHARD W  
12019 WINDHAMS FAMILY RESTAURANT

**MOBILE VILLA DR 2010**

5401	BAIRD, JACKIE D
5402	SNYDER, JERRY M
5403	BROCKLEHURST, EDWARD E
5405	MULLINS, RICHARD L
5406	PRIESTLY, JOHN
5407	WELLS, WILLIS
5408	VALLADARES, JUAN R
5409	SLATER, DANNE L
5412	CAROWAY, FRANK E
5414	BRYSON, WESLEY W
5415	HUDNALL, NANCY J
5416	OCCUPANT UNKNOWN,
5417	ADAMS, DUANE
5418	DEMERIA, GABRIEL V
5419	STEPHENS, PATRICIA
5420	DAVIS, ROGER L
5421	CANNON, CECIL
5422	WELLS, JOHN L
5424	KNIGHT, MICHAEL B
5426	OCCUPANT UNKNOWN,
5428	OCCUPANT UNKNOWN,
5430	VARGAS, CARLOS S
5431	OCCUPANT UNKNOWN,
5435	OCCUPANT UNKNOWN,
5436	THOMAS, BARBARA H
5438	ORNDORFF, PATRICIA A

**E OLD HILLSBOROUGH AVE 2005**

101 WILLIAMS, REBECCA S  
110 OCCUPANT UNKNOWN,  
202 KIMBLE, PAUL A  
203 HIRTH, IVY  
230 MINSHEW, RONALD  
310 WALDROP, TOMMY L  
418 JOHNNY DOAN PLUMBING CO INC  
419 NICHOLSON, SCOTT R  
505 MOORE, VICTOR T  
511 EVANS, NELL  
607 DERENTHAL, WILLIAM T  
804 LOTT, TERESA L  
806 LOTT, MIKE  
MICHAEL LOTT FARM  
1209 KAZBOUR, IBRAHIM  
1211 SIMMONS, CLIFTON R  
1212 LOTT, RONALD M  
RONALD LOTT  
1302 JAMES, DAVID A  
1305 OCCUPANT UNKNOWN,  
1525 VETS WHOLESALE NURSERY  
11308 THOMPSON, RONNIE D  
11314 TUCKER, VERNON M  
11403 MINGLE, MIKE L  
11405 JONES, MICHAEL C  
11408 JEFFERS, JAMES D  
11410 OCCUPANT UNKNOWN,  
11504 DRAPER, RICHARD E  
11506 FRESE, JOHN L  
11508 NEWELL, DAVID  
11524 RICHARDSON, WILLA D  
11525 FRESE, GARRETT  
11601 MONROE, CRAIG L  
11605 VAUGHN, FOY J  
11606 FRESE, DAVID G  
11607 DEHATE, ANNE G  
11609 BRANDENBUR, KEN  
11611 COX ELECTRIC  
11710 STEFFEN, DIANA M  
11713 OCCUPANT UNKNOWN,  
11714 OCCUPANT UNKNOWN,  
11715 OCCUPANT UNKNOWN,  
11727 GOUGH, JAMES L  
11729 OCCUPANT UNKNOWN,  
11731 OCCUPANT UNKNOWN,  
11733 OCCUPANT UNKNOWN,  
11801 POLLOCK, ROBERT J  
11802 RAINSBERGER, ROBERT E  
11804 SUMMERS, ORVAL L  
11806 MANLEY, ROBERT K

**E OLD HILLSBOROUGH AVE    2005    (Cont'd)**

11812 RICHARDS, AUTUMN  
11814 CARRION, RAYMOND  
          JOHNSON, MICHELLE D  
          LIEURANCE, REBECCA  
          MEJIAS, JESSICA  
11817 SMITH, SCOTT E  
11824 HAYNES, BRIAN K  
11902 OCCUPANT UNKNOWN,  
11906 RIVERA, EFRAIN  
11924 OCCUPANT UNKNOWN,  
12002 KRUG, STEVE  
12011 WALKER, TIMOTHY A  
12012 TAPLEY, JIMMIE T  
12015 REDWINE, JACK H  
12018 WELLS, JASON E  
12019 OCCUPANT UNKNOWN,  
12021 ROBERTS, FRANKIE A  
12031 SMITH, LILA

## E US HIGHWAY 92

2005

102	TOUCHDOWN
203	JOYCE, LYNN B
205	FLOWERS, JOHN A
502	HENDERSON, JOHN C
505	OCCUPANT UNKNOWN,
509	OCCUPANT UNKNOWN,
515	CONTRERAS, FRANCISCO
529	PHOENIX CONSTRUCTION
709	PIPARO, FRANCESCO
711	ZEGLINSKI, PATRICIA A
729	MOYER ALAN EQUIPMENT
769	OCCUPANT UNKNOWN,
801	MITCHELL, SHERRY
901	DAVID SCHANZ SCHANZ, DAVID R
1009	SMITH, BILLY H
1425	CUDA BAY TRUCKING INC FLORIDA LOUNGE ENTERPRISES INC KELLYS HIDEAWAY
1501	REINERS, RITA
1545	LUDLUM TILE INC LUDLUM, LESTER W
1599	BROWN, DAVID C
1708	BAILEY, M
1717	AL SPICER TERRAZZO MARBLE TILE GROUT
1775	OCCUPANT UNKNOWN,
9915	KING, KELLY W
10809	SHUKLA, JITENDRA C STAR MOTEL
10810	AGUILAR, EMILIANO
10824	FERNANDEZ, REX HOODS TOWING
10831	KIMS BEVERAGE CASTLE INC
10907	MEGHANA ENTERPRISES INC ROMAN, TALES SHELS & DEBS SALON INC SHELS AND DEBS SALON INC
10909	HAMILTON, DAWN R MUFF, CHARLIE SLUSMEYER, BOYCE E WEEDMAN, CARL
10913	POWER SOURCE MARINE INC
10915	BRUST, SCOTT G
10922	RITZ, DICKEY
10929	GUTHRIE, JOHN A
11005	OCCUPANT UNKNOWN,
11011	OCCUPANT UNKNOWN,
11016	EASTSIDE FEED ANIMAL & GARDEN SUPPLY TRAINA AUTO SALES
11017	DAVIS, MIKE

## E US HIGHWAY 92

2005

(Cont'd)

11017 HUNT, THAMES T  
LEPINE, HAROLD  
MILLER, ISSAC  
OULETTE, PHILLIPPE A  
RICH, FRANK  
TINSLEY, NETTIE E

11018 SCOREBOARD LOUNGE

11101 HITCHCOCK, HECTOR

11103 BIEL, ERIC J

11104 ANDREWS, ROBERT  
CAMP KNOX MOTEL  
SILVA, RICHARD W

11105 A LITTLE KIDS ACADEMY

11110 LIFT KING OF FLORIDA INC

11120 BROOK MOTEL  
FRECHETTE, LUCE  
HASENAUER, JOHN R  
SCHNITZLER, WILLIAM J  
STUEBER, SCOTT M  
WREN, JANET L

11201 WORSHAM, DWIGHT L

11223 ROBERTSON ELECTRICAL  
ROBERTSON ELECTRICAL SERVICES INC

11225 JR S AUTO BODY & PAINT SHOP

11301 AMERICARE AMBULANCE SERVICE INC

11303 D O CREASMAN ELECTRONICS INC

11305 COASTAL MART

11309 M G INDUSTRIAL ENGINES INC

11312 ZACCARIS AUTO REPAIR

11314 SLUSMEYERS TIRE CITY

11318 SHIVER AIR OF BRANDON

11324 INTERSTATE PARTS AND RECYCLING

11409 HORNER, ERIC

11416 ADAMS, SHELIA  
ASTUDILLO, ERASMO  
BURTON, JACKIE  
CABRERA, FELIPE  
DEWALD, MIKE  
GEIB, ALICIA  
GOMAR, VICKY  
HERNANDEZ, MARTIN  
KELLY, C  
KLUGE, GLORIA  
MARTINEZ, ARNULFO  
MAYWEATHER, F  
PADGETT, ROBERT H  
PEREZ, JULIAN  
PREST, PETER  
REITINGER, STEVEN  
ROBERTSON, SCOTT



## E US HIGHWAY 92

2005

(Cont'd)

11416 STEPP, LINDA D  
 THOMAS, RYAN  
 VALENTIN, MIGUEL A  
 VASQUES, JOSE  
 11418 OCCUPANT UNKNOWN,  
 11501 B & W 92 SPEEDY WASH  
 11504 ALDRIDGE, TERRY O  
 11508 COLLINS, MARTHA M  
 11510 OCCUPANT UNKNOWN,  
 11514 DAWSON, WALLACE E  
 11517 SHEPPARD, WILLIAM S  
 11518 OLIVERA, ANDRES A  
 11520 BAYER, RICHARD  
 CAMP, K  
 COOKE, CINDY  
 COTTS, BERNICE  
 DETAMORE, AMBER  
 EARNEST, BARNEY D  
 GANDY, MARGARET A  
 HINKLE, VICTORIA  
 IRBY, ROBERTA A  
 LASITER, JR  
 LEWIS, ALPHEUS  
 LOPEZ, PEDRO  
 LYONS, TOBY  
 MANN, MARY M  
 MARTIN, ROSS W  
 MESSER, RAY  
 MUGRAGE, TEDDY L  
 NELSON, HONEY  
 PRUYNE, LESTER W  
 SARGENT, SHELIA  
 SCHULTZ, CHARLENE  
 SCOTT, LARRY W  
 STRAIN, ROY  
 URQUHART, CLYDE H  
 WILLIAMS, ANTHONY  
 WILSON, SHANTEL  
 11521 OCCUPANT UNKNOWN,  
 11524 HIGHLINE MOTORS INC  
 MANHATTAN MORTGAGTE NATIONWIDE  
 MOTOTECH MINIS  
 11534 HOLDINGS LLC  
 MULCAHY & ASSOCIATES INC  
 11540 ORMOND ATLANTIC CORP  
 RETAIL MANAGEMENT SERVICES CORP  
 ROOMS TO GO  
 ROOMS TO GO CLEARANCE CENTER  
 ROOMSTOGO BEDS  
 RTG FURNITURE CORP

## E US HIGHWAY 92

2005

(Cont'd)

Target Street	Cross Street	Source
-	✓	EDR Digital Archive
<b>E US HIGHWAY 92      2005      (Cont'd)</b>		
11540	RTG OCALA CORP SEAMAN DEVELOPMENT CORP SOUTHEAST INDEPENDENT DELIVERY	
11558	DTM	
11605	FIRST FWB CHURCH SEFFNER CHRISTIAN ACADEMY	
11705	HARDEES	
11708	USA STORE SERVICES WE DENTMON CONSTRUCTION INC	
11710	APS LLC C C P ECONOLODGE SEFFNER PREMIER HEALTHCARE PA SHIVER AIR OF BRANDON SHUKLA, J STAR ONE ENTERPRISES	
11713	AL SPICER ROOF CLEANING ALL SPICER TERRAZZO MARBLE TILE GROU	
11715	COPYPRO INC OCCUPANT UNKNOWN,	
11716	BENNETT, ROBIN	
11717	MANGO MINI STORAGE	
11719	PRECISION COLLISION AND AUTO PAINTIN ZIMMERMANS PAINT & BODY SHOP	
11722	RIEBOW, MATTHEW M	
11730	BARRATT, CHARLES C BORDERS, TOM L CANTERO, GABRIEL CHANDLER, MICHAEL L CROSBY, JACOB D CROSSON, K DURAN, HERNAN D JUSTIN NORRIS ENTERPRISE INC LECKEY, JR MICHAELS, EDWARD PORLEY, JORGE E ROSE, KORY SANDERS, NICOLE SPENCER, R TEMPLE, VIRGINIA TUFTS, JOHN C	
11801	KENNEDY HILL PUB	
11808	BARGO AUTO SALES INC	
11809	C & F FREIGHTLINE C & F FREIGHTLINER	
11825	MIS GINNYS INC	
12000	ARMWOOD HIGH SCHOOL	
12007	WRIGHT, RICHARD W	
12019	WINDHAMS FAMILY RESTAURANT	
12025	AMANDA SMITH AGENCY	

**MOBILE VILLA DR****2005**

5401 BAIRD, JAMES E  
5402 SNYDER, JERRY M  
5403 BROCKLEHURST, EDWARD E  
5405 MULLINS, RICHARD  
5406 PRIESTLY, JOHN  
5407 LORCH, NICKI  
5408 VALLADARES, FERNANDO  
5412 OCCUPANT UNKNOWN,  
5414 BRYSON, WESLEY W  
5415 MILLER, WILLIE E  
5416 DEMERIA, KERRY V  
5418 DEMERIA, GABRIEL V  
5419 ZOPFI, SHAWN  
5421 MCGOUGH, ROLAND K  
5422 CRAWFORD, BETTY  
5424 KNIGHT, ROBERT G  
5430 JACKSON, E  
5431 OCCUPANT UNKNOWN,  
5432 BECKER, BUDDY  
5434 BURDANOWICZ, AMY S  
5435 LUDDINGTON, BRENDA M  
THE FLEA MARKET BOTIQUE SHOP  
5436 THOMAS, BARBARA H  
5438 ORNDORFF, PATRICIA A

**E OLD HILLSBOROUGH AVE 2000**

101	SCHOENBERG, KENNETH
110	DOWLING, JAMES
202	BERGSTEN, RON
203	OCCUPANT UNKNOWN,
310	OCCUPANT UNKNOWN,
419	OCCUPANT UNKNOWN,
505	OCCUPANT UNKNOWN,
511	EVANS, NELL
607	DERENTHAL, WILLIAM T
615	OCCUPANT UNKNOWN,
804	CARUTHERS, MAMIE G
806	LOTT, BRUCE M
1163	OSTEEN, JAMES E
1209	BENTON, P
1212	LOTT, RONALD M
11403	MINGLE, MIKE
11405	JONES, MICHAEL
11410	OCCUPANT UNKNOWN,
11504	DRAPER, RICHARD
11508	OCCUPANT UNKNOWN,
11524	RICARDSON, WILLA D
11601	CULPEPPER, PATRICK R
11605	VAUGHN, FOY J
11710	STEFFEN, L W
11713	CARLISLE, EDWARD
11714	STEFFEN, DIANA M
11715	CARLISLE, LARRY
11727	OCCUPANT UNKNOWN,
11729	BOCKMAN, AMY
11801	ANDREWS, CHERYL Y
11802	OCCUPANT UNKNOWN,
11804	SUMMERS, ORVAL L
11806	OCCUPANT UNKNOWN,
11817	SMITH, BOBBI S
11824	HAYNES, BRIAN
11902	BROOKER, KENNETH
11906	SUGG, RONALD
11908	OCCUPANT UNKNOWN,
11924	HAYNES, BRIAN K
12002	OCCUPANT UNKNOWN,
12011	WALKER, TIMOTHY A
12012	TAPLEY, JIM
12015	REDWINE, JACK H
12018	WELLS, CAROL F
12019	ZAGORSKI, THOMAS F
12021	ROBERTS, THOMAS A
12031	BICKERS, ALICE
	PARKER, SALLIE L

## E US HIGHWAY 92

2000

205	FLOWERS, ANDY
310	STEVENS, JOHN
502	HENDERSON, CLAY
505	KETTERER, MICHAEL J
509	HEYER, MICHAEL
515	OCCUPANT UNKNOWN,
711	ZEGLINSKI, NORMAN C
769	OCCUPANT UNKNOWN,
901	SCHANZ, DAVID R
915	NEESE, JIMMY
1026	OCCUPANT UNKNOWN,
1104	PAIGE, LAURA J
1425	WALLS, D
1501	ROSER, THOMAS WHITAKER, CYNTHIA M
1545	LUDLUM, LESTER
1599	BROWN, DAVID C
1701	NELSON, KATHRYN
1708	MOODY, W B
9915	URKSA, STEPHEN
10314	SOTO-SILVA, Y
10345	MAYBIE, JOSEPH
10809	SHUKLA, J
10816	PRATER, B
10824	HOODS EXXON
10829	DAVES DISCOUNT AUTO PARTS & ACCESSORIES
10907	EL MAR ENTERPRISES MR SUB B P
10922	FOWLER, CHARLEY H
10929	FOSTER, HELEN M
11005	OCCUPANT UNKNOWN,
11017	BURNES REALTY INCORPORATED BURNES, L A COPE, ROBIN SEGER, RONALD
11101	HITCHCOCK, DONALD F
11103	ADVENTURE KIDS ACADEMY BIEL, B
11112	ADAMS, WALTER
11117	PETERSON, C E
11120	TROTTER, AARON A
11223	HOMECO AFFORDABLE HOME OCCUPANT UNKNOWN,
11224	FOUTS, FRED E
11226	OCCUPANT UNKNOWN,
11309	FAMILY AUTO MUFFLER & EXHAUST
11324	BARELY USED AUTO PARTS INTERSTATE USED AUTO PARTS
11409	HORNER, ERIC
11416	BARNETT, B

## E US HIGHWAY 92

2000

(Cont'd)

11416 GATES, ROBERT W  
 JAWOREK, M M  
 REASONS, W  
 RIVEROL, MARYANN  
 SANCHEZ, NORMA  
 THILMONY, JANET M  
 TWILLEY, JACKIE  
 WARREN, GREGORY D  
 11502 COLLINS, M M  
 11504 ALDRIDGE, GEORGIE A  
 11508 COLLINS, ROBERT I  
 GLISSON, WESS  
 11515 COLEMAN, MICHAEL D  
 11517 OCCUPANT UNKNOWN,  
 11519 OCCUPANT UNKNOWN,  
 11520 DELUCA, BRUNO A  
 HALE, ELMER A  
 HERNANDEZ, DIANE  
 IRBY, R  
 JOHNS, ALBERT  
 JOHNS, CHARLES M  
 LEWIS, FRANCES  
 LEYLAND, RONNIE  
 MANN, MARY  
 MONTVILLE, DEBBIE L  
 PATTEN, DALE H  
 ROWELL, EMILY C  
 SCOTT, LARRY W  
 WILSON, MARTY  
 WITTER, KIM  
 11523 SCALLAN, MELISSA  
 11524 CROSSTOWN AUTOSALES OF TAMPA  
 11530 OCCUPANT UNKNOWN,  
 11540 ROOMS TO GO  
 ROOMS TO GO CORPORATE OFFICE  
 11710 OCCUPANT UNKNOWN,  
 11713 SPICER, GORDON A  
 11715 OCCUPANT UNKNOWN,  
 11717 MCLAUGHLIN, JAMES A  
 11722 RIEBOW, MARK  
 11730 BENNETT, CAROL  
 DIGISI, C  
 FIORENTINO, MARY L  
 GOLDSWORTHY, GERALD D  
 HERRINGTON, WILLIAM  
 MICHAELS, EDWARD  
 PAULEY, ALICIA  
 11808 BARGO AUTO SALES & RENTALS INCORPORATED  
 11817 CENTRAL MOBILE HOMES  
 12027 SEFFNER BARBER SHOP

**MOBILE VILLA DR****2000**

5401 BAIRD, JAMES E  
5403 BROCKLEHURST, DAVID  
5405 MULLINS, RICHARD  
5406 WANCATA, GEORGE  
5407 JACOBS, T E  
5409 BROWNING, RENEE  
5412 OCCUPANT UNKNOWN,  
5414 BRYSON, T M  
5415 DEMERIA, GABRIEL V  
5416 FORRY, LEE J  
5418 OCCUPANT UNKNOWN,  
5419 TEAGUE, C S  
5421 MCGOUGH, ROLAND K  
5422 OCCUPANT UNKNOWN,  
5424 KNIGHT, PHYLLIS  
5426 OCCUPANT UNKNOWN,  
5428 DOBLER, TERI  
5430 VARGAS, CARLOS A  
5431 SASSER, ELNORA H  
5432 SENNETT, RAYMOND E  
5433 OCCUPANT UNKNOWN,  
5434 PRICE, JOETTA  
5435 LUDDINGTON, ROBERT  
5438 HUMPHREY, STEVEN H

**E OLD HILLSBOROUGH AVE 1995**

202	BERGSTEN, RON J
203	WICKS, ERNEST J
418	DENSON, C
421	MERCER, D J
505	MOORE, VICTOR T
607	DERENTHAL, WILLIAM T
1163	OSTEEN, JAMES E
1209	GLADDEN, C S
11902	BROOKER, KENNETH



## E US HIGHWAY 92

1995

104	DO IT RIGHT INC
203	COX, FRANK C
205	FLOWERS, ROBERT H
502	HENDERSON, CLAY
515	BLOMQUIST, JOHN E
703	HEYER, MICHAEL
725	LEWIS, DON
729	DAVID SCHANZ USED EQUIPMENT
901	SCHANZ, DAVID R
915	INTERSTATE LIVESTOCK AUCTION
916	LEBEUF, HARRY E
1020	HWY 92 DINER
1106	DAVIS HEATHER KENNEL & DOG SHP
1107	SEWELL, J
1425	KELLYS HIDEAWAY
1501	GOFF, JUDITH R
	NAUMANN, SHIRLEY
	ROSER, THOMAS
1543	EDWARDS, SANDRA F
1545	LUDLUM, LESTER
	LUDLUMS LANDSCAPE
1599	BROWN, DAVID C
1701	DUCHARME, DANIEL
1705	GILL, J
1708	SELF, VIVIAN
1720	RUDAT, WILLIAM C
9503	BRUCE, DENISE
	PRESCOTT, DONALD F
9701	VANN, RONNIE
9715	MOORE, CORDELL SR
	STEARNS, RANDALL I
9718	ATKINSON, NESBIT
9722	BLAND, EARL S
	BOLL, MATTIE
	COLBERT, GEORGE H SR
	KAPLIN, JAMES
9730	DENTON, ROY
9807	MCNAB, A
	RISLEY, M D
9816	RUMORE, L
9906	WESTERFIELD, STEVE
9915	ELLISON, JODY R
	ROMERO, ALINA
	WILLIAMS, JIMMY P
10008	BRACCHY, C
10016	RINGLEY, BILL M
10200	BASS, O E
10202	GOMEZ, R
10203	CRIST, ROGER E
	NORRIS, B

## E US HIGHWAY 92

1995

(Cont'd)

10301	ANTHONY, NELSON G
10314	WLADYKA, TED F
10320	SMITH, MARK W
10345	LAFOUNTAIN, SCOTT W
10719	MCLEOD, ALEX
10809	EDWARDS, WAYNE C STAR MOTEL
10810	WRIGHT, BEN W
10824	HOODS EXXON
10829	DAVES DISCOUNT AUTO PARTS
10907	ALMAS 92 PAWN JAMESS PLACE NETWORK VIDEO STOP N GO
10909	POWER PLAY MARINE SVC
10929	FOSTER, HELEN M
11005	ALMEDA, A F
11011	VELAZQUEZ, JAUN
11012	DUNN, N RITZ ADULT CARE CTR RITZ, DICKEY D
11017	BERRY, RAYMOND A SR BURNES REALTY INC LONG, RICHARD MESSER, HAROLD D RAY, ESTER F
11018	SCOREBOARD LOUNGE
11022	TRAINA, TOM
11101	HITCHCOCK, DONALD F
11103	ACHIEVEMENT CENTER ACHIEVEMENT CENTER EARLY LRNG
11104	CAMP KNOX
11110	FREDS AUTO SVC
11112	LEDFORD, PAUL O ROBERTS AUTO SALES
11120	BROOK MOTEL
11201	WORSHAM, DWIGHT
11223	GUTHRIE MOBILE HOME SALES HOMECO AFFORDABLE HOME
11225	C B DISTRIBUTION
11226	LEROY, M H
11304	T & E AUTO REPAIR ZACCARIS AUTO REPAIR
11305	COASTAL MART INC
11307	J & D LOCK & KEY MCDONALD, THERESA
11309	FAMILY AUTO INC
11314	SLUSMEYERS TIRE CITY
11318	BALDWIN CUSTOM REFINISHING
11324	INTERSTATE USED AUTO PARTS

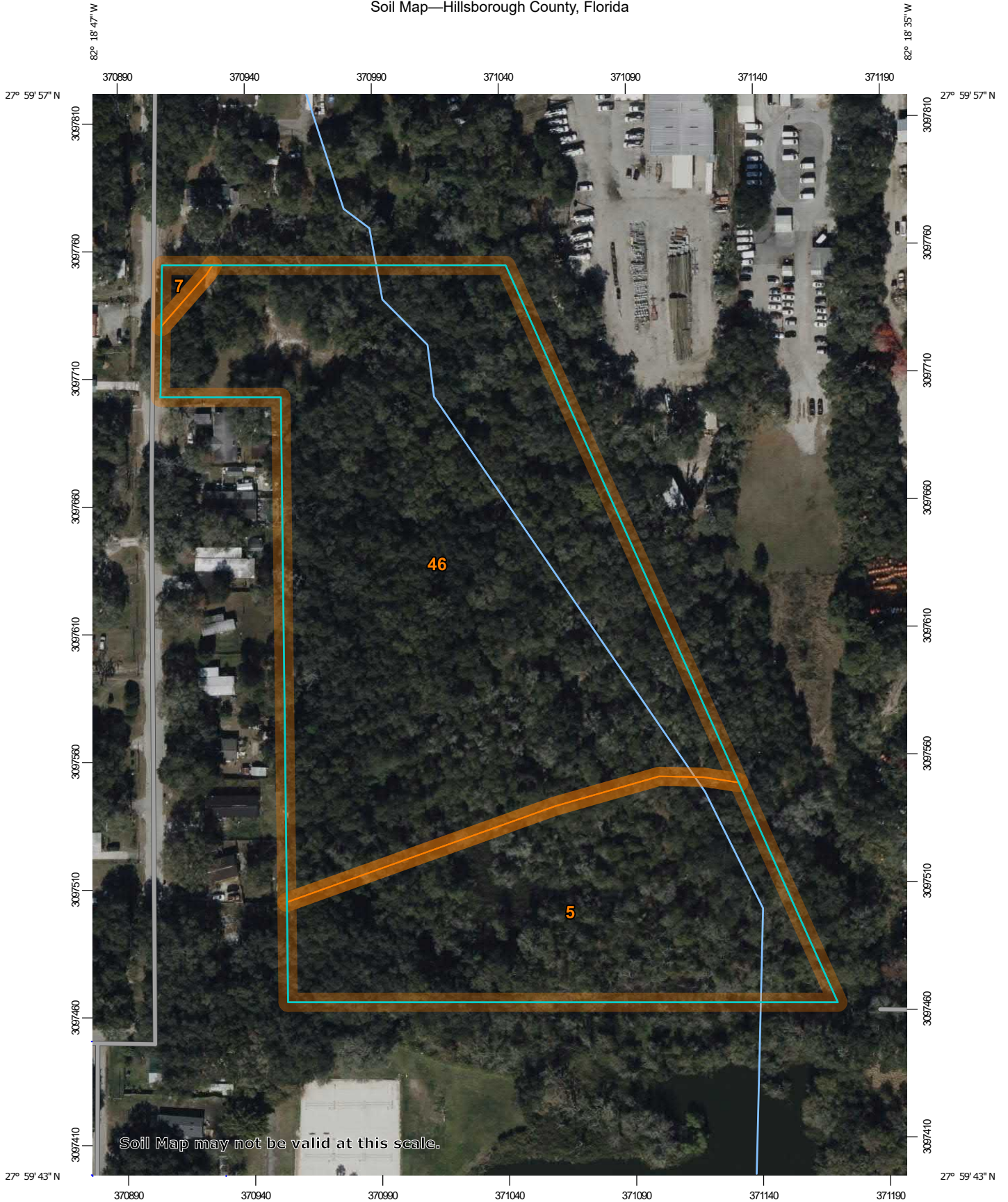
## E US HIGHWAY 92

1995

(Cont'd)

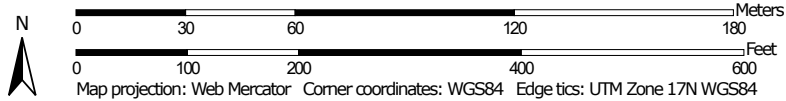
11416	BARBEE, MARVIN BRIMLEY, SHANNON DRURY, D A GOLDING, KIM KINGSLEY, J M MCINTOSH, JUSTIN J PUCCI, K RUFFIN, WILLIE C SHERMAN, WILLIAM SKIDMORE, SHANNON T STEPHENS, JUDY L
11420	NICKERSON, PHIL WITT, HARRY
11501	B & W 92 SPEEDY WASH
11502	COLLINS, M M MULLIS, ERNEST T
11506	COLLINS, ROBERT I PUB NINETY TWO EAST
11507	COLLINS, TONI E & L MOTEL
11508	CULLINS, CHARLES J
11510	DONATIELLO, L S
11515	SHEPPARD, CLAYTON
11517	SHEPPARD, WILLIAM
11519	SHEPPARD, DANIEL L
11520	AVILES, MARTHA DEVIDTS, DOROTHY R DONOVAN, P EVANS, EVAN R FARINA, JOHN GEBBO, BURTON HIGGINBOTHAM, CLAY H HUEBNER, P C JOHNS, ALBERT JOHNS, CHARLES M JONES, B C LEWIS, DON MCKIDDY, JAMES D MCKOIN, T L MONTVILLE, DEBBIE L MORRIS, M J NAULT, JAMES ROJAS, RAY
11523	STRICKLAND, L WOODYS MOBILE AUTO & TRUCK
11524	FRESE, JOHN L STEVENS AUTOS & BODY SHOP STEVENS, WILLIAM S
11525	RILEY MOBILE HOMES
11528	BRANDON, JAMES E

Soil Map—Hillsborough County, Florida




Soil Map may not be valid at this scale.

Map Scale: 1:2,070 if printed on A portrait (8.5" x 11") sheet.



## MAP LEGEND

### Area of Interest (AOI)

 Area of Interest (AOI)

### Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

### Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

### Water Features



Streams and Canals

### Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

### Background



Aerial Photography

## MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: Hillsborough County, Florida

Survey Area Data: Version 21, Aug 27, 2021

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

Date(s) aerial images were photographed: Jan 6, 2022—Jan 30, 2022

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

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
5	Basinger, Holopaw, and Samsula soils, depressional	3.5	29.9%
7	Candler fine sand, 0 to 5 percent slopes	0.1	0.5%
46	St. Johns fine sand	8.0	69.5%
<b>Totals for Area of Interest</b>		<b>11.5</b>	<b>100.0%</b>



# Bob Henriquez Hillsborough County Property Appraiser

<https://www.hcpafil.org/>  
15th Floor County Ctr.  
601 E. Kennedy Blvd, Tampa, Florida 33602-4932  
Ph: (813) 272-6100

## Folio: 063066-0000

### Owner Information

<b>Owner Name</b>	DOUGLAS JAMES S JR
<b>Mailing Address</b>	3304 SUNSET ST NORTH MYRTLE BEACH, SC 29582-4836
<b>Site Address</b>	5425 MOBILE VILLA DR, SEFFNER
<b>PIN</b>	U-33-28-20-264-000000-00900.0
<b>Folio</b>	063066-0000
<b>Prior PIN</b>	
<b>Prior Folio</b>	000000-0000
<b>Tax District</b>	U - UNINCORPORATED
<b>Property Use</b>	0000 VACANT RESIDENTIAL
<b>Plat Book/Page</b>	26/21
<b>Neighborhood</b>	220014.00   Area S of I4 E of I75 N of Old Hills Av
<b>Subdivision</b>	264   STATE HIGHWAY FARMS EAST

### Value Summary

Taxing District	Market Value	Assessed Value	Exemptions	Taxable Value
County	\$305,108	\$281,886	\$0	\$281,886
Public Schools	\$305,108	\$305,108	\$0	\$305,108
Municipal	\$305,108	\$281,886	\$0	\$281,886
Other Districts	\$305,108	\$281,886	\$0	\$281,886

Note: This section shows Market Value, Assessed Value, Exemptions, and Taxable Value for taxing districts. Because of changes in Florida Law, it is possible to have different assessed and taxable values on the same property. For example, the additional \$25,000 Homestead Exemption and the non-homestead CAP do not apply to public schools, and the Low Income Senior Exemption only applies to countywide and certain municipal millages.

### Sales Information

Book / Page	Instrument	Month	Year	Type Inst	Qualified or Unqualified	Vacant or Improved	Price
3795 / 1237		04	1981	WD	Qualified	Improved	\$58,000
3561 / 0769		09	1979	WD	Qualified	Improved	\$58,000
3435 / 0157		10	1978	WD	Qualified	Improved	\$37,500

### Land Information

Use Code	Description	Zone	Front	Depth	Land Type	Total Land Units	Land Value
996C	Acreage Class 6	RMC-9	0.0	0.0	AC   ACREAGE	6.88	\$302,858
9610	LOWLANDS	RMC-9	0.0	0.0	AC   ACREAGE	3.00	\$2,250

### Legal Description

STATE HIGHWAY FARMS EAST LOT 4 LESS N 2 1/2 ACRES AND LESS S 57.9 FT OF W 145 FT AND ALL LOT 5 LESS W 145 FT AND LOT 6 LESS W 145 FT AND LOT 7 LESS W 145 FT



**Phase I Environmental Site Assessment Report**

**SEFFNER TOWNS**

Mobile Villa Drive

Seffner, Hillsborough County, Florida

GEC Project No. 5062E

Prepared for:

Resibuilt

3630 Peachtree Road NE

Suite 1500

Atlanta, Georgia 30326

Prepared by:

Geotechnical and Environmental Consultants, Inc.

919 Lake Baldwin Lane

Orlando, Florida 32814

June 2022



## TABLE OF CONTENTS

<b>1.0 SUMMARY .....</b>	<b>1</b>
<b>2.0 INTRODUCTION.....</b>	<b>1</b>
2.1 Purpose .....	1
2.2 Scope of Services.....	1
2.3 Significant Assumptions .....	2
2.4 Limitations and Exceptions .....	2
2.5 Terms and Conditions .....	2
2.6 User Reliance .....	2
<b>3.0 SITE DESCRIPTION .....</b>	<b>3</b>
3.1 Location and Legal Description .....	3
3.2 Site and Vicinity General Characteristics .....	3
<b>4.0 USER-PROVIDED INFORMATION.....</b>	<b>3</b>
4.1 Title Records.....	3
4.2 Environmental Liens or Activity and Use Limitations .....	3
4.3 Specialized Knowledge.....	4
4.4 Valuation Reduction for Environmental Issues .....	4
4.5 Owner, Property Manager and Occupant Information .....	4
4.6 Reason for Performing Phase I ESA .....	4
4.7 Prior Reports .....	4
<b>5.0 RECORDS REVIEW .....</b>	<b>4</b>
5.1 Standard Environmental Record Sources .....	4
5.2 Environmental Records Results .....	5
5.3 Summary of Environmental Records Review.....	5
5.4 Physical Setting Sources.....	8
5.5 Historical Use Information on the Site and Adjacent Properties .....	10
<b>6.0 SITE RECONNAISSANCE .....</b>	<b>12</b>
6.1 Methodology.....	12
6.2 Limiting Conditions .....	12
6.3 General Site Setting .....	13
6.4 Interior and Exterior Observations .....	14
<b>7.0 INTERVIEWS.....</b>	<b>17</b>
7.1 Interview with Owner .....	17
7.2 Interview with Site Managers.....	17
7.3 Interview with Occupants.....	17
7.4 Interview with Local Government Officials .....	17
7.5 Interview with Others .....	18
7.6 Interview Summary.....	18

<b>8.0 FINDINGS AND OPINIONS.....</b>	<b>18</b>
8.1 Subject Property .....	19
8.2 Off-Site Facilities/Properties.....	20
8.3 Other Findings/Opinions.....	20
<b>9.0 DATA GAPS .....</b>	<b>20</b>
<b>10.0 CONCLUSIONS.....</b>	<b>20</b>
<b>11.0 ADDITIONAL SERVICES .....</b>	<b>21</b>
<b>12.0 DEVIATIONS.....</b>	<b>21</b>
<b>13.0 REFERENCES.....</b>	<b>21</b>
<b>14.0 ENVIRONMENTAL PROFESSIONAL STATEMENT.....</b>	<b>21</b>
<b>15.0 SIGNATURES .....</b>	<b>22</b>
<b>16.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL(S) .....</b>	<b>22</b>

**APPENDICES**

- A - HCPA Information, USGS Quadrangle Map, NRCS Soil Survey Map, Site Figure and Surrounding Sites Figure
- B - Historical Use Information: Aerial Photographs, Topo Maps, City Directories, Sanborn Fire Insurance Maps
- C - EDR Database Records Report, Public Records
- D - Site Photographs
- E - Interview Documentation
- F - Qualifications of the Environmental Professionals (Résumés)

## **1.0 SUMMARY**

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GEC has performed this Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-21 of the 9.88-acre property at 5425 Mobile Villa Drive, in Seffner, Hillsborough County, Florida. Any exceptions to, or deletions from, this practice are described in Section 12.0 of this report. **This assessment has revealed the following recognized environmental conditions (RECs), controlled recognized environmental conditions, and/or significant data gaps in connection with the Subject Property:**

- A large portion of the Subject Property was not accessible during the site reconnaissance due to safety concerns regarding transient activity. Therefore, a full site reconnaissance was not performed. This is considered a significant data gap.
- No RECs or Controlled RECs were identified on the Subject Property.

## **2.0 INTRODUCTION**

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### **2.1 Purpose**

---

The purpose of this Phase I Environmental Site Assessment (Phase I ESA) is to identify, to the extent feasible, RECs and to permit the User to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) liability: that is, the practice that constitutes “all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice” as defined at 42 §U.S.C. 9601(35)(B).

This Phase I ESA was also performed to allow the user to evaluate environmental business risk associated with purchasing or financing commercial real estate.

### **2.2 Scope of Services**

---

This Phase I ESA was conducted in accordance with the American Standard for Testing and Materials (ASTM) E 1527-21 titled “Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process” and GEC’s Proposal No. P11005E dated May 19, 2022. This report provides a summary of the Phase I ESA procedures and presents GEC’s findings and opinions regarding the environmental status of the property at this time.

The Phase I ESA practice generally consists of four components: records review, site reconnaissance, interviews, and reporting. These tasks are described in more detail in the representative sections of this report.

### **2.3 Significant Assumptions**

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GEC did not make any significant assumptions regarding the Subject Property.

### **2.4 Limitations and Exceptions**

---

This Phase I ESA does not include any non-scope considerations listed in Section 13.1.5 of the ASTM E 1527-21 standard such as surveys for wetlands, asbestos-containing materials, lead-based paint and other potentially hazardous building materials, etc.

The results, opinions, and conclusions presented herein are based in part on readily available and practically reviewable information contained in publicly available records. GEC does not warrant or guarantee the accuracy or completeness of the information contained in the public record, upon which the conclusions in this report are based. This report documents site conditions and available public record information at the time the study was performed (May and June 2022) and may not reflect site conditions or public record information that may exist at other times. GEC recommends that the report be reviewed in its entirety for a complete understanding of the evaluation procedures.

Limitations, data failures, and/or data gaps (pursuant to Section 12.5.1 of the ASTM E 1527-21 standard) associated with specific portions of this Phase I ESA are described in the representative sections of this report.

### **2.5 Terms and Conditions**

---

This report is intended for the exclusive use of Resibuilt. It has been prepared pursuant to GEC's proposal and Subconsultant Agreement, which is incorporated herein by reference, and was authorized by Mr. Rich Maddalena on May 20, 2022. No other special terms and conditions are applicable.

### **2.6 User Reliance**

---

Any uses by parties not referenced in Section 2.5 of this report are subject to the Terms and Conditions contained GEC's Conditions of Agreement. Use and reliance on this report by other parties shall be contingent upon their acceptance of GEC's proposal and Terms and Conditions of Agreement. GEC expressly disclaims any and all liability resulting from reliance on this report by those not authorized, in writing, by GEC.

### **3.0 SITE DESCRIPTION**

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#### **3.1 Location and Legal Description**

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The Subject Property consists of a 9.88-acre parcel located at 5425 Mobile Villa Drive in Seffner, Hillsborough County, Florida. Surrounding properties are residential, commercial, and a lake.

The parcels are identified by the attached Hillsborough County Property Appraiser as Parcel No. U-33-28-20-264-000000-0900.0, included in **Appendix A**.

#### **3.2 Site and Vicinity General Characteristics**

---

The Subject Property is an undeveloped wooded lot containing wetlands in the southeast portion.

Surrounding properties are residential to the north and west, an unnamed lake to the south, and a powerline construction company and Citgo gas station to the east. Mobile Villa Drive borders the northern portion of Subject Property to the west. The Subject Property and surrounding area are shown on an excerpt from the Brandon, Florida, United States Geological Survey (USGS) Quadrangle Map in **Appendix A**. Aerial photographs of the Subject Property are provided in **Appendix B**.

### **4.0 USER-PROVIDED INFORMATION**

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#### **4.1 Title Records**

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Historic land title records were not provided to GEC for review as part of our scope of services, and were not requested by the client to be obtained.

#### **4.2 Environmental Liens or Activity and Use Limitations**

---

Information regarding environmental liens on the Subject Property was not provided by the client for review.

As part of the investigation, GEC reviewed the Map Direct website for the institutional controls registry information, which is compiled by the Florida Department of Environmental Protection (FDEP). This registry lists implemented institutional controls throughout Florida in order to prevent adverse exposures to human health and the environment and that may warrant approval of No Further Action with Conditions status. Based on GEC's review of information

compiled by FDEP, no institutional or engineering controls were identified for the Subject Property.

#### **4.3 Specialized Knowledge**

---

No specialized knowledge information was provided to GEC about the Subject Property.

#### **4.4 Valuation Reduction for Environmental Issues**

---

Mr. James Douglas, owner of the property, indicated that he is unaware of contamination issues that may impact the value of the Subject Property.

#### **4.5 Owner, Property Manager and Occupant Information**

---

The Subject Property is currently undeveloped wooded land. The Hillsborough County Property Appraiser information lists the owner of the parcel as James S. Douglas Jr. GEC interviewed Mr. Douglas via an environmental questionnaire.

#### **4.6 Reason for Performing Phase I ESA**

---

This Phase I ESA is being conducted for due diligence purposes prior to purchasing the Subject Property.

#### **4.7 Prior Reports**

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A Wetland and Other Surface Water Surveys report was completed for the Subject Property in November 2019. The survey determined wetlands and other surface waters exist on the Subject Property. The survey does not mention the existence of transient activity, the homeless encampment, or any contamination concerns. The wetland survey is included in **Appendix E**.

### **5.0 RECORDS REVIEW**

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#### **5.1 Standard Environmental Record Sources**

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GEC's evaluation of potential RECs within the study limits involved a review of standard Federal, State and Tribal environmental record sources regarding registered hazardous waste generators, transporters, and users as well as registered petroleum storage facilities, contaminated and cleanup sites, and sites where releases or discharges of hazardous materials and/or petroleum products have been reported to regulatory agencies.

GEC contracted with Environmental Data Resources (EDR) to provide a database summary of the reasonably ascertainable standard environmental record sources detailed in Section 8.2.1 of ASTM E 1527-21 standard. The EDR Summary Report is included in **Appendix C**. A listing of the federal and state standard record sources reviewed and minimum search distances from the boundary of the Subject Property required per the ASTM E 1527-21 practice are provided in the EDR report in **Appendix C**. The EDR database acronyms are also shown. Descriptions of the afore-mentioned databases and information sources are also provided in the EDR report in **Appendix C**. The dates of the last update of the respective databases are also shown.

## **5.2 Environmental Records Results**

---

A summary of the locatable sites is provided on the summary page of the EDR report in **Appendix C**, which indicated that 16 listings at 15 addresses could be mapped by EDR within the ASTM-specified search distances. GEC identified one additional listing on the FDEP Map Direct website.

Three un-locatable sites were identified by EDR.

- 1. Williams Pit, Sligh Avenue and Williams Road (FAC #105893).** This is a disaster debris management site located about 3,000 feet northwest of the Subject Property and is registered as an inactive disaster debris management site. No contamination impacts have been recorded at this site and it is not considered a REC in regard to the Subject Property.
- 2. Mohammed Mchichou, 4170 B East Hillsborough Avenue (FAC #99768).** This waste tire facility appears to be located about 6 miles west of the Subject Property; therefore, it is not considered a REC regarding the Subject Property.
- 3. United Petroleum 500 Traveler's Insurance, Livingston Road and I-75.** This spill site was unable to be located, however, I-75 is located about 4,400 feet west of the Subject Property. Due to this distance, this listing is not considered a REC in regard to the Subject Property.

## **5.3 Summary of Environmental Records Review**

---

A discussion of the potential for contamination impacts to the Subject Property from the listed facilities is provided in the following sections of the report. Public record information is included in **Appendix C**.

### 5.3.1 On-Site Listings

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No on-site listings were identified.

### 5.3.2 Off-Site Listings

---

GEC reviewed readily available public files for sites identified in the data search and during the site reconnaissance that fall within 1,200 feet of the Subject Property. Sites further than 1,200 feet are not considered RECs due to their distance from the Subject Property.

4. **Dowdy W H/DBA/Danbar Fire Prot, 5408 Mobile Villa Drive (FAC #40180).** This facility is located about 300 feet west of the Subject Property and was listed as a small quantity hazardous waste generator in 2002. This facility is listed as out of business and no contamination impacts have been recorded. It is not considered a REC in regard to the Subject Property.
5. **John Allen Lawn & Grounds Maintenance, 5318 Royal Oak Drive (FAC #107265).** This facility is located about 450 feet southwest of the Subject Property and was listed as a small quantity hazardous waste generator in 2003. This facility is listed as out of business and no contamination impacts have been recorded. It is not considered a REC in regard to the Subject Property.
6. **Brooks Motel, 11120 US Highway 92 (FAC #FLTMP9404888).** This site is located about 490 feet north of the Subject Property and is listed as a small quantity hazardous waste generator. No public files or contamination impacts were available for this site, and it is not considered a REC in regard to the Subject Property.
7. **Boyce Quality Brakes, 11304 US Highway 192 (No FAC ID#).** This site is located about 600 feet northeast of the Subject Property. EDR identified this facility as a historical automobile repair shop in 1986. No documents could be found in the public record regarding this site. Due to its distance, this site is not considered a REC in regard to the Subject Property.
8. **Slusmeyer Tire City, 11314 East US Highway 92 (FAC #96155).** This facility is located about 760 feet northeast of the Subject Property and is listed as an inactive waste tire collector. No contamination impacts have been documented at this location and it is not considered a REC in regard to the Subject Property.
9. **Citgo Food, 11305 East US Highway 92 (FAC #9046595).** This site is located about 600 feet northeast of the Subject Property. A discharge was reported in June 1993



and was given a No Further Action in July 1997. A second discharge was reported in April 2005, and a December 2014 Limited Scope Remedial Action Plan indicates a groundwater contamination plume exists on the northwest portion of the Citgo property. The contamination plume is located over 600 feet from the Subject Property and lies solely within the Citgo Food property boundaries and is therefore not considered a REC in regard to the Subject Property.

- 10. Gateway Brokers, Inc, 11324 East US Highway 92 (FAC #96911).** This facility is located about 1,100 feet northeast of the Subject Property and is listed as an inactive waste tire collector. No contamination impacts have been documented at this site. Due to the lack of recorded contamination impacts and its distance, this site is not considered a REC in regard to the Subject Property.
- 11. Waynes Custom Cars, 11022 East US Highway 92 (FAC #FLR000020933).** This facility is located about 830 feet northwest of the Subject Property and is listed as a small quantity hazardous waste generator. No contamination impacts have been documented at this site and it is not considered a REC in regard to the Subject Property.
- 12. Interstate Auto Parts, 11324 East US Highway 92 (FAC #8736588).** This site is located about 1,000 feet northeast of the Subject Property. An aboveground 550-gallon diesel tank is listed at this address. No contamination impacts have been recorded for this facility. Due to the distance and lack of recorded contamination impacts and distance, this site is not considered a REC in regard to the Subject Property.
- 13. Jonathan Habben, 11409 East US Highway 92 (FAC #99340).** This inactive waste tire collector is located about 1,100 feet east of the Subject Property. No contamination impacts have been documented at this site. Due to the lack of recorded contamination impacts and its distance, this site is not considered a REC in regard to the Subject Property.
- 14. TMR – Seffner, 11324 East US Highway 92 (FAC #105744).** This facility is located about 1,000 feet northeast of the Subject Property. This site is a metal recycling plant and is registered as a Recovered Materials Dealer. No contamination impacts have been recorded at this site and it is not considered a REC in regard to the Subject Property.

## 5.4 Physical Setting Sources

---

### 5.4.1 USGS Quadrangle Map Review

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An excerpt from the Brandon, Florida USGS quadrangle map of the Subject Property and surrounding area for 1956, revised 1987, is provided in **Appendix A**. The quadrangle map indicates that the Subject Property has a relatively flat ground surface elevation range of about +25 feet to +30 feet above the National Geodetic Vertical Datum (NGVD) of 1929. The Subject Property is depicted as undeveloped land.

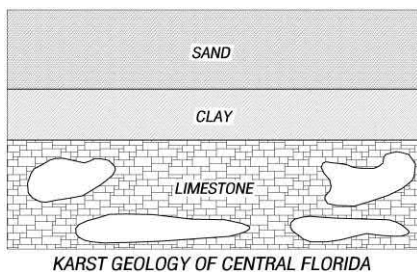
On-site groundwater flow direction cannot be determined based solely upon the quadrangle map. Groundwater flow can be influenced by many factors including stormwater retention ponds, drainage canals, exfiltration trenches, and construction dewatering. Installation of piezometers and measurements of groundwater elevations would be required to determine actual groundwater flow direction.

The quadrangle map does not indicate landfills or other conditions that would represent a potential environmental concern on, or in the immediate vicinity of, the Subject Property.

GEC reviewed an EDR Historical Topo Map Report for the study area. The maps are dated 1943, 1944, 1947, 1956, 1969/1974, 1979, 1981, 1987, 1995/1999, 2012, 2015, and 2018. The Subject Property is not included on the 1943 map. The property is depicted as undeveloped land on the 1944 and 1947 maps, and a canal borders the property to the east and south. On the 1956 through 1987 maps, the southern half of the property is depicted as wetlands and a building is depicted on the northwest corner. The building is absent on the 1995 map. No structures are depicted on the 2012 through 2018 maps. The historical topographic maps did not reveal any conditions that would represent a potential environmental concern on or in the immediate vicinity of the Subject Property. The EDR Historical Topo Map Report is provided in **Appendix B**.

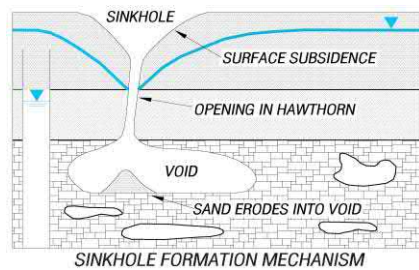
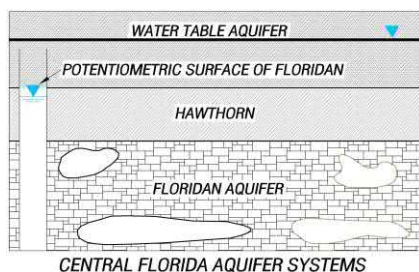
### 5.4.2 Geologic and Hydrogeologic Data

---



Due to its prevalent geology, referred to as karst, Central Florida is prone to the formation of sinkholes, or large, circular depressions created by local subsidence of the ground surface. The nature and relationship of the three sedimentary layers typical of Central Florida geology cause sinkholes. The deepest, or basement, layer is a massive cavernous limestone formation known as the Floridan aquifer. The Floridan aquifer limestone is overlain by a silty or clayey sand, clay, phosphate,

and limestone aquitard (or flow-retarding layer) ranging in thickness from nearly absent to greater than 100 feet and locally referred to as the Hawthorn Group (Hawthorn). In Hillsborough County, the Hawthorn is in turn overlain by a 15 to 30-foot-thick surficial layer of sand, bearing the water table aquifer. The likelihood of sinkhole occurrence at a given site within the region is determined by the relationship among these three layers, specifically by the water (and soil)-transmitting capacity of the Hawthorn at that location.



The water table aquifer is comprised of Recent and Pleistocene sands and is separated from the Eocene limestone of the Floridan aquifer by the Miocene sands, clays and limestone of the Hawthorn. Since the thickness and consistency of the Hawthorn is variable across Central Florida, the likelihood of groundwater flow from the upper to the lower aquifer (known as aquifer recharge) will also vary by geographical location. In areas where the Hawthorn is absent, water table groundwater (and associated sands) can flow downward to cavities within the limestone aquifer, like sand through an hourglass, recharging the Floridan aquifer, and sometimes causing the formation of surface sinkholes. This process of subsurface erosion associated with recharging the Floridan aquifer is known as raveling. Thus, in Central

Florida, areas of effective groundwater recharge to the Floridan aquifer have a higher potential for the formation of surface sinkholes.

*No method of geological, geotechnical, or geophysical exploration is known that can accurately predict the occurrence of sinkholes.* It is common geotechnical practice in Central Florida to make a qualitative prediction of sinkhole risk on the basis of local geological conditions in the vicinity of a particular site.

The U.S. Geological Survey Map entitled "Recharge and Discharge Areas of the Floridan Aquifer in the St. Johns River Water Management District and Vicinity, Florida," 1984, indicates the Subject Property lies in a zone of low to moderate recharge. Therefore, we can conclude based solely on this data that the project site is located in an area where the relative risk of sinkhole formation is low to moderate when compared to the overall risk across Central Florida.

#### 5.4.3 Hillsborough County Soil Survey Review

The USDA Natural Resource Conservation Service (NRCS) Soil Survey of Hillsborough County was reviewed for subsurface soil and groundwater information. An excerpt from the NRCS Soil Surveys is provided in **Appendix A**.

The NRCS Soil survey map depicts the following soil type within the Subject Property:

**Soil Types:**

- 5 – Basinger, Holopaw, and Samsula soils, depressional
- 7 – Candler fine sand, 0 to 5 percent slopes
- 46 – St. Johns fine sand

The NRCS Soil Survey does not indicate the presence of landfills, borrow pits, railroads, quarries or other conditions in the study area that would be considered obvious signs of the deposition of hazardous substances or petroleum products on or adjacent to the Subject Property.

Information contained in the NRCS Soil Survey is very general and may be outdated. It may not therefore be reflective of actual soil and groundwater conditions, particularly if recent development in the site vicinity has modified soil conditions or surface/subsurface drainage.

## **5.5 Historical Use Information on the Site and Adjacent Properties**

---

### **5.5.1 Historical Aerial Photograph for Site and Adjacent Properties**

---

Historical aerial photographs of the study area were reviewed to evaluate past land use and to identify areas that raise concern for potential RECs in order for those areas to be investigated during GEC's review of the environmental record sources and site inspection. Aerial photographs were obtained from EDR for the years 1938, 1948, 1952, 1957, 1965, 1969, 1973, 1975, 1980, 1984, 1995, 2007, 2010, 2017. A 2021 aerial photograph was obtained from Google Earth and is used for the **Site and Surrounding Sites Figures in Appendix A**. The EDR-provided aerial photographs are provided in **Appendix B**.

#### **1938-1952:**

In 1938, the Subject Property is sparsely wooded pastureland with cattle trails throughout the center. A canal borders the property to the east and south. Old Hillsborough Avenue borders the property to the south. The southeast corner of the property and land adjacent to the south appear to be wetlands. US Highway 92 is visible about 400 feet north of the property. Houses are visible north of the Property. In 1952, a 0.5-acre portion of land has been cleared in the northwest corner of the property and a building is visible in this area.

#### **1957-1969:**

In 1957, the northern and central portion of the property has been cleared of trees. In 1965, the cleared portion of the property is vegetated. Sheds are visible adjacent to the on-site residence, and residences are visible on the west side of Mobile Villa Drive.

**1973-1984:**

In 1973, land adjacent to the west of the property has been cleared of trees. Moderate tree coverage is visible in the northeast portion of the property. A pond is visible in the southern half of the property. In 1975, about 0.5 acres of land has been cleared in the southern portion of the property and trails are visible throughout. The pond is noticeable smaller in 1975 and absent in 1980, possibly due to vegetation growth. The cleared area of land is absent in 1980. Residences are visible adjacent to the west side of the Subject Property. A shed is visible east of the on-site residence in 1984.

**1995-2021:**

In 1995, the on-site residence is absent, and most of the property is wooded. The property remains relatively unchanged from 1995 through 2021.

***5.5.2 City Directories Review for Site and Adjacent Properties***

---

City directories are a listing of businesses and residences in a given area, similar to a standard telephone book. Listings are organized either by address, phone number, or name. For studies of this type, the listing by address for previous years is generally utilized to identify past land uses within the study area. However, city directories do not contain any information regarding tanks or hazardous materials. GEC contracted with EDR to provide a detailed city directory review for the study area. EDR reviewed city directories at roughly 5-year intervals between 1964 and 2017.

The Subject Property, located at 5425 Mobile Villa Drive, is listed as residential from 1971 to 1986. The Subject Property is not listed in subsequent years.

The adjacent property to the east, 11223 East US Highway 92 is listed as residential from 1971 through 1981, as Guthrie Mobile Home Sales from 1986 from 1995, Homeco Affordable Homes in 2000, Robertson Electrical Services from 2005 to 2010, and as Powertown Line Construction in 2014 and 2017.

An additional adjacent property to the east, 11301 East US Highway 92, is listed as residential from 1971 through 1981, as Seffner Hills Academy in 1986, Aberdeen Preparatory in 1992, as Americare Ambulance Service Inc. from 2005 through 2017.

Additional adjacent properties were listed as residential. The city directory information is attached in **Appendix B**.

### 5.5.3 Sanborn Fire Insurance Map Review for Site and Adjacent Properties

---

Sanborn Fire Insurance Maps were prepared for use by insurance companies in assessing fire risk. These maps contain details about building construction, business type, building contents, fuel storage tanks, and other factors affecting fire risk. Fire Insurance maps were developed for historically urban areas.

Fire insurance maps were not available for the Subject Property and adjacent properties. The No Coverage Letter is attached in **Appendix B**.

## 6.0 SITE RECONNAISSANCE

---

### 6.1 Methodology

---

On June 2, 2022, GEC representative, Mr. Dustin Hall, visited the Subject Property and surrounding area to conduct a site reconnaissance. The purpose of the reconnaissance was to look for visual indications of the presence of RECs. Such indications would include the presence of disposed storage drums, stressed or discolored vegetation, stained soils, evidence of landfilling, presence of aboveground or underground storage tanks, monitoring wells, or other evidence that would be suggestive of the disposal, burial, or releases of hazardous materials, petroleum products, or regulated substances on the Subject Property.

Photographs were taken to document current and representative conditions on-site and in the site vicinity. Photographs documenting the current site conditions are provided in **Appendix D**.

### 6.2 Limiting Conditions

---

Limiting conditions on the Subject Property at the time of GEC's site visit included the following:

- The majority of the site was not accessible during the time of the site reconnaissance due to the following safety concerns:
  - While performing the site reconnaissance, an apparent homeless person encountered at the Subject Property indicated a recent arrest had been made on-site involving the drug fentanyl.
  - Someone threatened to 'sic' a pit-bulldog on GEC field personnel during geotechnical field work.

- A large homeless encampment is located on the property. Multiple people were seen entering and leaving the Subject Property at the time of the site reconnaissance.
- The GEC representative was followed by an unknown person in a vehicle while attempting to perform the site reconnaissance.
- The Subject Property contains areas of dense trees and vines that inhibited the ability to observe the ground in some locations on-site.
- No additional limiting conditions were identified that affected GEC’s ability to assess the Subject Property.
- The field personnel (Mr. Drake Robinson), who performed the geotechnical soil borings, provided information regarding site conditions on May 25, 2022.

### **6.3 General Site Setting**

---

The following summarizes the general conditions of the Subject Property and the surrounding area based solely on GEC’s site reconnaissance.

#### ***6.3.1 General Descriptions of On-Site Structures***

---

The Subject Property parcel is undeveloped wooded land. No structures were observed on-site other than tents and tarps from the homeless encampment.

#### ***6.3.2 General Descriptions of Roads and Exterior Pavements***

---

The Subject Property is located on the east side of Mobile Villa Drive. No paved roads or other pavements were observed on-site. Dirt trails traverse the property.

#### ***6.3.3 Current and Past Use(s) of the Subject Property***

---

The Subject Property is undeveloped wooded land. A residence was formally located on the northwest corner of the property and is now absent.

#### ***6.3.4 Current and Past Use(s) of Adjoining Properties***

---

- North - Residential.
- West - Residential and Mobile Villa Drive.
- South - Volleyball courts and a pond.
- East - Powertown Line Construction company and Americare Ambulance Services.

Past uses on the adjoining properties that may have been different from the current uses could not be readily determined based on visual observations.

#### ***6.4 Interior and Exterior Observations***

---

##### ***6.4.1 Potable Water Supply***

---

No water wells were observed on the Subject Property.

##### ***6.4.2 Sewage Disposal Systems***

---

No sewage disposal systems were observed on the Subject Property.

##### ***6.4.3 Heating/Cooling Systems***

---

No heating or cooling systems were observed on the Subject Property.

##### ***6.4.4 Drainage and Other Wastewater Systems***

---

No drainage systems were observed on the Subject Property.

##### ***6.4.5 Wells***

---

No oil, gas, or water wells were observed on the Subject Property. No monitoring wells were observed on the Subject Property during the site reconnaissance.

##### ***6.4.6 Floor Drains and Sumps***

---

No floor drains, trench drains, sumps, catch basins, vaults or other drains were observed on the Subject Property.

##### ***6.4.7 Pits, Ponds, or Lagoons***

---

No industrial pits, ponds, or lagoons were observed on the Subject Property during the site reconnaissance.

The southeast portion of the property is designated as a wetland as discussed in section 4.7. Areas with surface water were observed inside the wetlands on-site.



#### 6.4.8 Potential PCB-Containing Items

---

Hydraulic devices and electrical transformers contain oils, which could potentially contain polychlorinated biphenyls (PCBs) were observed adjacent to the Subject Property. Six pole-mounted transformers were observed along Mobile Villa Drive; all were in sound condition.

#### 6.4.9 Stressed Vegetation

---

No stressed vegetation was observed on the Subject Property.

#### 6.4.10 Stains or Corrosion

---

No staining or evidence of corrosion was observed on the Subject Property at the time of the site reconnaissance.

#### 6.4.11 Solid Waste and Debris

---

##### 6.4.11.1 Solid Waste Systems

---

No dumpsters or large-scale trash receptacles were observed on-site.

#### 6.4.12 Hazardous Wastes and Petroleum Products

---

##### 6.4.12.1 Associated with Current Land Uses

---

No unidentified hazardous substances or petroleum products were observed on the Subject Property during the site reconnaissance.

##### 6.4.12.2 Unidentified Substance Containers

---

No unidentified substance containers were observed on the Subject Property during the site reconnaissance.

#### 6.4.13 Storage Tanks

---

No storage tanks were observed on the Subject Property.

#### *6.4.14 Odors*

---

No strong, pungent, or noxious odors were encountered on the Subject Property at the time of the site reconnaissance.

#### *6.4.15 Drums*

---

No drums or buckets were observed on the Subject Property.

#### *6.4.16 Pools of Liquid*

---

No pools of liquid were observed on the Subject Property during the site reconnaissance.

#### *6.4.17 Other Observations*

---

According to the geotechnical field personnel, some household debris and trash was observed throughout the Subject Property. These piles did not appear to contain hazardous materials and are not considered a REC in regard to the Subject Property.

The geotechnical field personnel also indicated that a pick-up truck-sized mound of roofing shingles/materials was observed on-site. This mound did not appear to contain hazardous materials and is not considered a REC in regard to the Subject Property. Note that asbestos determination is not included in the scope of this phase I ESA.

An area of trash dumping was observed on the adjacent property southwest of the Subject Property. The dumping appeared to be inert in nature and is not considered a REC in regard to the Subject Property.

A large homeless encampment exists on the central portion of the Subject Property, which caused safety concerns during the site reconnaissance. Therefore, much of the site was not walked. This is considered a significant data gap in regard to the Subject Property.

No other observations were noted that would indicate a significant potential for chemical or petroleum product releases on the Subject Property.

## **7.0 INTERVIEWS**

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### **7.1 Interview with Owner**

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The Hillsborough County Property Appraiser information lists the owner of the parcel as James S. Douglas JR. GEC interviewed Mr. Douglas via an emailed environmental questionnaire. Mr. Douglas provided information relative to the Subject Property and his general knowledge of the neighboring properties. He stated that the former residence was destroyed in the mid-1980s. He also provided a Survey of Wetlands that was performed for the site in 2019. Mr. Douglas indicated he was not aware of any potential contamination concerns on or around the property to the best of his knowledge. The completed questionnaire is included in **Appendix E**.

### **7.2 Interview with Site Managers**

---

Mr. Douglas is considered the Site Manager and was interviewed as indicated in Section 7.1.

### **7.3 Interview with Occupants**

---

The site is occupied by multiple homeless people who were not interviewed during the site reconnaissance due to safety concerns.

### **7.4 Interview with Local Government Officials**

---

While performing the site reconnaissance, the GEC representative interviewed a police officer who stated a large homeless encampment exists throughout the property.

GEC contacted the Hillsborough County Environmental Health Department via email on May 23, 2022 regarding environmental health concerns on the Subject Property. Mr. Steven Drake, Environmental Specialist, provided information regarding the property. Mr. Drake provided maps of the study area of local well locations and wastewater locations. The well location map shows irrigation wells on two adjacent properties, to the east and west of the Subject Property. No wells are shown on the Subject Property. The wastewater map shows septic systems on four properties on the west side of Mobile Villa Drive and on a property adjacent to the east of the Subject Property. The map does not show any known septic systems on the Subject Property.

Mr. Drake also stated two records were found of sewage overflow complaints, however these incidents occurred on a mobile home park, that appears to have been located east of the Subject Property.

GEC contacted the Hillsborough County Environmental Services Department via email on May 24, 2022 regarding environmental concerns on the Subject Property. The service representative has not yet responded at the time of the report.

GEC contacted the Hillsborough County Fire Marshal via email on May 23, 2022, regarding hazardous material responses to the Subject Property. Ms. Tangela Marchman, Administrative Assistant, stated no incident reports were found in a search of their database for the property.

No additional government officials were interviewed in the preparation of this assessment.

## **7.5 Interview with Others**

---

### *7.5.1 Interview with User*

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Ms. Patty McLaughlin of Resibuilt facilitated the owner interview process for this project.

## **7.6 Interview Summary**

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No obvious environmental concerns were identified as a result of the interviews conducted by GEC. Interview documentation is included in **Appendix E**.

### *7.5.2 Interview with Adjacent Property Owner*

---

GEC did not interview any adjacent property owners during performance of this Phase I ESA.

## **8.0 FINDINGS AND OPINIONS**

---

This section summarizes the Phase I ESA findings, RECs, CRECs and HRECs identified as a result of this practice, and any de minimis conditions.

ASTM Section 1.1.1 identifies a Recognized Environmental Condition as (1) the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment. A *de minimis* condition is not a recognized environmental condition.

ASTM Section 3.2.17 identifies a Controlled Recognized Environmental Condition (CREC) as a recognized environmental condition affecting the Subject Property that has been addressed to

the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to implementation of required controls (for example, activity and use limitations or other property use limitations).

ASTM Section 3.2.39 identifies a Historical Recognized Environmental Condition (HREC) as a previous release of hazardous substances or petroleum products affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by the applicable regulatory authority or authorities without subjecting the subject property to any controls (for example, activity and use limitations or other property use limitations). A historical recognized environmental condition is not a recognized environmental condition.

## **8.1 Subject Property**

---

This Phase I ESA revealed several findings at the Subject Property. The findings and their determinations are as follows:

- The southeast portion of the Subject Property has been designated as a wetland according to a November 2019 Wetland and Other Surface Water Survey. This report does not indicate any contamination concerns for the property and is not considered a REC.
- A large homeless encampment exists on the central portion of the Subject Property, which caused safety concerns during the site reconnaissance. Therefore, much of the site was not walked at that time. This is considered a significant data gap in regard to the Subject Property.
- The GEC field personnel who had been onsite on May 25, 2022 performing geotechnical soil borings indicated that the site contained a large homeless encampment, a lot of household-type trash, and a roughly one pickup truck volume of roofing shingles and materials. No obvious hazardous materials or dumped hazardous materials were observed on-site.
- Asbestos determination is not included within the scope of a Phase I ESA. Roofing shingles may contain asbestos and may require sampling prior to disposal. The quantity of roofing shingles on-site appears to be roughly a pickup truck load in volume.
- A pond was observed in the southern portion of the property in the 1973 aerial photograph. Land adjacent to the pond was cleared in 1975 and the pond appeared smaller. Geotechnical boring No. SPT-6 was performed in this vicinity on May 25, 2022 and did not encounter any buried debris. Due to boring No. SPT-6 not encountering any buried debris, it does not appear that the pond was filled or used as a landfill, that the

differing sizes could be from rainfall amounts or other natural causes. This is not considered a REC.

## **8.2 Off-Site Facilities/Properties**

---

No off-site environmental concerns were identified relative to the Subject Property. Due to their documented contamination status, distance or direction (down or cross-gradient), the off-site facility listings, described in Section 5.3.2 Off-Site Listings, do not appear to have impacted the Subject Property at this time. Refer to Section 5.3.2 for more details.

## **8.3 Other Findings/Opinions**

---

No other findings were identified in connection with the Subject Property.

## **9.0 DATA GAPS**

---

Data gaps are defined in the ASTM E 1527-21 standard as the inability to obtain certain information despite good faith efforts by the environmental professional. A full site reconnaissance could not be performed by GEC due to safety concerns. This is considered a significant data gap in regard to the Subject Property.

GEC did not identify any other significant data gaps during performance of this Phase I ESA.

## **10.0 CONCLUSIONS**

---

GEC has performed this Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-21 of the 9.88-acre property at 5425 Mobile Villa Drive, in Seffner, Hillsborough County, Florida. Any exceptions to, or deletions from, this practice are described in Section 12.0 of this report. **This assessment has revealed the following recognized environmental conditions (RECs), controlled recognized environmental conditions, and/or significant data gaps in connection with the Subject Property:**

- A large portion of the Subject Property was not accessible during the site reconnaissance due to safety concerns regarding transient activity. Therefore, a full site reconnaissance was not performed. This is considered a significant data gap.
- No RECs or Controlled RECs were identified on the Subject Property.

## **11.0 ADDITIONAL SERVICES**

---

The following additional services were not conducted as part of this Phase I ESA: ACBM surveys, lead-based paint surveys, mold surveys, soil and groundwater quality investigations, radon gas surveys, lead in drinking water analysis, wetlands surveys, regulatory compliance audits, cultural and historical analyses, industrial hygiene or health and safety audits, ecological surveys, endangered or threatened species evaluations, indoor air quality surveys, engineering investigations, or building suitability studies.

Although the above-listed activities are considered “non-scope” items in ASTM E 1527-21, the User should evaluate the need for such activities and how they may or may not be required to satisfy the User’s specific needs with regard to the project.

## **12.0 DEVIATIONS**

---

Any deviations from the ASTM E 1527-21 guidelines are described in the representative sections of this Phase I ESA Report.

## **13.0 REFERENCES**

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- EDR Environmental Database Records and Historical Use Information Report(s)
- Hillsborough County Natural Resource Conservation Service Soil Survey
- Hillsborough County Property Appraiser’s website
- Google Earth Aerial Photographs
- United States Department of Geological Survey Quadrangle Map
- Florida Department of Environmental Protection Map Direct Website
- Hillsborough County Fire Department
- Hillsborough County Environmental Services Department
- US Environmental Protection Agency

## **14.0 ENVIRONMENTAL PROFESSIONAL STATEMENT**

---

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

I have the specific qualifications based on education, training, and experience to assess a property or the nature, history, and setting of the Subject Property. I have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

## **15.0 SIGNATURES**

---

This Phase I ESA was prepared and reviewed by the following GEC employees:



Lani A. Frith  
Scientist



Richard P. McCormick, P.G.  
Chief Geologist  
Florida License No. 2096

## **16.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL(S)**

---

Résumés of the Environmental Professional(s) preparing and reviewing this report are included in **Appendix F**.



**APPENDIX D**  
**ENVIRONMENTAL DATABASE INFORMATION**

**Proposed Seffner Multi Family**

5425 Mobile Villa Drive

Seffner, FL 33584

Inquiry Number: 7118573.2s

September 15, 2022

**The EDR Radius Map™ Report with GeoCheck®**



6 Armstrong Road, 4th floor  
Shelton, CT 06484  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

# TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
Executive Summary .....	ES1
Overview Map .....	2
Detail Map .....	3
Map Findings Summary .....	4
Map Findings .....	8
Orphan Summary .....	52
Government Records Searched/Data Currency Tracking .....	GR-1
 <b><u>GEOCHECK ADDENDUM</u></b>	
Physical Setting Source Addendum .....	A-1
Physical Setting Source Summary .....	A-2
Physical Setting SSURGO Soil Map .....	A-5
Physical Setting Source Map .....	A-13
Physical Setting Source Map Findings .....	A-15
Physical Setting Source Records Searched .....	PSGR-1

***Thank you for your business.***  
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 with any questions or comments.

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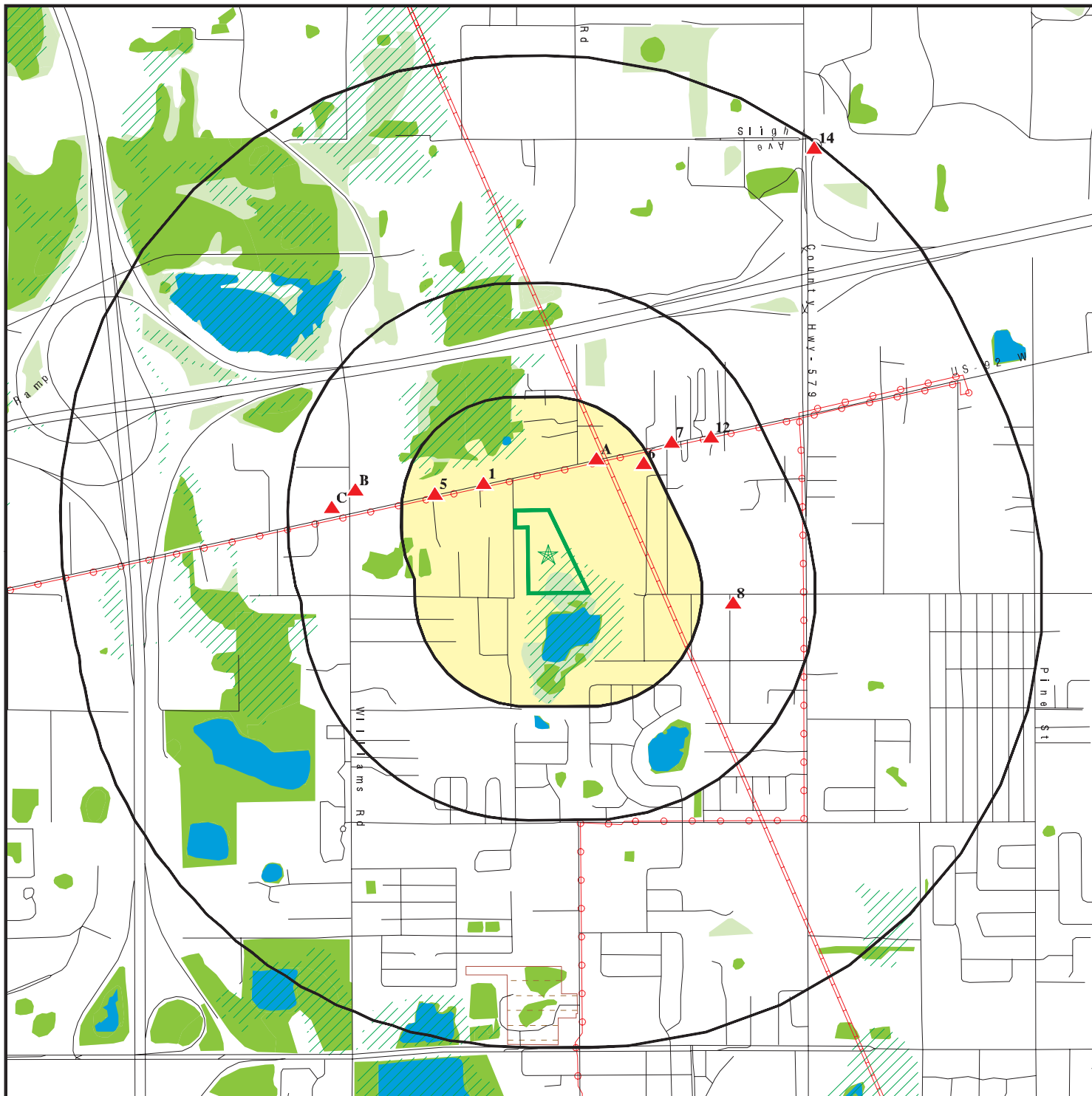
MAPPED SITES SUMMARY

Target Property Address:  
5425 MOBILE VILLA DRIVE  
SEFFNER, FL 33584

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
<a href="#">1</a>	BROOKS MOTEL	11120 E US HIGHWAY 9	RCRA-VSQG	Higher	486, 0.092, NW
<a href="#">A2</a>	SLUSMEYER TIRE CITY	11314 US HWY 92 E	SWF/LF, LUST, UST, CLEANUP SITES, DWM CONTAM	Higher	759, 0.144, NNE
<a href="#">A3</a>	CITGO FOOD	11305 E US HWY 92	LUST, UST, CLEANUP SITES, DWM CONTAM	Higher	783, 0.148, NNE
<a href="#">A4</a>	GATEWAY BROKERS, INC	11324 US HWY 92 E	SWF/LF	Higher	819, 0.155, NNE
<a href="#">5</a>	WAYNES CUSTOM CARS	11022 E US HIGHWAY 9	RCRA NonGen / NLR, ECHO	Higher	950, 0.180, WNW
<a href="#">6</a>	JONATHAN HABBEN	11409 EAST US HIGHWA	SWF/LF	Higher	1233, 0.234, NE
<a href="#">7</a>	ALPHA & OMEGA TIRES	11502 US 92 E	SWF/LF	Higher	1636, 0.310, NE
<a href="#">8</a>	OLD HILLSBOROUGH AVE	INTERSECTION OF OLD	DWM CONTAM, SITE INV SITES	Higher	1684, 0.319, ESE
<a href="#">B9</a>	BP-WILLIAMS #141	10907-A US HWY 92 E	LUST, UST, DWM CONTAM	Higher	1873, 0.355, WNW
<a href="#">B10</a>	JAEB PROPERTY	WILLIAMS RD & HWY 92	LUST, UST, DWM CONTAM	Higher	1924, 0.364, WNW
<a href="#">C11</a>	U.S. 92 AND WILLIAMS	INTERSECTION OF U.S.	DWM CONTAM, RESP PARTY, SITE INV SITES	Higher	1947, 0.369, WNW
<a href="#">12</a>	SEFFNER TIRE	11521 E US HIGHWAY 9	SWF/LF	Higher	2070, 0.392, NE
<a href="#">C13</a>	HOOD ENTERPRISES INC	10824 US 92 E	LUST, UST, DWM CONTAM	Higher	2126, 0.403, WNW
<a href="#">14</a>	HILLSBOROUGH HEIGHTS	SR 579 AND SLIGH AVE	FI Sites	Higher	5222, 0.989, NNE

# OVERVIEW MAP - 7118573.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

National Priority List Sites

Dept. Defense Sites

Indian Reservations BIA

FL Brownfield

Power transmission lines

Pipelines

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard

National Wetland Inventory

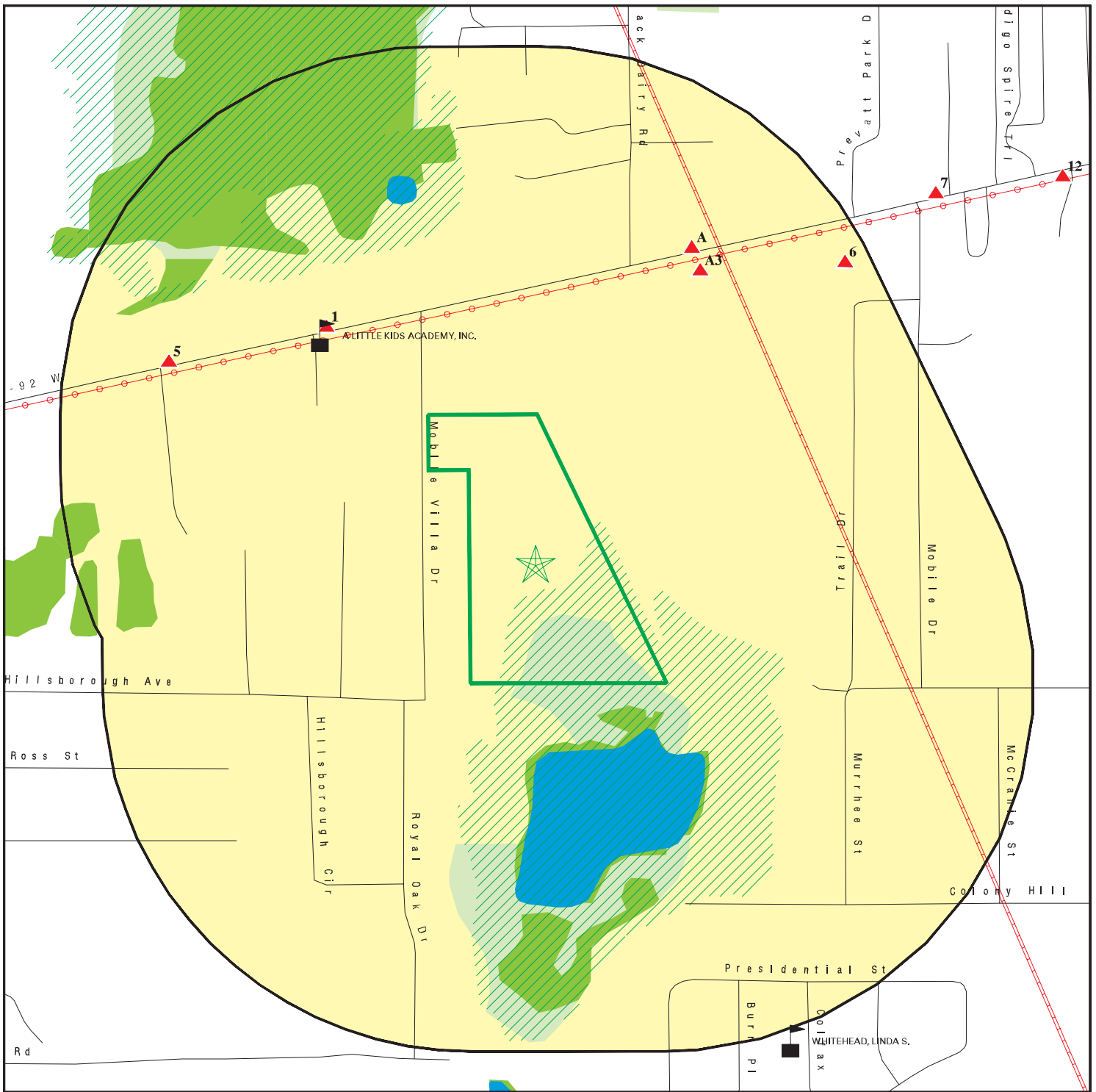
State Wetlands

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Proposed Seffner Multi Family  
 ADDRESS: 5425 Mobile Villa Drive  
 Seffner FL 33584  
 LAT/LONG: 27.997318 / 82.311662

CLIENT: Terracon  
 CONTACT: Sarah Phillips  
 INQUIRY #: 7118573.2s  
 DATE: September 15, 2022 11:17 am

# DETAIL MAP - 7118573.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Sensitive Receptors

National Priority List Sites

Dept. Defense Sites

Indian Reservations BIA

FL Brownfield

Power transmission lines

Pipelines

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard

National Wetland Inventory

State Wetlands

0 1/16 1/8 1/4 Miles



This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Proposed Seffner Multi Family  
 ADDRESS: 5425 Mobile Villa Drive  
 Seffner FL 33584  
 LAT/LONG: 27.997318 / 82.311662

CLIENT: Terracon  
 CONTACT: Sarah Phillips  
 INQUIRY #: 7118573.2s  
 DATE: September 15, 2022 11:18 am

## MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<b>STANDARD ENVIRONMENTAL RECORDS</b>								
<b><i>Lists of Federal NPL (Superfund) sites</i></b>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	TP		NR	NR	NR	NR	NR	0
<b><i>Lists of Federal Delisted NPL sites</i></b>								
Delisted NPL	1.000		0	0	0	0	NR	0
<b><i>Lists of Federal sites subject to CERCLA removals and CERCLA orders</i></b>								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
<b><i>Lists of Federal CERCLA sites with NFRAP</i></b>								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
<b><i>Lists of Federal RCRA facilities undergoing Corrective Action</i></b>								
CORRACTS	1.000		0	0	0	0	NR	0
<b><i>Lists of Federal RCRA TSD facilities</i></b>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<b><i>Lists of Federal RCRA generators</i></b>								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-VSQG	0.250		1	0	NR	NR	NR	1
<b><i>Federal institutional controls / engineering controls registries</i></b>								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	TP		NR	NR	NR	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
<b><i>Federal ERNS list</i></b>								
ERNS	TP		NR	NR	NR	NR	NR	0
<b><i>Lists of state- and tribal hazardous waste facilities</i></b>								
SHWS	1.000		0	0	0	0	NR	0
<b><i>Lists of state and tribal landfills and solid waste disposal facilities</i></b>								
SWF/LF	0.500		0	3	2	NR	NR	5
<b><i>Lists of state and tribal leaking storage tanks</i></b>								
LUST	0.500		0	2	3	NR	NR	5

## MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
LAST	0.500		0	0	0	NR	NR	0
INDIAN LUST	0.500		0	0	0	NR	NR	0
<b><i>Lists of state and tribal registered storage tanks</i></b>								
FEMA UST	0.250		0	0	NR	NR	NR	0
FF TANKS	0.250		0	0	NR	NR	NR	0
UST	0.100		0	NR	NR	NR	NR	0
AST	0.100		0	NR	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
TANKS	0.100		0	NR	NR	NR	NR	0
<b><i>State and tribal institutional control / engineering control registries</i></b>								
ENG CONTROLS	TP		NR	NR	NR	NR	NR	0
INST CONTROL	0.500		0	0	0	NR	NR	0
<b><i>Lists of state and tribal voluntary cleanup sites</i></b>								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500		0	0	0	NR	NR	0
<b><i>Lists of state and tribal brownfield sites</i></b>								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
<b><u>ADDITIONAL ENVIRONMENTAL RECORDS</u></b>								
<b><i>Local Brownfield lists</i></b>								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
<b><i>Local Lists of Landfill / Solid Waste Disposal Sites</i></b>								
SWRCY	TP		NR	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
<b><i>Local Lists of Hazardous waste / Contaminated Sites</i></b>								
US HIST CDL	TP		NR	NR	NR	NR	NR	0
PRIORITYCLEANERS	0.500		0	0	0	NR	NR	0
FI Sites	1.000		0	0	0	1	NR	1
US CDL	TP		NR	NR	NR	NR	NR	0
PFAS	0.500		0	0	0	NR	NR	0
AQUEOUS FOAM	TP		NR	NR	NR	NR	NR	0
<b><i>Local Land Records</i></b>								
LIENS 2	TP		NR	NR	NR	NR	NR	0
<b><i>Records of Emergency Release Reports</i></b>								
HMIRS	TP		NR	NR	NR	NR	NR	0



## MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
SPILLS	TP		NR	NR	NR	NR	NR	0
SPILLS 90	TP		NR	NR	NR	NR	NR	0
SPILLS 80	TP		NR	NR	NR	NR	NR	0
<b>Other Ascertainable Records</b>								
RCRA NonGen / NLR	0.250		0	1	NR	NR	NR	1
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
DOT OPS	TP		NR	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
DOCKET HWC	TP		NR	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
ECHO	TP		NR	NR	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
AIRS	TP		NR	NR	NR	NR	NR	0
ASBESTOS	TP		NR	NR	NR	NR	NR	0
CLEANUP SITES	TP		NR	NR	NR	NR	NR	0
DEDB	0.250		0	0	NR	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
DWM CONTAM	0.500		0	2	5	NR	NR	7
FL Cattle Dip. Vats	0.250		0	0	NR	NR	NR	0
HW GEN	0.250		0	0	NR	NR	NR	0
RESP PARTY	0.500		0	0	1	NR	NR	1
SITE INV SITES	0.500		0	0	2	NR	NR	2
TIER 2	TP		NR	NR	NR	NR	NR	0

## MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
UIC	TP		NR	NR	NR	NR	NR	0
NPDES	TP		NR	NR	NR	NR	NR	0
MINES MRDS	TP		NR	NR	NR	NR	NR	0
<b><u>EDR RECOVERED GOVERNMENT ARCHIVES</u></b>								
<b><i>Exclusive Recovered Govt. Archives</i></b>								
RGA HWS	TP		NR	NR	NR	NR	NR	0
RGA LF	TP		NR	NR	NR	NR	NR	0
RGA LUST	TP		NR	NR	NR	NR	NR	0
- Totals --		0	1	8	13	1	0	23

**NOTES:**

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

EDR ID Number  
 EPA ID Number

1 NW < 1/8 0.092 mi. 486 ft.	Site	Database(s)	EDR ID Number EPA ID Number
	<b>BROOKS MOTEL</b> 11120 E US HIGHWAY 92 SEFFNER, FL 33584	RCRA-VSQG	1014471870 FLTMP9404888

Relative: Higher Actual: 29 ft.	RCRA-VSQG:	19940930
	Date Form Received by Agency:	19940930
	Handler Name:	BROOKS MOTEL
	Handler Address:	11120 E US HIGHWAY 92
	Handler City,State,Zip:	SEFFNER, FL 33584-3224
	EPA ID:	FLTMP9404888
	EPA Region:	04
	Land Type:	Other
	Federal Waste Generator Description:	Conditionally Exempt Small Quantity Generator
	Active Site Indicator:	Handler Activities
	State District Owner:	FL
	State District:	SW
	Short-Term Generator Activity:	Yes
	Importer Activity:	No
	Mixed Waste Generator:	No
	Transporter Activity:	No
	Transfer Facility Activity:	No
	Recycler Activity with Storage:	No
	Small Quantity On-Site Burner Exemption:	No
	Smelting Melting and Refining Furnace Exemption:	No
	Underground Injection Control:	No
	Off-Site Waste Receipt:	No
	Universal Waste Indicator:	No
	Universal Waste Destination Facility:	No
	Federal Universal Waste:	No
	Active Site State-Reg Handler:	---
	Hazardous Secondary Material Indicator:	NN
	Commercial TSD Indicator:	No
	2018 GPRA Permit Baseline:	Not on the Baseline
	2018 GPRA Renewals Baseline:	Not on the Baseline
	202 GPRA Corrective Action Baseline:	No
	Corrective Action Workload Universe:	No
	Subject to Corrective Action Universe:	No
	Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
	TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
	TSDFs Only Subject to CA under Discretionary Auth Universe:	No
	Corrective Action Priority Ranking:	No NCAPS ranking
	Environmental Control Indicator:	No
	Institutional Control Indicator:	No
	Human Exposure Controls Indicator:	N/A
	Groundwater Controls Indicator:	N/A
	Significant Non-Complier Universe:	No
	Unaddressed Significant Non-Complier Universe:	No
	Addressed Significant Non-Complier Universe:	No
	Significant Non-Complier With a Compliance Schedule Universe:	No
	Handler Date of Last Change:	20110623
	Recognized Trader-Importer:	No
	Recognized Trader-Exporter:	No
	Importer of Spent Lead Acid Batteries:	No
	Exporter of Spent Lead Acid Batteries:	No
	Sub-Part P Indicator:	No

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**BROOKS MOTEL (Continued)**

**1014471870**

Historic Generators:

Receive Date: 19940930  
Handler Name: BROOKS MOTEL  
Federal Waste Generator Description: Conditionally Exempt Small Quantity Generator  
State District Owner: FL  
Large Quantity Handler of Universal Waste: No  
Recognized Trader Importer: No  
Recognized Trader Exporter: No  
Spent Lead Acid Battery Importer: No  
Spent Lead Acid Battery Exporter: No  
Current Record: Yes

List of NAICS Codes and Descriptions:

NAICS Codes: No NAICS Codes Found

Facility Has Received Notices of Violations:

Violations: No Violations Found

Evaluation Action Summary:

Evaluations: No Evaluations Found

**A2**  
**NNE**  
**1/8-1/4**  
**0.144 mi.**  
**759 ft.**

**SLUSMEYER TIRE CITY**  
**11314 US HWY 92 E**  
**SEFFNER, FL 33584**  
**Site 1 of 3 in cluster A**

**SWF/LF**  
**LUST**  
**UST**  
**CLEANUP SITES**  
**DWM CONTAM**  
**U001355008**  
**N/A**

**Relative:**  
**Higher**  
**Actual:**  
**34 ft.**

SWF/LF:  
Name: SLUSMEYER'S TIRE CITY  
Address: 11314 US HWY 92 E  
City,State,Zip: SEFFNER, FL 33584  
Facility ID: 96155  
District: SWD  
Lat/Long: Not reported  
Class Type: 754  
Classification: WASTE TIRE COLLECTOR  
Class Status: INACTIVE (I)  
Section: Not reported  
Township: Not reported  
Range: Not reported

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LUST:

Name: SLUSMEYER TIRE CITY  
Address: 11314 US HWY 92 E  
City,State,Zip: SEFFNER, FL 33584  
Region: STATE  
Facility Id: 8625812  
Facility Status: CLOSED  
Facility Type: A - Retail Station  
Facility Phone: (813)628-0540  
Facility Cleanup Rank: 1656  
District: Southwest District

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SLUSMEYER TIRE CITY (Continued)**

**U001355008**

Lat/Long (dms): 28 0 2.11 / 82 18 36.06  
Section: 33  
Township: 28S  
Range: 20E  
Method: AGPS  
Datum: 0  
Score: 51  
Score Effective Date: 2009-03-24 00:00:00  
Score When Ranked: 61  
Operator: BOYCE SLUSMEYER

**Petroleum Cleanup PCT Facility Score:**

Facility Cleanup Status: ONGO - ONGOING  
Contact: BOYCE SLUSMEYER  
Contact Company: SLUSMEYER, BOYCE  
Contact Address: 11314 US HWY 92 E  
Contact City/State/Zip: SEFFNER, FL 33584  
Phone: (813)628-0540  
Bad Address Ind: N  
State: FL  
Zip: 33584, 3351  
Score: 51  
Score Effective Date: 2009-03-24 00:00:00  
Related Party ID: 40098  
Primary RP Role: ACCOUNT OWNER  
RP Begin Date: 1995-04-28

**Discharge Cleanup Summary:**

Discharge Date: 12/28/2000  
Cleanup Required: R - CLEANUP REQUIRED  
Discharge Cleanup Status: RAP - RAP ONGOING  
Disch Cleanup Status Date: 6/13/2005  
Cleanup Work Status: ACTIVE  
Information Source: C - CLOSURE REPORT  
Eligibility Indicator: I - INELIGIBLE  
Site Manager: LUCE\_S  
Tank Office: PCLP29 - HILLSBOROUGH ENVIRONMENTAL PROTECTION COMMISSION

**Petroleum Cleanup Program Eligibility:**

Facility ID: 8625812  
Discharge Date: 12/28/2000  
Cleanup Required: R - CLEANUP REQUIRED  
Discharge Cleanup Status: RAP - RAP ONGOING  
Disch Cleanup Status Date: 6/13/2005  
Cleanup Work Status: INACTIVE  
Cleanup Program: A - ABANDONED TANK RESTORATION PROGRAM  
Site Manager: LUCE\_S  
Tank Office: PCLP29 - HILLSBOROUGH ENVIRONMENTAL PROTECTION COMMISSION  
Cap Amount: 0

**Contaminated Media:**

Discharge Date: 12/28/2000  
Cleanup Required: R - CLEANUP REQUIRED  
Discharge Cleanup Status: RAP - RAP ONGOING  
Disch Cleanup Status Date: 6/13/2005  
Cleanup Work Status: INACTIVE  
Information Source: C - CLOSURE REPORT  
Other Source Description: Soil>SCTLs

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SLUSMEYER TIRE CITY (Continued)**

**U001355008**

Elig Indicator: I - INELIGIBLE  
Site Manager: LUCE\_S  
Tank Office: PCLP29 - HILLSBOROUGH ENVIRONM  
Contaminated Monitoring Well: No  
Contaminated Soil: Yes  
Contaminated Surface Water: No  
Pollutant: A - Leaded Gas  
Discharge Date: 12/28/2000  
Cleanup Required: R - CLEANUP REQUIRED  
Discharge Cleanup Status: RAP - RAP ONGOING  
Disch Cleanup Status Date: 6/13/2005  
Cleanup Work Status: INACTIVE  
Information Source: C - CLOSURE REPORT  
Other Source Description: Soil>SCTLs  
Elig Indicator: I - INELIGIBLE  
Site Manager: LUCE\_S  
Tank Office: PCLP29 - HILLSBOROUGH ENVIRONM  
Contaminated Monitoring Well: No  
Contaminated Soil: Yes  
Contaminated Surface Water: No  
Pollutant: D - Vehicular Diesel  
Pollutant Other Description: MINOR DIESEL IMPACT

**Task Information:**

District: SWD  
Facility ID: 8625812  
Facility Status: CLOSED  
Facility Type: A - Retail Station -  
County: HILLSBOROUGH  
County ID: 29  
Cleanup Eligibility Status: I  
Discharge Date: 12-28-2000  
Cleanup Required: R - CLEANUP REQUIRED  
Discharge Cleanup Status: RAP - RAP ONGOING  
Disch Cleanup Status Date: 06-13-2005  
SRC Action Type: -  
SRC Completion Status: -  
Cleanup Work Status: INACTIVE  
Site Mgr: LUCE\_S  
Tank Office: PCLP29 - Hillsborough County  
SR Cleanup Responsible: -  
SR Funding Eligibility Type: -  
SA Task ID: 72339  
SA Cleanup Responsible: -  
SA Funding Eligibility Type: -  
RAP Task ID: 77043  
RAP Cleanup Responsible ID: -  
RAP Funding Eligibility Type: -  
RAP Completion Date: 11-22-2006  
RA Cleanup Responsible: -  
RA Funding Eligibility Type: -

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**UST:**

Facility ID: 8625812  
Name: SLUSMEYER TIRE CITY

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SLUSMEYER TIRE CITY (Continued)**

**U001355008**

Address: 11314 US HWY 92 E  
City,State,Zip: SEFFNER, FL 33584  
Facility Phone: 8136280540  
Facility Status: CLOSED  
Facility Type: A  
Type Description: Retail Station  
Depco: P  
Region: STATE  
Positioning Method: AGPS  
Latitude/Longitude: 28 0 10 / 82 18 10

UST:

Tank ID: 8  
Tank Capacity: 500  
Tank Location: UNDERGROUND  
Tank Status: B  
Status Date: 03/12/2001  
Substance: D  
Content Description: Vehicular Diesel  
Vessel Indicator: TANK  
DEP Contractor: P

Owner:

Owner ID: 40098  
Owner Name: SLUSMEYER, BOYCE  
Owner Address: 11314 US HWY 92 E  
Owner City,State,Zip: SEFFNER, FL 33584  
Owner Contact: BOYCE SLUSMEYER  
Owner Phone: 8136280540

Tank ID: 5  
Tank Capacity: 500  
Tank Location: UNDERGROUND  
Tank Status: A  
Status Date: 03/12/2001  
Substance: B  
Content Description: Unleaded Gas  
Vessel Indicator: TANK  
DEP Contractor: P

Owner:

Owner ID: 40098  
Owner Name: SLUSMEYER, BOYCE  
Owner Address: 11314 US HWY 92 E  
Owner City,State,Zip: SEFFNER, FL 33584  
Owner Contact: BOYCE SLUSMEYER  
Owner Phone: 8136280540

Tank ID: 6  
Tank Capacity: 500  
Tank Location: UNDERGROUND  
Tank Status: A  
Status Date: 03/12/2001  
Substance: B  
Content Description: Unleaded Gas  
Vessel Indicator: TANK  
DEP Contractor: P

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SLUSMEYER TIRE CITY (Continued)**

**U001355008**

Owner:  
Owner ID: 40098  
Owner Name: SLUSMEYER, BOYCE  
Owner Address: 11314 US HWY 92 E  
Owner City,State,Zip: SEFFNER, FL 33584  
Owner Contact: BOYCE SLUSMEYER  
Owner Phone: 8136280540

Tank ID: 4  
Tank Capacity: 2000  
Tank Location: UNDERGROUND  
Tank Status: B  
Status Date: 03/12/2001  
Substance: B  
Content Description: Unleaded Gas  
Vessel Indicator: TANK  
DEP Contractor: P

Owner:  
Owner ID: 40098  
Owner Name: SLUSMEYER, BOYCE  
Owner Address: 11314 US HWY 92 E  
Owner City,State,Zip: SEFFNER, FL 33584  
Owner Contact: BOYCE SLUSMEYER  
Owner Phone: 8136280540

Tank ID: 1  
Tank Capacity: 8000  
Tank Location: UNDERGROUND  
Tank Status: B  
Status Date: 03/12/2001  
Substance: B  
Content Description: Unleaded Gas  
Vessel Indicator: TANK  
DEP Contractor: P

Owner:  
Owner ID: 40098  
Owner Name: SLUSMEYER, BOYCE  
Owner Address: 11314 US HWY 92 E  
Owner City,State,Zip: SEFFNER, FL 33584  
Owner Contact: BOYCE SLUSMEYER  
Owner Phone: 8136280540

Tank ID: 2  
Tank Capacity: 2000  
Tank Location: UNDERGROUND  
Tank Status: B  
Status Date: 03/12/2001  
Substance: B  
Content Description: Unleaded Gas  
Vessel Indicator: TANK  
DEP Contractor: P

Owner:



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SLUSMEYER TIRE CITY (Continued)**

**U001355008**

Owner ID: 40098  
Owner Name: SLUSMEYER, BOYCE  
Owner Address: 11314 US HWY 92 E  
Owner City,State,Zip: SEFFNER, FL 33584  
Owner Contact: BOYCE SLUSMEYER  
Owner Phone: 8136280540

Tank ID: 3  
Tank Capacity: 2000  
Tank Location: UNDERGROUND  
Tank Status: B  
Status Date: 03/12/2001  
Substance: B  
Content Description: Unleaded Gas  
Vessel Indicator: TANK  
DEP Contractor: P

Owner:  
Owner ID: 40098  
Owner Name: SLUSMEYER, BOYCE  
Owner Address: 11314 US HWY 92 E  
Owner City,State,Zip: SEFFNER, FL 33584  
Owner Contact: BOYCE SLUSMEYER  
Owner Phone: 8136280540

Tank ID: 7  
Tank Capacity: 500  
Tank Location: UNDERGROUND  
Tank Status: A  
Status Date: 03/12/2001  
Substance: K  
Content Description: Kerosene  
Vessel Indicator: TANK  
DEP Contractor: P

Owner:  
Owner ID: 40098  
Owner Name: SLUSMEYER, BOYCE  
Owner Address: 11314 US HWY 92 E  
Owner City,State,Zip: SEFFNER, FL 33584  
Owner Contact: BOYCE SLUSMEYER  
Owner Phone: 8136280540

CLEANUP SITES:  
Name: SLUSMEYER TIRE CITY  
Address: 11314 US HWY 92 E  
City,State,Zip: SEFFNER, FL 33584  
DEP Cleanup Site Key: 72641294  
Source Database Name: Storage Tank Contamination Monitoring  
Source Database Id: 8625812  
CPAC Program Area Id: TK  
CLLC Cleanup Category Key: PETRO  
RSC2 Remediation Status Key: ACTIVE  
Data Load Date: 08/22/2022

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SLUSMEYER TIRE CITY (Continued)**

**U001355008**

OC3 Office Id: SWD  
OIC Object Of Interest Id: FACIL  
PC2 Proximity Id: APPRX  
Calc Coordinates Accuracy Level Id: 4  
CMC2 Coordinate Method Id: Digital Aerial Photography With Ground Control  
DC4 Datum Id: High Accuracy Reference Network  
VSC1 Verification Status: REVIEWED  
Collect Username: ROSELLI\_J  
Collect Date: 07/11/2005  
Collect Affiliation: DEPARTMENT OF ENVIRONMENTAL PR  
Map Source: 1999 doqs  
Map Source Scale: 2910  
Verifier Username: ROSELLI\_J  
Verifier Affiliation: DEPARTMENT OF ENVIRONMENTAL PR  
Verification Date: 07/11/2005  
Verified Coordinate Method Id: Digital Aerial Photography With Ground Control  
Source Database Name Code: STCM  
CMC2 Coordinate Method ID Code: DPHO  
DC4 Datum ID Code: HARN  
Verified Coordinate Method ID Code: DPHO  
Latitude/Longitude (deg/min/sec): 28 0 / 82 18

**DWM CONTAM:**

Name: SLUSMEYER TIRE CITY  
Address: 11314 US HWY 92 E  
City,State,Zip: SEFFNER, FL 33584  
Program Site Id: 8625812  
Lat DD: 28  
Lat MM: 0  
Lat SS: 10  
Long DD: 82  
Long MM: 18  
Long SS: 10  
Office/ District: SWD  
Program Area: STORAGE TANKS  
Priority Score: 51  
Method: AGPS  
Facility Status: OPEN  
Facility Type: A - Retail Station  
Score Effective Date: 2009-03-24 00:00:00  
Score When Ranked: 61  
Rank: 1656  
Related Party ID: 40098  
Primary RP Role: ACCOUNT OWNER  
RP Begin Date: 4/28/1995  
RP Name: SLUSMEYER, BOYCE  
RP Address1: 11314 US HWY 92 E  
RP City: SEFFNER  
RP State: FL  
RP Zip5: 33584  
Contact: BOYCE SLUSMEYER  
RP Phone: (813)628-0540  
Site Manager: LUCE\_S

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**A3**  
**NNE**  
**1/8-1/4**  
**0.148 mi.**  
**783 ft.**  
**CITGO FOOD**  
**11305 E US HWY 92**  
**SEFFNER, FL 33584**  
**Site 2 of 3 in cluster A**

**LUST**  
**UST**  
**CLEANUP SITES**  
**DWM CONTAM**  
**U003109679**  
**N/A**

**Relative:**  
**Higher**

**LUST:**

**Actual:**  
**34 ft.**

Name: CITGO FOOD  
Address: 11305 E US HWY 92  
City,State,Zip: SEFFNER, FL 33584  
Region: STATE  
Facility Id: 9046595  
Facility Status: OPEN  
Facility Type: A - Retail Station  
Facility Phone: (813)352-4937  
District: Southwest District  
Lat/Long (dms): 28 0 0.5437 / 82 18 35.8244  
Section: 33  
Township: 28S  
Range: 20E  
Method: AGPS  
Datum: 0  
Score: 55  
Score Effective Date: 2011-02-11 00:00:00  
Operator: SAM PATEL  
Name Update: 2007-10-12 00:00:00  
Address Update: 2007-10-12 00:00:00

**Petroleum Cleanup PCT Facility Score:**

Facility Cleanup Status: ONGO - ONGOING  
Contact: SAM PATEL  
Contact Company: D J P INVESTMENT INC  
Contact Address: 11305 US 92E  
Contact City/State/Zip: SEFFNER, FL 33584  
Phone: (813)622-6648  
Bad Address Ind: N  
State: FL  
Zip: 33584, 3350  
Score: 55  
Score Effective Date: 2011-02-11 00:00:00  
Related Party ID: 47775  
Primary RP Role: ACCOUNT OWNER  
RP Begin Date: 1998-09-23

**Discharge Cleanup Summary:**

Discharge Date: 3/2/2007  
Cleanup Required: R - CLEANUP REQUIRED  
Discharge Cleanup Status: VCCR - VERIFIED CONTAMINATION, CLEANUP REQUIRED  
Disch Cleanup Status Date: 6/25/2007  
Cleanup Work Status: ACTIVE  
Information Source: C - CLOSURE REPORT  
Eligibility Indicator: I - INELIGIBLE  
Site Manager: LUCE\_S  
Tank Office: PCLP29 - HILLSBOROUGH ENVIRONMENTAL PROTECTION COMMISSION  
Discharge Date: 4/24/1992  
Cleanup Required: R - CLEANUP REQUIRED  
Discharge Cleanup Status: NFA - NFA COMPLETE  
Disch Cleanup Status Date: 7/9/1997  
Cleanup Work Status: COMPLETED

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CITGO FOOD (Continued)**

**U003109679**

Information Source: P - 17-770 PETROL/PETROL PROD CONTAMINATION  
Eligibility Indicator: I - INELIGIBLE  
Tank Office: -  
Discharge Date: 4/28/2005  
Cleanup Required: R - CLEANUP REQUIRED  
Discharge Cleanup Status: RAP - RAP ONGOING  
Disch Cleanup Status Date: 12/9/2014  
Cleanup Work Status: ACTIVE  
Information Source: C - CLOSURE REPORT  
Eligibility Indicator: I - INELIGIBLE  
Site Manager: LUCE\_S  
Tank Office: PCLP29 - HILLSBOROUGH ENVIRONMENTAL PROTECTION COMMISSION

Petroleum Cleanup Program Eligibility:  
Facility ID: 9046595  
Discharge Date: 4/24/1992  
Cleanup Required: R - CLEANUP REQUIRED  
Discharge Cleanup Status: NFA - NFA COMPLETE  
Disch Cleanup Status Date: 7/9/1997  
Cleanup Work Status: COMPLETED  
Cleanup Program: P - PETROLEUM LIABILITY AND RESTORATION INSURANCE PROGRAM  
Tank Office: -  
Cap Amount: 0

Contaminated Media:  
Discharge Date: 3/2/2007  
Cleanup Required: R - CLEANUP REQUIRED  
Discharge Cleanup Status: VCCR - VERIFIED CONTAMINATION, CLEANUP REQUIRED  
Disch Cleanup Status Date: 6/25/2007  
Cleanup Work Status: INACTIVE  
Information Source: C - CLOSURE REPORT  
Elig Indicator: I - INELIGIBLE  
Site Manager: LUCE\_S  
Tank Office: PCLP29 - HILLSBOROUGH ENVIRONM  
Contaminated Monitoring Well: No  
Contaminated Soil: Yes  
Contaminated Surface Water: No  
Contaminated Ground Water: Yes  
Pollutant: B - Unleaded Gas  
Discharge Date: 4/28/2005  
Cleanup Required: R - CLEANUP REQUIRED  
Discharge Cleanup Status: RAP - RAP ONGOING  
Disch Cleanup Status Date: 12/9/2014  
Cleanup Work Status: INACTIVE  
Information Source: C - CLOSURE REPORT  
Elig Indicator: I - INELIGIBLE  
Site Manager: LUCE\_S  
Tank Office: PCLP29 - HILLSBOROUGH ENVIRONM  
Contaminated Soil: Yes  
Pollutant: B - Unleaded Gas

Task Information:  
District: SWD  
Facility ID: 9046595  
Facility Status: OPEN  
Facility Type: A - Retail Station -  
County: HILLSBOROUGH  
County ID: 29  
Cleanup Eligibility Status: I

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CITGO FOOD (Continued)**

**U003109679**

Discharge Date: 03-02-2007  
Cleanup Required: R - CLEANUP REQUIRED  
Discharge Cleanup Status: VCCR - VERIFIED CONTAMINATION, CLEANUP REQUIRED  
Disch Cleanup Status Date: 06-25-2007  
SRC Action Type: -  
SRC Completion Status: -  
Cleanup Work Status: INACTIVE  
Site Mgr: LUCE\_S  
Tank Office: PCLP29 - Hillsborough County  
SR Cleanup Responsible: -  
SR Funding Eligibility Type: -  
SA Cleanup Responsible: -  
SA Funding Eligibility Type: -  
RAP Cleanup Responsible ID: -  
RAP Funding Eligibility Type: -  
RA Cleanup Responsible: -  
RA Funding Eligibility Type: -  
District: SWD  
Facility ID: 9046595  
Facility Status: OPEN  
Facility Type: A - Retail Station -  
County: HILLSBOROUGH  
County ID: 29  
Cleanup Eligibility Status: I  
Source Effective Date: 06-24-1997  
Discharge Date: 04-24-1992  
Cleanup Required: R - CLEANUP REQUIRED  
Discharge Cleanup Status: NFA - NFA COMPLETE  
Disch Cleanup Status Date: 07-09-1997  
SRC Action Type: NFA - NO FURTHER ACTION  
SRC Submit Date: 04-28-1997  
SRC Review Date: 06-24-1997  
SRC Completion Status: A - APPROVED  
SRC Issue Date: 07-09-1997  
Cleanup Work Status: COMPLETED  
Tank Office: -  
SR Cleanup Responsible: -  
SR Funding Eligibility Type: -  
SA Task ID: 46013  
SA Cleanup Responsible: -  
SA Funding Eligibility Type: -  
SA Completion Date: 12-08-1993  
RAP Task ID: 46014  
RAP Cleanup Responsible ID: RP - RESPONSIBLE PARTY  
RAP Funding Eligibility Type: -  
RAP Completion Date: 10-18-1995  
RAP Last Order Approved: 1995-10-18 00:00:00  
RA Task ID: 46015  
RA Cleanup Responsible: RP - RESPONSIBLE PARTY  
RA Funding Eligibility Type: -  
RA Years to Complete: 0  
District: SWD  
Facility ID: 9046595  
Facility Status: OPEN  
Facility Type: A - Retail Station -  
County: HILLSBOROUGH  
County ID: 29

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CITGO FOOD (Continued)**

**U003109679**

Cleanup Eligibility Status: I  
Discharge Date: 04-28-2005  
Cleanup Required: R - CLEANUP REQUIRED  
Discharge Cleanup Status: RAP - RAP ONGOING  
Disch Cleanup Status Date: 12-09-2014  
SRC Action Type: -  
SRC Completion Status: -  
Cleanup Work Status: INACTIVE  
Site Mgr: LUCE\_S  
Tank Office: PCLP29 - Hillsborough County  
SR Cleanup Responsible: -  
SR Funding Eligibility Type: -  
SA Task ID: 83412  
SA Cleanup Responsible: -  
SA Funding Eligibility Type: -  
RAP Task ID: 91941  
RAP Cleanup Responsible ID: -  
RAP Funding Eligibility Type: -  
RA Task ID: 92866  
RA Cleanup Responsible: -  
RA Funding Eligibility Type: -

[Click here for Florida Oculus:](#)

UST:

Facility ID: 9046595  
Name: CITGO FOOD  
Address: 11305 E US HWY 92  
City,State,Zip: SEFFNER, FL 33584  
Facility Phone: 8133524937  
Facility Status: OPEN  
Facility Type: A  
Type Description: Retail Station  
Depco: C  
Region: STATE  
Positioning Method: AGPS  
Latitude/Longitude: 27 59 42 / 82 19 59

UST:

Tank ID: 4  
Tank Capacity: 20000  
Tank Location: UNDERGROUND  
Tank Status: U  
Status Date: 02/01/2007  
Install Date: 2/1/2007  
Substance: B  
Content Description: Unleaded Gas  
Vessel Indicator: TANK  
DEP Contractor: C

Owner:

Owner ID: 47775  
Owner Name: D J P INVESTMENT INC  
Owner Address: 11305 US 92E  
Owner City,State,Zip: SEFFNER, FL 33584  
Owner Contact: SAM PATEL  
Owner Phone: 8136226648

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CITGO FOOD (Continued)**

**U003109679**

Construction:

Tank ID:	4
Construction Category:	C
Construction Description:	Steel
Tank ID:	4
Construction Category:	N
Construction Description:	Flow shut-Off
Tank ID:	4
Construction Category:	R
Construction Description:	Double wall - tank jacket
Tank ID:	4
Construction Category:	L
Construction Description:	Compartmented
Tank ID:	4
Construction Category:	M
Construction Description:	Spill containment bucket
Tank ID:	4
Construction Category:	O
Construction Description:	Tight fill

Piping:

Tank ID:	4
Piping Category:	C
Piping Description:	Fiberglass
Tank ID:	4
Piping Category:	F
Piping Description:	Double wall
Tank ID:	4
Piping Category:	J
Piping Description:	Pressurized piping system
Tank ID:	4
Piping Category:	K
Piping Description:	Dispenser liners

Monitoring:

Tank ID:	4
Petro Monitoring Category:	2
Monitoring Description:	Visual inspect pipe sumps
Tank ID:	4
Petro Monitoring Category:	F
Monitoring Description:	Monitor dbl wall tank space
Tank ID:	4
Petro Monitoring Category:	K
Monitoring Description:	Monitor dbl wall pipe space
Tank ID:	4

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CITGO FOOD (Continued)**

**U003109679**

Petro Monitoring Category: H  
Monitoring Description: Mechanical line leak detector

Tank ID: 4  
Petro Monitoring Category: 4  
Monitoring Description: Visual inspect dispenser liners

Tank ID: 3  
Tank Capacity: 8000  
Tank Location: UNDERGROUND  
Tank Status: B  
Status Date: 02/01/2007  
Install Date: 1/1/1989  
Substance: B  
Content Description: Unleaded Gas  
Vessel Indicator: TANK  
DEP Contractor: C

Owner:  
Owner ID: 47775  
Owner Name: D J P INVESTMENT INC  
Owner Address: 11305 US 92E  
Owner City,State,Zip: SEFFNER, FL 33584  
Owner Contact: SAM PATEL  
Owner Phone: 8136226648

Construction:

Tank ID: 4  
Construction Category: C  
Construction Description: Steel

Tank ID: 4  
Construction Category: N  
Construction Description: Flow shut-Off

Tank ID: 4  
Construction Category: R  
Construction Description: Double wall - tank jacket

Tank ID: 4  
Construction Category: L  
Construction Description: Compartmented

Tank ID: 4  
Construction Category: M  
Construction Description: Spill containment bucket

Tank ID: 4  
Construction Category: O  
Construction Description: Tight fill

Piping:  
Tank ID: 4  
Piping Category: C  
Piping Description: Fiberglass



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CITGO FOOD (Continued)**

**U003109679**

Tank ID:	4
Piping Category:	F
Piping Description:	Double wall
Tank ID:	4
Piping Category:	J
Piping Description:	Pressurized piping system
Tank ID:	4
Piping Category:	K
Piping Description:	Dispenser liners
Monitoring:	
Tank ID:	4
Petro Monitoring Category:	2
Monitoring Description:	Visual inspect pipe sumps
Tank ID:	4
Petro Monitoring Category:	F
Monitoring Description:	Monitor dbl wall tank space
Tank ID:	4
Petro Monitoring Category:	K
Monitoring Description:	Monitor dbl wall pipe space
Tank ID:	4
Petro Monitoring Category:	H
Monitoring Description:	Mechanical line leak detector
Tank ID:	4
Petro Monitoring Category:	4
Monitoring Description:	Visual inspect dispenser liners
Tank ID:	2
Tank Capacity:	8000
Tank Location:	UNDERGROUND
Tank Status:	B
Status Date:	02/01/2007
Install Date:	1/1/1989
Substance:	B
Content Description:	Unleaded Gas
Vessel Indicator:	TANK
DEP Contractor:	C
Owner:	
Owner ID:	47775
Owner Name:	D J P INVESTMENT INC
Owner Address:	11305 US 92E
Owner City,State,Zip:	SEFFNER, FL 33584
Owner Contact:	SAM PATEL
Owner Phone:	8136226648
Construction:	
Tank ID:	4
Construction Category:	C
Construction Description:	Steel

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CITGO FOOD (Continued)**

**U003109679**

Tank ID:	4
Construction Category:	N
Construction Description:	Flow shut-Off
Tank ID:	4
Construction Category:	R
Construction Description:	Double wall - tank jacket
Tank ID:	4
Construction Category:	L
Construction Description:	Compartmented
Tank ID:	4
Construction Category:	M
Construction Description:	Spill containment bucket
Tank ID:	4
Construction Category:	O
Construction Description:	Tight fill
Piping:	
Tank ID:	4
Piping Category:	C
Piping Description:	Fiberglass
Tank ID:	4
Piping Category:	F
Piping Description:	Double wall
Tank ID:	4
Piping Category:	J
Piping Description:	Pressurized piping system
Tank ID:	4
Piping Category:	K
Piping Description:	Dispenser liners
Monitoring:	
Tank ID:	4
Petro Monitoring Category:	2
Monitoring Description:	Visual inspect pipe sumps
Tank ID:	4
Petro Monitoring Category:	F
Monitoring Description:	Monitor dbl wall tank space
Tank ID:	4
Petro Monitoring Category:	K
Monitoring Description:	Monitor dbl wall pipe space
Tank ID:	4
Petro Monitoring Category:	H
Monitoring Description:	Mechanical line leak detector
Tank ID:	4
Petro Monitoring Category:	4

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CITGO FOOD (Continued)**

**U003109679**

Monitoring Description: Visual inspect dispenser liners

Tank ID: 1  
Tank Capacity: 8000  
Tank Location: UNDERGROUND  
Tank Status: B  
Status Date: 02/01/2007  
Install Date: 1/1/1989  
Substance: B  
Content Description: Unleaded Gas  
Vessel Indicator: TANK  
DEP Contractor: C

Owner:  
Owner ID: 47775  
Owner Name: D J P INVESTMENT INC  
Owner Address: 11305 US 92E  
Owner City,State,Zip: SEFFNER, FL 33584  
Owner Contact: SAM PATEL  
Owner Phone: 8136226648

Construction:

Tank ID: 4  
Construction Category: C  
Construction Description: Steel

Tank ID: 4  
Construction Category: N  
Construction Description: Flow shut-Off

Tank ID: 4  
Construction Category: R  
Construction Description: Double wall - tank jacket

Tank ID: 4  
Construction Category: L  
Construction Description: Compartmented

Tank ID: 4  
Construction Category: M  
Construction Description: Spill containment bucket

Tank ID: 4  
Construction Category: O  
Construction Description: Tight fill

Piping:

Tank ID: 4  
Piping Category: C  
Piping Description: Fiberglass

Tank ID: 4  
Piping Category: F  
Piping Description: Double wall

Tank ID: 4

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CITGO FOOD (Continued)**

**U003109679**

Piping Category: J  
Piping Description: Pressurized piping system

Tank ID: 4  
Piping Category: K  
Piping Description: Dispenser liners

Monitoring:

Tank ID: 4  
Petro Monitoring Category: 2  
Monitoring Description: Visual inspect pipe sumps

Tank ID: 4  
Petro Monitoring Category: F  
Monitoring Description: Monitor dbl wall tank space

Tank ID: 4  
Petro Monitoring Category: K  
Monitoring Description: Monitor dbl wall pipe space

Tank ID: 4  
Petro Monitoring Category: H  
Monitoring Description: Mechanical line leak detector

Tank ID: 4  
Petro Monitoring Category: 4  
Monitoring Description: Visual inspect dispenser liners

**CLEANUP SITES:**

Name: CITGO FOOD  
Address: 11305 E US HWY 92  
City,State,Zip: SEFFNER, FL 33584  
DEP Cleanup Site Key: 72641209  
Source Database Name: Storage Tank Contamination Monitoring  
Source Database Id: 9046595  
CPAC Program Area Id: TK  
CLLC Cleanup Category Key: PETRO  
RSC2 Remediation Status Key: ACTIVE  
Data Load Date: 08/22/2022  
OC3 Office Id: SWD  
OIC Object Of Interest Id: FACIL  
PC2 Proximity Id: ADMIN  
Calc Coordinates Accuracy Level Id: 4  
CMC2 Coordinate Method Id: Digital Aerial Photography With Ground Control  
DC4 Datum Id: North American Datum of 1983  
VSC1 Verification Status: REVIEWED  
Collect Username: WILLIAMS\_CA  
Collect Date: 07/14/2010  
Collect Affiliation: TKHQ  
Map Source: 1994 doqs  
Map Source Scale: 1381  
Verifier Username: PRIDDLE\_J  
Verification Date: 08/17/2010  
Verified Coordinate Method Id: Digital Aerial Photography With Ground Control

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CITGO FOOD (Continued)**

**U003109679**

Source Database Name Code: STCM  
CMC2 Coordinate Method ID Code: DPHO  
DC4 Datum ID Code: NAD83  
Verified Coordinate Method ID Code: DPHO  
Latitude/Longitude (deg/min/sec): 28 0 / 82 18

**DWM CONTAM:**

Name: CITGO FOOD  
Address: 11305 E US HWY 92  
City,State,Zip: SEFFNER, FL 33584  
Program Site Id: 9046595  
Lat DD: 27  
Lat MM: 59  
Lat SS: 42  
Long DD: 82  
Long MM: 19  
Long SS: 59  
Office/ District: SWD  
Program Area: STORAGE TANKS  
Priority Score: 55  
Method: AGPS  
Facility Status: CLOSED  
Facility Type: A - Retail Station  
Score Effective Date: 2011-02-11 00:00:00  
Related Party ID: 47775  
Primary RP Role: ACCOUNT OWNER  
RP Begin Date: 9/23/1998  
RP Name: D J P INVESTMENT INC  
RP Address1: 11305 US 92E  
RP City: SEFFNER  
RP State: FL  
RP Zip5: 33584  
Contact: SAM PATEL  
RP Phone: (813)622-6648

Name: CITGO FOOD  
Address: 11305 E US HWY 92  
City,State,Zip: SEFFNER, FL 33584  
Program Site Id: 9046595  
Lat DD: 27  
Lat MM: 59  
Lat SS: 42  
Long DD: 82  
Long MM: 19  
Long SS: 59  
Office/ District: SWD  
Program Area: STORAGE TANKS  
Priority Score: 55  
Method: AGPS  
Facility Status: OPEN  
Facility Type: A - Retail Station  
Score Effective Date: 2011-02-11 00:00:00  
Related Party ID: 47775  
Primary RP Role: ACCOUNT OWNER  
RP Begin Date: 9/23/1998  
RP Name: D J P INVESTMENT INC  
RP Address1: 11305 US 92E

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CITGO FOOD (Continued)**

**U003109679**

RP City: SEFFNER  
RP State: FL  
RP Zip5: 33584  
Contact: SAM PATEL  
RP Phone: (813)622-6648  
Site Manager: LUCE\_S

Name: CITGO FOOD  
Address: 11305 E US HWY 92  
City,State,Zip: SEFFNER, FL 33584  
Program Site Id: 9046595  
Lat DD: 27  
Lat MM: 59  
Lat SS: 42  
Long DD: 82  
Long MM: 19  
Long SS: 59  
Office/ District: SWD  
Program Area: STORAGE TANKS  
Priority Score: 55  
Method: AGPS  
Facility Status: OPEN  
Facility Type: A - Retail Station  
Score Effective Date: 2011-02-11 00:00:00  
Related Party ID: 47775  
Primary RP Role: ACCOUNT OWNER  
RP Begin Date: 9/23/1998  
RP Name: D J P INVESTMENT INC  
RP Address1: 11305 US 92E  
RP City: SEFFNER  
RP State: FL  
RP Zip5: 33584  
Contact: SAM PATEL  
RP Phone: (813)622-6648  
Site Manager: LUCE\_S

**A4**  
**NNE**  
**1/8-1/4**  
**0.155 mi.**  
**819 ft.**

**GATEWAY BROKERS, INC.**  
**11324 US HWY 92 E**  
**SEFFNER, FL 33584**

**SWF/LF** **S113899621**  
**N/A**

**Site 3 of 3 in cluster A**

**Relative:**  
**Higher**  
**Actual:**  
**34 ft.**

SWF/LF:  
Name: GATEWAY BROKERS, INC.  
Address: 11324 US HWY 92 E  
City,State,Zip: SEFFNER, FL 33584  
Facility ID: 96911  
District: SWD  
Lat/Long: Not reported  
Class Type: 754  
Classification: WASTE TIRE COLLECTOR  
Class Status: INACTIVE (I)  
Section: Not reported  
Township: Not reported  
Range: Not reported

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Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**5**  
**WNW**  
**1/8-1/4**  
**0.180 mi.**  
**950 ft.**

**WAYNES CUSTOM CARS**  
**11022 E US HIGHWAY 92**  
**SEFFNER, FL 33584**

**RCRA NonGen / NLR** **1001122947**  
**ECHO** **FLR000020933**

**Relative:**  
**Higher**  
**Actual:**  
**30 ft.**

RCRA NonGen / NLR:		19960829
Date Form Received by Agency:		19960829
Handler Name:	WAYNES CUSTOM CARS	
Handler Address:		11022 E US HIGHWAY 92
Handler City,State,Zip:		SEFFNER, FL 33584-3222
EPA ID:		FLR000020933
Contact Name:		WAYNE DALTON
Contact Address:		E US HIGHWAY 92
Contact City,State,Zip:		SEFFNER, FL 33584-3222
Contact Telephone:		813-623-9914
Contact Title:		OWNER
EPA Region:		04
Land Type:		Private
Federal Waste Generator Description:		Not a generator, verified
State District Owner:		FL
State District:		SW
Mailing Address:		E US HIGHWAY 92
Mailing City,State,Zip:		SEFFNER, FL 33584-3222
Owner Name:	WAYNE DALTON	
Owner Type:		Private
Short-Term Generator Activity:		No
Importer Activity:		No
Mixed Waste Generator:		No
Transporter Activity:		No
Transfer Facility Activity:		No
Recycler Activity with Storage:		No
Small Quantity On-Site Burner Exemption:		No
Smelting Melting and Refining Furnace Exemption:		No
Underground Injection Control:		No
Off-Site Waste Receipt:		No
Universal Waste Indicator:		No
Universal Waste Destination Facility:		No
Federal Universal Waste:		No
Active Site State-Reg Handler:		---
Hazardous Secondary Material Indicator:		N
Commercial TSD Indicator:		No
2018 GPRA Permit Baseline:		Not on the Baseline
2018 GPRA Renewals Baseline:		Not on the Baseline
202 GPRA Corrective Action Baseline:		No
Corrective Action Workload Universe:		No
Subject to Corrective Action Universe:		No
Non-TSDs Where RCRA CA has Been Imposed Universe:		No
TSDs Potentially Subject to CA Under 3004 (u)/(v) Universe:		No
TSDs Only Subject to CA under Discretionary Auth Universe:		No
Corrective Action Priority Ranking:		No NCAPS ranking
Environmental Control Indicator:		No
Institutional Control Indicator:		No
Human Exposure Controls Indicator:		N/A
Groundwater Controls Indicator:		N/A
Significant Non-Complier Universe:		No
Unaddressed Significant Non-Complier Universe:		No
Addressed Significant Non-Complier Universe:		No
Significant Non-Complier With a Compliance Schedule Universe:		No

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**WAYNES CUSTOM CARS (Continued)**

**1001122947**

Handler Date of Last Change:	20110803
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Hazardous Waste Summary:

Waste Code: D001  
Waste Description: IGNITABLE WASTE

Waste Code: D007  
Waste Description: CHROMIUM

Waste Code: D008  
Waste Description: LEAD

Waste Code: D018  
Waste Description: BENZENE

Waste Code: D035  
Waste Description: METHYL ETHYL KETONE

Waste Code: D039  
Waste Description: TETRACHLOROETHYLENE

Waste Code: D040  
Waste Description: TRICHLOROETHYLENE

Waste Code: F003  
Waste Description: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Waste Code: F005  
Waste Description: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Handler - Owner Operator:

Owner/Operator Indicator: Owner  
Owner/Operator Name: DALTON WAYNE



Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**WAYNES CUSTOM CARS (Continued)**

**1001122947**

Legal Status:	Private
Date Became Current:	20040514
Owner/Operator Address:	11022 E US HIGHWAY 92
Owner/Operator City,State,Zip:	SEFFNER, FL 33584-3222
Owner/Operator Indicator:	Owner
Owner/Operator Name:	WAYNE DALTON
Legal Status:	Private
Date Became Current:	20040514
Owner/Operator Address:	11022 E US HIGHWAY 92
Owner/Operator City,State,Zip:	SEFFNER, FL 33584-3222
Historic Generators:	
Receive Date:	19960829
Handler Name:	WAYNES CUSTOM CARS
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	FL
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
List of NAICS Codes and Descriptions:	
NAICS Codes:	No NAICS Codes Found
Facility Has Received Notices of Violations:	
Violations:	No Violations Found
Evaluation Action Summary:	
Evaluations:	No Evaluations Found
ECHO:	
Envid:	1001122947
Registry ID:	110006391920
DFR URL:	<a href="http://echo.epa.gov/detailed-facility-report?fid=110006391920">http://echo.epa.gov/detailed-facility-report?fid=110006391920</a>
Name:	WAYNES CUSTOM CARS
Address:	11022 E US HIGHWAY 92
City,State,Zip:	SEFFNER, FL 33584

**6**  
**NE**  
**1/8-1/4**  
**0.234 mi.**  
**1233 ft.**

**JONATHAN HABBEN**  
**11409 EAST US HIGHWAY 92**  
**SEFFNER, FL 33584**

**SWF/LF S113900523**  
**N/A**

**Relative:**  
**Higher**

SWF/LF:	
Name:	JONATHAN HABBEN
Address:	11409 EAST US HIGHWAY 92
City,State,Zip:	SEFFNER, FL 33584
Facility ID:	99340
District:	SWD
Lat/Long:	Not reported

**Actual:**  
**34 ft.**

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**JONATHAN HABBEN (Continued)**

**S113900523**

Class Type: 754  
Classification: WASTE TIRE COLLECTOR  
Class Status: INACTIVE (I)  
Section: Not reported  
Township: Not reported  
Range: Not reported

Click here for Florida Oculus:

**7**  
**NE**  
**1/4-1/2**  
**0.310 mi.**  
**1636 ft.**

**ALPHA & OMEGA TIRES SERVICES**  
**11502 US 92 E**  
**SEFFNER, FL 33584**

**SWF/LF** **S126510815**  
**N/A**

**Relative:**  
**Higher**  
**Actual:**  
**40 ft.**

SWF/LF:  
Name: ALPHA & OMEGA TIRES SERVICES  
Address: 11502 US 92 E  
City,State,Zip: SEFFNER, FL 33584  
Facility ID: 106744  
District: SWD  
Lat/Long: Not reported  
Class Type: 754  
Classification: WASTE TIRE COLLECTOR  
Class Status: INACTIVE (I)  
Section: Not reported  
Township: Not reported  
Range: Not reported

Click here for Florida Oculus:

**8**  
**ESE**  
**1/4-1/2**  
**0.319 mi.**  
**1684 ft.**

**OLD HILLSBOROUGH AVENUE WELL CONTAMINATION PART A-**  
**INTERSECTION OF OLD HILLSBOROUGH AVENUE & C.R. 579**  
**TAMPA, FL**

**DWM CONTAM** **S126321774**  
**SITE INV SITES** **N/A**

**Relative:**  
**Higher**  
**Actual:**  
**48 ft.**

DWM CONTAM:  
Name: OLD HILLSBOROUGH AVENUE WELL CONTAMINATION PART A-1900  
Address: INTERSECTION OF OLD HILLSBOROUGH AVENUE & C.R. 579  
City,State,Zip: TAMPA, FL  
Program Site Id: ERIC\_5667  
Lat DD: 27  
Lat MM: 59  
Lat SS: 45  
Long DD: 82  
Long MM: 18  
Long SS: 18  
Office/ District: SWD  
Program Area: SIS  
Datum: NAD83  
Method: CSUR  
Facility Status: Closed

SITE INV SITES:  
Name:

OLD HILLSBOROUGH AVENUE WELL CONTAMINATION PART A-1900

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**OLD HILLSBOROUGH AVENUE WELL CONTAMINATION PART A-1900 (Continued)**

**S126321774**

Address: INTERSECTION OF OLD HILLSBOROUGH AVENUE & C.R. 579  
City,State,Zip: TAMPA, FL  
Site Number: 5667  
Alternate Site Number: ERIC\_5667  
District: Southwest District  
Latitude/Longitude (deg/min/sec): 27 59 / 82 18  
Datum: NAD83  
Decode of Datum: North American Datum of 1983  
Decode of Districtcd: SWD

**B9**  
**WNW**  
**1/4-1/2**  
**0.355 mi.**  
**1873 ft.**

**BP-WILLIAMS #141**  
**10907-A US HWY 92 E**  
**SEFFNER, FL 33584**  
**Site 1 of 2 in cluster B**

**LUST** **U001355680**  
**UST** **N/A**  
**DWM CONTAM**

**Relative:**  
**Higher**  
**Actual:**  
**39 ft.**

**LUST:**  
Name: BP-WILLIAMS #141  
Address: 10907-A US HWY 92 E  
City,State,Zip: SEFFNER, FL 33584  
Region: STATE  
Facility Id: 8736874  
Facility Status: OPEN  
Facility Type: A - Retail Station  
Facility Phone: (813)299-4247  
Facility Cleanup Rank: 1410  
District: Southwest District  
Lat/Long (dms): 27 59 54.5832 / 82 19 6.6238  
Method: AGPS  
Datum: 0  
Score: 65  
Score Effective Date: 2000-12-20 00:00:00  
Score When Ranked: 65  
Operator: SAM CHAPALA  
Name Update: 2006-03-07 00:00:00  
Address Update: 2012-01-13 00:00:00

**Petroleum Cleanup PCT Facility Score:**  
Facility Cleanup Status: CMPL - COMPLETED  
Contact: SAM CHAPALA  
Contact Company: WILLIAMS BP #141  
Contact Address: 10907-A US HWY 92 E  
Contact City/State/Zip: SEFFNER, FL 33584  
Phone: (813)299-4247  
Bad Address Ind: N  
State: FL  
Zip: 33584, 3231  
Score: 65  
Score Effective Date: 2000-12-20 00:00:00  
Related Party ID: 66034  
Primary RP Role: ACCOUNT OWNER  
RP Begin Date: 2010-06-02

**Discharge Cleanup Summary:**  
Discharge Date: 11/30/1988  
Cleanup Required: R - CLEANUP REQUIRED  
Discharge Cleanup Status: SRCR - SRCR COMPLETE  
Disch Cleanup Status Date: 5/13/2011

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**BP-WILLIAMS #141 (Continued)**

**U001355680**

Cleanup Work Status: COMPLETED  
Information Source: E - EDI  
Eligibility Indicator: E - ELIGIBLE  
Site Manager: KOECHLEIN\_H  
Site Mgr End Date: 3/29/2011  
Tank Office: PCLP29 - HILLSBOROUGH ENVIRONMENTAL PROTECTION COMMISSION

Petroleum Cleanup Program Eligibility:  
Facility ID: 8736874  
Discharge Date: 11/30/1988  
Cleanup Required: R - CLEANUP REQUIRED  
Discharge Cleanup Status: SRCR - SRCR COMPLETE  
Disch Cleanup Status Date: 5/13/2011  
Cleanup Work Status: COMPLETED  
Cleanup Program: E - EARLY DETECTION INCENTIVE  
Site Manager: KOECHLEIN\_H  
Site Mgr End Date: 3/29/2011  
Tank Office: PCLP29 - HILLSBOROUGH ENVIRONMENTAL PROTECTION COMMISSION  
Cap Amount: 0

Contaminated Media:  
Discharge Date: 11/30/1988  
Cleanup Required: R - CLEANUP REQUIRED  
Discharge Cleanup Status: SRCR - SRCR COMPLETE  
Disch Cleanup Status Date: 5/13/2011  
Cleanup Work Status: COMPLETED  
Information Source: E - EDI  
Elig Indicator: E - ELIGIBLE  
Site Manager: KOECHLEIN\_H  
Site Mgr End Date: 3/29/2011  
Tank Office: PCLP29 - HILLSBOROUGH ENVIRONM  
Contaminated Drinking Wells: 0  
Contaminated Monitoring Well: Yes  
Contaminated Soil: No  
Contaminated Surface Water: No  
Contaminated Ground Water: Yes  
Pollutant: B - Unleaded Gas

Task Information:  
District: SWD  
Facility ID: 8736874  
Facility Status: OPEN  
Facility Type: A - Retail Station -  
County: HILLSBOROUGH  
County ID: 29  
Cleanup Eligibility Status: E  
Source Effective Date: 03-29-2011  
Discharge Date: 11-30-1988  
Cleanup Required: R - CLEANUP REQUIRED  
Discharge Cleanup Status: SRCR - SRCR COMPLETE  
Disch Cleanup Status Date: 05-13-2011  
SRC Action Type: SRCR - SITE REHABILITATION COMPLETION REPORT  
SRC Submit Date: 08-04-2010  
SRC Review Date: 03-28-2011  
SRC Completion Status: A - APPROVED  
SRC Issue Date: 05-13-2011  
Cleanup Work Status: COMPLETED  
Site Mgr: KOECHLEIN\_H  
Site Mgr End Date: 03-29-2011

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**BP-WILLIAMS #141 (Continued)**

**U001355680**

Tank Office: PCLP29 - Hillsborough County  
SR Task ID: 47692  
SR Cleanup Responsible: ST - STATE  
SR Funding Eligibility Type: -  
SA Task ID: 47693  
SA Cleanup Responsible: ST - STATE  
SA Funding Eligibility Type: -  
RAP Task ID: 47694  
RAP Cleanup Responsible ID: ST - STATE  
RAP Funding Eligibility Type: -  
RAP Completion Date: 11-30-2004  
RA Task ID: 47695  
RA Cleanup Responsible: ST - STATE  
RA Funding Eligibility Type: -  
RA Years to Complete: 0

Click here for Florida Oculus:

UST:

Facility ID: 8736874  
Name: BP-WILLIAMS #141  
Address: 10907-A US HWY 92 E  
City,State,Zip: SEFFNER, FL 33584  
Facility Phone: 8132994247  
Facility Status: OPEN  
Facility Type: A  
Type Description: Retail Station  
Depco: C  
Region: STATE  
Positioning Method: AGPS  
Latitude/Longitude: 27 59 58 / 82 19 7

UST:

Tank ID: 1  
Tank Capacity: 10000  
Tank Location: UNDERGROUND  
Tank Status: B  
Status Date: 09/01/2009  
Install Date: 9/1/1986  
Substance: B  
Content Description: Unleaded Gas  
Vessel Indicator: TANK  
DEP Contractor: C

Owner:

Owner ID: 66034  
Owner Name: WILLIAMS BP #141  
Owner Address: 10907-A US HWY 92 E  
Owner Address 2: ATTN: SAM CHAPALA  
Owner City,State,Zip: SEFFNER, FL 33584  
Owner Contact: SAM CHAPALA  
Owner Phone: 8132994247

Construction:

Tank ID: 4  
Construction Category: C  
Construction Description: Steel

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**BP-WILLIAMS #141 (Continued)**

**U001355680**

Tank ID:	4
Construction Category:	A
Construction Description:	Ball check valve
Tank ID:	4
Construction Category:	M
Construction Description:	Spill containment bucket
Tank ID:	4
Construction Category:	N
Construction Description:	Flow shut-Off
Tank ID:	4
Construction Category:	O
Construction Description:	Tight fill
Tank ID:	4
Construction Category:	L
Construction Description:	Compartmented
Tank ID:	4
Construction Category:	R
Construction Description:	Double wall - tank jacket
Piping:	
Tank ID:	4
Piping Category:	C
Piping Description:	Fiberglass
Tank ID:	4
Piping Category:	F
Piping Description:	Double wall
Tank ID:	4
Piping Category:	J
Piping Description:	Pressurized piping system
Tank ID:	4
Piping Category:	K
Piping Description:	Dispenser liners
Monitoring:	
Tank ID:	4
Petro Monitoring Category:	2
Monitoring Description:	Visual inspect pipe sumps
Tank ID:	4
Petro Monitoring Category:	M
Monitoring Description:	Manual tank gauging - USTs
Tank ID:	4
Petro Monitoring Category:	F
Monitoring Description:	Monitor dbl wall tank space
Tank ID:	4
Petro Monitoring Category:	K

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**BP-WILLIAMS #141 (Continued)**

**U001355680**

Monitoring Description: Monitor dbl wall pipe space

Tank ID: 4  
Petro Monitoring Category: H  
Monitoring Description: Mechanical line leak detector

Tank ID: 4  
Petro Monitoring Category: 4  
Monitoring Description: Visual inspect dispenser liners

Tank ID: 3  
Tank Capacity: 10000  
Tank Location: UNDERGROUND  
Tank Status: B  
Status Date: 09/01/2009  
Install Date: 9/1/1986  
Substance: B  
Content Description: Unleaded Gas  
Vessel Indicator: TANK  
DEP Contractor: C

Owner:  
Owner ID: 66034  
Owner Name: WILLIAMS BP #141  
Owner Address: 10907-A US HWY 92 E  
Owner Address 2: ATTN: SAM CHAPALA  
Owner City,State,Zip: SEFFNER, FL 33584  
Owner Contact: SAM CHAPALA  
Owner Phone: 8132994247

Construction:  
Tank ID: 4  
Construction Category: C  
Construction Description: Steel

Tank ID: 4  
Construction Category: A  
Construction Description: Ball check valve

Tank ID: 4  
Construction Category: M  
Construction Description: Spill containment bucket

Tank ID: 4  
Construction Category: N  
Construction Description: Flow shut-Off

Tank ID: 4  
Construction Category: O  
Construction Description: Tight fill

Tank ID: 4  
Construction Category: L  
Construction Description: Compartmented

Tank ID: 4

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**BP-WILLIAMS #141 (Continued)**

**U001355680**

Construction Category:	R
Construction Description:	Double wall - tank jacket
Piping:	
Tank ID:	4
Piping Category:	C
Piping Description:	Fiberglass
Tank ID:	4
Piping Category:	F
Piping Description:	Double wall
Tank ID:	4
Piping Category:	J
Piping Description:	Pressurized piping system
Tank ID:	4
Piping Category:	K
Piping Description:	Dispenser liners
Monitoring:	
Tank ID:	4
Petro Monitoring Category:	2
Monitoring Description:	Visual inspect pipe sumps
Tank ID:	4
Petro Monitoring Category:	M
Monitoring Description:	Manual tank gauging - USTs
Tank ID:	4
Petro Monitoring Category:	F
Monitoring Description:	Monitor dbl wall tank space
Tank ID:	4
Petro Monitoring Category:	K
Monitoring Description:	Monitor dbl wall pipe space
Tank ID:	4
Petro Monitoring Category:	H
Monitoring Description:	Mechanical line leak detector
Tank ID:	4
Petro Monitoring Category:	4
Monitoring Description:	Visual inspect dispenser liners
Tank ID:	4
Tank Capacity:	20000
Tank Location:	UNDERGROUND
Tank Status:	U
Status Date:	05/01/2010
Install Date:	5/1/2010
Substance:	B
Content Description:	Unleaded Gas
Vessel Indicator:	TANK
DEP Contractor:	C



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**BP-WILLIAMS #141 (Continued)**

**U001355680**

Owner:

Owner ID: 66034  
Owner Name: WILLIAMS BP #141  
Owner Address: 10907-A US HWY 92 E  
Owner Address 2: ATTN: SAM CHAPALA  
Owner City,State,Zip: SEFFNER, FL 33584  
Owner Contact: SAM CHAPALA  
Owner Phone: 8132994247

Construction:

Tank ID: 4  
Construction Category: C  
Construction Description: Steel

Tank ID: 4  
Construction Category: A  
Construction Description: Ball check valve

Tank ID: 4  
Construction Category: M  
Construction Description: Spill containment bucket

Tank ID: 4  
Construction Category: N  
Construction Description: Flow shut-Off

Tank ID: 4  
Construction Category: O  
Construction Description: Tight fill

Tank ID: 4  
Construction Category: L  
Construction Description: Compartmented

Tank ID: 4  
Construction Category: R  
Construction Description: Double wall - tank jacket

Piping:

Tank ID: 4  
Piping Category: C  
Piping Description: Fiberglass

Tank ID: 4  
Piping Category: F  
Piping Description: Double wall

Tank ID: 4  
Piping Category: J  
Piping Description: Pressurized piping system

Tank ID: 4  
Piping Category: K  
Piping Description: Dispenser liners

**APPENDIX E  
CREDENTIALS**

# Scott D. Graf, P.G.

## ENVIRONMENTAL DEPARTMENT MANAGER

### PROFESSIONAL EXPERIENCE

Mr. Graf is the Environmental Department Manager for Terracon's Tampa, Florida office. He is responsible for Terracon's engineers and scientists providing services on projects addressing environmental assessments, hazardous waste, petroleum, lead, asbestos, and indoor air. He is responsible for the performance, staffing and administration of those personnel, as well as providing management of environmental projects.

He has over 31 years of experience in the environmental consulting field and has experience in geological and hydrogeological evaluations, due diligence, contamination assessments and remediation, solid waste permitting, indoor air quality evaluations, lead-based paint evaluations and asbestos surveys.

### PROJECT EXPERIENCE

#### City of Tampa Federal Brownfield Assessment Grant – Tampa, FL

Project Manager for numerous Phase I and II ESAs and Site-Specific Quality Assurance Project Plans (SSQAPPs) completed on a variety of residential and commercial/municipal properties. Several of the properties also required lead-based paint surveys and pre-demolition asbestos surveys.

#### Wyndham Grand Resort – Clearwater, FL

Project Manager for environmental assessment and remediation for the 2.95-acre property which is currently being re-developed for a hotel/condominium resort. Terracon identified benzo(a)pyrene (BaP) impacted soil associated with historic site activities, including petroleum storage. Soil assessment involving approximately 100 soil borings was completed by Terracon in order to fully evaluate the extent of BaP impacted soil at the site. Terracon handled the subsequent excavation and proper disposal of almost 8,000 tons of soil. In addition, two petroleum underground storage tanks (USTs), one closed-in-place and the other previously unreported, were removed. After expeditious submittal of the Source Removal and Tank Closure Assessment Report, the Pinellas County Health Department approved the UST removals with no requirement for further assessment, and the site was subsequently issued a Site Rehabilitation Completion Order (SRCO) by the FDEP, allowing the site to be re-developed without further conditions.

#### Former FP&L Maintenance Facility – St. Petersburg, FL

Mr. Graf served as PM for this redevelopment project, which involved the removal and closure assessment of petroleum USTs, an electrical transformer fluid AST, and an oil-water separator. Multiple below-grade hydraulic lift removals were also conducted, and soil excavation and disposal was completed. The services included subsequent groundwater monitoring, and the facility received regulatory closure from Pinellas County and the FDEP.

#### Former Arome Dry Cleaners – Clearwater, FL

Chlorinated solvent contamination was located beneath a commercial strip plaza building which had been remodeled and re-leased to several new anchor tenants; the property owner was unable to adequately evaluate the extent of contamination in the vicinity of the former dry cleaning facility which fell within the renovated building footprint. Natural attenuation monitoring was conducted and Terracon is currently assisting with pursuing a conditional closure utilizing engineering and institutional controls.

#### City of Clearwater Engineer-of-Record Services – Clearwater, FL

Contract Manager for continuing contract to provide Environmental Consulting and Brownfield Redevelopment Services. The scope of work includes brownfields services, grant writing, Phase I and II ESAs, remediation, asbestos surveys, IAQ, lead-based paint surveys, radon services, and mold assessments.



### EDUCATION

Bachelor of Arts, Geology, Environmental Sciences, Thiel College, Pennsylvania, 1987

### REGISTRATIONS

Professional Geologist, State of Florida P.G. No. 1879

State of FL Licensed Mold Assessor, No. MRSA1337

### CERTIFICATIONS

OSHA, 40 hours Health and Safety Certification

OSHA 8 hours Site Supervisors Certification

Respiratory Protection Certification

### AFFILIATIONS

President – Tampa Bay Association of Environmental Professionals (2017/2018 term & 2018/2019 term)

#### **Former Touch of Class Dry Cleaners – Bradenton, FL**

Project Manager for assessment of the property to evaluate potential impacts to the subsurface from a former on-site dry cleaners, where chlorinated solvents had previously been detected in the groundwater. Based on the results of this assessment, which detected elevated chlorinated solvent concentrations in sub-slab vapor samples, Terracon prepared a Vapor Mitigation Plan for a sub-slab depressurization (SSD) system to mitigate potential chlorinated solvent vapors within the lease units. The SSD system was installed and placed in operation, and subsequent testing showed that the SSD system was effective in reducing sub-slab vapor concentrations to below USEPA Screening Levels. Terracon submitted a Proposal for NFA with Conditions to the FDEP, and additional groundwater assessment was conducted in order to confirm the extent of chlorinated solvent contaminated groundwater at the site. Although the Site Assessment Report and proposal for conditional closure restricting groundwater use at the site was approved by the FDEP, the property owner is considering remediation of the chlorinated solvent groundwater in order to obtain a No Further Action without conditions, and Terracon is currently evaluating remediation options.

#### **Cemetery Maintenance Facility – Palm Harbor, FL**

Terracon coordinated the removal of one gasoline UST and conducted the associated closure assessment. The scope included a Soil Initial Remedial Action (IRA) for the excavation and disposal of petroleum contaminated soil. Terracon coordinated new installation of one double-walled AST. Terracon completed a 62-770 SAR prepared by Terracon, which included a comprehensive evaluation of the extent of soil and groundwater contamination, which subsequently received regulatory approval.

#### **River Grande Hotel – Bradenton, FL**

In order to evaluate free product remaining in the subsurface from a previously removed historic fuel oil UST, and to evaluate the extent of Benzo(a)Pyrene (BaP) impacted soil, Terracon conducted Chapter 62-780 FAC Site Assessment Report (SAR) and SAR Addendum tasks with the Site Assessment being approved by the FDEP in April 2012. The site received a Brownfield designation from the City of Bradenton, and the site owner subsequently entered into a Brownfield Site Rehabilitation Agreement (BSRA) with the FDEP. Terracon provided technical support for the Brownfield designation and BSRA. Terracon conducted project oversight/management as the Owner's representative during Interim Source Removal activities, which included the excavation and disposal of 751.54 tons of free product impacted soil, and the on-site treatment of approximately 20,000 gallons of groundwater, which was subsequently discharged to the municipal sewer system. The owner elected to pursue a conditional closure for this site using engineering controls (paved areas, removal/replacement of soils in landscape areas) and institutional controls (deed restriction). Terracon completed inspection of the constructed engineering controls and submitted the certification of engineering controls and the Engineering Control Maintenance Plan to FDEP. The Conditional Site Rehabilitation Completion Order (SRCO) was issued by FDEP in January 2014.

#### **Beaumont Business Center – Tampa, FL**

Terracon was contracted by the site owner to evaluate alternate site closure options, and after discussions with the client Terracon submitted a Proposal for NFA with Conditions to the HCEPC, which involved the implementation of a Restrictive Covenant prohibiting the use of groundwater at the site. The Restrictive Covenant was developed with assistance from the site owner's in-house counsel, and was ultimately approved by the FDEP's Office of General Counsel. After receiving final HCEPC and FDEP approval of the Restrictive Covenant, the on-site irrigation well and the remaining groundwater monitor wells were properly abandoned, and the Restrictive Covenant was implemented.

#### **City of Lakeland Environmental Services – Lakeland, FL**

Project Geologist to provide environmental services for Municipal Facilities including water and waste water facilities, power plants, high voltage power lines, roadways, stormwater facilities and other City owned buildings and facilities. Served as the PM to provide Remedial Action/Operations/Maintenance Services for Drum Characterization/Waste Disposal.

#### **City of Plant City Environmental Services – Plant City, FL**

Contract Manager for continuing contract to provide Environmental Science and Engineering Services. The scope of work includes environmental & site remediation assessment, soil testing, groundwater & surface water testing, Phase I and II environmental assessments, brownfields, asbestos surveys and wetland delineation surveys.

#### **Former Gasoline Station – Brooksville, FL**

Project Manager for installation of a Soil Vapor Extraction system to remediate petroleum contaminated groundwater which extends into an adjoining road right-of-way (ROW). A ROW permit was obtained through the FDOT, which required maintenance of traffic (MOT) during drilling and trenching activities in the ROW.

# Sarah E. Phillips

Field Scientist



## PROFESSIONAL EXPERIENCE

Sarah is a Field Scientist and Project Manager in Terracon's Tampa, Florida office. She is responsible for conducting Phase I Environmental Site Assessments (ESAs) for private and state regulatory clients. Tasks include local agency and state records reviews, historical research, physical site reconnaissance, regulatory records review and report writing. Properties assessed have included undeveloped land, retail/commercial developments, industrial facilities, active farms, and multi-family home complexes.

## PROJECT EXPERIENCE

### Industrial Facility – Lakeland, FL

Field Scientist and Project Manager for a Phase I Environmental Site Assessment for a vacant industrial warehouse facility

### Multi-Family Townhome Complex – Tampa, FL

Field Scientist and Project Manager for a Phase I Environmental Site Assessment for a townhome complex encompassing a total of 38 buildings.

### Active Farm – Plant City, FL

Field Scientist for a Phase I Environmental Site Assessment for an approximate 408-acre active farming site. The entirety of the project included a Limited Site Investigation and Environmental Planning and Geotechnical services.

### Undeveloped Land – Brandon, FL

Project Manager and Assistant Scientist for a Phase I Environmental Site Assessment for an approximate 4.5-acre property.

### Gas Station – Clearwater, FL

Project Manager and Assistant Scientist for a Phase I Environmental Site Assessment for an active gas station facility.

### Chick-fil-A – Plant City, FL

Project Manager and Assistant Scientist for a Phase I Environmental Site Assessment for a restaurant facility.

### Carwash – St. Petersburg, FL

Assistant Scientist for a Phase I Environmental Site Assessment for an active carwash facility.

### Bowling Alley – Tampa, FL

Assistant Scientist for a Phase I Environmental Site Assessment for a recreational facility.

## EDUCATION

Bachelor of Science,  
Environmental Science and  
Policy  
Bachelor of Science, Marine  
Biology  
University of South Florida  
Tampa, FL 2022

## AFFILIATIONS

The Florida Association of  
Environmental Professionals  
(FLAEP)

Tampa Bay Association of  
Environmental Professionals  
(TBAEP)

American Geophysical Union  
(AGU)

## PRESENTATIONS/ PUBLISHED ARTICLES

"An Investigation into  
Processes that Define Effective  
Recycling Legislation in the  
Tampa Bay Area" presented at  
the American Geophysical  
Union Fall Meeting national  
convention in December 2021

"An Investigation on the  
Ecological, Economic, and  
Political Factors of Recycling in  
the U.S. and the Tampa Bay  
Area" presented at the  
University of South Florida's  
Undergraduate Humanities  
Conference in January 2022

**APPENDIX F**  
**DESCRIPTION OF TERMS AND ACRONYMS**

## Description of Selected General Terms and Acronyms

Term/Acronym	Description
ACM	<p>Asbestos Containing Material. Asbestos is a naturally occurring mineral, three varieties of which (chrysotile, amosite, crocidolite) have been commonly used as fireproofing or binding agents in construction materials. Exposure to asbestos, as well as ACM, has been documented to cause lung diseases including asbestosis (scarring of the lung), lung cancer and mesothelioma (a cancer of the lung lining).</p> <p>Regulatory agencies have generally defined ACM as a material containing greater than one (1) percent asbestos, however some states (e.g. California) define ACM as materials having 0.1% asbestos. In order to define a homogenous material as non-ACM, a minimum number of samples must be collected from the material dependent upon its type and quantity. Homogenous materials defined as non-ACM must either have 1) no asbestos identified in all of its samples or 2) an identified asbestos concentration below the appropriate regulatory threshold. Asbestos concentrations are generally determined using polarized light microscopy or transmission electron microscopy. Point counting is an analytical method to statistically quantify the percentage of asbestos in a sample. The asbestos component of ACM may either be friable or non-friable. Friable materials, when dry, can be crumbled, pulverized, or reduced to powder by hand pressure and have a higher potential for a fiber release than non-friable ACM. Non-friable ACM are materials that are firmly bound in a matrix by plastic, cement, etc. and, if handled carefully, will not become friable.</p> <p>Federal and state regulations require that either all suspect building materials be presumed ACM or that an asbestos survey be performed prior to renovation, dismantling, demolition, or other activities that may disturb potential ACM. Notifications are required prior to demolition and/or renovation activities that may impact the condition of ACM in a building. ACM removal may be required if the ACM is likely to be disturbed or damaged during the demolition or renovation. Abatement of friable or potentially friable ACM must be performed by a licensed abatement contractor in accordance with state rules and NESHAP. Additionally, OSHA regulations for work classification, worker training and worker protection will apply.</p>
AHERA	Asbestos Hazard Emergency Response Act
AST	Aboveground Storage Tanks. ASTs are generally described as storage tanks less than 10% of which are below ground (i.e., buried). Tanks located in a basement, but not buried, are also considered ASTs. Whether, and the extent to which, an AST is regulated, is determined on a case-by-case basis and depends upon tank size, its contents and the jurisdiction of its location.
BGS	Below Ground Surface
Brownfields	State and/or tribal listing of Brownfield properties addressed by Cooperative Agreement Recipients or Targeted Brownfields Assessments.
BTEX	Benzene, Toluene, Ethylbenzene, and Xylenes. BTEX are VOC components found in gasoline and commonly used as analytical indicators of a petroleum hydrocarbon release.
CERCLA	Comprehensive Environmental Response, Compensation and Liability Act (a.k.a. Superfund). CERCLA is the federal act that regulates abandoned or uncontrolled hazardous waste sites. Under this Act, joint and several liability may be imposed on potentially responsible parties for cleanup-related costs.
CERCLIS	Comprehensive Environmental Response, Compensation and Liability Information System. An EPA compilation of sites having suspected or actual releases of hazardous substances to the environment. CERCLIS also contains information on site inspections, preliminary assessments and remediation of hazardous waste sites. These sites are typically reported to EPA by states and municipalities or by third parties pursuant to CERCLA Section 103.
CESQG	Conditionally Exempt Small Quantity Generators
CFR	Code of Federal Regulations

## Description of Selected General Terms and Acronyms

Term/Acronym	Description
CREC	Controlled Recognized Environmental Condition is defined in ASTM E1527-13 as “a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority) , with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). A condition considered by the environmental professional to be a controlled recognized environmental condition shall be listed in the findings section of the Phase I Environmental Site Assessment report, and as a recognized environmental condition in the conclusions section of the Phase I Environmental Site Assessment report.”
DOT	U.S. Department of Transportation
EPA	U.S. Environmental Protection Agency
ERNS	Emergency Response Notification System. An EPA-maintained federal database which stores information on notifications of oil discharges and hazardous substance releases in quantities greater than the applicable reportable quantity under CERCLA. ERNS is a cooperative data-sharing effort between EPA, DOT, and the National Response Center.
ESA	Environmental Site Assessment
FRP	Fiberglass Reinforced Plastic
Hazardous Substance	As defined under CERCLA, this is (A) any substance designated pursuant to section 1321(b)(2)(A) of Title 33, (B) any element, compound, mixture, solution, or substance designated pursuant to section 9602 of this title; (C) any hazardous waste having characteristics identified under or listed pursuant to section 3001 of the Solid Waste Disposal Act (with some exclusions); (D) any toxic pollutant listed under section 1317(a) of Title 33; (E) any hazardous air pollutant listed under section 112 of the Clean Air Act; and (F) any imminently hazardous chemical substance or mixture with respect to which the EPA Administrator has taken action under section 2606 of Title 15. This term does not include petroleum, including crude oil or any fraction thereof which is not otherwise listed as a hazardous substance under subparagraphs (A) through (F) above, and the term include natural gas, or synthetic gas usable for fuel (or mixtures of natural gas and such synthetic gas).
Hazardous Waste	This is defined as having characteristics identified or listed under section 3001 of the Solid Waste Disposal Act (with some exceptions). RCRA, as amended by the Solid Waste Disposal Act of 1980, defines this term as a “solid waste, or combination of solid wastes, which because of its quantity, concentration, or physical, chemical, or infectious characteristics may (A) cause, or significantly contribute to an increase in mortality or an increase in serious irreversible, or incapacitating reversible illness; or (B) pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, or disposed of, or otherwise managed.”
HREC	Historical Recognized Environmental Condition is defined in ASTM E1527-13 as “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 residential use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). Before calling the past release a historical recognized environmental condition, the environmental professional must determine whether the past release is a recognized environmental condition at the time of the Phase I Environmental Site Assessment is conducted (for example, if there has been a change in the regulatory criteria). If the EP considers the past release to be a recognized environmental condition at the time the Phase I ESA is conducted, the condition shall be included in the conclusions section of the report as a recognized environmental condition.”



## Description of Selected General Terms and Acronyms

Term/Acronym	Description
IC/EC	A listing of sites with institutional and/or engineering controls in place. IC include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls. EC include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.
ILP	Innocent Landowner/Operator Program
LQG	Large Quantity Generators
LUST	Leaking Underground Storage Tank. This is a federal term set forth under RCRA for leaking USTs. Some states also utilize this term.
MCL	Maximum Contaminant Level. This Safe Drinking Water concept (and also used by many states as a ground water cleanup criteria) refers to the limit on drinking water contamination that determines whether a supplier can deliver water from a specific source without treatment.
MSDS	Material Safety Data Sheets. Written/printed forms prepared by chemical manufacturers, importers and employers which identify the physical and chemical traits of hazardous chemicals under OSHA's Hazard Communication Standard.
NESHAP	National Emissions Standard for Hazardous Air Pollutants (Federal Clean Air Act). This part of the Clean Air Act regulates emissions of hazardous air pollutants.
NFRAP	Facilities where there is "No Further Remedial Action Planned," as more particularly described under the Records Review section of this report.
NOV	Notice of Violation. A notice of violation or similar citation issued to an entity, company or individual by a state or federal regulatory body indicating a violation of applicable rule or regulations has been identified.
NPDES	National Pollutant Discharge Elimination System (Clean Water Act). The federal permit system for discharges of polluted water.
NPL	The NPL is the EPA's database of uncontrolled or abandoned hazardous waste facilities that have been listed for priority remedial actions under the Superfund Program.
OSHA	Occupational Safety and Health Administration or Occupational Safety and Health Act
PACM	Presumed Asbestos-Containing Material. A material that is suspected of containing or presumed to contain asbestos but which has not been analyzed to confirm the presence or absence of asbestos.
PCB	Polychlorinated Biphenyl. A halogenated organic compound commonly in the form of a viscous liquid or resin, a flowing yellow oil, or a waxy solid. This compound was historically used as dielectric fluid in electrical equipment (such as electrical transformers and capacitors, electrical ballasts, hydraulic and heat transfer fluids), and for numerous heat and fire sensitive applications. PCB was preferred due to its durability, stability (even at high temperatures), good chemical resistance, low volatility, flammability, and conductivity. PCBs, however, do not break down in the environment and are classified by the EPA as a suspected carcinogen. 1978 regulations, under the Toxic Substances Control Act, prohibit manufacturing of PCB-containing equipment; however, some of this equipment may still be in use today.
pCi/L	picoCuries per Liter of Air. Unit of measurement for Radon and similar radioactive materials.
PLM	Polarized Light Microscopy (see ACM section of the report, if included in the scope of services)
PST	Petroleum Storage Tank. An AST or UST that contains a petroleum product.

## Description of Selected General Terms and Acronyms

Term/Acronym	Description
Radon	A radioactive gas resulting from radioactive decay of naturally-occurring radioactive materials in rocks and soils containing uranium, granite, shale, phosphate, and pitchblende. Radon concentrations are measured in picoCuries per Liter of Air. Exposure to elevated levels of radon creates a risk of lung cancer; this risk generally increases as the level of radon and the duration of exposure increases. Outdoors, radon is diluted to such low concentrations that it usually does not present a health concern. However, radon can accumulate in building basements or similar enclosed spaces to levels that can pose a risk to human health. Indoor radon concentrations depend primarily upon the building's construction, design and the concentration of radon in the underlying soil and ground water. The EPA recommended annual average indoor "action level" concentration for residential structures is 4.0 pCi/l.
RCRA	Resource Conservation and Recovery Act. Federal act regulating solid and hazardous wastes from point of generation to time of disposal ('cradle to grave'). 42 U.S.C. 6901 et seq.
RCRA Generators	The RCRA Generators database, maintained by the EPA, lists facilities that generate hazardous waste as part of their normal business practices. Generators are listed as either large (LQG), small (SQG), or conditionally exempt (CESQG). LQG produce at least 1000 kg/month of non-acutely hazardous waste or 1 kg/month of acutely hazardous waste. SQG produce 100-1000 kg/month of non-acutely hazardous waste. CESQG are those that generate less than 100 kg/month of non-acutely hazardous waste.
RCRA CORRACTS/TS Ds	The USEPA maintains a database of RCRA facilities associated with treatment, storage, and disposal (TSD) of hazardous materials which are undergoing "corrective action". A "corrective action" order is issued when there is a release of hazardous waste or constituents into the environment from a RCRA facility.
RCRA Non-CORRACTS/TS Ds	The RCRA Non-CORRACTS/TSD Database is a compilation by the USEPA of facilities which report storage, transportation, treatment, or disposal of hazardous waste. Unlike the RCRA CORRACTS/TSD database, the RCRA Non-CORRACTS/TSD database does not include RCRA facilities where corrective action is required.
RCRA Violators List	RAATS. RCRA Administrative Actions Taken. RAATS information is now contained in the RCRIS database and includes records of administrative enforcement actions against facilities for noncompliance.
RCRIS	Resource Conservation and Recovery Information System, as defined in the Records Review section of this report.
REC	Recognized Environmental Conditions are defined by ASTM E1527-13 as "the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: 1) due to any release to the environment; 2) under conditions indicative of a release to the environment. De minimis conditions are not recognized environmental conditions."
SCL	State "CERCLIS" List (see SPL /State Priority List, below).
SPCC	Spill Prevention, Control and Countermeasures. SPCC plans are required under federal law (Clean Water Act and Oil Pollution Act) for any facility storing petroleum in tanks and/or containers of 55-gallons or more that when taken in aggregate exceed 1,320 gallons. SPCC plans are also required for facilities with underground petroleum storage tanks with capacities of over 42,000 gallons. Many states have similar spill prevention programs, which may have additional requirements.
SPL	State Priority List. State list of confirmed sites having contamination in which the state is actively involved in clean up activities or is actively pursuing potentially responsible parties for clean up. Sometimes referred to as a State "CERCLIS" List.
SQG	Small Quantity Generator
SWF/LF	State and/or Tribal database of Solid Waste/Landfill facilities. The database information may include the facility name, class, operation type, area, estimated operational life, and owner.
TPH	Total Petroleum Hydrocarbons
TRI	Toxic Release Inventory. Routine EPA report on releases of toxic chemicals to the environment based upon information submitted by entities subject to reporting under the Emergency Planning and Community Right to Know Act.

## Description of Selected General Terms and Acronyms

Term/Acronym	Description
TSCA	Toxic Substances Control Act. A federal law regulating manufacture, import, processing and distribution of chemical substances not specifically regulated by other federal laws (such as asbestos, PCBs, lead-based paint and radon). 15 U.S.C 2601 et seq.
USACE	United States Army Corps of Engineers
USC	United States Code
USGS	United States Geological Survey
USNRCS	United States Department of Agriculture-Natural Resource Conservation Service
UST	Underground Storage Tank. Most federal and state regulations, as well as ASTM E1527-13, define this as any tank, incl., underground piping connected to the tank, that is or has been used to contain hazardous substances or petroleum products and the volume of which is 10% or more beneath the surface of the ground (i.e., buried).
VCP	State and/or Tribal facilities included as Voluntary Cleanup Program sites.
VOC	Volatile Organic Compound
Wetlands	<p>Areas that are typically saturated with surface or ground water that creates an environment supportive of wetland vegetation (i.e., swamps, marshes, bogs). The <u>Corps of Engineers Wetlands Delineation Manual</u> (Technical Report Y-87-1) defines wetlands as areas inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. For an area to be considered a jurisdictional wetland, it must meet the following criteria: more than 50 percent of the dominant plant species must be categorized as Obligate, Facultative Wetland, or Facultative on lists of plant species that occur in wetlands; the soil must be hydric; and, wetland hydrology must be present.</p> <p>The federal Clean Water Act which regulates “waters of the US,” also regulates wetlands, a program jointly administered by the USACE and the EPA. Waters of the U.S. are defined as: (1) waters used in interstate or foreign commerce, including all waters subject to the ebb and flow of tides; (2) all interstate waters including interstate wetlands; (3) all other waters such as intrastate lakes, rivers, streams (including intermittent streams), mudflats, sandflats, wetlands, sloughs, prairie potholes, wet meadows, playa lakes, or natural ponds, etc., which the use, degradation, or destruction could affect interstate/ foreign commerce; (4) all impoundments of waters otherwise defined as waters of the U. S., (5) tributaries of waters identified in 1 through 4 above; (6) the territorial seas; and (7) wetlands adjacent to waters identified in 1 through 6 above. Only the USACE has the authority to make a final wetlands jurisdictional determination.</p>