

**PHASE I ENVIRONMENTAL
SITE ASSESSMENT
TWO CONTIGUOUS RESIDENTIAL PARCELS
509 N ST CLOUD AVE &
2932 WASHINGTON RD
VALRICO, FL 33594**

Prepared For:

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PROJECT SUMMARY

Two Contiguous Residential Parcels:
2932 Washington Road, Valrico, Hillsborough County, Florida, 33567
509 North Saint Cloud Avenue, Valrico, Hillsborough County, Florida, 33567
EEC Project No. 2022119

Report Section		REC	CREC	HREC	OEC	Recommended Action
1.0	Introduction					
2.0	Site Vicinity and Description					
3.0	Historical Review of Site and Vicinity					
4.0	Regulatory Agency Records Review					
5.0	Regulatory Database Records Review					
6.0	Interviews and User Provided Information	X				
7.0	Site Reconnaissance	X				Soil & Groundwater Investigation
8.1	Asbestos-Containing Building Materials					
8.2	Lead-Based Paint					
8.3	Radon					
8.4	Mold					

EXECUTIVE SUMMARY

Environmental Engineering Consultants, Inc. (EEC) was retained by Mr. Gregory Kharonov of AAG FL Homes to conduct a Phase I ESA in conformance with EEC's contract and the scope and limitations of ASTM Standard Practice E1527-21, the EPA Standards and Practices for All Appropriate Inquires (40 CFR Part 312), for the parcels located at 2932 Washington Road and 509 North Saint Cloud Avenue in Valrico, Hillsborough County, Florida (the "Subject Property"). Any exceptions to, or deletions from, this practice are described in Sections 1.4, 1.5, and 1.6 of this report.

Pertinent Subject Property information is noted below:

PROPERTY INFORMATION	
Site Address(es)	2932 Washington Road & 509 North Saint Cloud Avenue Valrico, Hillsborough County, FL
Parcel Number(s)	U-20-29-21-ZZZ-000004-07880.0 & U-20-29-21-ZZZ-000004-07840.0
Location	Along the northern side of Washington Rd and the eastern side of N Saint Cloud Ave, approximately 475-ft northeast of the intersection of Washington Rd and N Saint Cloud Ave
Property Type	Agricultural, Single-Family
SITE AND BUILDING INFORMATION	
Approximate Site Acreage/Source	6.92-acres/Hillsborough County Property Appraiser
Number of Buildings	2
Building Construction Date(s)	Single-family home built in 1958; Mobile home built in 1963
Building Square Footage (SF)/Source	1,522-sf single-family home; 460-sf mobile home/Hillsborough County Property Appraiser
Number of Floors/Stories	1 story single-family home; 1 story mobile home
Basement or Subgrade Area(s)	N/A
Additional Improvements	N/A
On-site Occupant(s)	None
Current On-site Operations/Use	Storage of scrap and junk materials; derelict buildings
Current Use of Hazardous Substances	None identified
REGULATORY INFORMATION	
Regulatory Database Listing(s)	None identified

A chronological summary of historical Subject Property information is as follows:

Date Range	Subject Property Description and Use (Historical Addresses)	Source(s)
1938-1957	Undeveloped grassy uplands; no address found	Aerials; Polk City Directory
1957-2021	Single-family residence & vehicle storage area	Aerials; Polk City Directory

The immediately surrounding properties consist of the following:

Direction	Tenant/Use (Address)	Regulatory Database Listing
North	Single-family residences (2921 & 2923 Property Ln)	None identified
East	Subdivision stormwater drainage area (unaddressed)	None identified
South	Single-family residences (2921 & 2925 Washington Rd)	None identified
West	Single-family residences (2920 Washington Rd; 507, 508, 510, 511, 513 & 531 N Saint Cloud Ave)	None identified

If the surrounding properties are listed in the regulatory database, please refer to Section 5.1 for discussion.

FINDINGS

Recognized Environmental Condition (REC) is defined by the ASTM Standard Practice E1527-21 as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.

- EEC identifies the historic usage of the Property for vehicle storage and equipment as a REC
- The observed petroleum soil contamination at Shed 2, 3 and 4 associated with historic maintenance as a REC

Controlled Recognized Environmental Condition (CREC) is defined by the ASTM Standard Practice E1527-21 as a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.

- EEC did not identify evidence of CRECs during the course of this assessment.

Historical Recognized Environmental Condition (HREC) is defined by the ASTM Standard Practice E1527-21 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 use criteria established by a regulatory authority, without subjecting the property to any required controls.

- EEC did not identify evidence of HRECs during the course of this assessment.

Other Environmental Considerations (OEC) warrant discussion, but do not qualify as RECs as defined by the ASTM Standard Practice E1527-21. These include, but are not limited to, de minimis conditions and/or environmental considerations such as the presence of ACMs, LBP, radon, mold, and lead in drinking water, which can affect the liabilities and financial obligations of the client, the health and safety of site occupants, and the value and marketability of the Subject Property.

CONCLUSIONS, OPINIONS, AND RECOMMENDATIONS

We have performed a Phase I ESA in conformance with the scope and limitations of ASTM Standard Practice E1527-21 and the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312) of 2932 Washington Road and 509 North Saint Cloud Avenue in Valrico, Hillsborough County, Florida (the "Subject Property"). Any exceptions to, or deletions from, this practice are described in Sections 1.4, 1.5, and 1.6 of this report.

EEC identifies two (2) Recognized Environmental Conditions (RECs) associated with the historic use of the Subject Property for vehicle/equipment storage and maintenance operations. EEC recommends a soil and groundwater screening to investigate the potential for petroleum releases to the environment.

1.0 INTRODUCTION

This report documents the methods and findings of the Phase I ESA performed in conformance with EEC's contract and scope of limitations of ASTM Standard Practice E1527-21, the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312) for the Subject Property located at 2932 Washington Road and 509 North Saint Cloud Avenue in Valrico, Hillsborough County, Florida

1.1 SCOPE OF WORK

The purpose of the Phase I ESA is to assist the client in identifying potential RECs, in accordance with ASTM E1527-21, associated with the presence of any hazardous substances or petroleum products, their use, storage, and disposal at and in the vicinity of the Subject Property. Property assessment activities focused on: 1) a review of federal, state, tribal, and local databases that identify and describe underground fuel tank sites, leaking underground fuel tank sites, hazardous waste generation sites, and hazardous waste storage and disposal facility sites within the ASTM approximate minimum search distance; 2) a property and surrounding site reconnaissance, and interviews with the past and present owners and current occupants and operators to identify potential environmental contamination; and 3) a review of historical sources to help ascertain previous land use at the site and in the surrounding area.

1.2 ADDITIONAL SERVICES

Non-scope considerations such as ACMs, LBP, lead in drinking water, radon, mold, and wetlands can result in business environmental risks for property owners which may disrupt current or planned operations or cash flow and are generally beyond the scope of a Phase I assessment as defined by ASTM E1527-21. Based upon the agreed-on scope of services this ESA did not include subsurface or other invasive assessments, business environmental risks, or other services not specifically identified and discussed herein.

1.3 SIGNIFICANT ASSUMPTIONS

The following assumptions are made by EEC in this report. EEC relied on information derived from secondary sources including governmental agencies, the client, designated representatives of the client, property contact, property owner, property owner representatives, computer databases, and personal interviews. EEC has reviewed and evaluated the thoroughness and reliability of the information derived from secondary sources including government agencies, the client, designated representatives of the client, property contact, property owner, property owner representatives, computer databases, and personal interviews. It appears that all information obtained from outside sources and reviewed for this assessment is thorough and reliable. However, EEC cannot guarantee the thoroughness or reliability of this information.

Groundwater flow, unless otherwise specified by on-site well data or well data from the Subject Property or nearby sites, is inferred from contour information depicted on the USGS topographic and potentiometric surface maps. EEC assumes the property has been correctly and accurately identified by the client, designated representative of the client, property contact, property owner, and property owner's representatives.

1.4 LIMITATIONS

Property conditions, as well as local, state, tribal, and federal regulations can change significantly over time. Therefore, the recommendations and conclusions presented as a result of this assessment apply strictly to the environmental regulations and property conditions existing at the time the assessment was performed. Available information has been analyzed using currently accepted assessment techniques and it is believed that the inferences made are reasonably representative of the property. EEC makes no warranty, expressed or implied, except that the services have been performed in accordance with generally accepted environmental property assessment practices applicable at the time and location of the assessment.

Considerations identified by ASTM as beyond the scope of a Phase I ESA that may affect business environmental risk at a given property include the following: ACMs, radon, LBP, lead in drinking water, wetlands, regulatory compliance, cultural and historical resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, mold, and high voltage lines. These environmental issues or conditions may warrant assessment based on the type of the property transaction; however, they are considered non-scope issues under ASTM Standard Practice E1527-21.

If requested by the client, these non-scope issues are discussed herein. Otherwise, the purpose of this assessment is solely to satisfy one of the requirements for qualification of the innocent landowner defense, contiguous property owner or bona fide prospective purchaser under CERCLA. ASTM Standard Practice E1527-21 and the United States EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312) constitute the “all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice” as defined in:

1. 42 U.S.C. § 9601(35)(B), referenced in the ASTM Standard Practice E1527-21.
2. Sections 101(35)(B) (ii) and (iii) of CERCLA and referenced in the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312).
3. 42 U.S.C. § 9601(40) and 42 U.S.C. § 9607(q).

The Phase I ESA is not, and should not be construed as, a warranty or guarantee about the presence or absence of environmental contaminants that may affect the property. Neither is the assessment intended to assure clear title to the property in question. The sole purpose of assessment into property title records is to ascertain a historical basis of prior land use. All findings, conclusions, and recommendations states in this report are based upon facts, circumstances, and industry-accepted procedures for such services as they existed at the time this report was prepared (i.e., federal, state, and local laws, rules, and regulations, market conditions, economic conditions, political climate, and other applicable matters). All findings, conclusions and recommendations stated in this report are based on the data and information provided, current Subject Property use, and observations and conditions that existed on the date and time of the property reconnaissance.

Responses received from local, state, or federal agencies or other secondary sources of information after the issuance of this report may change certain facts, findings, conclusions, or circumstances to the report. A change in any fact, circumstance, or industry-accepted procedure upon which this report was based may adversely affect the findings, conclusions, and recommendations expressed in this report.

EEC's limited radon screening, if included, is intended to provide a preliminary screening to evaluate the potential presence of elevated radon concentrations at the site. The proposed scope is not intended to define the full extent of the presence of radon at the Subject Property. As such, the results should be used for lending purposes only. The recommendations and conclusions presented as a result of the limited preliminary radon screening apply strictly to the property conditions existing at the time the sampling was performed. The sample analytical results are only valid for the time, place, and condition of the site at the time of collection and EEC does not warrant that the results will be repeatable or are representative of past or future conditions.

1.5 LIMITING CONDITIONS/DEVIATIONS

The performance of this Phase I ESA was not limited in a degree that RECs could not be identified. Historical review was successful in identifying the usage of the Property dating back to its undeveloped state which was first documented in 1938 from an aerial photograph.

1.6 DATA FAILURE AND DATA GAPS

According to ASTM E1527-21, data gaps occur when the Environmental Professional is unable to obtain information required by the Standard, despite good faith efforts to gather such information. Pursuant to ASTM E1527-21, only significant data gaps, defined as those that affect the ability of the Environmental Professional to identify RECs, need to be documented.

Data failure is one type of data gap. According to ASTM E1527-21, data failure occurs when all of the standard historical sources that are reasonably ascertainable and likely to be useful have been reviewed and yet the objectives have not been met. Pursuant to ASTM E1527-21, historical sources are required in order to document property usage dating back to the its first developed use or back to the year 1940, whichever is earlier. Furthermore, changes of use are to be tracked at increments of five years or less using historical documentation.

1.6.1 DATA FAILURE

EEC did not experience data failure during the site visit.

1.6.2 SIGNIFICANT DATA GAPS

EEC experienced data gaps caused by structural integrity of the following units: Shed 2 and Barn 1. EEC also could not enter the single-family residence due to unsafe conditions. This data gaps did not inhibit EEC from identifying RECs and therefore are not considered significant.

1.7 RELIANCE

All reports, both verbal and written, are for the benefit of Mr. Gregory Kharonov of AAG FL Homes. This report has no other purpose and may not be relied upon by any other person or entity without the written consent of EEC. Either verbally or in writing, third parties may come into possession of this report or all or part of the information generated as a result of this work. In the absence of a written agreement with EEC granting such rights, no third parties shall have rights of recourse or recovery whatsoever under any

course of action against EEC, its officers, employees, vendors, successors, or assigns. Reliance is provided in accordance with EEC's contract and the Standard Terms and Conditions executed by Mr. Gregory Kharonov on May 11, 2022. The limitation of liability defined in the Terms and Conditions is the aggregate limit of EEC's liability to the client and all relying parties.

2.0 SITE VICINITY AND DESCRIPTION

2.1 SITE LOCATION AND DESCRIPTION

PROPERTY INFORMATION	
Site Address(es)	2932 Washington Road & 509 North Saint Cloud Avenue Valrico, Hillsborough County, FL
Parcel Number	U-20-29-21-ZZZ-000004-07880.0 & U-20-29-21-ZZZ-000004-07840.0
Location	Along the northern side of Washington Rd and the eastern side of N Saint Cloud Ave, approximately 475-ft northeast of the intersection of Washington Rd and N Saint Cloud Ave
Property Type	Agricultural, Single-Family
SITE AND BUILDING INFORMATION	
Approximate Site Acreage/Source	6.92-acres/Hillsborough County Property Appraiser
Number of Buildings	2
Building Construction Date(s)	Single-family home built in 1958; Mobile home built in 1963
Building Square Footage (SF)/Source	1,522-sf single-family home; 460-sf mobile home/Hillsborough County Property Appraiser
Number of Floors/Stories	1 story single-family home; 1 story mobile home
Basement or Subgrade Area(s)	N/A
Additional Improvements	N/A
On-site Occupant(s)	None
Current On-site Operations/Use	Storage of scrap and junk materials; derelict buildings
Current Use of Hazardous Substances	None identified
REGULATORY INFORMATION	
Regulatory Database Listing(s)	None identified

2.2 ON-SITE UTILITIES

Utility	Source/System Information
Heating System	Residential Building; HVAC
Cooling System	Residential Building; HVAC
Potable Water	Three (3) potable water wells, per owner; only two (2) observed
Sewage Disposal/Treatment	Two septic systems; one at 2392 Washington Rd, one at 510 N St. Cloud Ave

The Subject Property is serviced by Hillsborough County for garbage and recycling and is not currently serviced for sewage and water. TECO is the electricity provided for the Subject Property.

2.3 SITE VICINITY AND CHARACTERISTICS

The Subject Property is located in a mixed residential and commercial use area of St. Petersburg, Florida. The immediately surrounding properties consist of the following:

Direction	Tenant/Use (Address)	Regulatory Database Listing
North	Single-family residences (2921 & 2923 Property Ln)	None identified
East	Subdivision stormwater drainage area (unaddressed)	None identified
South	Single-family residences (2921 & 2925 Washington Rd)	None identified
West	Valrico Worship Center (507 N Saint Cloud Ave)	None identified
West	Single-family residences (2920 Washington Rd; 511-531 N Saint Cloud Ave)	None identified

If the surrounding properties are listed in the regulatory database, please refer to Section 5.1 for discussion.

2.4 PHYSICAL SETTING

Topography: Description/Source	Approximately 60-ft above MSL, slopes downward to the west/USGS Topographic Map, Dover Quadrangle, Hillsborough County 7.5 Minute Series
Soil Series: Description/Source	Lake fine sand, 0-5 percent slopes; Candler fine sand, 0-5 percent slopes; Gainesville loamy fine sand, 0-5 percent slopes/USDA Web Soil Survey
Flood Zone: Information/Source	Located in Zone X, an area of minimal flood hazard, and Zone A, a special flood hazard area/Flood Insurance Rate Map for Hillsborough County, Florida, Panel Number 12057C0405H revised August 28, 20008
Groundwater Flow: Direction/Source	Generally west-southwest toward Tampa Bay/SWFWMD (Figure 5)

Note: Groundwater flow direction can be influenced locally and regionally by the presence of local wetland features, surface topography, recharge and discharge areas, horizontal and vertical inconsistencies in the types and location of subsurface soils, and proximity to water pumping wells. Depth and gradient of the water table can change seasonally in response to variation in precipitation and recharge, and over time, in response to urban development such as storm water controls, impervious surfaces, pumping wells, cleanup activities, dewatering, seawater intrusion barrier projects near the coast, and other factors.

3.0 HISTORICAL REVIEW OF SITE AND VICINITY

Reasonably ascertainable standard historical sources as outlined in ASTM Standard E1527-21 were used to determine previous uses and occupancies of the Subject Property that are likely to have led to RECs in connection with the Subject Property. A chronological summary of historical data found, including but not limited to aerial photographs, Sanborn fire insurance maps, historical city directories, and agency records, is as follows:

Date Range	Subject Property Description and Use (Historical Addresses)	Source(s)
1938-1957	Undeveloped grassy uplands; no address found	Aerials; Polk City Directory
1957-2021	Single-family residence & vehicle storage area	Aerials; Polk City Directory

3.1 AERIAL PHOTOGRAPHS

EEC reviewed aerial photographs of the Subject Property and surrounding area. A search was made of aerial photographs from Google Earth, the Florida Department of Transportation (FDOT), and the University of Florida Digital Collections (UFDC). Aerial photographs were reviewed for the following years:

Year(s)	Subject Property Description	Adjacent Property Description
1938, 1948, 1957	Both parcels appear to be vacant with no canopy cover	NORTH: vacant parcels, minimal canopy cover, small pond to the northeast of the Subject Property EAST: agricultural grove SOUTH: undeveloped land with canopy cover, cleared in 1957 for use as agricultural groves WEST: vacant parcels, minimal canopy cover, buildings in southwest portion beginning in 1957
1965	Single-family residence present in southeastern portion of property; two buildings/ barns located north of residence. Storage of vehicles or tractor trailers along eastern property boundary	NORTH: single-family residence now present on southern side of Property line EAST: unchanged from previous aerials, agricultural grove still present SOUTH: agricultural groves no longer present, and land has been cleared WEST: similar to previous aerial; small agricultural plot along Washing Road
1975, 1980	Residential building unchanged; Density and quantity of storage items has doubled. A perimeter fence has been constructed which extends north beyond residence. St. Cloud parcel now features mobile home	NORTH: single family residential EAST: unchanged from previous aerials SOUTH: land still vacant WEST: single-family homes along St. Cloud from Washington Rd past lateral northern Subject Property boundary

Year(s)	Subject Property Description	Adjacent Property Description
1987,1991, 1995	Vehicle and large equipment storage has increased expanding north to the Property boundary. The residential area includes three (3) barns which are located to the northeast of the residence. The St. Cloud parcel is vacant and the mobile home is obscured by tree canopy.	NORTH: tree canopy has increased; still appears to function as residential EAST: agricultural field appears to be abandoned SOUTH: unchanged from last series of aerials WEST: predominately single-family; possible commercial or institutional building at southwest adjacent parcel
2002,2007,2012	Property use is still same, however vehicles in middle of site appear much older and weathered. The St. Cloud parcel has a dirt/ fill pile located in the central portion of lot.	NORTH: dense tree canopy obscuring view EAST: development has occurred with the construction of a single-family subdivision. The western portion of property is a retention pond. Lift station present along the southern side of retention pond with access to Washington Rd. SOUTH: single-family residence has been constructed WEST: unchanged from last series of aerials
2016, 2021	A large amount of the items have been removed from the site. Scattered remnants of vehicles remain across the Property and tree canopy has increased. St. Cloud property has	NORTH: unchanged from previous series EAST: unchanged from previous series SOUTH: unchanged from previous series WEST: unchanged from previous series

EEC did not identify potential environmental concerns in association with the historical use of the Subject Property during the aerial photograph review.

3.2 SANBORN FIRE INSURANCE MAPS

Sanborn Fire Insurance maps were developed in the late 1800s and early 1900s for use as an assessment tool for fire insurance rates in urbanized areas. A search was made of the Hillsborough County Public Library Cooperative's collection of Sanborn Fire Insurance maps. Maps of the Subject Property and surrounding properties were not available for review.

3.3 CITY DIRECTORIES

A search of historical city directories was conducted for the Subject Property via the Hillsborough County Public Library Cooperative. The following table summarizes the results of the city directory search. Directories for “Hillsborough County” and “City of Tampa Suburban” provided coverage from 1981- 2021 for the Subject Property.

2932 Washington Rd:

Year(s)	Occupant Listed
2016, 2021	Not Listed
2011	Residential
1981-2006	Not Listed

509/510 N St. Cloud Ave:

Year(s)	Occupant Listed
2021	Not Listed
2016	Residential- listing identifies same owner since 1961
2006, 2011	Not Listed
Pre 2006	Not Listed

EEC did not reveal potential environmental concerns in association with the historical use of the Subject Property during the city directory review.

Adjacent Properties:

Location	Address	Time Period	Description
North	2923 Property Ln	1991-present	Mobile Homes
		pre 1991	Not Listed
Northwest	605, 619 N Saint Cloud Ave	1986-present	Residential
		pre 1986	Not Listed
West	501/507 N Saint Cloud Ave	1991- present	Religious Institution
		pre 1991	Not Listed
East	3014 Washington Rd	2006-present	Single-Family sub-division
		pre 2006	Not Listed

EEC did not identify potential environmental concerns in association with the historical uses of the adjacent properties during the city directory review.

4.0 REGULATORY AGENCY RECORDS REVIEW

Local and state agencies, such as environmental health departments, fire prevention bureaus, and building and planning departments are contacted to identify any current or previous reports of hazardous substance use, storage, and/or unauthorized releases that may have impacted the Subject Property. In addition, information pertaining to AULs, defined as legal or physical restrictions, or limitations on the use of, or access to, a site or facility, is requested.

4.1 LOCAL ENVIRONMENTAL HEALTH DEPARTMENT AND/OR STATE ENVIRONMENTAL AGENCY

Agency	Date Contacted	Method of Contact	Name & Title of Contact	Agency Response
FDEP	6/05/2022	Oculus - Online	N/A	Included in Section 5.1
HC-EPC	6/12/2022	Email	N/A	No current code violations open on-site

EEC contacted Hillsborough County EPC for a list of environmental complaints and violations for the Section, Township and Range of the Subject Property. Upon review, there was one (1) complaint which was filed and investigated by FDEP in 2011. FDEP visited the site, as aerial reconnaissance found evidence that the Property could be a potential salvage operation with questionable waste management. FDEP staff met with Mr. Wiley and were taken around the site. Mr. Wiley stated that he had been collecting vehicles for the last 30 years and had approximately 150 on-site. FDEP investigated areas around the parked vehicles and found no evidence of oil staining or distressed vegetation. The complaint notes that lead-acid batteries were observed to be stored outside and informed Mr. Wiley that he should find a better solution to storage. The complaint case was closed and there was no further action.

4.2 ASSESSOR'S OFFICE

Agency	Date Contacted	Method of Contact	Name & Title of Contact	Agency Response
Hillsborough County Property Appraiser	6/04/2022	Website	N/A	Information obtained is discussed below

Records Summary

Parcel/ Folio ID	085633-100, 085635-000
Acreage/SF	6.92-acres
Construction Date	Single-family home built in 1958; Mobile home built in 1963
Building Square Footage	1,522-sf single-family home; 460-sf mobile home
Current Owner	Mr. Lawrence G Miley Jr and Ms. Karen Miley
Additional Information	Unplatted Subdivision in Unincorporated Tax District

4.3 OTHER AGENCIES SEARCHED

No other agencies were contacted during the course of this assessment.

5.0 REGULATORY DATABASE RECORDS REVIEW

EEC contacted ERIS to conduct a search of publicly available information from federal, state, tribal, and local databases containing known and suspected sites of environmental contamination and sites of potential environmental significance. Data gathered during the current regulatory database search is compiled by ERIS into one regulatory database report. Location information for listed sites is designated using geocoded information provided by federal, state, or local agencies and commonly used mapping databases with the exception of "Orphan" sites. Due to poor or inadequate address information, Orphan sites are identified but not geocoded/mapped by ERIS, rather, information is provided based upon vicinity zip codes, city name, and state. The number of listed sites identified within the approximate minimum search distance from the federal and state environmental records database listings specified in ASTM Standard E1527-21 is summarized in Section 5.1, along with the total number of Orphan sites. A copy of the regulatory database report, which includes detailed descriptions of the databases noted below, is included in Exhibit 5 of this report.

In determining if a listed site is a potential environmental concern to the Subject Property, EEC generally applies the following criteria to classify the site as lower potential environmental concern: 1) the site only holds an operating permit (which does not imply a release), 2) the site's distance from, and/or topographic position relative to, the subject property, and/or 3) the site has recently been granted "No Further Action" by the appropriate regulatory agency.

5.1 RECORDS SUMMARY

Database	Search Distance (miles)	Listings Within Search Distance	Subject Property	Adjacent Site(s)	Other Nearby Sites of Concern
SEMS	0.625	-	-	-	N/A
CERCLIS	0.625	-	-	-	N/A
RCRA, SQG, VSQG, NON GEN	0.375	-	-	-	N/A
STATE/ERIC	1.125	-	-	-	N/A
STATE/CLEANUP DEP	1.125	-	-	-	N/A
STATE/SWF/LF	0.625	2	-	-	N/A
STATE/LST	0.625	-	-	-	N/A
STATE/UST	0.375	-	-	-	N/A
STATE/AST	0.375	-	-	-	N/A
STATE/STCS	0.625	3	-	-	N/A
STATE/BROWNFIELD AREA	0.625	-	-	-	N/A
STATE/DRYCLEANERS	0.375	-	-	-	N/A
STATE/HISTORICAL DRYC	0.375	-	-	-	N/A
STATE/SPILLS	0.25	-	-	-	N/A
STATE/DWM CONTAM	0.625	-	-	-	N/A
STATE/DEL CONTAM SITE	0.625	-	-	-	N/A
STATE/WELL SURVEILLANCE	0.375	1	-	-	N/A

The Subject Property did not appear on any of the databases searched by ERIS. Sites less than 1/8 of a mile from the Subject Property which could pose potential contamination to the Subject Property are discussed below:

Facility Name	N/A
Address	420 N St Cloud Ave
Distance and Direction	0.12 miles west-southwest of Subject Property
Hydrologic Position	Lower in elevation than Subject Property, groundwater flow to west away Subject Property
Databases Listed	WELL SURVEILLANCE
Comments	According to information on file with the Florida Department of Health Well Surveillance Program, this site currently operates a public water supply well. This well was last sampled in 2018. The highest historical level of VOCs found within the well were less than a quarter of the maximum contaminant level (MCL) established by the EPA. The highest historical levels of metals and arsenic were both recorded as MCL violations, and there is no record of cleanup activities taking place on-site. Based on the direction of groundwater flow from this site being away from the Subject Property, this site is not expected to represent a significant environmental concern at this time. EEC does not find it likely that this site has impacted the Subject Property.

Based upon the results of our data collection and analysis, EEC did not identify a Recognized Environmental Condition that could impact the Subject Property.

5.2 VAPOR MIGRATION

Per HUD Guidelines, EEC conducted a “Tier I” (non-intrusive) Vapor Encroachment Screening (VES) on the Subject Property in accordance with the methodology set forth in ASTM E2600-10 “Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions.” The purpose of the Tier I VES was to conduct an initial screen to identify, to the extent feasible, the potential vapor encroachment condition (VEC) in connection with the Subject Property with respect to chemicals of concern that may migrate as vapors into existing or planned structures on a property due to contaminated soil and groundwater on the subject property or within close proximity to the Subject Property.

This VES utilized readily available data sources previously discussed in this Phase I ESA to include the type of soils, geology and groundwater characteristics of the Subject Property area as well as known or potentially contaminated sites as identified on Federal, State, tribal and local databases. EEC also utilized previously discussed standard historical sources of information to identify potential historical sources of contamination on the Subject Property and surrounding properties which may be indicative of a VEC. This data collection and analysis was coupled with our site reconnaissance of the Subject Property and surrounding properties.

The sites listed in the database report that could lead to a VEC are discussed below:

Name/Address	420 N St Cloud Ave
ERIS Map Key #	1
Distance from Subject Property	0.12 miles/622 ft
Upgradient/Downgradient/Crossgradient	Downgradient
Type of Contaminant	VOCs detected in public water supply well at < 1/4 MCL or HCL
Area of Concern	0.33 miles
Comments	This site was included in the VES due to it being known to be contaminated with volatile chemicals of concern and due to its location within the 0.33-mile area of concern for such chemicals. This site is located downgradient of groundwater flow from the Subject Property, therefore the AOC can be reduced to the critical distance of 100 feet from the Subject Property, and the site can be eliminated as a potential Vapor Encroachment Condition.

Based upon the results of our Vapor Encroachment Screening, EEC did not identify a VEC associated with the Subject Property.

6.0 INTERVIEWS AND USER PROVIDED INFORMATION

6.1 INTERVIEWS

Pursuant to ASTM E1527-21, the following interviews were performed during this assessment in order to obtain information indicating RECs in connection with the Subject Property.

6.1.1 OWNER AND/OR KEY SITE MANAGER

Relation to Property	Name	Date Interviewed	Method of Contact	Year First Associated with Property	Notes
Owner/ Son of Previous Owner	Larry Miley	5/17/2022	In person	Lived on Property; ~1960's	Interviewed; see Interview Summary table below

Interview Summary

Question	Key Site Manager Response/Comment
Do you have any knowledge of USTs, clarifiers or oil/water separators, sumps, or other subsurface features?	None
Do you have any knowledge of previous environmental investigations conducted on site?	None
Do you have any knowledge of current or past industrial operations and/or other operations which would involve the use of hazardous substances and/or petroleum products?	None
Are you aware of any known plans for site redevelopment or change in site use?	None
Are you aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property?	None
Are you aware of any pending, threatened or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the property?	None
Are you aware of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?	None
Are you aware of any incidents of flooding, leaks, or other water intrusion, and/or complaints related to indoor air quality?	None
Additional information provided:	See below

Mr. Larry Miley stated that his father purchased the Property in 1956. Mr. Miley described his father as a hoarder and a collector who would purchase a variety of items at auctions, etc. He stated that Property began as a homestead and that the area north of the single-family residence was used for agriculture. The family had chickens, geese, cattle and other animals which were penned in the barns and still-present chicken coops. EEC inquired if Mr. Miley's father had operated a junkyard and he stated that he did not; his father simply loved buying these items with no plan for further use.

EEC inquired about individual buildings on the Property and the historic uses. Mr. Miley stated that the Shed #4 was used to store a parade float. Other buildings and sheds located on the Property were used for miscellaneous storage.

6.1.2 PAST OWNERS, OPERATORS, AND OCCUPANTS

EEC did not attempt to interview past owners, operators, and occupants of the Subject Property because information from these sources would likely be duplicative of information already obtained from other sources. The Wiley family has owned the Property since 1956; prior to this date the Property was vacant.

6.1.3 INTERVIEW WITH OTHERS

Information obtained during interviews with local government officials is incorporated into the appropriate segments of this report.

6.2 USER PROVIDED INFORMATION

User provided information is intended to help identify the possibility of RECs in connection with the Subject Property. According to ASTM E1527-21 and the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), certain items should be researched by the prospective landowner or grantee, and the results of such inquiries may be provided to the Environmental Professional. The responsibility for qualifying for LLPs by conducting the inquiries ultimately rests with the User, and providing the information to the Environmental Professional would be prudent if such information is available.

The User Questionnaire was completed by Mr. Gregory Kharonov. The following table represents information contained therein.

Question	Response/ Comment
Are you aware of any environmental liens against the Property that are filed or recorded under federal, tribal, state, or local law?	None
Are you aware of any activity and land use limitations, such as engineering controls, land use restrictions, or institutional controls that are in place at the site and/or have been filed or recorded in the registry under federal, tribal, state or local law?	None
As the user of this ESA, do you have any specialized knowledge or experience related to the Property or nearby Properties (i.e., are you involved in the same line of business as the current or former occupants of the property or adjoining properties so that you would have specialized knowledge of chemicals and processes used by this type of business)?	None
Does the purchase price to be paid for this Property reasonably reflect the fair market value of the Property? If you conclude that there is a difference, have you considered whether the lower purchase price is because of contamination is known or believed to be present at the Property?	None

Are you aware of commonly known or reasonably ascertainable information about the Property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example: a. Do you know the past uses of the Property? b. Do you know of specific chemicals that are present or once were present at the Property? c. Do you know of spills or other chemicals releases that have taken place at the Property? d. Do you know of any environmental cleanups that have taken place at the Property?	None
Why is this Phase I ESA being completed? (Ex: sale, refinance, suspected contamination)	Sale

6.3 PREVIOUS REPORTS AND OTHER PROVIDED DOCUMENTATION

EEC was not provided with any previous conducted reports.

6.4 ENVIRONMENTAL LEIN SEARCH

In accordance with our approved scope of services, an environmental lien search was not performed as part of this assessment.

7.0 SITE RECONNAISSANCE

Site Reconnaissance Date	17-May-22
EEC Site Assessor(s)	Kris Caldwell
Property Escort(s)/ Relationship(s) to Property	Larry Miller/ Owner and previous resident
Units/Areas Observed	9/9; one (1) single-family residence, four (4) sheds, four (4) barns
Area(s) Not Accessed and Reason(s)	4/9; single family residence inaccessible; Shed 1-locked; Shed 2 and Barn 1-structurally unsafe
Other Physical Constraints	Debris and unsafe walking conditions made portions of 2392 Washington Rd parcel inaccessible; observations were made from distance or partial interior inspection

Reconnaissance Finding Summary

Feature	Observed on Subject Property (see Section 7.1)
Regulated hazardous substances/wastes and/or petroleum products in connection with Property use	None
Aboveground/underground hazardous substance or petroleum product storage tanks (ASTs/USTs)	None
Hazardous substance and petroleum product containers not in connection with Property use	Yes
Unidentified substance containers	Yes
Electrical or mechanical equipment likely to contain fluids	Yes
Interior stains or corrosion	Yes
Strong, pungent, or noxious odors	Yes
Pools of liquid	Yes
Drains, sumps, and clarifiers	None
Pits, ponds, and lagoons	None
Stained soil or pavement	Yes
Stressed vegetation	Yes
Solid waste disposal or evidence of fill materials	Yes
Waste water discharges	None
Wells	Yes
Septic systems	Yes
Biomedical wastes	None
Other	Numerous derelict vehicles

7.1 SUBJECT PROPERTY RECONNAISSANCE FINDINGS

During the site reconnaissance, EEC observed the items listed in the above Reconnaissance Findings Summary table, which are further discussed below.

7.1.1 ABOVEGROUND/UNDERGROUND HAZARDOUS SUBSTANCE OR PETROLEUM PRODUCT STORAGE TANKS (ASTs/USTs)

AST(s)- None observed

7.1.2 ELECTRICAL OR MECHANICAL EQUIPMENT LIKELY TO CONTAIN FLUIDS

Toxic PCBs were commonly used historically in electrical equipment such as transformers, fluorescent lamp ballasts, and capacitors. According to United States EPA regulation 40 CFR Part 761, there are three categories for classifying such equipment: <50 ppm of PCBs is considered "non-PCB"; between 50 and 500 ppm is considered "PCB-Contaminated"; and >500 ppm is considered "PCB-Containing". Pursuant to 15 U.S.C. 2605(e)(2)(A), the manufacture, process, or distribution in commerce or use of any polychlorinated biphenyl in any manner other than in a totally enclosed manner was prohibited after January 1, 1977.

Transformers- None observed

The management of potential PCB-containing transformers is the responsibility of the local utility or the transformer owner. Actual material samples need to be collected to determine if transformers are PCB-containing.

Transformers installed prior to 1977 may be PCB-containing while transformers installed after 1977 are unlikely to be PCB containing. Federal Regulations (40 CFR 761 Subpart G) require any release of material containing >50 ppm PCB and occurring after May 4, 1987, be cleaned up by the transformer owner following the United States EPA's PCB spill cleanup policy.

Hydraulic Equipment- EEC observed a derelict scissor lift located to the northwest of Shed 2; no observed leaking. The lift was in poor condition and had been left in the elements for multiple years.

Air Compressors- Three (3) observed in Shed 3. All compressors were inoperable and located on dirt surface with observed oil stains.

7.1.3 DRAINS, SUMPS, AND CLARIFIERS

Floor Drains- None observed

Clarifier- None observed

Storm Drains- None observed

7.1.4 OTHER

The Property features four (4) sheds, four (4) barns and one (1) mobile home that have been utilized for storage of miscellaneous items. Shed 1, which is located to the southeast of the single-family residence in

the southern portion of 2932 Washington Rd, was inaccessible due to a locked door. Shed 2 is located to the west of the residence was inspected from outside only, as it was unsafe to enter. Shed 3 is located due north of the residence and was accessible. Shed 4 is located approximately 200-ft northwest of the residence. The four barns are located to the northeast of the single-family residence and were previously utilized for storing poultry livestock. The interior of the single-family residence were not inspected; Mr. Miller stated that the interior was filled with various items and not safe to access. Shed 2 and Barn 1 could not be entered due to structural issues.

EEC observed widespread debris in the areas around the single-family residence at 2392 Washington Rd. Old appliances, auto parts, construction materials and miscellaneous debris were encountered. Shed 2 featured various small quantities of gasoline, oils, and fluids and had a strong odor of petroleum. A debris pile was observed due north of Shed 2 which contained rusted and empty 1-gallon paint containers, metal debris and old appliances. Moving north, EEC observed a covered trailer with contents unloaded and on the dirt surface. At least three 5-gallon rusted paint containers were observed in this area. Shed 3 appeared to have been used for servicing equipment as there were at a minimum three (3) older air compressors, work benches and machinery. EEC observed numerous used oil filters, oil containers ranging from 1-quart to 5-gallons, 1-gallon paint containers and various other fluids. There was a strong petroleum odor emitting from this shed and oil staining was observed on the dirt floor. Shed 4 appears to have been used for automotive maintenance. EEC observed shelves with numerous 1-quart oil and other automotive fluids on the west interior wall. The ground of the shed is dirt and was littered with trash including used oil filters, auto parts and derelict machinery. EEC observed an empty 55-gallon drum of lacquer thinner product on the ground and observed an overfilling 55-gallon drum of unknown contents along the southeastern exterior. The overfilled drum had a strong petroleum or possible chemical product odor and had visibly caused staining on the ground around the drum. Along the southwestern corner of the shed there is a 25-gallon drum with a pump dispenser and a 55-gallon drum of unknown contents. Along the northside of this shed, a debris pile was observed which contained rusted auto parts, fluid containers and other miscellaneous items. Due to the multiple locations containing

The Property features numerous vehicles parked throughout the central and northern portions of 2392 Washington Rd which, from the aerials and interviews have been collected over the years during Mr. Wiley's family's ownership. EEC inspected some of the vehicles and found that most remained relatively intact, minus the breakdown caused by prolonged environmental exposure.

EEC observed at least two (2) burn pits in the central and northern portions of the 2392 Washington Rd. In the northeastern portion of 2392 Washington Rd, there is a low-lying area which features miscellaneous debris.

510 St. Cloud was previously utilized as a residence, with a mobile home located on the eastern portion of the Property. Currently this area is being used for staging materials and parts pulled from the 2392 Washington Rd parcel.

Wells- EEC observed two (2) drinking water wells on the property divide of 510 St. Cloud and 2392 Washington Rd. According to Mr. Wiley, there is one additional drinking water well near the single-family residence. EEC performed a SWFWMD well permit search and did not find any records for these wells.

7.2 ADJACENT PROPERTY RECONNAISSANCE FINDINGS

During the site reconnaissance, EEC observed the items listed in the above Reconnaissance Findings Summary table, which are further discussed below.

7.2.1 REGULATED HAZARDOUS SUBSTANCES/WASTES AND/OR PETROLEUM PRODUCTS IN CONNECTION WITH PROPERTY USE

Adjacent sites to the Property are predominately residential with no commercial or industrial operations identified. No regulated hazardous substances/wastes and/or petroleum products in connection with adjacent Property use.

7.2.2 ELECTRICAL OR MECHANICAL EQUIPMENT LIKELY TO CONTAIN FLUIDS

Transformers- None observed

7.2.3 DRAINS, SUMPS, AND CLARIFIERS

Storm Drains- None observed

8.0 NON-ASTM SERVICES

8.1 ASBESTOS-CONTAINING BUILDING MATERIALS

Asbestos is the name for a group of naturally occurring silicate minerals that are considered to be "fibrous" and through processing can be separated into smaller and smaller fibers. The fibers are strong, durable, chemical resistant, and resistant to heat and fire. They are also long, thin and flexible, so they can even be woven into cloth. Because of these qualities, asbestos was considered an ideal product and has been used in thousands of consumer, industrial, maritime, automotive, scientific, and building products.

At the federal level, asbestos is primarily regulated by the United States EPA primarily through the EPA's NESHAP (Standard 40 CFR Chapter 61, Subpart M), the OSHA through the General Industry Standard, and the Construction Industry Standard (29 CFR 1926.1101 and 29 CFR 1910.1001). Many states have regulations in place for the inspection, management, and remediation of asbestos including company and individual licensing requirements for all activities relating to asbestos. Under both federal and state regulations building owners and employers may be required to perform certain activities related to the in-place management of asbestos, and prior to renovations or demolition activities (i.e. asbestos inspections or remediation) that may disturb building materials suspected of containing asbestos.

The information below is for general informational purposes only and does not constitute an asbestos survey. In addition, the information is not intended to comply with federal, state, or local regulations in regards to ACM.

Per United States EPA Guidelines, buildings of any age may contain asbestos. The buildings on the Subject Property were constructed in 1958 and 1963 and thus could potentially contain asbestos.

8.2 LEAD-BASED PAINT

LBP is defined as any paint, varnish, stain, or other applied coating that has $\geq 1 \text{ mg/cm}^2$ (5,000 $\mu\text{g/g}$ or 5,000 ppm) or more of lead by federal guidelines; state and local definitions may differ from the federal definitions in amounts ranging from 0.5 mg/cm^2 to 2.0 mg/cm^2 . Section 1017 of the Housing and Urban Development (HUD) Guidelines, Residential Lead-Based Paint Hazard Reduction Act of 1992, otherwise known as "Title X", defines a LBP hazard as "any condition that causes exposure to lead that would result in adverse human health effects" resulting from lead-contaminated dust, bare, lead-contaminated soil, and/or lead-contaminated paint that is deteriorated or present on accessible, friction, or impact surfaces. Therefore, under Title X, intact LBP on most walls and ceilings would not be considered a "hazard", although the paint should be maintained and its condition monitored to ensure that it does not deteriorate and become a hazard. Additionally, Section 1018 of this law directed HUD and EPA to require the disclosure of known information on LBP and LBP hazards before the sale or lease of most housing built before 1978. Most private housing, public housing, or federally owned or subsidized housing is affected by this rule.

Under OSHA, LCP is defined as any paint with any detectable amount of lead present in it. Therefore, all LBP is considered LCP. Conversely, LCP may not meet the criteria to be considered LBP in accordance with HUD guidelines or some states' definition of LBP.

It is important to note that LCP may create a lead hazard when being removed. The condition of these materials must be monitored when they are being disturbed. In the event LCP is subject to abrading, sanding, torching, and/or cutting during demolition or renovation activities, there may be regulatory issues that must be addressed.

The information below is for general informational purposes only and does not constitute a lead hazard evaluation. In addition, the information is not intended to comply with federal, state, or local regulations in regards to LBP.

In buildings constructed after 1978, it is unlikely that LBP is present; however, some paints utilized after 1978 will be LCP under OSHA. Structures built prior to 1978 and especially prior to the 1960s should be expected to contain LBP. Due to the age of the Subject Property buildings, there is a potential that LBP is present.

8.3 RADON

Radon is a naturally-occurring, odorless, and invisible gas. Natural radon levels vary and are closely related to geologic formations. Radon may enter buildings through basement sumps or other openings.

The United States EPA has prepared a map to assist National, State, and local organizations to target their resources and to implement radon-resistant building codes. The map divides the country into three radon zones, with Zone 1 being those areas with the average predicted indoor radon concentration in residential dwellings exceeding the EPA Action Limit of 4.0 pCi/L. It is important to note that the EPA has found homes with elevated levels of radon in all three zones, and the EPA recommends site specific testing in order to determine radon levels at a specific location. However, the map does give a valuable indication of the propensity of radon gas accumulation in structures.

Radon sampling was not requested as part of this assessment. According to the United States EPA, the radon zone level for the area is Zone 2, which has a predicted average indoor screening level between 2 and 4 pCi/L (action level) set forth by the EPA. Radon sampling would be necessary to determine site-specific radon conditions.

8.4 MOLD

Molds are simple microscopic organisms which can often be seen in the form of discoloration, frequently green, gray, white, brown, or black. When excessive moisture or water accumulates indoors, mold growth may occur, particularly if the moisture problem remains undiscovered or unaddressed. As such, interior areas of buildings characterized by poor ventilation and high humidity are the most common locations of mold growth. Building materials, including drywall, wallpaper, baseboards, wood framing, insulation, and carpeting, often play host to such growth. Mold spores primarily cause health problems through the inhalation of spores or the toxins they emit when they are present in large numbers. This can occur when there is active mold growth within places where people live or work.

Mold inspection was not requested as part of this assessment.

9.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONALS

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

I have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 for the Subject Property two (2) contiguous at 2392 Washington Rd and 510 St. N Cloud Ave in Valrico, Hillsborough County, FL, 33567. This assessment has revealed evidence of two (2) Recognized Environmental Conditions associated with the Subject Property.



Michael Nolan



Figure 1

Vicinity Map



Figure 1
Site Location Map
Two Contiguous Residential Parcels - Valrico, FL



Figure 2

USGS Topographic Quadrangle Maps



Figure 2
Topography Map
Two Contiguous Residential Parcels – Valrico, FL

Source: USGS Map Store
Scale: 1"=1,190'



Figure 3

USDA Soil Map

Soil Map—Hillsborough County, Florida



Soil Map—Hillsborough County, Florida

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 31, 2019—Feb 16, 2019

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.



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

5/17/2022
Page 2 of 3

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
7	Candler fine sand, 0 to 5 percent slopes	1.4	18.5%
19	Gainesville loamy fine sand, 0 to 5 percent slopes	0.1	1.5%
25	Lake fine sand, 0 to 5 percent slopes	6.3	80.0%
Totals for Area of Interest		7.8	100.0%



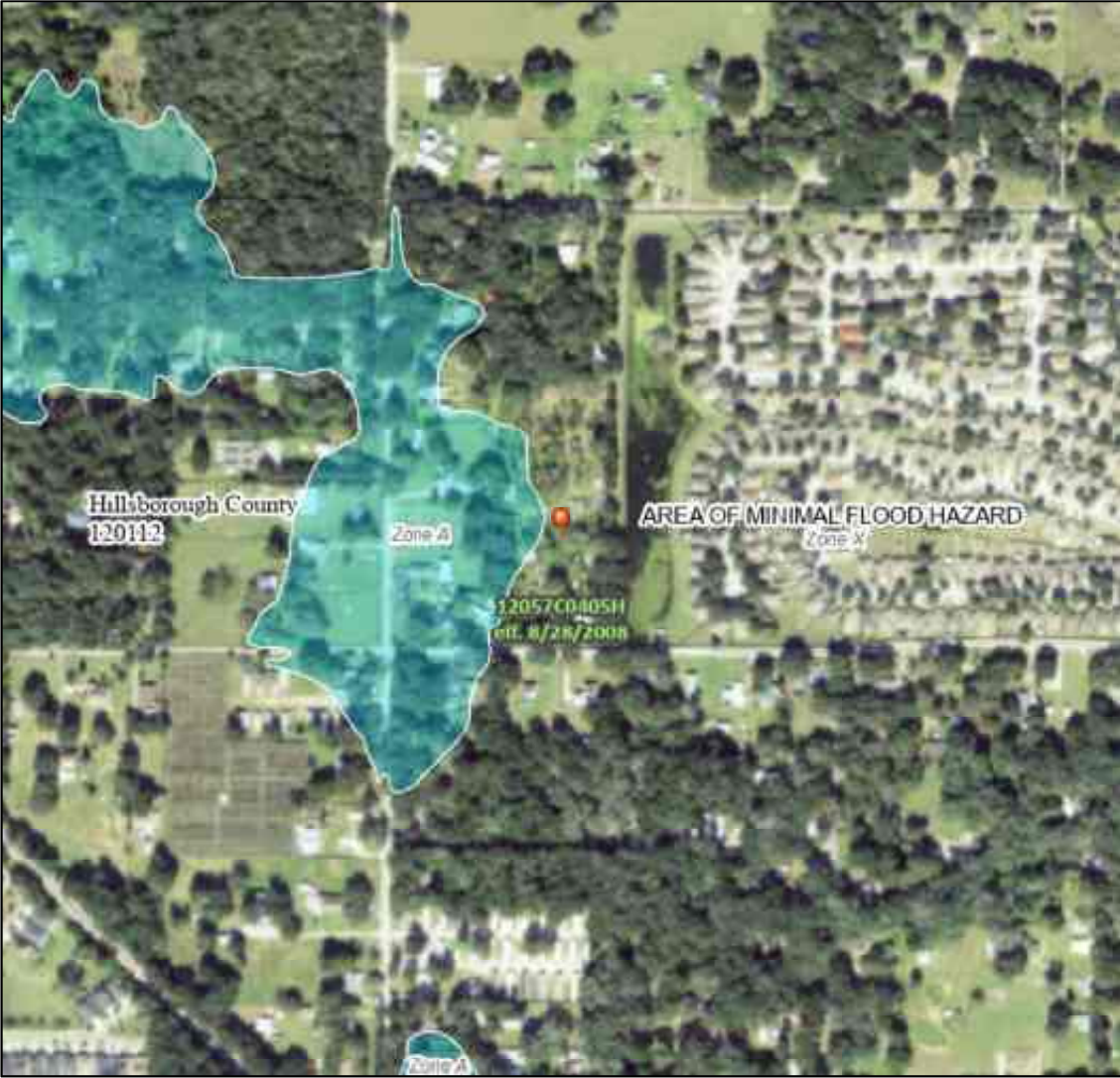


Figure 4

FEMA Flood Insurance Rate Map

National Flood Hazard Layer FIRMette

82°14'24"W 27°57'2"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000 82°13'46"W 27°56'30"N
Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

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

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee, See Notes, Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		Cross Sections with 1% Annual Chance Water Surface Elevation
OTHER FEATURES		Coastal Transect
		Base Flood Elevation Line (BFE)
OTHER FEATURES		Limit of Study
		Jurisdiction Boundary
OTHER FEATURES		Coastal Transect Baseline
		Profile Baseline
OTHER FEATURES		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/17/2022 at 5:08 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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



Figure 5

SWFMD Potentiometric Surface Map

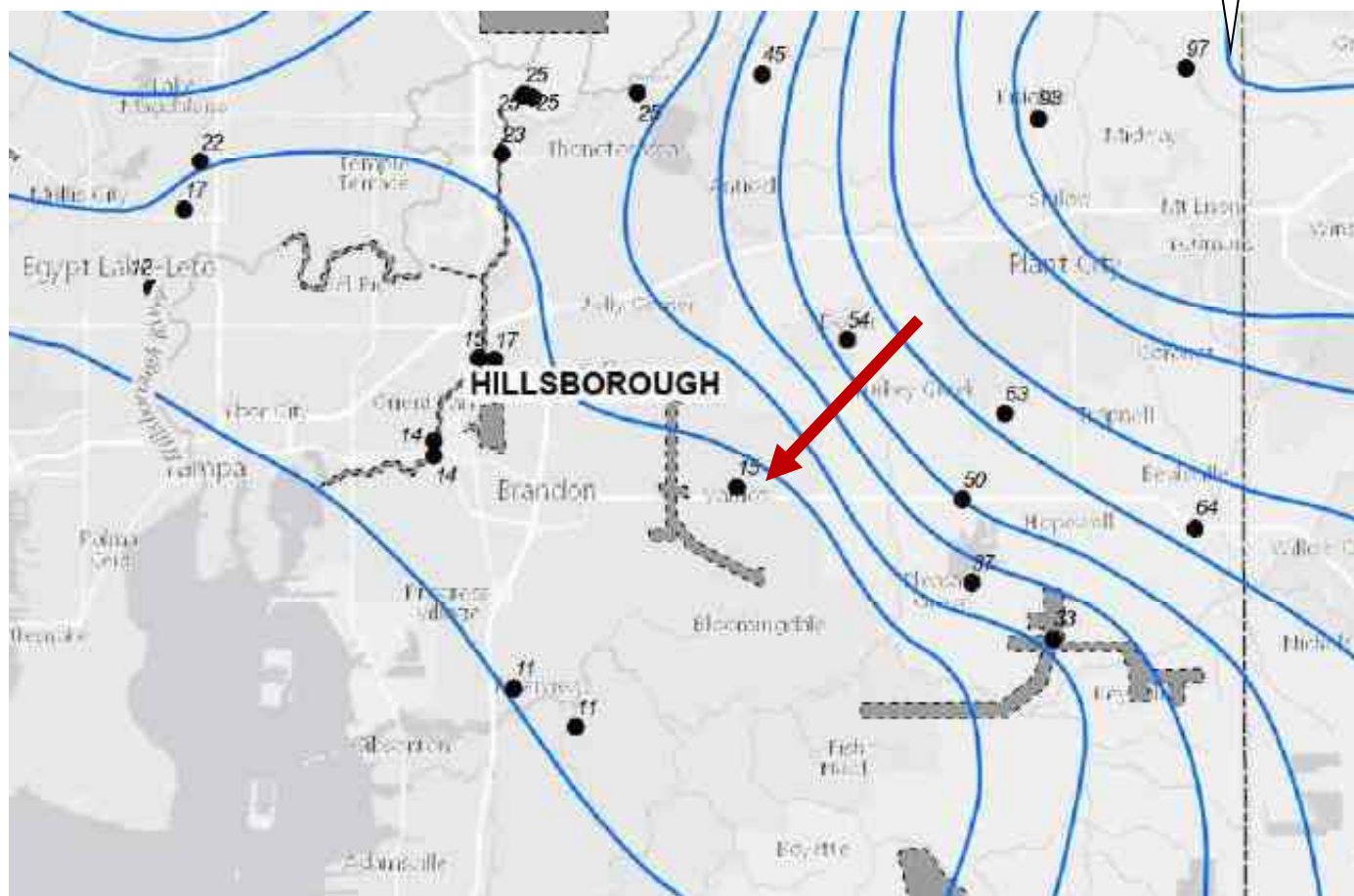


Figure 5
Groundwater Contour Map
Two Contiguous Residential Parcels - Valrico, FL

Source:
SWFWMD
Scale:
1"=22,000'



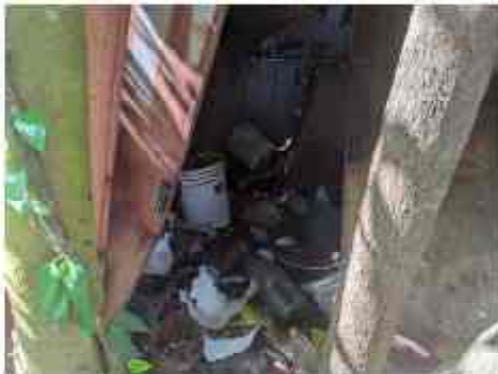
Exhibit 1

Site Photographs



single-family residence along southern portion of 2300 Washington Rd

debris pile along northeast corner of residence



interior of Shed 2- petroleum odor and visible staining

multiple five gallon buckets of unknown content- area north of Shed 2

west-facing view of Shed 2



alternate view of Shed 2 interior



5-gallon bucket of unknown contents near Shed 3



debris pile located approximately 25-ft northwest of Shed 2



trailer located approximately 50-ft north of Shed 2; multiple paint containers



alternate interior view of Shed 3



alternate interior view of Shed 3



oil-covered miscellaneous parts in Shed 2



Interior view of Shed 3- scattered oil, fluid and paint containers throughout



Shed 3 Interior- View of three (3) air compressors with visible oil staining



east-facing view with Barn 1 in view



interior view of Barn 1



interior of Barn 3- fluorescent bulbs and fixtures



southwest side of Shed 4- two drums visible, one with hand pump



55-gallon drum of unknown contents and petroleum odor-southeast corner of Shed 4



unknown contents with petroleum odor



interior view of Shed 4



empty 55-gallon drum of boquer-interior Shed 4



northern side of Shed 4; scattered auto repair parts and fluid containers



eastern wall of 2302 Washington Rd



typical vehicle storage; central area north of residence- 2302 Washington Rd



mobile homes along the western fence- 2302 Washington Rd



well located at eastern boundary of 510 St; entrance to 2302 Washington Rd Property





well and water treatment tank along entrance to 510 St. Cloud from 2292 Washington Rd.



empty 55-gallon drums of unknown contents near Barn 1



interior view of Barn 1



central portion of 2392 Washington Rd, north-facing view



one of several derelict vehicles on 2392 Washington Rd



area north of Shed 4 with two partially filled 5-gallon barrels of hydraulic fluid



burn pit along the north-central portion of 2392 Washington Rd



miscellaneous nested 1 & 5-gallon containers



northwest corner of 2392 Washington Rd



western fence line 2392 Washington Rd - south facing view



debris pile and low-lying area in the northwest portion of 2392 Washington Rd



Entrance to 510 St. Cloud from road- west facing view



Storage area along southern fence line 510 St. Cloud



southern adjacent property to 510 St. Cloud



view of road entrance to 510 St. Cloud

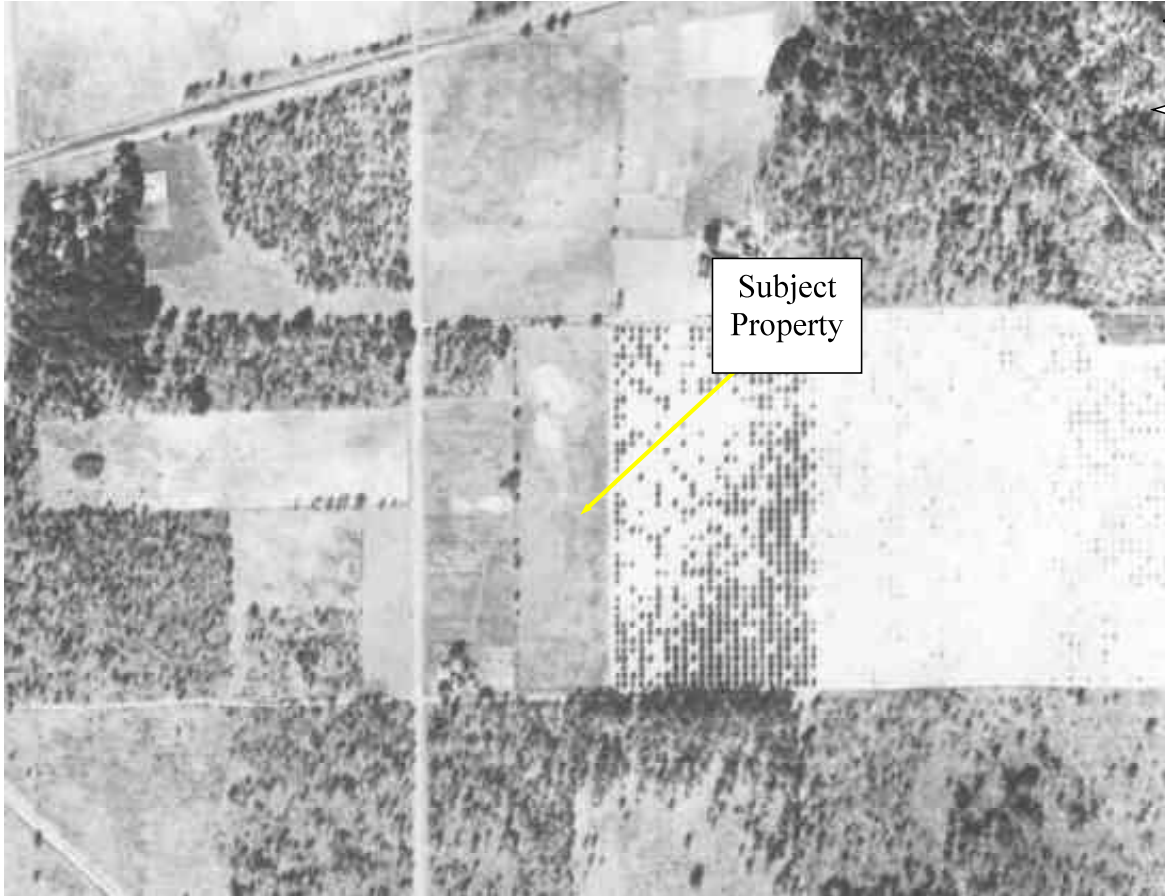


510 St. Cloud, west facing



Exhibit 2

Aerial Photographs

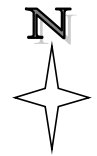


Subject
Property



1938 Aerial Photograph
Two Contiguous Residential Parcels
Valrico, FL

Approximate Scale:
1 Inch = 515 Feet
Obtained from UFDC



1948 Aerial Photograph
Two Contiguous Residential Parcels
Valrico, FL

Approximate Scale:
1 Inch = 535 Feet
Obtained from UFDC



Subject
Property



1957 Aerial Photograph
Two Contiguous Residential Parcels
Valrico, FL

Approximate Scale:
1 Inch = 500 Feet
Obtained from UFDC



Subject
Property



1965 Aerial Photograph
Two Contiguous Residential Parcels
Valrico, FL

Approximate Scale:
1 Inch = 285 Feet
Obtained from FDOT



Subject
Property



1975 Aerial Photograph
Two Contiguous Residential Parcels
Valrico, FL

Approximate Scale:
1 Inch = 285 Feet
Obtained from FDOT

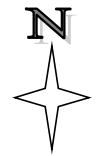
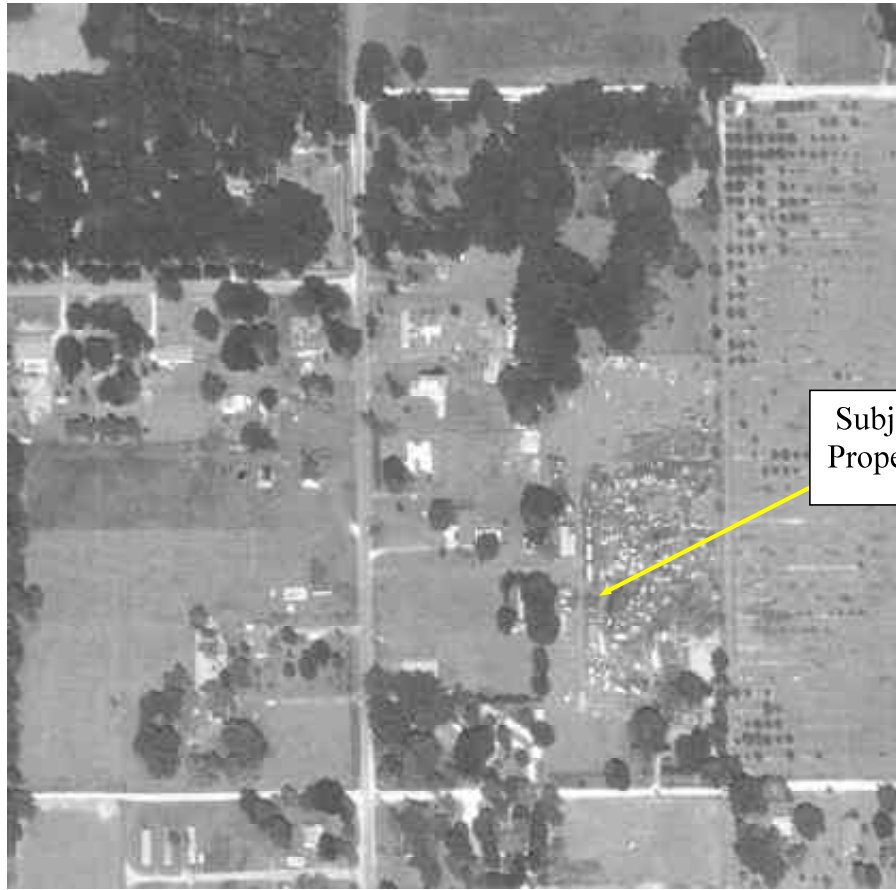


Subject
Property



1980 Aerial Photograph
Two Contiguous Residential Parcels
Valrico, FL

Approximate Scale:
1 Inch = 285 Feet
Obtained from FDOT

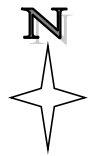


Subject
Property



1987 Aerial Photograph
Two Contiguous Residential Parcels
Valrico, FL

Approximate Scale:
1 Inch = 285 Feet
Obtained from FDOT



1991 Aerial Photograph
Two Contiguous Residential Parcels
Valrico, FL

Approximate Scale:
1 Inch = 240 Feet
Obtained from FDOT



Subject
Property



1995 Aerial Photograph
Two Contiguous Residential Parcels
Valrico, FL

Approximate Scale:
1 Inch = 235 Feet
Obtained from FDOT



2002 Aerial Photograph
Two Contiguous Residential Parcels
Valrico, FL

Approximate Scale:
1 Inch = 270 Feet
Obtained from Google Earth



2007 Aerial Photograph
Two Contiguous Residential Parcels
Valrico, FL

Approximate Scale:
1 Inch = 225 Feet
Obtained from Google Earth



2012 Aerial Photograph
Two Contiguous Residential Parcels
Valrico, FL

Approximate Scale:
1 Inch = 270 Feet
Obtained from Google Earth



2016 Aerial Photograph
Two Contiguous Residential Parcels
Valrico, FL

Approximate Scale:
1 Inch = 225 Feet
Obtained from Google Earth



2021 Aerial Photograph
Two Contiguous Residential Parcels
Valrico, FL

Approximate Scale:
1 Inch = 225 Feet
Obtained from Google Earth



Exhibit 3

USDA Soil Survey Descriptions

Hillsborough County, Florida

7—Candler fine sand, 0 to 5 percent slopes

Map Unit Setting

National map unit symbol: 2shkf

Elevation: 10 to 260 feet

Mean annual precipitation: 47 to 64 inches

Mean annual air temperature: 68 to 77 degrees F

Frost-free period: 290 to 365 days

Farmland classification: Farmland of unique importance

Map Unit Composition

Candler and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Candler

Setting

Landform: Knolls on marine terraces, ridges on marine terraces

Landform position (two-dimensional): Summit

Landform position (three-dimensional): Interfluve, tread

Down-slope shape: Convex, linear

Across-slope shape: Linear

Parent material: Sandy marine deposits and/or sandy eolian deposits

Typical profile

A - 0 to 4 inches: fine sand

E - 4 to 72 inches: fine sand

E and Bt - 72 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 5 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Excessively drained

Runoff class: Very low

Capacity of the most limiting layer to transmit water (Ksat): High to very high (6.00 to 20.00 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Sodium adsorption ratio, maximum: 2.0

Available water supply, 0 to 60 inches: Low (about 4.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 4s



Hydrologic Soil Group: A

Forage suitability group: Sandy soils on ridges and dunes of xeric uplands (G154XB111FL)

Other vegetative classification: Longleaf Pine-Turkey Oak Hills (R154XY002FL), Sandy soils on ridges and dunes of xeric uplands (G154XB111FL)

Hydric soil rating: No

Minor Components

Astatula

Percent of map unit: 4 percent

Landform: Hills on marine terraces, knolls on marine terraces, ridges on marine terraces

Landform position (two-dimensional): Summit, backslope

Landform position (three-dimensional): Interfluve, side slope, riser, rise

Down-slope shape: Convex

Across-slope shape: Linear

Other vegetative classification: Sandy soils on ridges and dunes of xeric uplands (G155XB111FL)

Hydric soil rating: No

Adamsville

Percent of map unit: 3 percent

Landform: Knolls on marine terraces, rises on marine terraces

Landform position (three-dimensional): Tread, rise

Down-slope shape: Convex

Across-slope shape: Linear

Other vegetative classification: Upland Hardwood Hammock (R155XY008FL), Sandy soils on rises and knolls of mesic uplands (G155XB131FL)

Hydric soil rating: No

Apopka

Percent of map unit: 3 percent

Landform: Hills on marine terraces, ridges on marine terraces

Landform position (two-dimensional): Summit, backslope

Landform position (three-dimensional): Interfluve, side slope, riser

Down-slope shape: Convex

Across-slope shape: Linear

Other vegetative classification: Longleaf Pine-Turkey Oak Hills (R155XY002FL), Sandy soils on ridges and dunes of xeric uplands (G155XB111FL)

Hydric soil rating: No

Tavares

Percent of map unit: 2 percent

Landform: Hills on marine terraces, knolls on marine terraces, ridges on marine terraces, flatwoods on marine terraces

Landform position (two-dimensional): Summit

Landform position (three-dimensional): Interfluve, side slope, tread, rise

Down-slope shape: Linear, convex
Across-slope shape: Convex, linear
Other vegetative classification: Sandy soils on rises, knolls, and ridges of mesic uplands (G155XB121FL), Longleaf Pine-Turkey Oak Hills (R155XY002FL), Sand Pine Scrub (R155XY001FL)
Hydric soil rating: No

Arredondo

Percent of map unit: 2 percent
Landform: Knolls on marine terraces, ridges on marine terraces
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope, interfluvium, tread
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Longleaf Pine-Turkey Oak Hills (R154XY002FL), Sandy soils on ridges and dunes of xeric uplands (G154XB111FL)
Hydric soil rating: No

Millhopper

Percent of map unit: 1 percent
Landform: Flatwoods on marine terraces, rises on marine terraces
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Tread, talus, rise
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on rises, knolls, and ridges of mesic uplands (G155XB121FL)
Hydric soil rating: No

Data Source Information

Soil Survey Area: Hillsborough County, Florida
Survey Area Data: Version 21, Aug 27, 2021

Hillsborough County, Florida

19—Gainesville loamy fine sand, 0 to 5 percent slopes

Map Unit Setting

National map unit symbol: 1j722

Elevation: 40 to 150 feet

Mean annual precipitation: 48 to 56 inches

Mean annual air temperature: 70 to 77 degrees F

Frost-free period: 324 to 354 days

Farmland classification: Not prime farmland

Map Unit Composition

Gainesville and similar soils: 95 percent

Minor components: 5 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Gainesville

Setting

Landform: Ridges on marine terraces

Landform position (three-dimensional): Interfluve

Down-slope shape: Convex

Across-slope shape: Linear

Parent material: Sandy marine deposits

Typical profile

A - 0 to 9 inches: loamy fine sand

C - 9 to 80 inches: loamy fine sand

Properties and qualities

Slope: 0 to 5 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Runoff class: Very low

Capacity of the most limiting layer to transmit water (Ksat): High to very high (5.95 to 19.98 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Sodium adsorption ratio, maximum: 4.0

Available water supply, 0 to 60 inches: Low (about 4.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 3s

Hydrologic Soil Group: A

Forage suitability group: Sandy soils on ridges and dunes of xeric uplands (G155XB111FL)

Other vegetative classification: Upland Hardwood Hammock (R155XY008FL), Sandy soils on ridges and dunes of xeric uplands (G155XB111FL)
Hydric soil rating: No

Minor Components

Millhopper

Percent of map unit: 5 percent
Landform: Flats on marine terraces, rises on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on rises, knolls, and ridges of mesic uplands (G155XB121FL)
Hydric soil rating: No

Data Source Information

Soil Survey Area: Hillsborough County, Florida
Survey Area Data: Version 21, Aug 27, 2021

Hillsborough County, Florida

25—Lake fine sand, 0 to 5 percent slopes

Map Unit Setting

National map unit symbol: 2v17f

Elevation: 10 to 200 feet

Mean annual precipitation: 44 to 56 inches

Mean annual air temperature: 68 to 75 degrees F

Frost-free period: 300 to 365 days

Farmland classification: Farmland of unique importance

Map Unit Composition

Lake and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Lake

Setting

Landform: Hills on marine terraces, ridges on marine terraces

Landform position (two-dimensional): Backslope, shoulder

Landform position (three-dimensional): Interfluvium

Down-slope shape: Convex

Across-slope shape: Linear

Parent material: Eolian deposits or sandy marine deposits

Typical profile

A - 0 to 9 inches: fine sand

C - 9 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 5 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Excessively drained

Runoff class: Very low

Capacity of the most limiting layer to transmit water (Ksat): High to very high (6.00 to 50.02 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Sodium adsorption ratio, maximum: 4.0

Available water supply, 0 to 60 inches: Very low (about 3.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 4s

Hydrologic Soil Group: A



Forage suitability group: Sandy soils on ridges and dunes of xeric uplands (G154XB111FL)

Other vegetative classification: Longleaf Pine-Turkey Oak Hills (R154XY002FL), Sandy soils on ridges and dunes of xeric uplands (G154XB111FL)

Hydric soil rating: No

Minor Components

Arredondo

Percent of map unit: 8 percent

Landform: Hills on marine terraces, ridges on marine terraces

Landform position (two-dimensional): Backslope

Landform position (three-dimensional): Side slope, interfluvium

Down-slope shape: Linear, convex

Across-slope shape: Convex

Other vegetative classification: Longleaf Pine-Turkey Oak Hills (R154XY002FL), Sandy soils on ridges and dunes of xeric uplands (G154XB111FL)

Hydric soil rating: No

Tavares

Percent of map unit: 5 percent

Landform: Flats on marine terraces, ridges on marine terraces

Landform position (two-dimensional): Summit, shoulder

Landform position (three-dimensional): Interfluvium

Down-slope shape: Convex, linear

Across-slope shape: Linear, convex

Other vegetative classification: Sandy soils on rises, knolls, and ridges of mesic uplands (G155XB121FL)

Hydric soil rating: No

Jonesville

Percent of map unit: 2 percent

Landform: Rises on marine terraces

Landform position (two-dimensional): Backslope

Landform position (three-dimensional): Interfluvium

Down-slope shape: Convex

Across-slope shape: Linear

Other vegetative classification: Shallow or moderately deep, sandy or loamy soils on rises and ridges of mesic uplands (G154XB521FL)

Hydric soil rating: No

Data Source Information

Soil Survey Area: Hillsborough County, Florida

Survey Area Data: Version 21, Aug 27, 2021





Exhibit 4

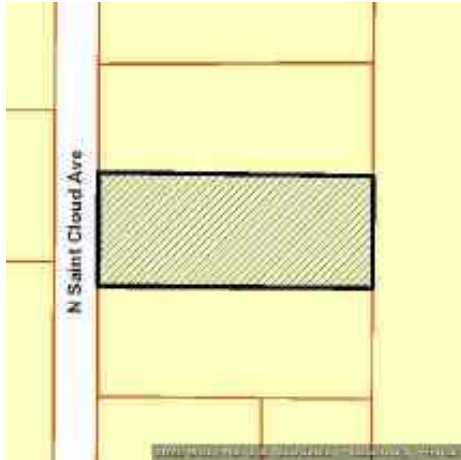
Hillsborough County Property Appraiser's Report



Bob Henriquez Hillsborough County Property Appraiser

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

Folio: 085633-1000



Owner Information

Owner Name MILEY LAWRENCE G JR
MILEY KAREN

Mailing Address 5101 ARMOR RD
PLANT CITY, FL 33567-2663

Site Address 509 N SAINT CLOUD AVE, VALRICO

PIN U-20-29-21-ZZZ-000004-07840.0

Folio 085633-1000

Prior PIN

Prior Folio 000000-0000

Tax District U - UNINCORPORATED

Property Use 0200 MH

Plat Book/Page /

Neighborhood 220006.00 | Somerset Area, NE of St Cloud & Hwy 60

Subdivision ZZZ | UNPLATTED

Value Summary

Taxing District	Market Value	Assessed Value	Exemptions	Taxable Value
County	\$69,623	\$63,006	\$0	\$63,006
Public Schools	\$69,623	\$69,623	\$0	\$69,623
Municipal	\$69,623	\$63,006	\$0	\$63,006
Other Districts	\$69,623	\$63,006	\$0	\$63,006

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
23218 / 1534	2015146651	04	2015	QC	Unqualified	Improved	\$100
23055 / 1195	2015034917	01	2015	DD	Unqualified	Improved	\$100
22405 / 1282	2014045144	01	2014	QC	Unqualified	Improved	\$100
20062 / 1969	2010297321	08	2010	FD	Unqualified	Improved	\$100
3870 / 1814		10	1981	WD	Unqualified	Improved	\$100
2229 / 0672		01	1970		Qualified		\$2,500

Building Information

Building 1

Type 08 | MOBILE HOME
(AYB < 1977)

Year Built 1963

Building 1 Construction Details

Element	Code	Construction Detail
Class	D	Wood Frame
Exterior Wall	12	Metal
Roof Structure	1	Flat
Roof Cover	9	Metal
Interior Walls	4	Plywood paneling
Interior Flooring	8	Carpet
Interior Flooring	4	Vinyl
Heat/AC	1	Non-Ducted
Condition	3	Average
Architectural Style	19	Basic Mobile Home
Stories	1.0	
Bedrooms	2.0	
Bathrooms	1.0	
Units	1.0	



Building 1 subarea

Area Type	Gross Area	Heated Area	Depreciated Value
BAS	460	460	\$5,595
Totals	460	460	\$5,595

Land Information

Use Code	Description	Zone	Front	Depth	Land Type	Total Land Units	Land Value
996F	Acreage Class 6	AS-1	127.00	305.00	AC ACREAGE	0.92	\$64,028

Legal Description

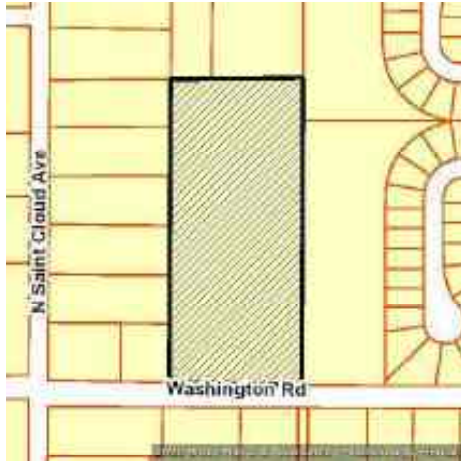
N 127 FT OF S 424 FT OF W 1/4 OF SW 1/4 OF NW 1/4 LESS W 25 FT FOR RD



Bob Henriquez Hillsborough County Property Appraiser

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

Folio: 085635-0000



Owner Information

Owner Name MILEY LAWRENCE G JR
MILEY KAREN

Mailing Address 5101 ARMOR RD
PLANT CITY, FL 33567-2663

Site Address 2932 WASHINGTON RD, VALRICO

PIN U-20-29-21-ZZZ-000004-07880.0

Folio 085635-0000

Prior PIN

Prior Folio 000000-0000

Tax District U - UNINCORPORATED

Property Use 0100 SINGLE FAMILY R

Plat Book/Page /

Neighborhood 220006.00 | Somerset Area, NE of St Cloud & Hwy 60

Subdivision ZZZ | UNPLATTED

Value Summary

Taxing District	Market Value	Assessed Value	Exemptions	Taxable Value
County	\$394,084	\$346,713	\$0	\$346,713
Public Schools	\$394,084	\$394,084	\$0	\$394,084
Municipal	\$394,084	\$346,713	\$0	\$346,713
Other Districts	\$394,084	\$346,713	\$0	\$346,713

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
23218 / 1536	2015146652	04	2015	QC	Unqualified	Improved	\$100
23055 / 1195	2015034917	01	2015	DD	Unqualified	Improved	\$100
20062 / 1968	2010297320	08	2010	FD	Unqualified	Improved	\$100

Building Information

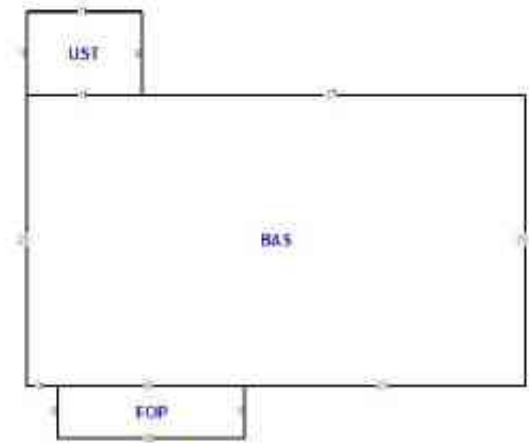
Building 1

Type 01 | SINGLE FAMILY

Year Built 1958

Building 1 Construction Details

Element	Code	Construction Detail
Class	C	Masonry or Concrete Frame
Exterior Wall	5	Concrete Block
Roof Structure	3	Gable or Hip
Roof Cover	9	Metal
Interior Walls	5	Drywall
Interior Flooring	8	Carpet
Interior Flooring	4	Vinyl
Heat/AC	1	Non-Ducted
Architectural Style	4	Basic 1-Story
Condition	3	Average
Bedrooms	3.0	
Bathrooms	1.0	
Stories	1.0	
Units	1.0	



Building 1 subarea

Area Type	Gross Area	Heated Area	Depreciated Value
BAS	1,344	1,344	\$84,586
UST	88		\$2,203
FOP	90		\$1,385
Totals	1,522	1,344	\$88,174

Extra Features

OB/XF Code	Description	Building	Year On Roll	Length	Width	Units	Value
0620	UTILITY WOOD	1	1958	0	0	360.00	\$4,723
0470	OPEN SHED	1	1958	0	0	784.00	\$4,398
0620	UTILITY WOOD	1	1958	0	0	192.00	\$1,889
0595	FIREPLACE	1	1982	0	0	1.00	\$2,400
0651	SHED NOT PERMANENTLY AFFIXED	1	2015	0	0	5.00	\$0

Land Information

Use Code	Description	Zone	Front	Depth	Land Type	Total Land Units	Land Value
996F	Acreage Class 6	AS-1	0.0	0.0	AC ACREAGE	6.00	\$292,500

Legal Description

E 1/2 OF W 1/2 OF SW 1/4 OF NW 1/4 LESS N 528 FT



Exhibit 5

Environmental Database Report



DATABASE REPORT

Project Property: *2932 Washington Rd Phase I
2932 Washington Rd
Valrico FL 33594*

Project No: *Gregory Kharonov*

Report Type: *Database Report*

Order No: *22051200641*

Requested by: *Environmental Engineering Consultants,
Inc.*

Date Completed: *May 16, 2022*

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Executive Summary

Property Information:

Project Property: 2932 Washington Rd Phase I
2932 Washington Rd Valrico FL 33594

Project No: Gregory Kharonov

Coordinates:

Latitude: 27.9454977
Longitude: -82.2345392
UTM Northing: 3,091,778.12
UTM Easting: 378,550.66
UTM Zone: UTM Zone 17R

Elevation: 66 FT

Order Information:

Order No: 22051200641
Date Requested: May 12, 2022
Requested by: Environmental Engineering Consultants, Inc.
Report Type: Database Report

Historicals/Products:

ERIS Xplorer [ERIS Xplorer](#)
Excel Add-On Excel Add-On
Physical Setting Report (PSR) Physical Setting Report (PSR)

Executive Summary: Report Summary

Database	Searched	Search Radius	Project Property	Within 0.25mi	0.25mi to 0.38mi	0.38mi to 0.62mi	0.62mi to 1.12mi	Total
<u>Standard Environmental Records</u>								
Federal								
DOE FUSRAP	Y	1.125	0	0	0	0	0	0
NPL	Y	1.125	0	0	0	0	0	0
PROPOSED NPL	Y	1.125	0	0	0	0	0	0
DELETED NPL	Y	0.625	0	0	0	0	-	0
SEMS	Y	0.625	0	0	0	0	-	0
ODI	Y	0.625	0	0	0	0	-	0
SEMS ARCHIVE	Y	0.625	0	0	0	0	-	0
CERCLIS	Y	0.625	0	0	0	0	-	0
IODI	Y	0.625	0	0	0	0	-	0
CERCLIS NFRAP	Y	0.625	0	0	0	0	-	0
CERCLIS LIENS	Y	0.125	0	-	-	-	-	0
RCRA CORRACTS	Y	1.125	0	0	0	0	0	0
RCRA TSD	Y	0.625	0	0	0	0	-	0
RCRA LQG	Y	0.375	0	0	0	-	-	0
RCRA SQG	Y	0.375	0	0	0	-	-	0
RCRA VSQG	Y	0.375	0	0	0	-	-	0
RCRA NON GEN	Y	0.375	0	0	0	-	-	0
RCRA CONTROLS	Y	0.625	0	0	0	0	-	0
FED ENG	Y	0.625	0	0	0	0	-	0
FED INST	Y	0.625	0	0	0	0	-	0
LUCIS	Y	0.625	0	0	0	0	-	0
NPL IC	Y	0.625	0	0	0	0	-	0
ERNS 1982 TO 1986	Y	0.125	0	-	-	-	-	0
ERNS 1987 TO 1989	Y	0.125	0	-	-	-	-	0
ERNS	Y	0.125	0	-	-	-	-	0
FED BROWNFIELDS	Y	0.625	0	0	0	0	-	0
FEMA UST	Y	0.375	0	0	0	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.25mi	0.25mi to 0.38mi	0.38mi to 0.62mi	0.62mi to 1.12mi	Total
FRP	Y	0.375	0	0	0	-	-	0
HIST GAS STATIONS	Y	0.375	0	0	0	-	-	0
REFN	Y	0.375	0	0	0	-	-	0
BULK TERMINAL	Y	0.375	0	0	0	-	-	0
SEMS LIEN	Y	0.125	0	-	-	-	-	0
SUPERFUND ROD	Y	1.125	0	0	0	0	0	0
State								
SHWS	Y	1.125	0	0	0	0	0	0
DELISTED SHWS	Y	1.125	0	0	0	0	0	0
ERIC	Y	1.125	0	0	0	0	0	0
CLEANUP DEP	Y	1.125	0	0	0	0	0	0
WCRPS	Y	1.125	0	0	0	0	0	0
DELISTED WCP	Y	1.125	0	0	0	0	0	0
SWF/LF	Y	0.625	0	0	0	2	-	2
LST	Y	0.625	0	0	0	0	-	0
DELISTED LST	Y	0.625	0	0	0	0	-	0
UST	Y	0.375	0	0	0	-	-	0
AST	Y	0.375	0	0	0	-	-	0
TANK	Y	0.375	0	0	0	-	-	0
DEL UST AST TANK	Y	0.375	0	0	0	-	-	0
DEL STORAGE TANK	Y	0.375	0	0	0	-	-	0
FF TANKS	Y	0.375	0	0	0	-	-	0
STCS	Y	0.625	0	0	0	3	-	3
INST	Y	0.625	0	0	0	0	-	0
ENG	Y	0.625	0	0	0	0	-	0
VCP	Y	0.625	0	0	0	0	-	0
BROWNFIELDS	Y	0.625	0	0	0	0	-	0
BROWNFIELD AREA	Y	0.625	0	0	0	0	-	0
Tribal								
INDIAN LUST	Y	0.625	0	0	0	0	-	0
INDIAN UST	Y	0.375	0	0	0	-	-	0
DELISTED ILST	Y	0.625	0	0	0	0	-	0
DELISTED IUST	Y	0.375	0	0	0	-	-	0

County

Database	Searched	Search Radius	Project Property	Within 0.25mi	0.25mi to 0.38mi	0.38mi to 0.62mi	0.62mi to 1.12mi	Total
HILLS SWF/LF	Y	0.625	0	0	0	0	-	0
<u>Additional Environmental Records</u>								
Federal								
FINDS/FRS	Y	0.125	0	-	-	-	-	0
TRIS	Y	0.125	0	-	-	-	-	0
PFAS TRI	Y	0.625	0	0	0	0	-	0
PFAS NPL	Y	0.625	0	0	0	0	-	0
PFAS WATER	Y	0.625	0	0	0	0	-	0
PFAS SSEHRI	Y	0.625	0	0	0	0	-	0
ERNS PFAS	Y	0.625	0	0	0	0	-	0
HMIRS	Y	0.25	0	0	-	-	-	0
NCDL	Y	0.25	0	0	-	-	-	0
TSCA	Y	0.25	0	0	-	-	-	0
HIST TSCA	Y	0.25	0	0	-	-	-	0
FTTS ADMIN	Y	0.125	0	-	-	-	-	0
FTTS INSP	Y	0.125	0	-	-	-	-	0
PRP	Y	0.125	0	-	-	-	-	0
SCRD DRYCLEANER	Y	0.625	0	0	0	0	-	0
ICIS	Y	0.125	0	-	-	-	-	0
FED DRYCLEANERS	Y	0.375	0	0	0	-	-	0
DELISTED FED DRY	Y	0.375	0	0	0	-	-	0
FUDS	Y	1.125	0	0	0	0	0	0
FORMER NIKE	Y	1.125	0	0	0	0	0	0
PIPELINE INCIDENT	Y	0.125	0	-	-	-	-	0
MLTS	Y	0.125	0	-	-	-	-	0
HIST MLTS	Y	0.125	0	-	-	-	-	0
MINES	Y	0.375	0	0	0	-	-	0
SMCRA	Y	1.125	0	0	0	0	0	0
MRDS	Y	1.125	0	0	0	0	0	0
URANIUM	Y	1.125	0	0	0	0	0	0
ALT FUELS	Y	0.375	0	0	0	-	-	0
CONSENT DECREES	Y	0.375	0	0	0	-	-	0
SSTS	Y	0.375	0	0	0	-	-	0
PCB	Y	0.625	0	0	0	0	-	0

Database	Searched	Search Radius	Project Property	Within 0.25mi	0.25mi to 0.38mi	0.38mi to 0.62mi	0.62mi to 1.12mi	Total
State								
PRIORITYCLEAN	Y	0.625	0	0	0	0	-	0
DRYCLEANERS	Y	0.375	0	0	0	-	-	0
DELISTED DRYCLEANERS	Y	0.375	0	0	0	-	-	0
HISTORICAL DRYC	Y	0.375	0	0	0	-	-	0
SPILLS	Y	0.25	0	0	-	-	-	0
DWM CONTAM	Y	0.625	0	0	0	0	-	0
DEL CONTAM SITE	Y	0.625	0	0	0	0	-	0
PFAS AFFF	Y	0.625	0	0	0	0	-	0
PFAS	Y	0.625	0	0	0	0	-	0
GW CONTAM	Y	0.25	0	0	-	-	-	0
UIC	Y	0.125	0	-	-	-	-	0
WELL SURVEILLANCE	Y	0.375	0	1	0	-	-	1
CDV SOUTHEAST	Y	0.625	0	0	0	0	-	0
TIER 2	Y	0.25	0	0	-	-	-	0
DELISTED COUNTY	Y	0.375	0	0	0	-	-	0

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

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

Total:	0	1	0	5	0	6
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* PO – Property Only

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

Executive Summary: Site Report Summary - Project Property

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Direction</i>	<i>Distance (mi/ft)</i>	<i>Elev Diff (ft)</i>	<i>Page Number</i>
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No records found in the selected databases for the project property.

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
1	WELL SURVEILLANCE	AAH1724	420 N ST CLOUD AVE VALRICO FL 33594	WSW	0.12 / 621.92	-6	17
2	STCS	VINCES TILE & FLOOR COVERING	116 SKYWOOD DR VALRICO FL 33594	SSE	0.49 / 2,587.17	-4	17
<i>Facility ID Fac Stat(OpenData): 8733901 CLOSED</i>							
3	SWF/LF	PERRY BOZEMAN	118 CHURCH ST VALRICO FL 33594	SSW	0.49 / 2,609.64	-19	18
4	STCS	WAWA FOOD MARKET #5152	2926 E STATE ROAD 60 VALRICO FL 33594	S	0.50 / 2,644.44	-16	19
<i>Facility ID Fac Stat(OpenData): 9814194 OPEN</i>							
5	STCS	MK FOOD MART	2819 E STATE ROAD 60 VALRICO FL 33594	SSW	0.57 / 3,012.65	-16	21
<i>Facility ID Fac Stat(OpenData): 9801625 OPEN</i>							
6	SWF/LF	BRANDON AUTO SALVAGE INC	3159 HWY 60 E VALRICO FL 33594	SSE	0.58 / 3,068.81	-4	23

Executive Summary: Summary by Data Source

Standard

State

SWF/LF - Solid Waste Facilities and Landfills

A search of the SWF/LF database, dated Nov 23, 2021 has found that there are 2 SWF/LF site(s) within approximately 0.62 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
PERRY BOZEMAN	118 CHURCH ST VALRICO FL 33594	SSW	0.49 / 2,609.64	3
BRANDON AUTO SALVAGE INC	3159 HWY 60 E VALRICO FL 33594	SSE	0.58 / 3,068.81	6

STCS - Storage Tank/Contaminated Facility Search

A search of the STCS database, dated Feb 8, 2022 has found that there are 3 STCS site(s) within approximately 0.62 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
VINCES TILE & FLOOR COVERING	116 SKYWOOD DR VALRICO FL 33594	SSE	0.49 / 2,587.17	2
<i>Facility ID Fac Stat(OpenData): 8733901 CLOSED</i>				
WAWA FOOD MARKET #5152	2926 E STATE ROAD 60 VALRICO FL 33594	S	0.50 / 2,644.44	4
<i>Facility ID Fac Stat(OpenData): 9814194 OPEN</i>				
MK FOOD MART	2819 E STATE ROAD 60 VALRICO FL 33594	SSW	0.57 / 3,012.65	5
<i>Facility ID Fac Stat(OpenData): 9801625 OPEN</i>				

Non Standard

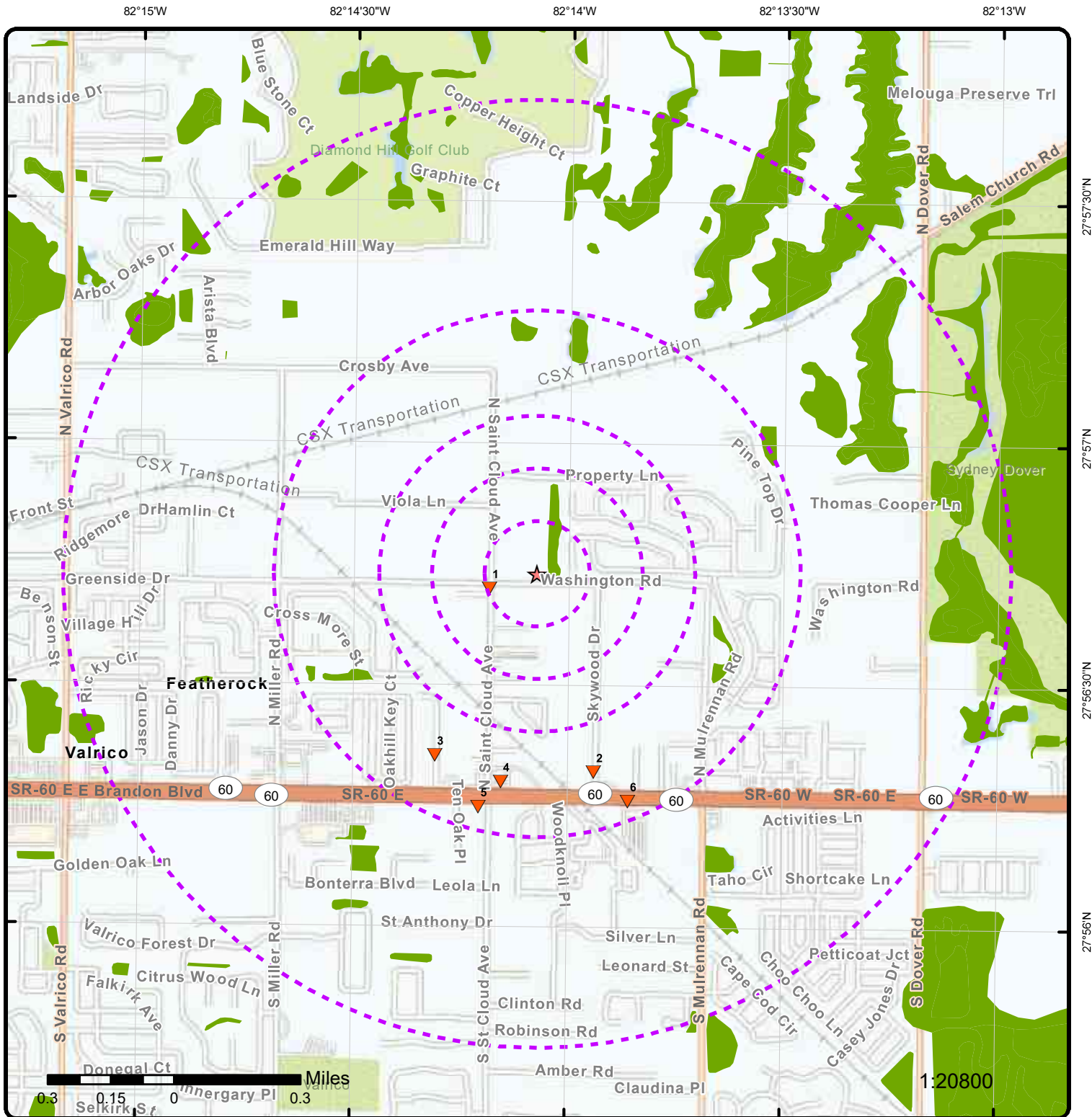
State

WELL SURVEILLANCE - Well Surveillance Program Facilities

A search of the WELL SURVEILLANCE database, dated Feb 22, 2022 has found that there are 1 WELL SURVEILLANCE site(s) within approximately 0.38 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
AAH1724	420 N ST CLOUD AVE VALRICO FL 33594	WSW	0.12 / 621.92	1

Map Key



Map: 1.125 Mile Radius

Order Number: 22051200641

Address: 2932 Washington Rd, Valrico, FL



★ Project Property - - - - - Buffer Outline

▲ Eris Sites with Higher Elevation

■ Eris Sites with Same Elevation

▼ Eris Sites with Lower Elevation

○ Eris Sites with Unknown Elevation

□ Eris Areas with Higher Elevation

□ Eris Areas with Same Elevation

□ Eris Areas with Lower Elevation

□ Eris Areas with Unknown Elevation

Freeways; Highways

Traffic Circle; Ramp

Major & Minor Arterial

Traffic Circle; Ramp

Local Road

Rail

State

Country

National Wetland

Indian Reserve Land

Plume

100 Year Flood Zone

500 Year Flood Zone

FWS Special Designation Areas

82°14'30"W

82°14'W

82°13'30"W

27°57'N

27°57'N

27°56'30"N

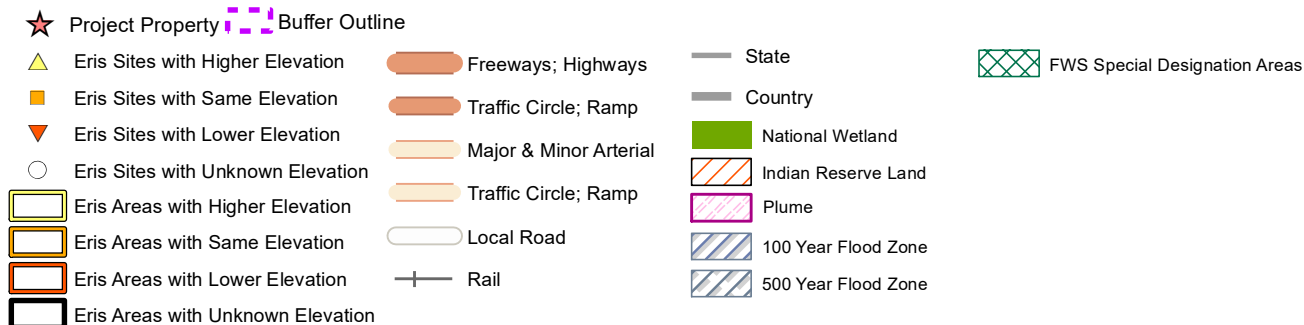
27°56'30"N

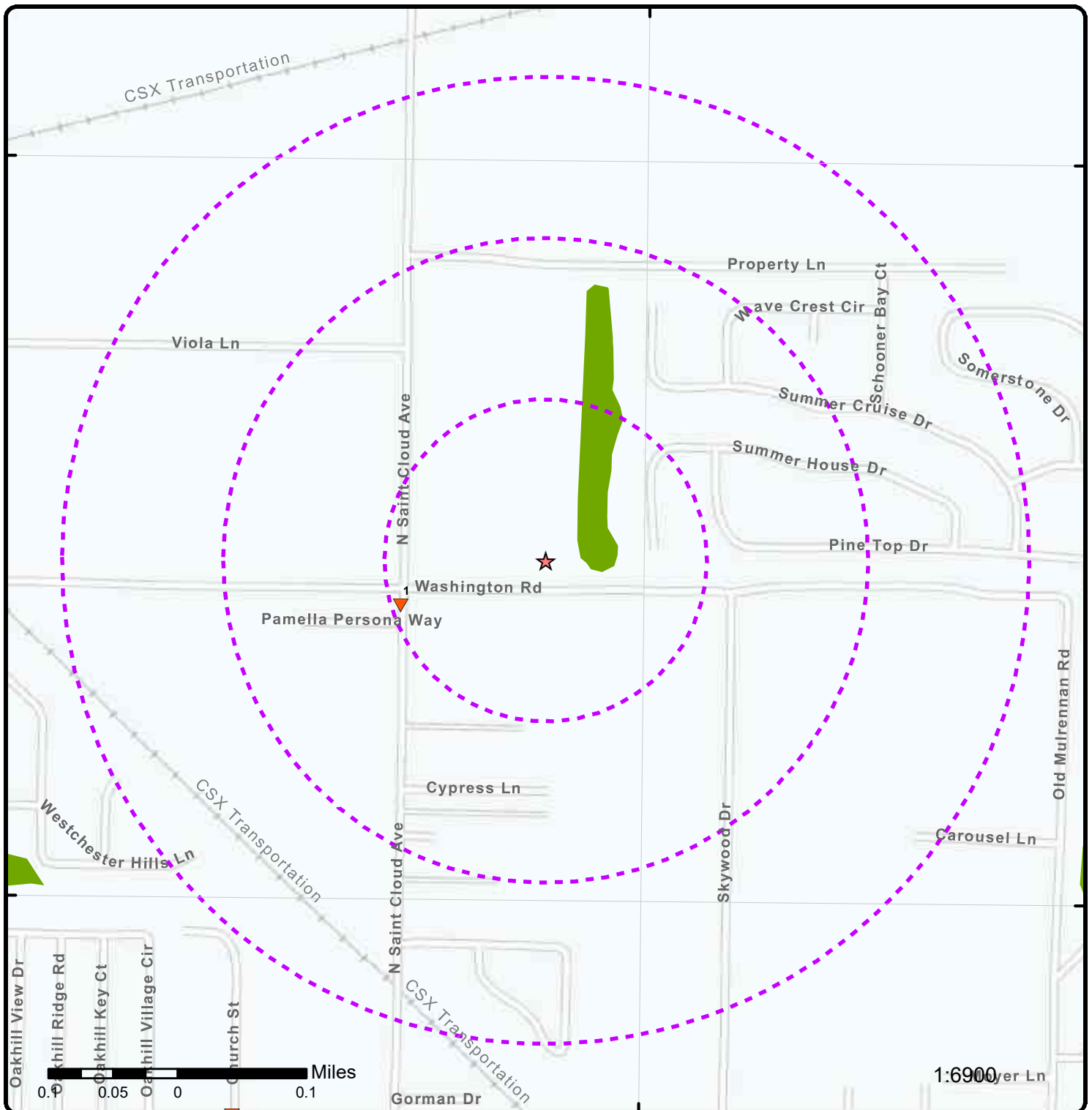


Map: 0.625 Mile Radius

Order Number: 22051200641

Address: 2932 Washington Rd, Valrico, FL

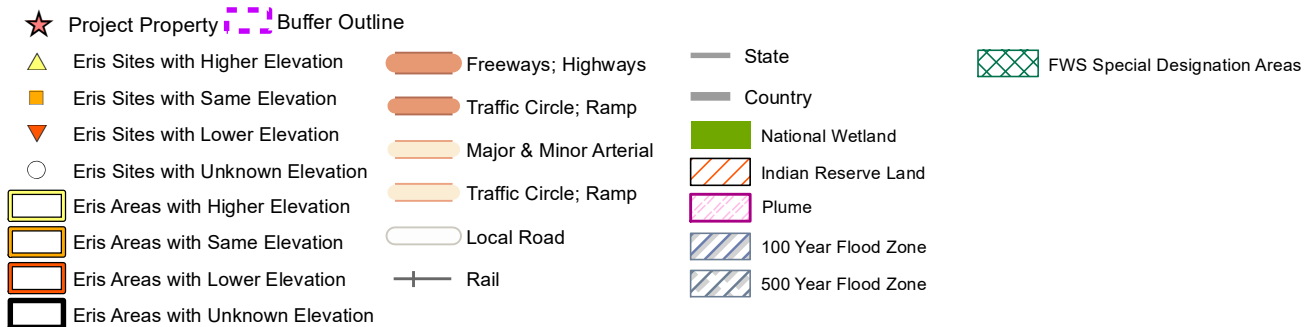




Map: 0.375 Mile Radius

Order Number: 22051200641

Address: 2932 Washington Rd, Valrico, FL



82°14'30"W

82°14'W

82°13'30"W

27°57'N

27°57'N

27°56'30"N

27°56'30"N



Aerial Year: 2020

Address: 2932 Washington Rd, Valrico, FL

Source: ESRI World Imagery

Order Number: 22051200641



© ERIS Information Inc.

82°15'30"W 82°15'W 82°14'30"W 82°14'W 82°13'30"W 82°13'W

27°58'N

27°57'30"N

27°57'N

27°56'30"N

27°56'N

27°55'30"N

27°58'N

27°57'30"N

27°57'N

27°56'30"N

27°56'N

27°55'30"N



Topographic Map Year: 2015

Address: 2932 Washington Rd, FL

Quadrangle(s): Dover, FL; Brandon, FL

Source: USGS Topographic Map

Order Number: 22051200641



© ERIS Information Inc.

Detail Report

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
1	1 of 1	WSW	0.12 / 621.92	59.81 / -6	AAH1724 420 N ST CLOUD AVE VALRICO FL 33594	WELL SURVEILLANCE
Facility ID: DH11011 Project ID: TOXICS Req No: Loc ID: 252893 GPS ID: 252893 Type: TOXICS Insp CHD: HAE: 0 Loc Method: DGPS - Differentially Corrected GPS Insp F Name: Insp L Name: Comment: LOCATION DATA TAKEN FROM WELL INFORMATION County: HILLSBOROUGH Longitude: -82.236486 Latitude: 27.944884 GPS Date: 10/31/2002 0:00:00 Datum: Software: Streetside: Agency:						
2	1 of 1	SSE	0.49 / 2,587.17	62.21 / -4	VINCES TILE & FLOOR COVERING 116 SKYWOOD DR VALRICO FL 33594	STCS
Facility ID: 8733901 Type: C - Fuel User/Non-Retail Status: Closed County: HILLSBOROUGH Fac Stat(OpenData): CLOSED Fac Code(OpenData): C Fac Type(OpenData): Fuel user/Non-retail Clnup Cd(OpenData): Clnup Dt(OpenData): Status (Open Data): REVIEWED City (Open Data): VALRICO Fac Name(Open Data): VINCES TILE & FLOOR COVERING Address (Open Data): 116 SKYWOOD DR Fac Cleanup Stat(Open Data): Name (Map): VINCES TILE & FLOOR COVERING Address (Map): 116 SKYWOOD DR Zip5 (Open Data): 33594 CountyID(OpenData): 29 County (Open Data): HILLSBOROUGH Contam (Map): Fac Type (Map): Fuel user/Non-retail Fac Stat (Map): CLOSED Status (Map): REVIEWED City (Map): VALRICO County (Map): 29 Zip5 (Map): 33594 Zip4 (Map): 3424						
<u>FDEP Storage Tank Monitoring Open Data Details</u>						
Object ID: 22187 X: -82.2325432528827 Y: 27.9386608422386 Regulated: NO Col Meth: DPHO Col Name: BERNHARD_K Col Date: 2006/11/10 09:04:04+00 Col Prog: TANKS-PETROLEUM CONTAMINATION Ver Meth: DPHO Ver Name: BERNHARD_K Ver Prog: TANKS-PETROLEUM CONTAMINATION Ver Date: 2006/11/10 09:04:04+00 OOIC: FACILITY Rel Feat: CENTR Datum: HARN Coord Acc: 4 Map Src: 2004 doqqs Map Scale: 5000 Elevation: El Datum: El Resolut: El Units: ALB East: 573573.11 ALB North: 438226.59 Loc ID: 34850 Lat DD: 27 Lat MM: 56 Lat SS: Long DD: 82 Long MM: 13 Long SS:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Col Aff:		DEPARTMENT OF ENVIRONMENTAL PROTECTION				
Ver Aff:		DEPARTMENT OF ENVIRONMENTAL PROTECTION				
Direct:						
Documents:		https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/8733901/gis-facility!search				

FDEP Open Data - Storage Tank Contamination Monitoring (STCM)

Loc ID:	34850	Rel Feat:	CENTR
Site Type:	Fuel user/Non-retail	El Datum:	
Contam Ind:		El Resolut:	
Phone:	8136894527	El Units:	
Operator:	VINCES TILE & FLOOR COVERING	Map Src:	2004 doqqs
Next action:		Map Scale:	5000
Fin Respon:		Coord Acc:	4
Office:	SWD	Alb East:	573573.11
OOIC:	FACILITY	Alb North:	438226.59
Col Meth:	DPHO	Datum:	HARN
Col Name:	BERNHARD_K	Elevation:	
Col Date:	11/10/2006	Lat DD:	27
Col Prog:	TANKS-PETROLEUM CONTAMINATION	Lat MM:	56
Ver Meth:	DPHO	Lat SS:	
Ver Name:	BERNHARD_K	Long DD:	82
Ver Prog:	TANKS-PETROLEUM CONTAMINATION	Long MM:	13
Ver Date:	11/10/2006	Long SS:	
Object ID:	34850		
Col Aff:	DEPARTMENT OF ENVIRONMENTAL PROTECTION		
Ver Aff:	DEPARTMENT OF ENVIRONMENTAL PROTECTION		
Documents:	https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/8733901/gis-facility!search		

FDEP - Storage Tank Contamination Monitoring (STCM) Details

Name:	Vinces Tile & Floor Covering 116 Skywood Dr Valrico, FL 33594- 3424
LL Method:	DPHO - Unverified
Account Owner:	Vinces Tile & Floor Covering
Contact:	Vinces Tile & Floor Covering
Phone:	813-689-4527
District:	SWD
County 1:	29 - Hillsborough
Latitude:	27:56:19.1604
Longitude:	82:13:57.1437

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

Tank No:	1
Size:	550
Content:	Leaded Gas
Installed:	
Placement:	UNDER
Status:	Removed from Site
Construction:	
Piping:	
Monitoring:	

<u>3</u>	1 of 1	SSW	0.49 / 2,609.64	47.27 / -19	PERRY BOZEMAN 118 CHURCH ST VALRICO FL 33594	SWF/LF
Facility ID:	96944	LO Phone No:				
Resp Authority:		Fac Type (Geodata):				
RA Address:		Fac Status (Geodata):				
RA City:		Status Dt (Geodata):				
RA State:		Ownership (Geodata):				
RA Zip:		City (Geodata):				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
RA Phone No.:					Zip4 (Geodata):	
RA Email:					Zip5 (Geodata):	
Site Supervisor:					District (Geodata):	
SS Address:					Office (Geodata):	
SS City:					County ID (Geodata):	
SS State:					County (Geodata):	
SS Zip:					County:	HILLSBOROUGH
SS Phone No.:					District:	SWD
SS Email:					Section:	
Land Owner:					Township:	
LO Address:					Range:	
LO City:					Latitude:	::
LO State:					Longitude:	::
LO Zip:						
Facility Name (Geodata):						
Address (Geodata):						
Documents (Geodata):						
Reports (Geodata):						
Information Portal Facility URL:	http://prodenv.dep.state.fl.us/DepNexus/public/facilitysearch?pagination=true&facility.id=96944					
Oculus Docs Inventory URL:	https://erisservice7.ecologeris.com/ErisExt/flo/ocure.ashx?ID=96944&CAT=8					
Data Source:	Solid Waste Facility Inventory Report					

Class details

Class: WASTE TIRE COLLECTOR
Class Status: INACTIVE (I)

<u>4</u>	1 of 1	S	0.50 / 2,644.44	49.80 / -16	WAWA FOOD MARKET #5152 2926 E STATE ROAD 60 VALRICO FL 33594	STCS
Facility ID:	9814194				Zip5 (Open Data):	33594
Type:	A - Retail Station				CountyID(OpenData):	29
Status:	Open				County (Open Data):	HILLSBOROUGH
County:	HILLSBOROUGH				Contam (Map):	
Fac Stat(OpenData):	OPEN				Fac Type (Map):	Retail Station
Fac Code(OpenData):	A				Fac Stat (Map):	OPEN
Fac Type(OpenData):	Retail Station				Status (Map):	REVIEWED
Clnup Cd(OpenData):					City (Map):	VALRICO
Clnup Dt(OpenData):					County (Map):	29
Status (Open Data):	REVIEWED				Zip5 (Map):	33594
City (Open Data):	VALRICO				Zip4 (Map):	3415
Fac Name(Open Data):	WAWA FOOD MARKET #5152					
Address (Open Data):	2926 E STATE ROAD 60					
Fac Cleanup Stat(Open Data):						
Name (Map):	WAWA FOOD MARKET #5152					
Address (Map):	2926 E STATE ROAD 60					

FDEP Storage Tank Monitoring Open Data Details

Object ID:	66668	Map Src:	imagery_11_13
X:	-82.2353733370292	Map Scale:	5000
Y:	27.9385201754663	Elevation:	
Regulated:	YES	EI Datum:	
Col Meth:	DPHO	EI Resolut:	
Col Name:	Williams_CA	EI Units:	
Col Date:	2014/07/15 07:32:18+00	ALB East:	573295.31
Col Prog:	TANKS-PETROLEUM CONTAMINATION	ALB North:	438207.4
Ver Meth:	DPHO	Loc ID:	67540
Ver Name:	Williams_CA	Lat DD:	27
Ver Prog:	TANKS-PETROLEUM CONTAMINATION	Lat MM:	56
Ver Date:	2014/07/15 07:32:18+00	Lat SS:	
OOIC:	FACILITY	Long DD:	82
Rel Feat:	APPRX	Long MM:	14
Datum:	NAD83	Long SS:	
Coord Acc:	4		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Col Aff:		DEPARTMENT OF ENVIRONMENTAL PROTECTION				
Ver Aff:		DEPARTMENT OF ENVIRONMENTAL PROTECTION				
Direct:						
Documents:		https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/9814194/gis-facility!search				

FDEP Open Data - Storage Tank Contamination Monitoring (STCM)

Loc ID:	67540	Rel Feat:	APPRX
Site Type:	Retail Station	El Datum:	
Contam Ind:		El Resolut:	
Phone:		El Units:	
Operator:	JOSH WORTH	Map Src:	imagery_11_13
Next action:	PLACARD 01-JUN-2021	Map Scale:	5000
Fin Respon:		Coord Acc:	4
Office:	SWD	Alb East:	573295.31
OOIC:	FACILITY	Alb North:	438207.4
Col Meth:	DPHO	Datum:	NAD83
Col Name:	Williams_CA	Elevation:	
Col Date:	7/15/2014	Lat DD:	27
Col Prog:	TANKS-PETROLEUM CONTAMINATION	Lat MM:	56
Ver Meth:	DPHO	Lat SS:	
Ver Name:	Williams_CA	Long DD:	82
Ver Prog:	TANKS-PETROLEUM CONTAMINATION	Long MM:	14
Ver Date:	7/15/2014	Long SS:	
Object ID:	67540		
Col Aff:		DEPARTMENT OF ENVIRONMENTAL PROTECTION	
Ver Aff:		DEPARTMENT OF ENVIRONMENTAL PROTECTION	
Documents:		https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/9814194/gis-facility!search	

FDEP - Storage Tank Contamination Monitoring (STCM) Details

Name:	Wawa Food Market #5152 2926 E State Road 60 Valrico, FL 33594- 3415
LL Method:	DPHO
Account Owner:	Wawa Florida Llc
Contact:	Josh Worth
Phone:	
District:	SWD
County 1:	29 - Hillsborough
Latitude:	27:56:18.6540
Longitude:	82:14:07.3320

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

Tank No:	2
Size:	20000
Content:	Unleaded Gas
Installed:	03/05/2014
Placement:	UNDER
Status:	In Service
Construction:	E - Fiberglass I - Double Wall M - Spill Containment Bucket N - Flow Shut-Off O - Tight Fill P - Level Gauges/Alarms
Piping:	F - Double Wall J - Pressurized Piping System K - Dispenser Liners
Monitoring:	N - Approved Synthetic Material 1 - Continuous Electronic Sensing 3 - Electronic Monitor Pipe Sumps 5 - Electronic Monitor Dispenser Liners F - Monitor Dbl Wall Tank Space H - Mechanical Line Leak Detector

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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K - Monitor Dbl Wall Pipe Space

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

Tank No: 1
Size: 20000
Content: Unleaded Gas
Installed: 03/05/2014
Placement: UNDER
Status: In Service
Construction: E - Fiberglass
I - Double Wall
L - Compartmented
M - Spill Containment Bucket
N - Flow Shut-Off
O - Tight Fill
P - Level Gauges/Alarms
Piping: F - Double Wall
J - Pressurized Piping System
K - Dispenser Liners
N - Approved Synthetic Material
Monitoring: 1 - Continuous Electronic Sensing
3 - Electronic Monitor Pipe Sumps
5 - Electronic Monitor Dispenser Liners
F - Monitor Dbl Wall Tank Space
H - Mechanical Line Leak Detector
K - Monitor Dbl Wall Pipe Space

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

Tank No: 3
Size: 20000
Content: Unleaded Gas
Installed: 03/05/2014
Placement: UNDER
Status: In Service
Construction: E - Fiberglass
I - Double Wall
L - Compartmented
M - Spill Containment Bucket
N - Flow Shut-Off
O - Tight Fill
P - Level Gauges/Alarms
Piping: F - Double Wall
J - Pressurized Piping System
K - Dispenser Liners
N - Approved Synthetic Material
Monitoring: 1 - Continuous Electronic Sensing
3 - Electronic Monitor Pipe Sumps
5 - Electronic Monitor Dispenser Liners
F - Monitor Dbl Wall Tank Space
H - Mechanical Line Leak Detector
K - Monitor Dbl Wall Pipe Space

5	1 of 1	SSW	0.57 / 3,012.65	49.63 / -16	MK FOOD MART 2819 E STATE ROAD 60 VALRICO FL 33594	STCS
Facility ID:	9801625			Zip5 (Open Data):	33594	
Type:	A - Retail Station			CountyID(OpenData):	29	
Status:	Open			County (Open Data):	HILLSBOROUGH	
County:	HILLSBOROUGH			Contam (Map):		
Fac Stat(OpenData):	OPEN			Fac Type (Map):	Retail Station	
Fac Code(OpenData):	A			Fac Stat (Map):	OPEN	
Fac Type(OpenData):	Retail Station			Status (Map):	REVIEWED	
Clnup Cd(OpenData):				City (Map):	VALRICO	
Clnup Dt(OpenData):				County (Map):	29	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Status (Open Data):		REVIEWED			Zip5 (Map):	33594
City (Open Data):		VALRICO			Zip4 (Map):	3806
Fac Name(Open Data):		MK FOOD MART				
Address (Open Data):		2819 E STATE ROAD 60				
Fac Cleanup Stat(Open Data):						
Name (Map):		MK FOOD MART				
Address (Map):		2819 E STATE ROAD 60				

FDEP Storage Tank Monitoring Open Data Details

Object ID:	54230	Map Src:	1994 doqs
X:	-82.2366504484688	Map Scale:	1371
Y:	27.9372666751304	Elevation:	
Regulated:	YES	El Datum:	
Col Meth:	DPHO	El Resolut:	
Col Name:	RICCI_L	El Units:	
Col Date:	2003/06/13 16:01:40+00	ALB East:	573171.9
Col Prog:	TANKS-PETROLEUM CONTAMINATION	ALB North:	438066.41
Ver Meth:	DPHO	Loc ID:	54835
Ver Name:	RICCI_L	Lat DD:	27
Ver Prog:	TANKS-PETROLEUM CONTAMINATION	Lat MM:	56
Ver Date:	2003/06/13 16:01:40+00	Lat SS:	
OOIC:	FACILITY	Long DD:	82
Rel Feat:	EXACT	Long MM:	14
Datum:	HARN	Long SS:	
Coord Acc:	4		
Col Aff:	DEPARTMENT OF ENVIRONMENTAL PR		
Ver Aff:	DEPARTMENT OF ENVIRONMENTAL PR		
Direct:			
Documents:	https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/9801625/gis-facility!search		

FDEP Open Data - Storage Tank Contamination Monitoring (STCM)

Loc ID:	54835	Rel Feat:	EXACT
Site Type:	Retail Station	El Datum:	
Contam Ind:		El Resolut:	
Phone:	8136431462	El Units:	
Operator:	HAMID GHANNAD	Map Src:	1994 doqs
Next action:	PLACARD 01-JUN-2021	Map Scale:	1371
Fin Respon:		Coord Acc:	4
Office:	SWD	Alb East:	573171.9
OOIC:	FACILITY	Alb North:	438066.41
Col Meth:	DPHO	Datum:	HARN
Col Name:	RICCI_L	Elevation:	
Col Date:	6/13/2003	Lat DD:	27
Col Prog:	TANKS-PETROLEUM CONTAMINATION	Lat MM:	56
Ver Meth:	DPHO	Lat SS:	
Ver Name:	RICCI_L	Long DD:	82
Ver Prog:	TANKS-PETROLEUM CONTAMINATION	Long MM:	14
Ver Date:	6/13/2003	Long SS:	
Object ID:	54835		
Col Aff:	DEPARTMENT OF ENVIRONMENTAL PR		
Ver Aff:	DEPARTMENT OF ENVIRONMENTAL PR		
Documents:	https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/9801625/gis-facility!search		

FDEP - Storage Tank Contamination Monitoring (STCM) Details

Name:	Mk Food Mart
	2819 E State Road 60
	Valrico, FL 33594- 3806
LL Method:	DPHO - Autonomous GPS
Account Owner:	2819 E Sr 60 Llc
Contact:	Hamid Ghannad
Phone:	813-643-1462
District:	SWD
County 1:	29 - Hillsborough

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Latitude:	27:56:14.1414
Longitude:	82:14:11.9296

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

Tank No:	1
Size:	12000
Content:	Unleaded Gas
Installed:	05/01/1999
Placement:	UNDER
Status:	In Service
Construction:	C - Steel
	M - Spill Containment Bucket
	N - Flow Shut-Off
	O - Tight Fill
	P - Level Gauges/Alarms
	R - Double Wall - Tank Jacket
Piping:	J - Pressurized Piping System
	K - Dispenser Liners
	M - Double Wall - Pipe Jacket
	N - Approved Synthetic Material
Monitoring:	1 - Continuous Electronic Sensing
	3 - Electronic Monitor Pipe Sumps
	4 - Visual Inspect Dispenser Liners
	F - Monitor Dbl Wall Tank Space
	H - Mechanical Line Leak Detector
	K - Monitor Dbl Wall Pipe Space

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

Tank No:	2
Size:	15000
Content:	Unleaded Gas
Installed:	05/01/1999
Placement:	UNDER
Status:	In Service
Construction:	C - Steel
	M - Spill Containment Bucket
	N - Flow Shut-Off
	O - Tight Fill
	P - Level Gauges/Alarms
	R - Double Wall - Tank Jacket
Piping:	J - Pressurized Piping System
	K - Dispenser Liners
	M - Double Wall - Pipe Jacket
	N - Approved Synthetic Material
Monitoring:	1 - Continuous Electronic Sensing
	3 - Electronic Monitor Pipe Sumps
	4 - Visual Inspect Dispenser Liners
	F - Monitor Dbl Wall Tank Space
	H - Mechanical Line Leak Detector
	K - Monitor Dbl Wall Pipe Space

<u>6</u>	1 of 1	SSE	0.58 / 3,068.81	62.39 / -4	BRANDON AUTO SALVAGE INC 3159 HWY 60 E VALRICO FL 33594	SWF/LF
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Facility ID:	96574	LO Phone No:	
Resp Authority:		Fac Type (Geodata):	
RA Address:		Fac Status (Geodata):	
RA City:		Status Dt (Geodata):	
RA State:		Ownership (Geodata):	
RA Zip:		City (Geodata):	
RA Phone No.:		Zip4 (Geodata):	
RA Email:		Zip5 (Geodata):	
Site Supervisor:		District (Geodata):	
SS Address:		Office (Geodata):	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
SS City:					County ID (Geodata):	
SS State:					County (Geodata):	
SS Zip:					County:	HILLSBOROUGH
SS Phone No.:					District:	SWD
SS Email:					Section:	
Land Owner:					Township:	
LO Address:					Range:	
LO City:					Latitude:	::
LO State:					Longitude:	::
LO Zip:						
Facility Name (Geodata):						
Address (Geodata):						
Documents (Geodata):						
Reports (Geodata):						
Information Portal Facility URL:					http://prodenv.dep.state.fl.us/DepNexus/public/facilitysearch?pagination=true&facility.id=96574	
Oculus Docs Inventory URL:					https://erisservice7.ecologeris.com/ErisExt/flo/ocure.ashx?ID=96574&CAT=8	
Data Source:					Solid Waste Facility Inventory Report	

Class details

Class: WASTE TIRE COLLECTOR
Class Status: INACTIVE (I)

Unplottable Summary

Total: 1 Unplottable sites

DB	Company Name/Site Name	Address	City	Zip	ERIS ID
SPILLS		Marjo Lane, in mobile home park	VALRICO FL		848666695
<i>Incident No Incident Date:</i> 55938 7/27/2016 10:30:00 PM					
<i>Incident Status:</i> Closed, Closed, Closed, Closed, Closed					

Unplottable Report

Site:

Marjo Lane, in mobile home park VALRICO FL

SPILLS

Incident No: 55938
Incident Type: Inland

Incident Date: 7/27/2016 10:30:00 PM
County: Hillsborough

Spill Details

Incident Status: Closed
Incident Party Type:
Incident Party Name: NRC
Pollutant Name: Gasoline
Pollutant Category: Petroleum
Pollutant Actual Volume: 0.25
Pollutant Unit Measure: gallon

Criminal Indicator:
Hurricane Indicator:
Description: Air Release
On Scene Response:

Spill Details

Incident Status: Closed
Incident Party Type:
Incident Party Name: RP UNKNOWN
Pollutant Name: Gasoline
Pollutant Category: Petroleum
Pollutant Actual Volume: 0.25
Pollutant Unit Measure: gallon

Criminal Indicator:
Hurricane Indicator:
Description: Air Release
On Scene Response:

Spill Details

Incident Status: Closed
Incident Party Type:
Incident Party Name: State Watch Office
Pollutant Name: Gasoline
Pollutant Category: Petroleum
Pollutant Actual Volume: 0.25
Pollutant Unit Measure: gallon

Criminal Indicator:
Hurricane Indicator:
Description: Air Release
On Scene Response:

Spill Details

Incident Status: Closed
Incident Party Type:
Incident Party Name: National Response Center
Pollutant Name: Gasoline
Pollutant Category: Petroleum
Pollutant Actual Volume: 0.25
Pollutant Unit Measure: gallon

Criminal Indicator:
Hurricane Indicator:
Description: Air Release
On Scene Response:

Spill Details

Incident Status: Closed
Incident Party Type:
Incident Party Name: Pander Michelle
Pollutant Name: Gasoline
Pollutant Category: Petroleum
Pollutant Actual Volume: 0.25
Pollutant Unit Measure: gallon

Criminal Indicator:
Hurricane Indicator:
Description: Air Release
On Scene Response:

Appendix: Database Descriptions

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

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

Standard Environmental Record Sources

Federal

Formerly Utilized Sites Remedial Action Program:

[DOE FUSRAP](#)

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

Government Publication Date: Mar 4, 2017

National Priority List:

[NPL](#)

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

Government Publication Date: Mar 30, 2022

National Priority List - Proposed:

[PROPOSED NPL](#)

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

Government Publication Date: Mar 30, 2022

Deleted NPL:

[DELETED NPL](#)

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

Government Publication Date: Mar 30, 2022

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

The Superfund Program has deployed the Superfund Enterprise Management System (SEMS), which integrates multiple legacy systems into a comprehensive tracking and reporting tool. This inventory contains active sites evaluated by the Superfund program that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The Active Site Inventory Report displays site and location information at active SEMS sites. An active site is one at which site assessment, removal, remedial, enforcement, cost recovery, or oversight activities are being planned or conducted.

Government Publication Date: Feb 24, 2022

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

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

Government Publication Date: Jun 1985

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

The Superfund Enterprise Management System (SEMS) Archived Site Inventory displays site and location information at sites archived from SEMS. An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time.

Government Publication Date: Feb 24, 2022

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

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

Government Publication Date: Oct 25, 2013

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

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

Government Publication Date: Dec 31, 1998

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

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

Government Publication Date: Oct 25, 2013

CERCLIS Liens:[CERCLIS LIENS](#)

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

Government Publication Date: Jan 30, 2014

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

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

Government Publication Date: Apr 11, 2022

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

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

Government Publication Date: Apr 11, 2022

RCRA Generator List:[RCRA LQG](#)

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

Government Publication Date: Apr 11, 2022

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

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

Government Publication Date: Apr 11, 2022

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

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

Government Publication Date: Apr 11, 2022

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

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

Government Publication Date: Apr 11, 2022

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

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

Government Publication Date: Apr 11, 2022

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

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

Government Publication Date: Dec 30, 2021

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

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

Government Publication Date: Dec 30, 2021

Land Use Control Information System:

LUCIS

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

Government Publication Date: Sep 1, 2006

Institutional Control Boundaries at NPL sites:

NPL IC

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

Government Publication Date: Mar 30, 2022

Emergency Response Notification System:

ERNS 1982 TO 1986

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

Government Publication Date: 1982-1986

Emergency Response Notification System:

ERNS 1987 TO 1989

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

Government Publication Date: 1987-1989

Emergency Response Notification System:

ERNS

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

Government Publication Date: Dec 31, 2021

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

FED BROWNFIELDS

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties protects the environment, reduces blight, and takes development pressures off greenspaces and working lands. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Aug 20, 2021

FEMA Underground Storage Tank Listing:

FEMA UST

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

Government Publication Date: Dec 31, 2017

Facility Response Plan:

FRP

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

Government Publication Date: Dec 2, 2020

Historical Gas Stations:

HIST GAS STATIONS

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

Government Publication Date: Jul 1, 1930

Petroleum Refineries:

REFN

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

Government Publication Date: Feb 4, 2022

Petroleum Product and Crude Oil Rail Terminals:

BULK TERMINAL

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

Government Publication Date: Feb 4, 2022

LIEN on Property:

SEMS LIEN

The EPA Superfund Enterprise Management System (SEMS) provides LIEN information on properties under the EPA Superfund Program.

Government Publication Date: Feb 24, 2022

Superfund Decision Documents:

SUPERFUND ROD

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

Government Publication Date: Nov 16, 2021

State**Superfund Waste Cleanup & State-Funded Action Sites:**

SHWS

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

Government Publication Date: Mar 1, 2022

Delisted State-Funded Action Sites:

DELISTED SHWS

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

Government Publication Date: Mar 1, 2022

ERIC Waste Cleanup:

ERIC

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

Government Publication Date: May 2, 2022

Florida Department of Environmental Protection Cleanup Sites:

CLEANUP DEP

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

Government Publication Date: Feb 28, 2022

Waste Cleanup Responsible Party Sites:

WCRPS

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

Government Publication Date: Apr 11, 2021

Delisted Waste Cleanup Sites:

DELISTED WCP

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

Solid Waste Facilities and Landfills:

SWF/LF

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

Government Publication Date: Nov 23, 2021

Leaking Tanks:

LST

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

Government Publication Date: Mar 14, 2022

Delisted Leaking Tanks:

DELISTED LST

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

Government Publication Date: Mar 31, 2022

Underground Storage Tanks:

UST

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

Government Publication Date: Feb 9, 2022

Aboveground Storage Tanks:

AST

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

Government Publication Date: Feb 9, 2022

Storage Tank Facilities:

TANK

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

Government Publication Date: Feb 9, 2022

Delisted AST UST Storage Tanks:

DEL UST AST TANK

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

Government Publication Date: Jul 2, 2015

Delisted Storage Tanks:

DEL STORAGE TANK

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

Government Publication Date: May 5, 2022

Federal Facilities Listing:

FF TANKS

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

Government Publication Date: Feb 14, 2022

Storage Tank/Contaminated Facility Search:

STCS

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

Government Publication Date: Feb 8, 2022

Institutional Controls Registry:

INST

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

Government Publication Date: Mar 29, 2022

Engineering Controls:

ENG

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

Government Publication Date: Mar 29, 2022

Voluntary Cleanup Sites:

VCP

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

Government Publication Date: Apr 27, 2021

Brownfield Sites:

BROWNFIELDS

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

Government Publication Date: Sep 8, 2021

Brownfield Areas:

BROWNFIELD AREA

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

Government Publication Date: Mar 17, 2022

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

INDIAN LUST

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

Government Publication Date: Oct 12, 2021

Underground Storage Tanks (USTs) on Indian Lands:

INDIAN UST

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

Government Publication Date: Oct 18, 2021

Delisted Tribal Leaking Storage Tanks:

DELISTED ILST

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

Government Publication Date: Oct 12, 2021

Delisted Tribal Underground Storage Tanks:

DELISTED IUST

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

Government Publication Date: Oct 13, 2021

County

Hillsborough County Landfills:

HILLS SWF/LF

List of Landfill sites in Hillsborough County regulated by Hillsborough County Government in Florida. Landfills or solid waste disposal units are classified according to the amount and types of waste received. Rule 62-701.340(3), F.A.C. classifies landfills in Florida as Class I, Class II, Class I and Class II, and Class III. Class I landfills are those which receive an average of 20 tons or more of solid waste per day. Class II landfills are those which receive an average of less than 20 tons of solid waste per day. Class I and Class II landfills receive general, non-hazardous household, commercial, industrial, and agricultural wastes, subject to the restrictions of Rules 62-701.300 and 62-701.520, F.A.C.

Government Publication Date: Feb 10, 2021

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

FINDS/FRS

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

Government Publication Date: Nov 2, 2020

Toxics Release Inventory (TRI) Program:

TRIS

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

Government Publication Date: Aug 24, 2021

Perfluorinated Alkyl Substances (PFAS) Releases:

PFAS TRI

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

Government Publication Date: Aug 24, 2021

PFOA/PFOS Contaminated Sites:

PFAS NPL

List of sites where PFOA or PFOS contaminants have been found in drinking water or soil. Made available by the Federal Environmental Protection Agency (EPA).

Government Publication Date: Jan 11, 2022

Perfluorinated Alkyl Substances (PFAS) Water Quality:

PFAS WATER

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

Government Publication Date: Jul 20, 2020

SSEHRI PFAS Contamination Sites:

PFAS SSEHRI

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

Government Publication Date: Dec 12, 2019

National Response Center PFAS Spills:

ERNS PFAS

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

Government Publication Date: Feb 23, 2022

Hazardous Materials Information Reporting System:

HMIRS

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

Government Publication Date: Sep 1, 2020

National Clandestine Drug Labs:

NCDL

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

Government Publication Date: Nov 22, 2021

Toxic Substances Control Act:

TSCA

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

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

Government Publication Date: Apr 11, 2019

Hist TSCA:

HIST TSCA

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

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

Government Publication Date: Dec 31, 2006

FTTS Administrative Case Listing:

FTTS ADMIN

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

Government Publication Date: Jan 19, 2007

FTTS Inspection Case Listing:

FTTS INSP

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

Government Publication Date: Jan 19, 2007

Potentially Responsible Parties List:

PRP

Early in the cleanup process, the Environmental Protection Agency (EPA) conducts a search to find the potentially responsible parties (PRPs). EPA looks for evidence to determine liability by matching wastes found at the site with parties that may have contributed wastes to the site.

Government Publication Date: Mar 30, 2022

State Coalition for Remediation of Drycleaners Listing:

SCRD DRYCLEANER

The State Coalition for Remediation of Drycleaners (SCRD) was established in 1998, with support from the U.S. Environmental Protection Agency (EPA) Office of Superfund Remediation and Technology Innovation. Coalition members are states with mandated programs and funding for drycleaner site remediation. Current members are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Integrated Compliance Information System (ICIS):

ICIS

The Integrated Compliance Information System (ICIS) is a system that provides information for the Federal Enforcement and Compliance (FE&C) and the National Pollutant Discharge Elimination System (NPDES) programs. The FE&C component supports the Environmental Protection Agency's (EPA) Civil Enforcement and Compliance program activities. These activities include Compliance Assistance, Compliance Monitoring and Enforcement. The NPDES program supports tracking of NPDES permits, limits, discharge monitoring data and other program reports.

Government Publication Date: Jan 15, 2022

Drycleaner Facilities:

FED DRYCLEANERS

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

Government Publication Date: May 5, 2021

Delisted Drycleaner Facilities:

DELISTED FED DRY

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

Government Publication Date: May 5, 2021

Formerly Used Defense Sites:

FUDS

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

Government Publication Date: May 26, 2021

Former Military Nike Missile Sites:

FORMER NIKE

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

Government Publication Date: Dec 2, 1984

PHMSA Pipeline Safety Flagged Incidents:

PIPELINE INCIDENT

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

Government Publication Date: Jul 7, 2020

Material Licensing Tracking System (MLTS):

MLTS

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

Government Publication Date: May 11, 2021

Historic Material Licensing Tracking System (MLTS) sites:

HIST MLTS

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

Government Publication Date: Jan 31, 2010

Mines Master Index File:

MINES

The Master Index File (MIF) contains mine identification numbers issued by the Department of Labor Mine Safety and Health Administration (MSHA) for mines active or opened since 1971. Note that addresses may or may not correspond with the physical location of the mine itself.

Government Publication Date: Nov 2, 2021

Surface Mining Control and Reclamation Act Sites:

SMCRA

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

Government Publication Date: Dec 18, 2020

Mineral Resource Data System:

MRDS

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

Government Publication Date: Mar 15, 2016

Uranium Mill Tailings Radiation Control Act Sites:

URANIUM

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

Government Publication Date: Mar 4, 2017

Alternative Fueling Stations:

ALT FUELS

List of alternative fueling stations made available by the US Department of Energy's Office of Energy Efficiency & Renewable Energy. Includes Biodiesel stations, Ethanol (E85) stations, Liquefied Petroleum Gas (Propane) stations, Ethanol (E85) stations, Natural Gas stations, Hydrogen stations, and Electric Vehicle Supply Equipment (EVSE). The National Renewable Energy Laboratory (NREL) obtains information about new stations from trade media, Clean Cities coordinators, a Submit New Station form on the Station Locator website, and through collaborating with infrastructure equipment and fuel providers, original equipment manufacturers (OEMs), and industry groups.

Government Publication Date: Mar 7, 2022

Superfunds Consent Decrees:

CONSENT DECREES

A list of Superfund consent decrees made available by the Department of Justice, Environment & Natural Resources Division (ENRD).

Government Publication Date: Sep 30, 2018

Registered Pesticide Establishments:

SSTS

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

Government Publication Date: Mar 30, 2022

Polychlorinated Biphenyl (PCB) Notifiers:

PCB

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

Government Publication Date: Jan 20, 2022

State**Priority Ranking List:**

PRIORITYCLEAN

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

Government Publication Date: Mar 7, 2022

Dry Cleaning Facilities:[DRYCLEANERS](#)

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

Government Publication Date: Apr 12, 2022

Delisted Dry Cleaning Facilities:[DELISTED DRYCLEANERS](#)

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

Government Publication Date: Apr 12, 2022

Historical Dry Cleaners:[HISTORICAL DRYC](#)

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

Government Publication Date: Aug 2, 2013

Oil and Hazardous Materials Incidents:[SPILLS](#)

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

Government Publication Date: Apr 19, 2022

Contaminated Sites:[DWM CONTAM](#)

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

Government Publication Date: Sep 1, 2021

Delisted Contaminated Sites:[DEL CONTAM SITE](#)

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

Government Publication Date: Sep 30, 2015

Aqueous Film Forming Foam (AFFF):[PFAS AFFF](#)

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

Government Publication Date: Aug 20, 2021

PFAS Investigation at Federal Facilities:[PFAS](#)

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

Government Publication Date: Mar 21, 2022

Ground Water Contamination Areas:[GW CONTAM](#)

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

Government Publication Date: Jan 24, 2019

Underground Injection Control Wells:[UIC](#)

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

Government Publication Date: Sep 27, 2021

Well Surveillance Program Facilities:

WELL SURVEILLANCE

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

Government Publication Date: Feb 22, 2022

Cattle Dip Vats:

CDV SOUTHEAST

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

Government Publication Date: Jan 19, 2017

Tier 2 Report:

TIER 2

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

Government Publication Date: Jul 9, 2021

Delisted County Records:

DELISTED COUNTY

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

Government Publication Date: May 5, 2022

Tribal

No Tribal additional environmental record sources available for this State.

County

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

Definitions

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

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

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

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

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

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

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

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

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

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

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

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



Exhibit 6

Local Records Review



Complaints & Warning Notices



Complaint General Search Report

RR like 21
SS like 20
TT like 291=1

Complaint	Date Rec EPC	Closed	STR	Assign To	Investigator	Comp. Type	County City	Location/Description
2020-1284A	11/22/2020	12/02/2020	202921	ACR	Hallgren J	N	HC	Address of Complaint: 102 Sharewood Dr Valrico Complainant: Melissa Prevatt Complainant Address: Description: Hi Joan, I received a call this weekend from Melissa Prevatt – phone number – 941-209-8597. She stated her next door neighbor has some kind of power gym in there home and they start really early in the morning (4:00 AM) and she can hear he noise in her home and it wakes her baby up. She says this has been going on since March and she tried to get the Sheriff's office involved, , but the stated that this was not the type of call they can respond to. I told her you would call her either this week or next (I wasn't sure of your vacation time with the holiday). Let me know if you have any questions about this. Happy Thanksgiving! Pat Patricia Pons Source: Residential Noise Findings: I called the complainant and explained that we do not regulate that type of noise. However a CA letter will be sent.
2020-0970A	09/08/2020	09/10/2020	202921	ACR	Cummings M	OB	HC	Address of Complaint: 3403 Pine Top Dr Valrico Complainant: Lindsey Manis Complainant Address: Description: Hello Marvin, The Department received a complaint about possible air pollution in Valrico. The complainant said that during the evening hours of 9/3 their eyes started to burn and the burning eyes is still occurring. I called the complainant to let him know I was forwarding the complaint to EPC and gather additional information. He clarified that the internet group is a neighborhood chat group for Summerset subdivision. From the chat, multiple residents were experiencing the symptoms, the burning eyes. I asked about the field behind their home. It sounds like the field is being prepped for agricultural activities, the complainant said he had not seen any spraying of fertilizer or chemicals. (See the initial complaint information below) County: Hillsborough Facility Name (if known): Address: 3403 Pine Top Drive City: Valrico ZIP: 33594 Complaint Description: "Starting the evening of 9-3-2020 our neighborhood started getting a burning in the eyes like onions or CS gas. Still continues . Wife has an internet group that has people saying same thing, Pine Top Dr, and Sailboat lane in Valrico, FL Hillsborough Co. only thing different is field behind home is being prepared for large garden planting. Its goin e weekend and holiday , i hope you look at this VERY soon." Complainant Name: Lindsey Manis Complainant Phone: (813) 727-5803 Complainant Email: linman131@outlook.com Findings: I drove around the area, but at that time I did not smell anything. I visited the location but noone was available. I will send an advisory letter to the resident.
2019-0832W	07/29/2019	09/12/2019	202921	IW	Moore D	STO	HC	Address of Complaint: 3533 Overstreet Ln Valrico Complainant: Kelly Luitze Complainant Address: 3533 Overstreet Ln Valrico Description: Citizen reports an overflowing

retention pond that is impacting her property. She's concerned primarily with potential pollution impacts to her drinking water well and her property in general. **Location:** N. Dover Rd and Overstreet Ln, just north of Hwy 60
Source: Tahoe Woods Community Association, Inc.-retention pond **Findings:** EPC jurisdictions were explained to the citizen. Regarding the overflowing retention pond and private drinking well water quality concerns, EPC will copy DOH and HC Public Works. DOH's Therese LaDoceur, Safe Drinking Water, was called but she's out till mid-August. Complaint copied to Gregg Rottler and Doug King. 7/30 Response from Doug King, DOH: " I have spoken to the complainant about her concerns. Based on her explanation and description I don't think her well has been contaminated but I offered her some information about water testing. Hopefully public works can help her. It sounds like a major issue with the location and design of the retention ponds that are affecting her property. In the future if you have any concerns or complaints about private wells or small well systems (Less than 15 service connections) you can refer them to me. Therese only deals with larger well system (15 or more connections or serves 25 or more people)." 7/31 Corres. sent to Larry Webster, HCPW: "Larry, The EPC received the attached citizen complaint. Apparently, the retention pond that sits at the NE corner of the Tahoe Woods community is overflowing to the private parcel immediately north, who is the complainant. The addresses and locations are listed in the complaint. She is concerned with pollution impacts to their property and private well. Dept. of Health spoke to her about her potable well but HCPW should check into the overflowing pond that belongs to the Tahoe Woods association. Thanks. Please call me with any questions." No response from HCPW but no further issues reported by complainant. 9/11 Called complainant, left voicemail to check whether the overflowing pond had been addressed or whether it was still impacting her property, and to call back if so; we could make sure HCPW had it on their inspection schedule. Close complaint. I:\Water\IW Compliance\A IW Complaints\Stormwater-IW\3533 Overstreet Ln Valrico

2017-0738A

05/24/2017 06/07/2017 202921 MLM Mishriki M OA PC

Address of Complaint: 3507 Washington Rd Valrico **Complainant:** Betty Watson
Complainant Address: 3507 Washington RD. Tampa **Description:** She stated that she is experiencing excessive dust emission from the strawberry farm nearby her house. She was also concerned regarding her well and when the strawberry farm irrigate their crop. **Source:** Sewell Farm **Findings:** 5/24/2017, EPC staff (Mel) went and inspected the above mentioned complaint. 5/25/17, I contacted the complainant and left her a message advising her of our visit and requested her to call me back to discuss her well water concerns further so that we may forward her complaint to the appropriate department that could assist in addressing her concerns. 6/7/17, I left a second message for the complainant and have not received a response. I will recommend that this complaint be closed and should the complainant respond with further concerns we will enter a new complaint and address those issues. RTBC. Section Supervisor: (6/7/2017) Reviewed staff actions taken to address the complainant's concerns, findings and actions taken are

2017-0451H	04/03/2017	04/03/2017	202921	SWHW	Arcuri F	SQG	HC	acceptable, and followed up with the complainant. I will close out the complaint. Address of Complaint: 3160 E Hwy 60 Valrico Complainant: Shirley Kelley Complainant Address: Valrico Description: Complainant stated that her mother's residence at 101 Sharewood Drive smells of fuel and that she believes that there is soil contamination coming from the auto repair business next door. Location: Auto repair next door Source: Nickys Findings: 4/3/17 EPC Staff met with Orlando Reyes, owner of Nicky's. Mr. Reyes stated that he was working on a car, and he dropped a gas container that contained less than 1 gallon of gas. The gas was contained on the concrete slab at the work area. The gasoline was cleaned up with rags and did not reach the soil, according to Mr. Reyes. Staff found it no odor at the site nor any staining in the area of the spill. Closing complaint and performing an SQG inspection.
2017-0354A	03/14/2017	04/05/2017	202921	JH	Hallgren J	OAJ	HC	Address of Complaint: 215 Castlekeeper Pl Valrico Complainant: Jessica Fox Complainant Address: 217 castlekeeper place Varico Description: Stomping/banging through out all hours of the day. Tenant was confronted with noise complaint but has continued to make excessive noise with family and friends. Findings: I called and left a message for the complainant asking her to contact me. 3/17/17 The complainant called me back and explained the situation with her noisy neighbor. She has worked with the HOA and the police as well as the townhome owner and property manager for the neighbors townhome. I told her that I would find the Community Resource Office for that area. 4/5/17 I spoke with the CR Deputy for D2 and gave her the info for the complainant. She stated that she would check into the situation. RTBC Section Supervisor (4/5/2017) Reviewed and finds that staff has addressed the issue, communicated with the complainant, and has been assisted by HCSO who will follow up. I will close out this complaint.
2016-1519A	12/22/2016	12/27/2016	202921	MCB	Blount M	OAJ	HC	Address of Complaint: 215 Castlekeeper Pl Valrico Complainant: Jessica Fox Complainant Address: 217 castlekeeper place Varico Description: Complainant indicated that stomping, banging and slamming noises constantly throughout the home. HOA and Sheriffs Office notified. Source: same as above Findings: 12/22/2016 I called Mrs. Fox, left her a voice message explaining that we do not regulate noise from residential dwellings are attachments to residents. I asked that she return my call so that I can further discuss how we might be able to assist her by communicating her concerns again to Hills. County Sheriff Office. 12/27/2016 I retrieved a call that Mrs. Fox left in Madlein's voice messages on Thursday 12/22/2016 at 10:32am stating that she received a letter indicating that she was making noise in her unit when she's filed a complaint with our office regarding people in 215 Castle Keeper Pl. is ones who are making noise. I will call her again today and try to speak with her regarding her concerns. 12/27/2016 I called Mrs. Fox, left her a voice message and requested that she return my call so that we can discuss this noise concern. RTBC Section Supervisor: (12/27/2016) Reviewed staff actions taken to address the complainant's concerns, findings and actions taken are acceptable, and followed up with the complainant. I will close out the complaint.

2016-1471A	12/10/2016	01/05/2017	202921	MLM	Mishriki M	N	HC	Address of Complaint: 217 Castlekeeper PI Valrico Complainant: Anonymous Complainant Address: Description: Complainant called again this weekend and stated that the neighbor is making banging noises on the wall constantly and it is irritating their household. Call back number: 813-841-1455 Findings: 12/10/2016 I contacted the complainant and advised her that we will contact the HC Environmental Deputy Unit and request their assistance to help resolve her issue. She was advised that EPC does not regulate noise from or within residential properties. She advised that noise advisory letter was sent to the resident. I also informed her of the Hillsborough County Mediation Program that is available. I explained that the issue between her and her neighbor must be addressed by law enforcement or the Mediation program. she stated that she will think about it and call me back. 1/5/17, A of this date we have received no call back. This complaint can be closed. RTBC Section Supervisor: (1/5/2017) Reviewed staff actions taken to address the complainant's concerns, findings and actions taken are acceptable, and followed up with the complainant. I will close out the complaint.
2016-1441A	12/04/2016	12/06/2016	202921	MLM	Mishriki M	N	HC	Address of Complaint: 217 Castlekeeper PI Valrico Complainant: Anonymous Complainant Address: Description: Complaint received the via weekend on call: Complainant states that the neighbor is making banging noises on the wall constantly and it is irritating their household. Findings: 12/06/16, Staff sent a noise advisory to the resident to inform them that a noise complaint was filed with our office and that although we do not regulate residential noise, we ask that they evaluate their activities and take measures to address the problem. Section Supervisor: (12/06/2016) Reviewed staff findings and actions taken to address complainant's concerns, findings and actions taken are sufficient, complainant anonymous, no call back applicable, will close complaint.
2016-1410A	11/28/2016	11/30/2016	202921	MLM	Mishriki M	N	HC	Address of Complaint: 218 Skywood Dr Valrico Complainant: Anonymous Complainant Address: Description: Dogs that bark day and night constantly. My family wakes up several nights per week because of them. Homeowners do not come see what they are barking at or take them inside. They are a nuisance. Findings: 11/30/16, An advisory letter was issued. Section Supervisor: (11/30/2016) Reviewed staff findings and actions taken to address complainant's concerns, findings and actions taken are sufficient, complainant anonymous, no call back applicable, will close complaint.
2016-1285A	10/24/2016	10/24/2016	202921	MLM	Mishriki M	N	HC	Address of Complaint: 217 Castlekeeper PI Valrico Complainant: Anonymous Complainant Address: Description: The neighbor at the above mentioned address is creating noise nuisance to them. Findings: 10/24/2016 I advised the complainant that an advisory letter will be issued. I sent the advisory letter. 11/28/16 No further complaints were received. RTBC Section Supervisor: (10/24/2016) Reviewed staff findings and actions taken to address complainant's concerns, findings and actions taken are sufficient, complainant anonymous, no call back applicable, will close complaint.
2016-	10/19/2016	10/19/2016	202921	MLM	Mishriki M	OAJ	HC	Address of Complaint: 215 Castlekeeper PI

1253A

2015-1475H 11/10/2015 12/01/2015 202921 SWHW Burney S HW HC

Valrico Complainant: Jessica Fox **Complainant Address:** 217 castlekeeper place Varico **Description:** For the past several months I have complained to my HOA about my neighbors at 215 Castlekeeper Pl and 219 Castlekeeper Pl. Between the hours of 8p to 12a there is constant stomping/banging that makes it unbearable to sleep, studying or do work. I have reported this several times but the HOA has stated they would send a letter to the renters but there has been no change in regards to this matter. **Findings:** 10/19/2016 I contacted Detective Eakins, Hills. Co. Sheriff Office @629-8578, referred this complaint, and requested his assistance as this problem relates to residential activity. Additionally, noise advisory letters were sent to the homeowner. Section Supervisor: (10/19/2016) Reviewed staff actions taken to address the complainant's concerns, findings and actions taken are acceptable, and followed up with the complainant. I will close out the complaint.

Address of Complaint: 3632 Washington Rd Valrico **Complainant:** Anonymous **Complainant Address:** **Description:** Residential property has approximately 3,000 television units on property. Concerns of questionable management of electronic waste was raised. Note: Complaint is a referral from the FDEP-SW District Office. Contact Max Grondahl / 470-5864 to advise of findings. **Location:** backyard **Source:** Resident at above address. Hillsborough County Property Appraiser lists Patrick A Woods and Charlene Woods as property owners. Woods Radio and TV **Findings:** 11/10/15 Burney met onsite with property owner Pat Woods (813)689-5153, who assisted with the complaint investigation. During the complaint investigation staff observed a large amount of electronic waste stored on the property. Mr. Woods stated that he was taken the metals out of the electronics to recycle for the metal value. Staff informed Mr. Woods that he is possession of e-waste that is hard for him to recycle once he stripped all the metal from the electronics. Mr. Woods mentioned that he received some of the electronics from Brandon TV. Staff informed Mr. Woods that he has to cease bringing in more scrap electronics onto his property until he removes the existing electronics. EPC staff informed Mr. Woods That EPC will continue to work this case until the e-waste is removed from the property. EPC Staff will consult with management to devise a plan to remove e-waste from property. EPC Staff will refer complaint to HC Code Enforcement and HCSO Environmental Unit for assistance in this matter. See photos in hard copy file. 11/12/15 EPC staff phone contacted Detective Mickey Stofflet HCSO (813) 545-1624, informing HCSO about the complaint involving the large storage of e-waste on a residential property. Staff forwarded all information and photos involving this case via email to Detective Mickey and his team for further investigation into this matter. 11/12/15 EPC staff submitted an online complaint to HC Code Enforcement concerning the large storage of e-waste on a residential property. Staff forwarded all information and photos involving this case via online complaint entry to HC Code Enforcement for further investigation into this matter. See HC Code Enforcement # CE15015955 for additional information. 11/16/15 EPC staff phone was contacted by Detective Mickey Stofflet HCSO

(813) 545-1624 concerning the electronic waste complaint located at 3632 Washington Rd. Mickey informed staff that he and Domenic LetoBarone of FDEP inspected the site. Mickey mentioned that Domenic took some readings using his XRF instrument and found some exceedance for heavy metals on the property. Mickey wanted to coordinate a meeting between all agencies that may be involved in this complaint investigation through EPC. EPC staff received contacts names from Mickey to arrange this meeting at EPC. EPC staff sent evites for a representative from EPC, HCSO, FDEP, HC Code Enforcement and HC Solid Waste to attend this meeting at EPC. 11/18/15 EPC hosted meeting concerning the accumulation of E-Waste by Mr. Woods at his residential property. Meeting attendance: EPC staff members Cope, Javier and Burney; HC Solid Waste Stermer and Sinatra; HC Code Enforcement Leo Watson; HCSO Stofflet. In summary. The group discussed if he has hazardous waste stored on his property, is Mr. Woods exempt from hazardous waste rules, methods of disposing of e-waste, possible cleanup due to e-waste contamination, cease and desist order, criminal charges and lastly, possible FDEP/EPA involvement. EPC made it known that Mr. Woods is generating a hazardous waste on his property from e-waste and he is not exempt from hazardous waste rules. The group was unclear on how the e-waste would be removed from Mr. Woods property, since Mr. Woods does not have the resources to remove the e-waste himself. Property cleanup due to possible contamination will be determined at... (see complaint page for complete text)

2015-0309A	03/09/2015	03/30/2015	202921	MAC	Cummings M	OB	HC	Address of Complaint: 3168 Property Ln Valrico Complainant: Anonymous Complainant Address: Description: The complainant stated that the neighbors are pile burning. They have a tree business and are burning the debris in the back yard. The complainant included pictures. Source: 3168 Property Lane, Valrico FL & 3166 Property Lane Findings: 03/10/2015 I (Mel) visited the above location. There was no one available so I left my business card in the door. As I was leaving I looked to the rear of the property and I observed a large container made out of a tin drum. I did not walk onto the rear property because no one was available, but I could see the burn site which substantiate the burning allegations. 3/11/2015 I contacted the caller with my finding and inform her I will be issuing a warning notice to the resident and I will be sending a copy of the notice to the property owner. The caller indicated that both addresses burns and residents at 3166 burned last night. I told the caller that I will be revisiting the area today. I revisited 3166 Property lane and spoke with a young lady that was available. She stated that only wood is being burned, and its the property owner thats doing the cleaning and the burning on the property. She contacted the owner and he came over while I was onsite. I explained to him that there is no residential burning of any sort in Hillsborough County. The materials must be properly disposed. I also inform him that I will be issuing a warning notice for illegal residential burning of prohibited materials. cleaning 3/11/2015 Contacted the caller and briefed on her my finding(s) and told her that a warning notice will be issued for illegal burning. She was pleased with my
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2014-1426A	12/11/2014	12/17/2014	202921	MAC	Hallgren J	OB	HC	finding(s) and that the issue was addressed. 03/11/2015 Warning Notice issued. 3/25/2015 Response letter recieved was satisfactory and referred for closing. 3/30/2015 Closure letter issued. RTBC Section Supervisor (3/30/2015): Because the complaint was anonymous, there is no party to call back. Should future complaints come in about this issue we will address them. All actions to date are sufficient we will closeout this complaint. Address of Complaint: 3203 Carousel Ln Valrico Complainant: Jeff Ramer Complainant Address: HC Code Enforcement Description: Via Jefferey Ramer, Code Enforcement, 245.6128, a complaint they received said: "This neighbor continually burning trash, particularly at night and on weekends. They are constantly sorting through a large pile of furniture and yard sale items that they store in the back corner of the yard, which is the reason for the burning. We witness them disassembling furniture and throwing it on the fire. Other items we've seen burned are clothing and plastic. They burn tree debris along with these items in an attempt to disguise the odor. In the recent past, there have been vehicles dropping off what could only be described as the remains of entire trees that were cut down, and having these neighbors burn for them. We have asked them to please stop, because the chemical smell of burning refuse permeates the entire neighborhood, as well as the interior of our house. A photo of a fire is attached. Findings: 12/17/14 I went to the complaint address and spoke with a woman who would not identify herself. I told her about the complaint and she said there was some burning of yard trash, but not the burning of furniture. I gave her a open burn brochure and explained the restriction. She said that she would pass the information on to Richard. I gave her my card and asked that Richard call me. Section Supervisor (MCB): (1/2/15) I have reviewed staff's findings and find that there is a lack of documentation, I will this complaint pass back to staff and request additional information to clarify actions in this case. I recommend case be held open for 7 days. 1/13/15 I have not heard from Richard. I emailed Jeff Ramer, code enforcement asking him if he has had any feedback from the complainant. He replied: No I haven't heard any other complaints on this property since that first one. We already have fines running on that property so I closed my case. Jeff Ramer Community Codes Officer Code Enforcement Hillsborough County BOCC Section Supervisor (MCB): (1/13/2015) have completed my review of our actions in this case. Section staff has resolved complainant's concerns followed up with them. I recommend case closure. Dept. Manager: (1/14/15) Because the complaint was anonymous through Code there is no party to call back. Should future complaints come in about this issue we will seek to coordinate a resolution with Hillsborough County Code Enforcement. Will closeout this complaint based on our actions to date.
	02/11/2014	03/06/2014	202921	SQG	Bruce D	SQG	HC	Address of Complaint: 3160 Hwy 60 Valrico Complainant: Anonymous Complainant Address: Description: Waste automotive fluids allowed to enter into bare ground. Complainant did not specify location but indicated that the area is covered with a black tarp. Area where drum is used to store used oil has evidence of poor housekeeping. Used oil staining is visible

								around the area where the drum is kept. Note: Complaint referral from FDEP-SW District office. Contact Sean McGinnis to advise of findings. Findings: I arrived onsite at 2:15 p.m. and met with Mr. Orlando Reyes. I explained that I was here to investigate a citizens complaint concerning automotive fluids being discharged onto the bare soil. I looked the site over for a black tarped area and didn't see one. I observed one 55- gallon used oil drum in the rear of the facility that was stored on concrete. There was some minor spillage on the concrete. I advised of secondary containment requirement for storing of used oil. I also recommended that the area back there be cleaned. While doing the look around I observed an aboveground storage tank onsite. I inquired as to whether they were using it or not. Mr. Reyes said they weren't, I suggested them cutting it, and using it as secondary containment for his used oil drum. He liked that idea. Finally, I didn't observe any fluids on bare soil, but I addressed the drum as to secondary containment. Mr. Reyes said he would provide secondary containment within a week. Will close complaint once secondary containment is implemented. I returned to the site on 3/6/14 and the secondary containment was in place. The containers within it were labelled, and absorbent was purchased to channel their waste water onsite. I recommend file and complaint be closed.
2012-1108A	09/13/2012	09/14/2012	202921	RD	Delgado R	AO	HC	Address of Complaint: unknown Valrico Complainant: ERIC Complainant Address: Description: Caller said that there is a property at the above location that is hazardous and dangerous. It has not been mowed, and it stinks to the point that it is becoming a safety issue. Location: N.E corner of St. Cloud and northside of Hwy 60 Source: 0 E. SR60 Findings: The site was inspected at approximately 2:00 p.m. by EPC staff members Robert Delgado (air division) Terry Payton (waste division). We walked and drove through the property but we could not smell any odors or identified any hazardous issues. The only issue we identified was that the weeds and grass have overtaken the empty property and is an eyesore to the area. The complainant was called in informed of our findings we also supply the complainant with Hillsborough County Code Enforcement phone number. We told the complainant that code enforcement department can do something regarding the property been an eyesore. I (Marvin) called Eric today (9/24/2012), left a voice-message, inquired of his satisfaction with the action we took to address his concerns. Requested that he return my call. I did not receive a return call from Eric after 14 days from the indicated date regarding my voice message, therefore, I will assume all of his concerns have been addressed and no further actions are required.
2012-1119H	09/13/2012	09/13/2012	202921	SWHW	Payton T	SW	HC	Address of Complaint: Florida 60 & S St Cloud Ave Valrico Complainant: ERIC Complainant Address: Description: Caller said that there is a property at the above location that is hazardous and dangerous. It has not been mowed and it stinks to the point that is becoming a safety issue. Location: Northeast corner of HWY 60 and St Cloud Ave. Source: Unknown Findings: Robert Delgado (Air Division) and myself performed a joint visual inspection of the property. We did not detect any foul odors or any hazardous material. This piece

2011-0756A	06/14/2011	06/15/2011	202921	MAC	Cummings M	OA	HC	of property was cleared for commercial development but due to the economic times no further development has occurred. Robert Delgado called the complainant and briefed him on our findings and provided the phone number to HC Code Enforcement to address the high weeds on the property. Complaint closed. Address of Complaint: 3250 Florida 60 Tampa Complainant: Kenny Allen Complainant Address: Team Hillsborough, Codes Enforcement Description: HC Code Enforcement has been to the site several times. They previously observed a new building at the back of the property. the owner said it was for storage only. On a new call from an anonymous complaint, Code Enf. confirmed that the building now has specialized lights and ventilation. the owner was not on site during this most recent inspection. Location: NW corner of Mulrennon rd and SR 60 Source: Automotive Collision by Mike, LLC Findings: I met with Mr. Diaz, and explained to him the reason for my visit. He stated that Mr. Allen, Code Enforcement had visited on Tuesday, June 14, 2011. Mr. Diaz, stated that he is in the process of getting all his necessary permits to conduct business by all rules per the county. He escorted me to the rear of his business. Upon my last visited there was no building constructed to do any type of painting. I was told that all painting was sent to another facility. All Steel Building Tubular Division has been hired to construct Mr. Diaz a steel building that will be used for painting in the rear of his property. S.A. White Enterprises, Inc was hired to construct the building into a paint booth. All permits have been filed with the county, but still pending. The building is still under construction, he does not have a completion date. I inspected the booth inside and out and found no signs that the booth has been used. All filter are unused and clean. Mr. Diaz is fully aware of the important of changing the filters and is aware of the potential for odors. He said he will take all precautions not to greatly impact his neighbors. At this time I will close out my inspection/compliant, based on my finding(s). See inspection report. .
2011-0696H	05/26/2011	05/27/2011	202921	SQG	Javier G	SQG	HC	Address of Complaint: 2932 Washington Rd Valrico Complainant: BETH KNAUSS Complainant Address: FDEP Description: Possible salvage yard operation with questionable waste management based on aerial photographs Source: Lawrence Miley Findings: Staff met with Lawrence Miley, resident and property owner. Mr. Miley stated that he does not and never has operated a salvage yard on his property. Mr. Miley stated that he collects cars on his property but does not salvage any parts. Mr. Miley accompanied staff to the backyard. Mr. Miley drove used a golf cart to drive on a path that looped the grounds of the back yard. Mr. Miley estimated that he has 150 vehicles on site that he has been collecting for over 30 years. Mr. Miley has not added to his collection for at least 15 years. Staff requested that Mr. Miley go through the loop one more time. Staff walked part of the route to take a closer look at how the vehicles were stored. Oil staining on the bare ground was not evident. Vehicles are stored with almost all their parts intact. The majority of vehicles had a significant amount of rust. Automotive fluids and tires are not collected on site. Staff pointed out several lead acid batteries on the ground by the gate

2011-0663A	05/23/2011	05/26/2011	202921	JH	Hallgren J	AO	HC	leading to the back yard. Mr. Miley agreed to move the batteries and store them so that they are protected from the elements. Staff did not see any other environmental concerns. Recommend complaint be closed. Address of Complaint: 3250 Florida 60 Valrico Complainant: Anonymous Complainant Address: Description: Complainant states paint & body shop does not have a paint booth. Fumes and odors are affecting surrounding neighbors and causing breathing problems. Complainant also stated if something not done that they would hire a lawyer to sue the state of Florida. Source: Automotive Collision by Mike 381-3969 Findings: I spoke with the owner and he said that he is not painting at that location. He has a paint booth that is being built and it will be completed in the a month. He is however painting primer but is limited to 3 ounces. Code Enforcement officer Kenny Allen (486-1241) had all ready been on site and this primer painting is legal. I spoke with Mr. Allen from Code and he confirmed that everything is legal with the shop. No further action was taken.
2011-0415A	03/28/2011	04/12/2011	202921	MAC	Cummings M	OA	HC	Address of Complaint: 3250 Florida 60 Valrico Complainant: Anonymous Complainant Address: Description: Mechanical repair shop has recently expanded their services to include painting of vehicles. Caller stated that the business does not have a paint booth and that overspray and odors associated with the painting of vehicles can be detected from the street. Caller also stated that signs advertising this new service were recently erected. Source: Valrico Auto and Truck Repair Findings: Staff will perform a site inspection. ** on April 12, 2011 an on site inspection was performed. I met Mr. Mike Diaz, owner of Automotive Collision by Mike, LLC. Mr. Diaz stated all prep work is done on site, and all painting is sent to Precision in Brandon. I looked around the facility and saw no signs of spraypainting. at this time I will close out complaint.
2011-0148W	02/02/2011	02/03/2011	202921	DW	SkIut J	SPT	HC	Address of Complaint: 412 Skywood Dr Valrico Complainant: TECO staff Complainant Address: Description: TECO staff could not access areas of the property (Lot # 12) due to the overflowing sewage from what appeared to be a septic system. The sewage wasn't leaving the property during their visit but potentially could get washed in the s.w. swales. Digging up of what appeared to be a sewage line was observed on the neighboring lot as well. Generally, the sewage collection system in this MHP should be inspected. Location: Valrico, MHP on Skywood Dr., North of Hwy 60, East of St. Cloud Ave Source: Skywood MHP, Lot #12, last mobile home on right Findings: Please see attached photo. Directions: Hwy 60 east, passed St. Cloud, first left after RR tracks east of St. Cloud. Proceed north on Skywood almost to the end. The unnamed MHP is on your left. Look for the row of mailboxes. Unit 12 (412) is the last unit at the end of the dirt road. The raw sewage discharge (puddle) is on the east side of the unit near the metal steps. The discharge is not running off property or into a storm water conveyance. The resident of Unit 12 indicated that the drainfield may be near the front of the park. She has contacted the owner concerning the incident. She feels that a pipe is clogged as the so called maintenance staff was working on the pipes. Owners: Paul & Jennifer Tulloh, 2605 Leaning Pine LN, Plant City, Tel# 759-9353.

2010-1253H	09/28/2010	10/06/2010	202921	SQG	Lopez J	HW	HC	Resident of Unit 12 prefers to remain anon. Note: No stray dogs or dogs of any kind observed. As this is a OSTDS incident, I will be closing the complaint on our end. Address of Complaint: 105 Village Dr Valrico Complainant Address: Description: COMPLAINANT STATES THAT THE RESIDENT NEXT DOORS RUNS AN AUTO REPAIR BUSINESS/HOBBY. THERE IS A TAR LIKE SUBSTANCE OOZING FROM THE SHED ONTO HIS PROPERTY. IT IS DRY TODAY. NOT OCCURRING AT THE MOMENT. Location: NORTH WEST CORNER ALONG FENCE LINE BETWEEN COMPLAINANT AND 105 VILLAGE DR Source: RESIDENCE/AUTO REPAIR BUSINESS Findings: EPC STAFF MET WITH MR. DUNNUCK. HE SHOWED ME A AREA OF SOIL LOCATED ON THE NORTHWEST CORNER OF HIS PROPERTY ALONG THE FENCE LINE. EPC STAFF OBSERVED THE STAINED SOIL. HOWEVER, IT DID APPEAR TO HAVE A PETROLEUM BASE. IT WAS ODORLESS. MR. DUNNUCK STATES THAT THE GENTLEMAN NEXT DOOR IS AVAILABLE AFTER 4PM. HIS NAME IS TIMOTHY MCCORMICK. I ADVISED MR. DUNNUCK THAT I WOULD HAVE SOMEONE CONTACTING HIM IN THE AFTERNOON TO ARRANGE AN INSPECTION. 10/4/2010 3pm: EPC staff met with David Mc Cormick. He lives at this property with his father, Timothy. He said that his water softener had been leaking due to some malfunction of the pipes. Apparently, this caused some water to ooze under ground and surface onto the Dunnuck's residence on the other side of the fence. EPC staff inspected this area. Also, David states that they do work on two of their personal vehicle inside their garage on the other side of the property. The property overall appeared clean. They take their used oil and batteries to Advanced Auto Parts. I advised Mr. McCormick that this complaint would be closed and that I would speak to his neighbor about it. 10/5/2010: EPC staff called the complainant at 841-1127 and left a detailed message describing my findings.
2010-0779H	05/17/2010	05/17/2010	202921	SWHW	Payton T	SW	HC	Address of Complaint: 3227 Washington Rd Valrico Complainant: Anonymous Complainant Address: Description: Dumping used oil on the ground near the side of the house. Location: Side of the house Source: William Zaccari Findings: I met with William Zaccari, who lives at 3227 Washington Road, to discuss the complaint. Mr. Zaccari showed me the tank where he keeps waste oil which he takes to Advance Auto for recycling. I inspected the side of the house and found no on-site evidence to support the complaint allegations. Also, Mr. Zaccari stated he is on well water and would be foolish to dump waste oil on the ground. Complaint closed.
2009-2458H	10/01/2009	10/02/2009	202921	SQG	Bruce D	SQG	HC	Address of Complaint: Northwest corner of US 60 and Sharewood Drive Valrico Complainant: Anonymous Complainant Address: Description: Complainant stated employees must be power washing engines due to the strong smell of gasoline. Runoff is flowing to neighboring properties. Although the sign says Nicki's Car Wash there appears to be automobile maintenance taking place at the location. Location: Area where the power washer is located. Source: Nicki's Car Wash Findings: I arrived onsite at 2:15pm and met with the owner Mr. Orlando Reyes of Nickys Car Wash. I told him why I was here and he stated that he had recently fired his mechanic. Nickys washes

									cars, repairs tires, and minor auto repairs. His business tax license confirms that he does auto repairs. Regarding water leaving the site. I told Mr. Reyes that he had to keep the water from car washing onsite. I recommended that he use pigs or some form of absorbant. He said he would. From there I performed a verification and informed him of his responsibilities as a potential generator of hazardous waste. Regarding the smell of gasoline, it probably came from the pressure washer which uses gasoline to operate. There was no evidende of gas being discharged to the ground. I'm closing the complaint and will address his issues unter the verification. I recommend that complaint be closed.
2008-1788H	12/10/2008	01/02/2009	202921	SWHW	Payton T	SW	HC		Address of Complaint: No address given-see location info. Dover Complainant: Anonymous Complainant Address: Description: Complainant in area stated that dump trucks were entering strawberry fields from Washington Rd., driving north to wooded area and dumping muck on TECo property dredged from Eddie Jones farm. Complainant concerned about well contamination from muck disposal. Location: TECO easement northwest of Meadow Ridge Lane Source: Brandon Farms (Joe Gudi 267-5878) Findings: See complaint # 2008-1786H for investigation results.
2008-1788E	12/05/2008	12/10/2008	202921	CS	Stiens C	EDC	HC		Address of Complaint: Not Listed Complainant: Anonymous Complainant Address: Description: Complainant in area stated that dump trucks were entering strawberry fields from Washington Rd., driving north to wooded area and dumping muck on TECo property dredged from Eddie Jones farm. Location: Teco easement northwest of Meadow Ridge Lane Findings: Found muck spoil next to upland cut ditches on TECO property. No impacts found at TECO site. Source of muck is likely a tailwater recovery pond northwest of Sidney Rd and Sidney Dover Rd. that meets ag. exemption Complaint refered to Waste for contaminant concern and PGMD for upland jurisdiction
2007-1254E	08/14/2007	08/15/2007	202921		Owens B	OAJ	HC		Address of Complaint: 5229 STHY 60 Complainant: monte Complainant Address: Description: Farmer has increased runoff into wetlands on Starlite's property. Location: North or east side of Starlite MHP Findings: Farmer is regrading fields. Ditches are not wetlands.
2007-0131A	01/30/2007	02/08/2007	202921	JH	Hallgren J	OA	HC		Address of Complaint: STATE ROAD 60 E & SKYWOOD RD VALRICO Complainant: Robert Complainant Address: 3140 Hwy 60 Valrico Description: The dust from the granite work is very bad and covering everything in the complainants warehouse. Location: Design Kitchen and Bath Source: Design Kitchen and Bath Findings: 2/1/07 I tried to call the owner but he did not answer and the VM was full. 2/207 I went to the shop but it was closed. 2/8/07 I went to the store and met with Mr. Singh. We went to the shop and he showed me the vacuum that he ordered. The last thing is to install the exhaust fan, and this will be done by the end of the month. I met with the complainant and he was pleased with my actions.
2006-1910A	12/04/2006	01/08/2007	202921	JH	Hallgren J	OA	HC		Address of Complaint: STATE ROAD 60 E & SKYWOOD RD VALRICO Complainant: Robert Complainant Address: 3140 Hwy 60 Valrico Description: A neighboring business is making granite countertops and the grinding on the slabs is creating a dust problem. Location: Design Kitchen and Bath Source: Design

2005-0488W

03/31/2005 04/15/2005 202921 DW Moore D WOP HC

Kitchen and Bath **Findings:** I have referred the issue to permitting and waiting for their response. 12-7-06 - I inspected the area and there is white dust everywhere, including the equipment from the business next door and in front and behind the warehouse. I spoke with the business owner Nev, 843-9194, and told him that some kind of exhaust was needed. I found out the landlord of the warehouse is Leroy Gonzalez, and his number is 643-6646 or 681-1646. The office manager is Joyce at 661-2884 or 363-9216. I left a message for Mr. Gonzalez. 12-9-06 Nev called me and he spoke with the landlord and wants to set up a meeting to figure out what can be done. 12-11-06 Robert called and said the landlord came by the warehouse and was very upset about the dust problem. 12-13-06 Forswyth and I met with the granite shop owner, Navdeep Singh, and he has ordered a plastic ribbed strip door, and a dust collector. He hopes to have everything installed by Dec 27. I will go back at that time. I returned on the 27th, but no one was working. 1-10-07 The complainant called to say that the owner had hired a consultant to assess the situation. The plastic ribbed strip door has been installed. see complainant 2007-0131A

Address of Complaint: Valrico AWTP Dover
Complainant: Joann Sarris **Complainant Address:** 3406 Pinetop Dr Valrico **Description:** Complainant called to report an ongoing odor problem from the water treatment plant in Dover, specifically on 3/25 and 3/30/05, affecting the Summerset subdivision. **Location:** Valrico AWTP, County facility on Dover Rd. **Source:** Valrico AWTP, County **Findings:** Reported problem to Hills. Co. Water Department and requested response concerning any unusual conditions occurring at the plant, specifically on the days indicated by complainant. 4-4-05 response by HCWD, after consulting lead operator at Valrico AWTP: indicated that all odor control equipment was working on those days and no unusual circumstances were observed. 4-14-05 Letter to complainant

2004-1137A

09/16/2004 09/17/2004 202921 MLM Mishriki M N HC

Address of Complaint: 206 N MULRENNAN RD VALRICO **Complainant:** Brenda Noles **Complainant Address:** 206 North Mulrennan Rd, Valrico **Description:** Mrs. Nols left a message stating that she experienced loud noise last night between 6:00PM-11:00PM from the construction site across her residence. **Location:** RESIDENT LOCATED AT 206 N MULRENNAN RD IS COMPLAINING ABOUT NOISE FROM CONSTRUCTIONS SITE ACROSS THE STREET FROM HER RESIDENCE **Source:** RESIDENT LOCATED AT 206 N MULRENNAN RD IS COMPLAINING ABOUT NOISE FROM CONSTRUCTIONS SITE ACROSS THE STREET FROM HER RESIDENCE **Findings:** I contacted Mrs. Noles to inquire some more information from her regarding her complaint. She stated that the development nearby her house was sweeping the roads. The activities were too late in the night. I contacted Burcau the Development Company (882-4815-ex. 232), and talked to Mr. Brad Rosenblatt. I informed him of the noise and dust problem and requested immediate corrective measurements. He stated that the company would take corrective measurements to resolve this issue. I contacted the complainant and informed her of

2004-0942H	08/03/2004	08/10/2004	202921	SWHW	Watson D	SW	HC	our results and requested her to call back if the problem persists. Address of Complaint: 150 N. St. Cloud Valrico Complainant: Anonymous Complainant Address: Description: Individual at the referenced address has brought onto the property a large volume of soil that has a strong odor of diesel fuel. The soil has been formed into ~6' tall berms along a property line. The soils have only appeared on the property recently. Location: Material may be along the south property line of referenced site. Source: Ron Russell 681-8552 Findings: EPC staff noted several loads of what appeared to be clean fill, on the W. side of the property adjacent to N. St. Cloud. No odors or staining of the soils was observed. EPC staff contacted Matt Russell, Heritage Pool & Spa, who stated that the soils came from the Valrico Forest subdivision from the recent ground work for a pool and that no contamination would be present. Close complaint.
2003-0419W	11/10/2003	11/12/2003	202921	DW	Bartlett B	WOP	HC	Address of Complaint: Mrs. Hicks 2375 N Dover Rd Complainant: Mrs. Hicks Complainant Address: 2375 N Dover Rd Description: Water smells bad. It has not always been bad. She said the Health Dept said 160\$ to sample. She had been told the water has sulphur in it but because it only recently got bad she thinks something else is going on. She is upset that so far she has not been able to get any help. Source: well Findings: 11-12-03, checked with CAD. We don't do well water unless there is a suspected jurisdictional source of the problem.
63673A	08/13/2003	08/13/2003	202921	MAC	Cummings M	OB	HC	Address of Complaint: 103 Village Drive Valrico Complainant: Donald Dunnuch Complainant Address: 103 Village Drive Valrico Description: Neighbor is burning rubber (tires and wires) or some sort of trash that is causing smoke and odors right now. Complainant states he can't even breath for it. He states his neighbor burns on a regular basis. Location: Finch Road - between Mulrennan and Village Drive Source: Rippa Findings: I visited the area Mr. Dunnuch gave staff. Upon arrival staff found no burning. Staff also visited a site activity done by Rippa permitted through EPC. The winds had pick-up and the wind direction changed which caused the smoke to come in the direction of the caller. I instructed Rippa to cease burning and continue on the next business day. I contacted the caller and he stated he had called the fire department, and sherrif office and found the problem not to be resident at Finch but the burning taking place off Mulrennan. Mr. Drummon was satisfied and thanked me for coming out.
65254E	07/28/2003	08/01/2003	202921	JB	Batten J	ECW	HC	Complainant: Anonymous Complainant Address: Description: Concerns for exposed soils washing down storm drains. No E.C. established. Location: Windward Homes In Somerset S/D along Summer Cruise Dr. Findings: Discovered drains along Summer Cruise Dr. with and without E.C. in place. Maintenance of the storm drains (E.C.) is not current. Somerset S/D is apx. 85% developed. Erosion does not appear to be a problem along streets other than aesthetic. Storm drains deposit stormwater into upland cut drain pond in #18 soils. No wetlands appear to be impacted. Conclusion: no violation ch 1-11
61220A	03/24/2003	03/25/2003	202921	MJ	Jenkins M	AO	HC	Address of Complaint: 1167 N DOVER RD DOVER Complainant: Charles Lascari

									Complainant Address: 734 Somerstone Drive Valrico Description: Mr. Lascari states there is a strong odor in his neighborhood. He states the odor is similar to sewage or dead fish. Location: HILLSBOROUGH CNTY WWTP - VALRICO Source: HILLSBOROUGH CNTY WWTP - VALRICO Findings: I told Ms. Lascari our water division was dealing with some odor issues originating from the Valrico Advanced Wastewater Treatment Plant. I advised Mr. Lascari that i would contact the water division and find out the status of the issue. He said that the odor comes and goes but when it is present it is very strong. I called and left a message for Daniel Moore. This complaint will be forwarded to the Water Division, facility compliance section for investigations. Madlein spoke with Mr. Lascari and advised him that his complaint was being forward.
61336A	01/28/2003	02/12/2003	202921	MJ	Jenkins M	AO	HC		Complainant: Candice Liscari Complainant Address: Summer Set Subdivision Valrico Description: complainant states there is an odor in the area. It comes and goes with the wind. It appears to be coming from the North. She does not think the odor is toxic but it is a nuisance. Location: 734 Somerstone Drive, Valrico 33594 Source: Unknown Findings: I phoned Candice and explained that it can be difficult to locate the origin of random odors however, I would go out to the area when the winds are out of the north and try and determine the cause. On February 12, 2003, I went to inspect the above mentioned complaint. I met with Mr. Liscari, he stated that they could not smell this odor last couple of days. Today we get north winds, at the time of my inspection, I could not detect any odor. This complaint will be closed without any further action. On Feb. 13, 2002, I went to inspect this complaint. I drove around the area. I could not detect any odor.
60939A	09/18/2002	09/20/2002	202921	MLM	Mishriki M	OA	HC		Address of Complaint: 1598 E BRANDON BLVD BRANDON Complainant: J.T. BOYETTE Complainant Address: 101 SHARWOOD DRIVE Description: COMPLAINANT STATES NEIGHBORING BUSINESS, ANGEL'S AUTO SALES, IS CAUSING AIR POLLUTION WITH PAINT FUMES. CITIZEN IS ALSO CONCERNED THE BUSINESS IS NOT PROPERLY DISPOSING OIL AND GASOLINE. CITIZEN STATES ANGEL'S AUTO SALES DOES AUTO REPAIR WORK, BODY WORK AND SOME PAINTING ALONG WITH CAR SALES. Location: ANGEL'S AUTO SALES Source: ANGEL'S AUTO SALES Findings: JESSICA LOPEZ AND I WENT TO INSPECT THE ABOVE MENTIONED FACILITY. AT THE TIME OF OUR ARRIVAL THE OWNER WAS NOT AVAILABLE. JESSICA TALKED TO ONE OF THE WORKER'S (THEY TALKED ONLY SPANISH). HE STATED THAT THEY DO NOT PERFORM ANY PAINTING AT THIS FACILITY. HE MENTIONED THAT THEY DO THE BODY WORK AT THIS LOCATION AND SEND THE VEHICLE TO ANOTHER PLACE FOR PAINTING. THIS COMPLAINT WILL BE CLOSED WITHOUT ANY FURTHER INSPECTION. THE FACILITY DISPOSES THE WASTE, OIL AND GASOLINE. AT THE TIME OF OUR INSPECTION I COULD NOT DETECT ANY PAINTING ACTIVITIES.
60939H	09/18/2002	09/25/2002	202921	SQG	Lopez J	OA	HC		Complainant: J.T. BOYETTE Complainant Address: 101 SHAREWOOD DRIVE Description: COMPLAINANT STATES NEIGHBORING BUSINESS ANGEL'S AUTO SALES, IS CAUSING AIR POLLUTION WITH PAINT FUMES. CITIZEN IS ALSO CONCERNED THE

58586A 04/17/2001 04/18/2001 202921 UNK Stephens A OA HC

BUSINESS IS NOT PROPERLY DISPOSING OIL AND GASOLINE. CITIZEN STATES ANGELS AUTO SALES DOES AUTO REPAIR WORK BODY WORK AND SOME PAINTING ALONG WITH CAR SALES. **Location:** RIGHT NEXT DOOR TO COMPLAINANT **Source:** ANGELS AUTO SALES **Findings:** EPC STAFF MET LUIS, EMPLOYEE AND LEFT BUSINESS CARD FOR OWNER ANGEL VARILLOS WHO WAS NOT AVAILABLE AT THIS TIME. 9/24/02 3:20 P.M. - EPC STAFF PERFORMED AN SQG VERIFICATION INSPECTION. NO PAINTING ACTIVITY WAS OBSERVED. THIS FACILITY PREPARES VEHICLES FOR PAINTING (I.E., BONDING, SANDING) AND PAINTS THEM AT LOCATION #1. AT 1714 S. 50TH STREET TAMPA 33619. EPC STAFF IS SCHEDULE TO INSPECT LOC.#1 TOMORROW 9/25/02 AT 2PM.

Complainant: JOSEPH OLSZEWSKI **Complainant Address:** 326 N. DOVER RD DOVER **Description:** COMPLAINS OF DUST IN THE AREA. **Location:** N. DOVER ROAD **Source:** W.C.ROESE / STURGIS / LENNAR / WINWARD **Findings:** I SPOKE TO THE COMPLAINANT ON THE PHONE. I ADVISED HIM OF THE STATUS OF THE ENFORCEMENT CASE, WHICH IS READY TO GO TO LEGAL FOR REVIEW. HE STATED THAT THERE WAS A BAD DUST PROBLEM YESTERDAY "LIKE THE SAHARA," BUT THAT TODAY IT IS NOT BAD. I TOLD HIM TO CONTINUE TO CALL IF THERE ARE PROBLEMS, AS PGMD IS ALSO AWARE OF THE DUST ISSUE IN HIS AREA, AND THAT WE WILL CONTINUE TO DOCUMENT IT.

56687A 03/08/2001 03/08/2001 202921 AC Stephens A OA HC

Address of Complaint: WASHINGTON RD & OLD MULRENNAN RD VALRICO **Complainant:** DARLENE BARTLETT **Complainant Address:** 3637 WASHINGTON ROAD VALRICO **Description:** COMPLAINANT STATES THAT SHE IS FARTHEST AWAY, RIGHT AFTER TURN OFF N. DOVER ROAD FROM CONSTRUCTION SITE. SHE IS FIRST HOUSE ON LEFT. DUST IS TERRIBLE AND SHE IS BEING IMPACTED AT HER RESIDENCE (PATIO, WINDOWS, EVEN BLUEBERRY BLOOMS ARE DAMAGED). SHE HAS MS AND FINDS IT DIFFICULT TO CONTINUOUSLY CLEAN, AND HER ASTHMA IS BAD WITH THIS DUST PROBLEM. **Location:** WC ROESE/STURGIS/LENNAR/WINWARD **Source:** WC ROESE/STURGIS/LENNAR/WINWARD **Findings:** SEE RELATED COMPLAINT 56680.

56684A 03/06/2001 03/08/2001 202921 AC Stephens A OA HC

Address of Complaint: WASHINGTON RD & OLD MULRENNAN RD VALRICO **Complainant:** MS. GASKINS **Complainant Address:** 3533 WASHINGTON ROAD VALRICO **Description:** COMPLAINS OF DUST FROM CONSTRUCTION SITE - DOES NOT WISH TO BE CONTACTED. SHE STATES SHE JUST WANTS US TO KNOW SHE IS HAVING A PROBLEM ALSO. **Location:** WC ROESE/STURGIS/LENNAR/WINWARD **Source:** WC ROESE/STURGIS/LENNAR/WINWARD **Findings:** SEE RELATED COMPLAINT 56680.

56685A 03/06/2001 03/08/2001 202921 AC Stephens A OA HC

Address of Complaint: WASHINGTON RD & OLD MULRENNAN RD VALRICO **Complainant:** JOE GUDE **Complainant Address:** WASHINGTON ROAD VALRICO **Description:** COMPLAINS OF DUST FROM CONSTRUCTION ON HIS BERRY FARM. HE HAS A LOT OF DAMAGE TO HIS FARM AND THEY HAVE DONE NOTHING TO HELP RESIDENTS IN AREA BY WAY OF CONTROLLING DUST. COMPLAINANT'S FARM IS AT THE END OF WASHINGTON ROAD NEAREST THE DEVELOPMENT (COULD NOT PROVIDE ADDRESS). **Location:** WC

56680A	03/05/2001	03/08/2001	202921	AC	Stephens A	OA	HC	ROESE/STURGIS/LENNAR/WINWARD Source: WC ROESE/STURGIS/LENNAR/WINWARD Findings: SEE RELATED COMPLAINT 56680. Address of Complaint: WASHINGTON RD & OLD MULRENNAN RD VALRICO Complainant: BETTY WATSON Complainant Address: 3507 WASHINGTON ROAD VALRICO Description: TREMENDOUS DUST PROBLEM FROM CONSTRUCTION SITE OFF MULRENNAN RD. SHE STATES SHE CAN'T ENJOY HER PATIO OR WORK OUTSIDE BECAUSE OF THE DUST. Location: WC ROESE/STURGIS/LENNAR/WINWARD Source: WC ROESE/STURGIS/LENNAR/WINWARD Findings: I RESPONDED TO MRS. WATSON'S RESIDENCE. THE DUST COMING FROM THE CONSTRUCTION SITE WAS EXTREME. PHOTO'S AND SAMPLES WERE COLLECTED, THIS CASE IS BEING REFERRED TO ENFORCEMENT. SEE ALSO RELATED INSPECTION REPORT FOR THIS CONSTRUCTION SITE.
56682A	03/05/2001	03/08/2001	202921	AC	Stephens A	OA	HC	Address of Complaint: WASHINGTON RD & OLD MULRENNAN RD VALRICO Complainant: JEANINE RICHARDS Complainant Address: 3525 WASHINGTON ROAD VALRICO Description: COMPLAINS OF EXCESSIVE DUST FROM CONSTRUCTION. SHE SAYS SHE HAS TO STAY INDOORS IT IS SO BAD. Location: WC ROESE/STURGIS/LENNAR/WINWARD Source: WC ROESE/STURGIS/LENNAR/WINWARD Findings: SEE RELATED COMPLAINT 56680.
56646A	01/23/2001	01/24/2001	202921		Stephens A	OA	HC	Complainant: GORDON JOHNSTON Complainant Address: 3517 WASHINGTON ROAD VALRICO Description: This complaint record was auto-generated by the database to track compliance/warning notice activity. It was not a citizen reported environmental concern. Location: AREA NEXT DOOR TO 3517 WASHINGTON ROAD Source: N/A Findings: N/A
59443A	01/23/2001	01/24/2001	202921		Stephens A	OA	HC	Address of Complaint: N MULRENNAN RD & PINE TOP DR VALRICO Complainant: JOSEPH OLSZEWSKI Complainant Address: 326 N. DOVER ROAD DOVER Description: CONSTRUCTION OF DEVELOPMENT ON MULRENNAN ROAD IS CAUSING A TERRIBLE DUST NUISANCE. Location: W.C. ROESE AND STURGIS CONSTRUCTION SITE Source: W.C. ROESE AND STURGIS CONSTRUCTION SITE Findings: STAFF RESPONDED TO CONSTRUCTION AREA AND SPOKE TO AN ON-SITE FOREMAN, TODD PIKES. THE CONSTRUCTION SITE WAS EXTENSIVE WITH HUGE PILES OF DIRT ACCUMULATED NEAR THE CONSTRUCTION ENTRANCE BY MULRENNAN RD. THERE WAS ONLY ONE WATERING TRUCK ON-SITE. MOST OF THE PROPERTY WAS DRY, INCLUDING THE PILES, AND HIGH WINDS WERE DRIVING LARGE AMOUNTS OF DUST OFF THE SITE. MR. PIKES GAVE ME THE MAIN OFFICE # 663-9397 AND REFERRED ME TO MR. BEN ROESE OF W.C. ROESE CONTRACTING. IT IS STAFF'S OPINION THAT THE DUST CONTROLS MEASURES OF THE CONTRACTOR ARE INADEQUATE FOR A SITE THAT LARGE.
59445A	01/23/2001	01/24/2001	202921	AC	Stephens A	OA	HC	Address of Complaint: N MULRENNAN RD & PINE TOP DR VALRICO Complainant: JIM WATSON Complainant Address: 3507 WASHINGTON RD VALRICO Description: EXCESSIVE DUST FROM CONSTRUCTION SITE NEARBY. Location: W.C. ROESE AND STURGIS CONSTRUCTION SITE Source: W.C. ROESE AND STURGIS CONSTRUCTION SITE Findings: SEE RELATED COMPLAINT 59443.

59447A	01/23/2001	01/24/2001	202921	AC	Stephens A	OA	HC	Address of Complaint: N MULRENNAND RD & PINE TOP DR VALRICO Complainant: FAYE GASKINS Complainant Address: 3533 WASHINGTON RD VALRICO Description: COMPLAINS OF EXCESSIVE DUST FROM DEVELOPMENT ON WASHINGTON RD. Location: W.C. ROESE AND STURGIS CONSTRUCTON SITE Source: W.C. ROESE AND STURGIS CONSTRUCTON SITE Findings: SEE RELATED COMPLAINT 59443.
58646A	09/19/2000	09/25/2000	202921	UNK		OA	HC	Complainant: DEBRA LARRY Complainant Address: 2923 PROPERTY VALRICO Description: CONSTRUCTION COMPANY IS CREATING LOT S OF DUST ACROSS THE STREET FROM HER HOUSE. SHE DOES NOT KNOW THE NAME OF THE COMPANY. Location: NEAR THE CORNER OF ST. CLOUD AVENUE & WASHINGTON ROAD Source: WC. ROESE CONTRACTING, INC. Findings: I VISITED THE SITE APPROXIMATELY 10:00 AM. CONSTRUCTION WORK WAS IN PROGRESS DURING THE INSEPCION. THE DUST CREATED BY THE CONSTRUCTION WORK WAS MINIMUM AND FAR AWAY FROM MS. LARRY PROPERTY (APPROX. 700FT) STAFF ALSO OBSERVED THAT THE CONSTURCTION COMPANY IS USING WATER TRUCKS TO MINIMIZE THE DUST CREATED BY THE CONSTRUCTION EQUIPMENT. NO VIOLATIONS OF THE EPC RULES WAS OBSERVED.
45979W	04/27/1999	04/27/1999	202921	UNK	Bartlett B	SPT	HC	Complainant: KEVIN KIRKFIELD Complainant Address: 3142 SR 60 Description: FOR 3 MONTHS OWNER HAS BEEN PUMPING SEWAGE FROM SEPTIC TANK SYSTEM TO STORM DRAIN ALMOST DAILY. Location: STRIP SHOP CTR, HWY 60 AT SKYWOOD. Findings: TALKED TO OWNER. ADVISED HIM THAT PUMPING ANYTHING FROM SEPTIC TANK WAS ILLEGAL.
55561H	04/22/1999	04/07/1999	202921	SQG	Gauthier D	HW	HC	Complainant: Anonymous Complainant Address: Description: Complainant claims Valrico Auto & Truck Repair, is disposing of used oil & waste antifreeze on the ground behind the building. Location: Facility is located at 3212 E. Hwy 60 Source: VALRICO AUTO AND TRUCK REPAIR Findings: On site inspection could not substantiate the complaint. Performed SQG verification. (refer Fac. Id #2908344)
56034H	10/05/1998	11/18/1998	202921	SWHW	Payton T	SW	HC	Complainant: COMMISSION BERGER Complainant Address: Description: There are a number of inoperable vehicles located in the back of property. There is a concern that oil and other fluids may be seeping into the ground. Location: 708 Mullrennan Road Source: JIM KUROSOKY Findings: No one home, left card. After a number of attempts to schedule a visit, met w/Mr. Kurosky on 11/18/98. Saw an enclosed fenced are with 9 vehicles parked. 2 w/o engines. Checked under vehicles & found no soil contamination. All waste oil from vehicle is taken to Discount Auto for recycling.
50966H	02/18/1998	03/04/1998	202921	SQG	Gauthier D	HW	HC	Complainant: Anonymous Complainant Address: Description: Express Towing has 2 AST's of unknown size that has just been placed onto the property. They are also performing auto repairs & are allowing fluids to drain onto a concrete pad. Complainant is concerned about housekeeping practices & legality of the tanks. Location: Corner of Sharewood Dr. & SR 60, Express Towing Source: EXPRESS TOWING & RECOVERY Findings: The AST's are new diesel fuel tanks recently installed by Radiant Oil of Tampa who supplies the diesel fuel. Capacity of each tank is 522 gallons. There was no evidence

44274H	01/05/1996	01/17/1996	202921	SQG	Baker E	EDC	HC	of improper management of auto fluids. See SQG file for further details. Complainant: Anonymous Complainant Address: Description: Car lot is suspected of letting motor oil leak from a concrete slab onto the ground. Used cars are brought frequently to the property and oil changes conducted on a regular basis. Dewey Risner Auto Sales, 3160 S.R. 60 E., Brandon Location: Dewey Risner Auto Sales, 3160 S.R. 60, Brandon Source: DEWEY RISNER AUTO SALES, 3160 S.R. 60 E. Findings: No stained soils nor evidence of improper oil disposal found.
40646W	12/08/1994	12/12/1994	202921	UNK	Bartlett B	DW	HC	Complainant: MS BARTLETT Complainant Address: Description: SEPTIC TANK TRUCKS DUMP THEIR CONTENTS ON PROPERTY NEAR HER HOME. CONCERNED ABOUT THE LEGALITY OF ACTIVITY & ITS POSSIBLE IMPACT TO HER POTABLE WELL. Location: ORANGE GROVES Findings: FORWARDED TO HCHD, JIM PHILLIPS. CALLED COMPLAINANT AND EXPLAINED.
39610A	08/01/1994	08/02/1994	202921		Blount M	AO	HC	Complainant: MRS. ALICE CYPHERS Complainant Address: 2909 N. GORMON DR. VALRICO Description: SHE CLAIMS THAT SINCE THEIR EVACUATION ON THE 25th OF JULY, THEY HAVE EXPERIENCED THE ODORS OF PROPANE AGAIN. BELIEVES THAT THIS COMPANY IS INTENTIONALLY RELEASING THE GAS. SHE THINKS THAT IT IS DANGEROUS AND AGAINST THE LAW TO DO THIS. Location: HWY. 60 AND ST. CLOUD RD. IN VALRICO Source: SURBURBAN PROPANE Findings: MEL AND I ARRIVED AT THE SITE AT APPROX. 1125hrs,. AND OBSERVED A A CARGO TYPE VEHICLE ON THE PROPERTY. WE SPOKE TO HIM AND HE ADVISED THAT A COMPANY COME OUT AND REFURBISH THE TANKS AND SOME OF THEM COULD BE CAUSING THIS PROBLEM. HE GAVE US THE PHONE NUMBER TO THE OFFICE AND ASKED US TO CALL. I WILL FOLLOWUP.
41093A	07/27/1994	07/28/1994	202921		Blount M	AO	HC	Complainant: MRS. ALICE CYPHERS Complainant Address: 2909 N. GORMON DR. Description: SHE CLAIMS THAT THERE ARE ALWAYS GAS ODORS COMING FROM AN ADJACENT PEICE OF PROPERTY FROM HER MOBILE HOME COMPLEX. THEY WERE EVACUATED FROM THERE HOMES BY THE HILLS. CO. FIRE DEPT. AT 1030HRS ON 07-25-94 FOR STRONG GAS ODORS IN THE AREA. Location: GORMON AND ST. CLOUD IN VALRICO AREA Source: SUBURBAN PROPANE Findings: I PHONED MRS. CYPHERS AFTER RECIEVING A A DOCUMENTED COVERSATION FROM F. LUZEY WHOM HE HAD WITH A FIRE DEPT. REPRESENTATIVE. I ASKED THAT SHE RETURN MY PHONE MESSAGE AND I WILL INFORM HER OF MR. LUZEY'S CONVERSATION WITH HCFD.
39511A	05/02/1994	05/04/1994	202921		Jacobs C	OB	HC	Complainant: Anonymous Complainant Address: Description: At least once a week, neighbor burns trash on their property (in barrel). Location: 110 Share Wood, Valrico (E on 60 cross Miller Rd, cross 1st set RR L on Share Wood (see Brandon Auto Salvage on R) Source: 110 SHAREWOOD Findings: Inspected location, no indication of a barrel or burning on property. Not able to substantiate complaint. Left card. ~3:36, Ms. Newton called, informed her of the complaint received. Advised her that burning is prohibited in the county. Complaint close.
39220A	04/13/1994	05/04/1994	202921		Jacobs C	OA	HC	Complainant: DAN WALDON Complainant Address: Description: COMPLAINANT

								(FORMER EMPLOYEE) STATES THAT WASTE PAINT, LACQUER THINNER AND MINERAL SPIRITS ARE BEING DISPOSED OF ON GROUND BEHIND BODY SHOP. WASTE IS BEING DUMPED NEAR WELL AND TRAILER. ALSO STATES THAT PAINT AREA DOES NOT HAVE FILTER OVER EXHAUST FAN AND PAINT DUST COVERS GROUND OUTSIDE BY EXHAUST FAN. GRASS HAS BEEN KILLED. Location: ADVANCED AUTO INTERSECTION OF SR 60 AND MULRENNAN ROAD Source: ADVANCED AUTO Findings: INSPECTED SITE NO INDICATION OF A DUST PROBLEM. THIS FACILITY DOES HAVE A PAINT BOOTH. COMPLAINT CLOSED.
39220H	04/13/1994	05/04/1994	202921	SQG	Cattanach B	HW	HC	Complainant: DAN WALDRON Complainant Address: Description: Complainat (former employee) states that waste paint, lacquer thinner and mineral spirits are being disposed of on ground behind body shop. Waste is being dumped near well and trailer. Also states that paint area does not have filter over exhaust fan and paint dust covers ground outside by exhaust fan. Grass has been killed. Advanced Auto, intersection of SR 60 and Mulrennan Road. Location: Advanced Auto, intersection of SR 60 and Mulrennan Road Source: ADVANCED AUTO Findings: No sign of improper disposal of paint waste.
36124A	05/21/1993	05/21/1993	202921		WILSON H	N	HC	Complainant: DANNY LOUIS Complainant Address: 3307 SOUTH TURKEY CREEK PLANT CITY Description: NOISE FROM A RACE CAR IS SO LOUD IT VIBRATES THE HOUSE. DUST IS ALSO A PROBLEM. Location: DAVID FAULK: 3209 S. TURKEY CREEK RD. Findings: SENT NOISE ADV. LETTER
34492A	04/13/1993	04/19/1993	202921		Watson A	OB	HC	Complainant: TREVIN THARRINGTON Complainant Address: Description: RESIDENT ACROSS RR TRACKS BURNS NIGHTLY-ODOROUS. TWO FAMILIES SHARE THE PROPERTY EDWARDS/PARKE Location: 214 SKYWOOD DRIVE, VALRICO Source: EDWARDS RESIDENCE Findings: SPOKE WITH MRS. EDWARDS AND ADVISED HER OF THE O.B. RULE. SHE ADMITTED BURNING LEAVES IN A PIT LAST WEEK. PIT WAS 4X6 FEET AND CONTAINED ONLY PARTIALLY BURNED VEGETATION. MRS. EDWARDS STATED SHE WILL DISPOSE OF YARD WASTE BY ANOTHER MEANS.
32323H	09/02/1992	10/20/1992	202921	SWHW	Payton T	SW	HC	Complainant: Anonymous Complainant Address: Description: Residents @ St. Cloud Mobile Home Park that have not garbage pick-up are dumping garbage all over the place - on ground, around trailers, piled up in car/trucks, etc. Hwy 60 through Brandon, left on St. Cloud, 1st dirt road on the right is Gorman Dr., #7, 9, and 11. Source: St. Cloud Mobile Home Park Findings: There was no visible signs of household trash on the ground or around the trailers. This park does have garbage pickup at the end of the dirt road, where some wood scraps and old couches were. No threat to env., refer to Code Enf.
20321H	01/06/1992	06/23/1992	202921	SWHW	Jordan S	SW	HC	Complainant: David Sapp Complainant Address: Description: 120 acre property at 9775, 9777, 9779 N. Gallagher Rd. has several illegal landfills, an unpermitted ponding drainage system, and leaking aboveground tank in lowland area. Findings: Violation corrected
5406	12/06/1989	12/27/1989	202921		Knochelmann M	SW	HC	Complainant: Anonymous Complainant Address: Description: Approx. 15-20 plastic containers approx. 100 gal each located on the N side of Hwy 60. Findings: 14 PLASTIC BARRELS WERE FOUND, ONE MARKED MIX NO

							GOOD, 4 MARKED APPLE ESSENCE, BARRELS NUMBERED 1-14
4104	03/17/1989	03/29/1989	202921	Nassar F	SW	HC	Complainant: Anonymous Complainant Address: Description: Household solid waste being disposed in 7'ditch at 399 Washington Road. Findings: NO HOUSEHOLD GARBAGE NOTED, HOWEVER OTHER CODE VIOLATIONS PRESENT AT ABOVE ADDRESS.
3883	02/06/1989	02/06/1989	202921	Batchelor W	IW	HC	Complainant: Beverly Gamble Complainant Address: Description: Airborne emission trucks transporting material to & from phosphate plants causing problem. Findings: MR. PAT FIELD SHAID NONE OF HIS COMPANY SOLID PRODUCT TRUCKS PASSES THROUGH BRANDON.
3875	01/31/1989	02/10/1989	202921	MCDANIEL E	IW	HC	Complainant: Wayne Bennett Complainant Address: Description: Brandon Auto Salvage disch. onto ground all wastewater resulting from rinsing of radiators. Findings: WASTE OIL TANKS ARE KEPT ON AN IMPERVIOUS BASE, AREA WAS NOT IMPACTED WITH OIL PRODUCT.
3351	09/30/1988	09/30/1988	202921	Nassar F	SW	HC	Complainant: Toni Edwards Complainant Address: Description: Neighbor is burying roofing materials. Findings: RESIDENTS HAD BURIED ONLY ASPHALT ROOFING SHINGLES IN A PIT, NO CONTACT WITH WATER.
2922	04/01/1988	04/01/1988	202921		WP	HC	Complainant: Anonymous Complainant Address: Description: cypress mobile home park have toilets that leak onto the ground or are not connected
519	04/14/1987	04/30/1987	202921	Schipfer A	SW	HC	Complainant: Anonymous Complainant Address: Description: AMERICAN SEPTIC TANK MAYBE DUMPING AGAIN, PLEASE CHECK. Findings: DID NOT OBSERVE EVIDENCE OF ALLEGED NEW DISPOSAL. TRUCK WAS NOT AT SITE DURING INSPECTION.

Total Count: 74



Complaints & Warning Notices



Warnings General Search Report

RR like 21
SS like 20
TT like 29

Warning	Div.	Vio Type	Vio Code	Investigator	Date Issued	Date Closed	County City	Location/Description
2015-0444H	H	SQG	HHW	Arcuri F	11/24/2015	12/01/2015	HC	Responsible: Patrick A. Woods Woods Radio & TV Descriptions: EPC staff observed a large amount of electronics including but not limited to televisions with cathode ray tubes, computer monitors, VCRs, and radios are stored on bare ground. Some of the electronics has been dismantled by Patrick Woods, owner of Woods Radio and TV. Mr. Woods stated that he has plans of recycling the electronics/electronic components for its metal value. However, at the time of the initial EPC complaint investigation and upon further discussion with Mr. Woods, it was revealed that a recycling/disposal plan is not in place resulting in a large amount of electronic waste generated and stored on his property. EPC staff has concerns that electronic waste on bare ground has the potential to impact soil and groundwater. See Complaint Report No. 2015-1475H. Recommendations: 1) Immediately cease bringing in and/or accepting any additional electronics at this location; 2) Devise and put into action a plan to recycle and/or dispose of the electronics currently stored at this location to a permitted facility.
2015-0035A	A	OB	1-4	Cummings M	03/11/2015	03/30/2015	HC	Responsible: Mr. Humberto Mendez & Ms. Nancy Mendez Location: 3166 Property Lane & 3168 Property Lane, Valrico, FL Descriptions: Illegal residential burning of prohibited material. Recommendations: You must respond to our office in writing 10 days of receipt of this notice detailing those measures you will take to prevent any future reoccurrences. You must refrain from any further prohibited open burning.
2007-3281W	W	WWP	?	Nassar F	04/19/2007	06/13/2007	HC	Responsible: VALRICO/CITGO CAR WASH (Everest Trading Corp.) Location: 2510 E. Highway 60, Valrico, FL 33594 Descriptions: General permit #FLA012359 will expire on May 7, 2007. The permit requires the permittee to file the appropriate application and fee within 30 day of permit expiration in order to continue coverage under the general permit. Recommendations: Submit the proper application and review fee to EPC immediately. Contact Woodrow Batchelor, P.E. at 813-627-2600 ext. 1015 for more information. If permit coverage expires, you may be subject to enforcement action.
22012A	A	OB	1-4		05/03/2005	05/26/2005	HC	Responsible: Mr. Thomas Moyer Location: 3211 Moyer Lane Descriptions: unauthorized open burning
20441	A	OA	1-3	Cummings M	01/24/2001	02/21/2001		Responsible: STURGIS CONSTRUCTION/MIKE WILLIAMS Location: MULRENNAN ROAD Descriptions: EXCESSIVE AMOUNT OF DUST BEING CREATED FROM ACTIVITY CAUSING NEARBY RESIDENTS A NUISANCE. Recommendations: PLEASE RESPOND WITHIN 10 DAYS STATING CORRECTIVE MEASURES. A WATER TRUCK SHOULD BE ON-SITE AT ALL TIMES TO PROVIDE MEANS OF REDUCING FUGITIVE DUST.
20442	A	OA	1-3	Cummings M	01/24/2001	02/21/2001		Responsible: W.C. ROESE CONTRACTING/BEN ROESE Location: MULRENNAN ROAD Descriptions: EXCESSIVE AMOUNT OF DUST BEING CREATED FROM ACTIVITY CAUSING NEARBY RESIDENTS A NUISANCE. Recommendations: PLEASE RESPOND WITHIN 10 DAYS STATING CORRECTIVE MEASURES. WATER TRUCKS SHOULD BE ON-SITE AT ALL TIMES TO PROVIDE ADEQUATE MEANS OF REDUCING FUGITIVE DUST.
20761	A	OB	OB		01/25/2000	02/08/2000		Responsible: ALICIA KNECELY Location: 107 VILLAGE DRIVE Descriptions: THIS IS THE SECOND TIME RESPONDING TO THIS ADDRESS BURN RULES WERE ADVISED. THIS WAS ALSO UNATTENDED VERBAL

16303 A OB AOB Cummings M 01/28/1999 03/24/1999

16219 A OB AOB 03/29/1995 04/19/1995

WARNING WAS ON 12-26-99 IN #043579.

Recommendations: CONTACT OUR OFFICE IN WRITING WITHIN 10 DAYS INDICATING WHAT MEASURES WILL BE TAKEN TO PREVENT RECURRENCES OR CORRECT THE PRESENT MATTER. A FOLLOW-UP INSPECTION WILL BE CONDUCTED BY AN EPC AGENT. PLEASE MAIL YOUR CORRESPONDENCE TO THE ADDRESS LISTED BELOW.

Responsible: JIM COLELMAN **Location:** same as above

Descriptions: Illegal burning of prohibited materials. (bed mattress, plastic bottles, and other prohibited materials). **Recommendations:** respond in writing within 10 days stating measures taken to prevent a reoccurrence.

Responsible: VANCE HUNT **Location:** SAME AS ABOVE

Descriptions: BURNING FOR THE PURPOSE OF RESIDENTIAL MATERIAL LAND CLEARING

Recommendations: RESPOND TO OUR OFFICE WITHIN 10 DAYS STATING CORRECTED MEASURES.

Total Count: 9



Exhibit 7

Contact Log and Sources

FDEP OCULUS Database <http://dwmedms.dep.state.fl.us/>

FDEP MapDirect Viewer..... <http://ca.dep.state.fl.us/mapdirect/gateway.jsp>

SWFWMD Permits Viewer <http://www.swfwmd.state.fl.us/permits/>

ERIS 888/396-0042

Hillsborough County Property Appraiser..... <https://www.hcpafl.org/>

Hillsborough County Environmental Protection Commission 813/627-2600

Mr. Gregory Kharonov, CLIENT aagflhomes@gmail.com

Mr. Larry Miley, Owner.....



Exhibit 8

Credentials of Environmental Professional

MICHAEL NOLAN, P.E.
PRINCIPAL ENGINEER

EDUCATION

Bachelor of Science in Civil Engineering, Purdue University, 2008

PROFESSIONAL LICENSURE

Professional Engineering License - Florida #79407

TRAINING AND CERTIFICATIONS

- Qualified Stormwater Management Inspector
Florida Department of Environmental Protection

PROJECT EXPERIENCE

- Perform more than 50 Phase I Environmental Site Assessment reports over the course of employment. Certify reports subsequent to receiving engineering license. Duties include site inspection, regulatory review, historical research, interviews, and compiling reports for client.
- Project manage and perform numerous site assessment field activities including monitoring well installations, groundwater sampling events, soil sampling, soil screening with an organic vapor analysis photo and/or flame ionization detector, and soil vapor analysis.
- Develop and/or update Spill Prevention, Countermeasure and Control Plans and Stormwater Pollution Prevention Plans for industrial clients. Preparation of documents includes review of up-to-date regulations, site inspection, runoff and containment calculations, and compiling an easy-to-read report.
- As an expert witness, conducted an area-wide erosion and sedimentation study for private client to assess impacts to their marina business from settled sediments at the docks. Reviewed previous studies, development trends, and current and historical stormwater patterns. Made observations and took water samples along the creek feeding water toward the marina. Developed an engineering study for introduction into lawsuit, and defended the study and conclusions in a deposition.
- Conducted a facility-wide industrial wastewater audit for a private client to reduce their treatment costs and impact fees. Developed a schedule of sampling and recommended plan of action to identify sources of most costly parameters and treat or eliminate these sources.

MICHAEL NOLAN, P.E.

- Conducted a file review and Phase II Site Assessment activities on a 23-acre industrial parcel in St. Petersburg. Project included performing regularity research into possible contamination issues, developing site assessment recommendations, coordinating and performing site assessment activities, and compiling comprehensive report for a private client looking to purchase the property.
- Perform various environmental permitting tasks, including the preparation of applications for: a Closed –Loop Recycle System Industrial Wastewater Permit for a concrete batch plant; renewal of a Domestic Wastewater Treatment Plant permit for a mobile home park; renewal of an Industrial Wastewater Permit for a large industrial client that discharged wastewater onto a sprayfield; and a Car Wash Recycle general permit.
- As a civil engineer, assist clients in the design and permitting process for construction projects, including: Design and construction of a warehouse addition; Design and construction of a remediation water recovery system; Design work multi-residential urban redevelopment; Design work on a residence and chapel within a flood zone; Re-zone of an Ybor office parcel; Feasibility studies for clients to assess construction options prior to a property purchase; Engineered drainage plans when required for residential or commercial additions or new construction.

EMPLOYMENT

June 2010 – June 2015	Engineering Technician and Engineering Intern
June 2015-Present	Professional Engineer
	Environmental Engineering Consultants, Inc.

Kristoffer Caldwell

Environmental Specialist

EDUCATION

Bachelor of Science in Environmental Science and Policy, University of South Florida
2011

TRAINING AND CERTIFICATIONS

- Certification of Visible Opacity Reading – EPA Certified
- Certified Radon Measurement Technician- State of Florida
Department of Health

PROJECT EXPERIENCE

- Assisted in groundwater and soil sampling events on numerous contaminated sites
- Performed quarterly monitoring events at historic landfill to determine methane levels associated with previous usage. Monitoring includes maintenance of remediation systems and reporting of results to regulatory agency
- Assisted in investigations of properties to determine the extent of wetland and upland areas in order to obtain permits for clients
- Assisted in report generation for quarterly monitoring reports of contaminated sites
- Maintain two remediation stations including; field calibrations, installation of equipment, quarterly reporting, and bi-weekly logging of site conditions
- Perform Phase I Environmental Site Assessment reports. Duties include site inspection, regulatory review and assembling report for client
- Perform visible emissions testing on facilities to determine compliance with existing permits
- Perform radon tests for clients. Duties include site investigation to determine proper placement of devices, placement and retrieval of devices and generating a report on findings to present to client

- Water use permitting for large-scale citrus processing operation; 10-year permit renewal included water-use calculations and

EMPLOYMENT

June 2016 – May 2017	Marketing Specialist and Environmental Technician
May 2017- Present	Environmental Specialist



Exhibit 9

Contract for Services

kladd@eec-tampabay.com

From: Michael Nolan, PE <mnolan@eec-tampabay.com>
Sent: Wednesday, July 20, 2022 1:22 PM
To: kladd@eec-tampabay.com
Subject: FW: Zoning Info Request:: Folio or address - 2932 Washington Rd Valrico FL 33594

From: gregory kharonov [mailto:aagflhomes@gmail.com]
Sent: Wednesday, May 11, 2022 3:05 PM
To: mnolan@eec-tampabay.com
Cc: kcaldwell@eec-tampabay.com
Subject: Re: Zoning Info Request:: Folio or address - 2932 Washington Rd Valrico FL 33594

Order site 1 review please.

Sent from my iPhone

On May 11, 2022, at 1:28 PM, Michael Nolan, PE <mnolan@eec-tampabay.com> wrote:

Greg, our environmental specialist reviewed the site, and due to its apparent use as a junkyard, we would recommend a Phase I Env. Site Assessment.

Depending on Kris's schedule I will try to bring him with me on the walkthrough next week. Otherwise he will coordinate separately with the representatives who are arranging my visit.

Please confirm we are good to proceed. I will await contact from your team regarding the site visit.

Michael Nolan, P.E.
Environmental Engineering Consultants, Inc.
5119 N Florida Ave, Tampa FL 33603
813-237-3781

From: gregory kharonov [mailto:aagflhomes@gmail.com]
Sent: Wednesday, May 11, 2022 9:17 AM
To: Michael PE <mnolan@eec-tampabay.com>
Subject: Re: Zoning Info Request:: Folio or address - 2932 Washington Rd Valrico FL 33594

Sent from my iPhone