

PHASE I
ENVIRONMENTAL SITE ASSESSMENT REPORT
CONSERVATION 2020 - PARCEL 272
19341 SLATER ROAD
NORTH FORT MYERS, LEE COUNTY, FLORIDA

Lee County Lands and
Mr. Raymond Morre
P.O. Box 360
Clear Creek, Indiana 47426

April, 2005

Prepared By:

Water Resource Solutions, Inc.
428 Pine Island Road S.W.
Cape Coral, Florida 33991

PROJECT NUMBER
01-05050.E1

Water Resource Solutions

428 Pine Island Road SW • Cape Coral, Florida 33991

239 574-1919 Fax: 239 574-8106

April 18, 2005

Lee County Lands and
Mr. Raymond Morre
P.O. Box 360
Clear Creek, Indiana 47426

Subject: Conservation 2020 Parcel 272
19341 Slater Road
North Fort Myers, Lee County, Florida
Water Resource Solutions Project #01-05050.E1

Dear Mr. Morre:

In accordance with our verbal agreement, Water Resource Solutions, Inc. has performed a Phase I Environmental Site Assessment (ESA) on the subject site.

The subject site is located approximately 1/2 mile northwest of the Interstate 75 and Slater Road intersection in North Fort Myers. The site is approximately 38 acres of predominantly undeveloped land. The site was owned by the Whitehead family from the early 1940's until it was foreclosed upon during the late 1990's. The site is developed with four residences of various sizes, a foundation, and slaughter house. Surficial debris containing vegetative material, household debris, a car, truck bed, and large tractor tires were observed on the site. No evidence of hazardous substance or petroleum product impacts were observed on the assessment site.

Observations noted during the off-site survey indicated that properties adjacent to the site were limited to undeveloped land and residential properties. Water Resource Solutions did not observe on-site or off-site indicators of hazardous substance or petroleum product impacts during the site inspection.

Please call me at 574-1919 Ext. 106 if you have any questions.

Sincerely,



Donald W. Mayne, CFEA
Project Manager
Environmental Site Assessments

dwm
Enclosure

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- C. Parcel Sketch and Aerial Photograph
- D. Resumes of Participating Professionals

1.0

SUMMARY

The subject site is located approximately one half mile northwest of the Interstate 75 and Slater Road intersection in North Fort Myers. The site consists of 38 acres of land developed with four residences, an abandoned cattle slaughter house, and cinderblock wall structure.

Information obtained from the historical investigation revealed that the site was owned by the Whitehead family since at least the 1940's. The original residence was constructed in the 1930's during the time the Slater sawmill was in operation, approximately one mile southeast of the site. An additional log cabin was constructed near the west bank of Daughtrey's Creek. The large home and slaughterhouse were constructed during the early 1960's. The Whitehead's main source of income was from cattle and contracting. Howard Whitehead passed away in about 1990, and the two surviving children tried to use the land and operate various businesses until it was sold during a foreclosure in the late 1990's. Scattered surficial debris containing vegetative debris, household items, several tractor tires and axles, a car, and truck bed were observed on the site. After interviewing several people who knew the Whiteheads, there were several rumors of debris and/or human remains buried at the site. None of these individuals personally observed these activities. Due to the uncertainty of these allegations, four soil borings were installed in cleared areas or areas containing debris. No materials were observed in these soil borings. A review of government agency listings indicated no uses on the site or adjacent properties that used, stored, or generated hazardous substances or petroleum products. No environmental files exist for this site at either Lee County or the Florida Department of Environmental Protection.

Observations noted during the off-site survey indicated that properties adjacent to the site were limited to undeveloped land and residential properties. Water Resource Solutions did not observe on-site or off-site indicators of hazardous substance or petroleum product impacts during the site inspection.

APPENDIX A

Photographs



PHOTO 1- ORIGINAL RESIDENCE IN CENTRAL PORTION OF THE SITE



PHOTO 2 - LOG HOME NORTH OF THE MOBILE HOME



PHOTO 3 - WHITEHEAD RESIDENCE IN CENTRAL PORTION OF THE SITE



PHOTO 4 - MOBILE HOME LOCATED BETWEEN CANAL AND DAUGHTREYS CREEK



PHOTO 5 - INTERIOR PORTION OF SLAUGHTER HOUSE



PHOTO 6 - UNFINISHED CONSTRUCTION PROJECT



PHOTO 7 - RESIDENCE NORTH OF THE SITE



PHOTO 8 - I-75 TO THE SOUTHWEST



PHOTO 9 - LARGE METAL ITEMS NORTH OF WHITEHEAD RESIDENCE



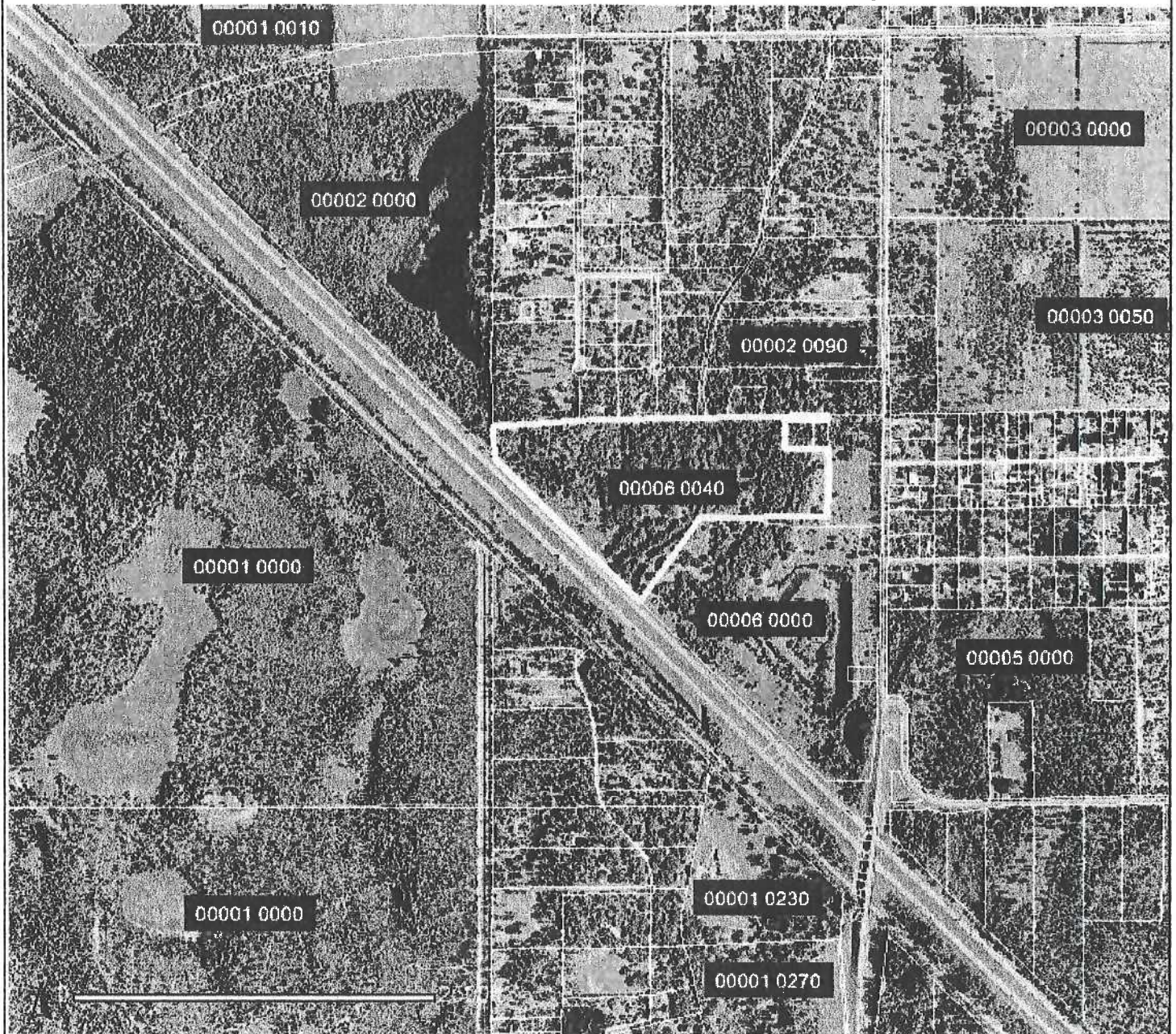
PHOTO 10 - TRACTOR TIRES NORTHEAST OF MOBILE HOME



PHOTO 11 - LARGE TRACTOR AXIL NORTHEAST OF MOBILE HOME

APPENDIX B
Aerial Photograph

Lee Property Appraiser Web Tax Map



Tax Map Legend

Selected Parcel

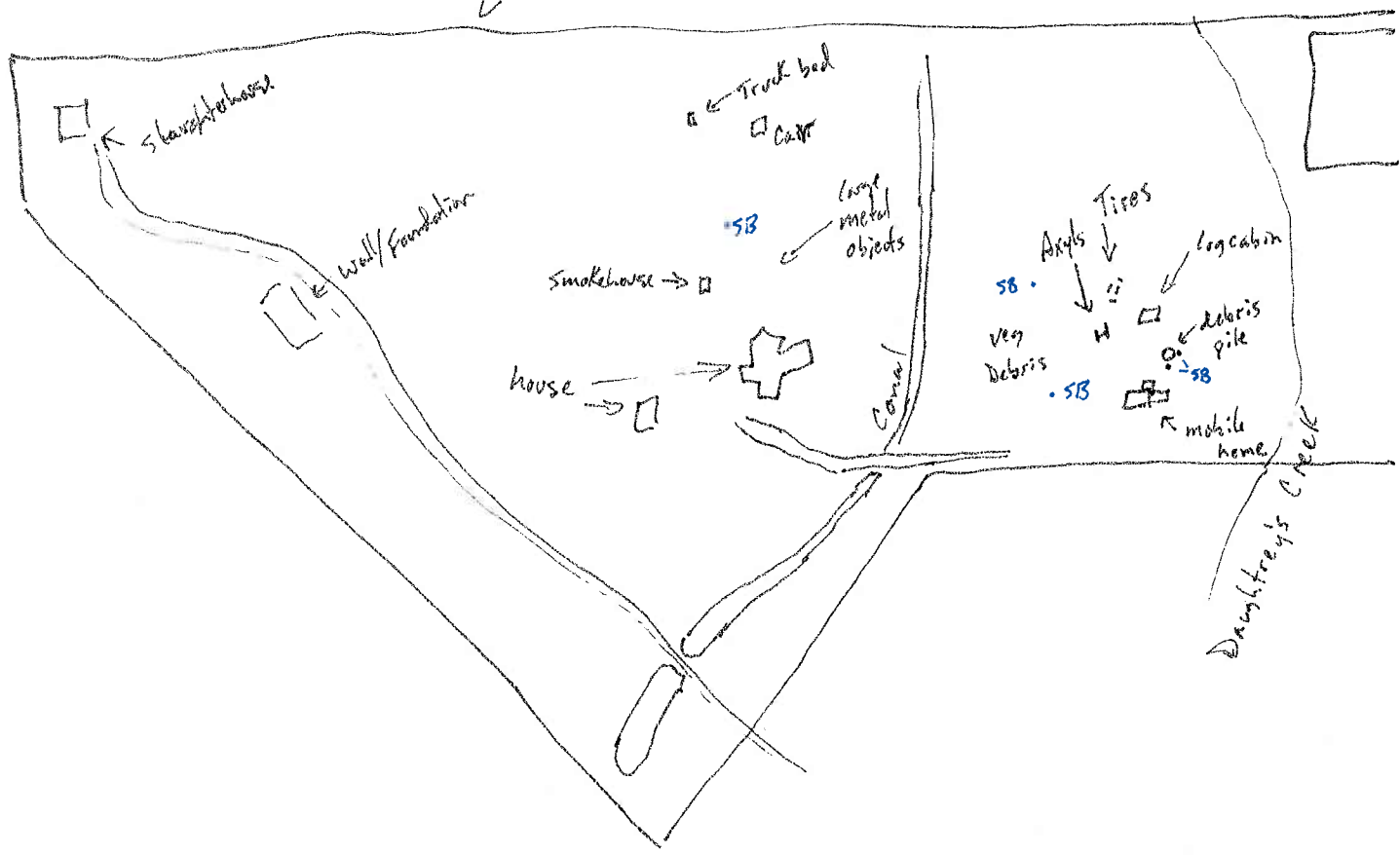
Road Centerlines

Parcels

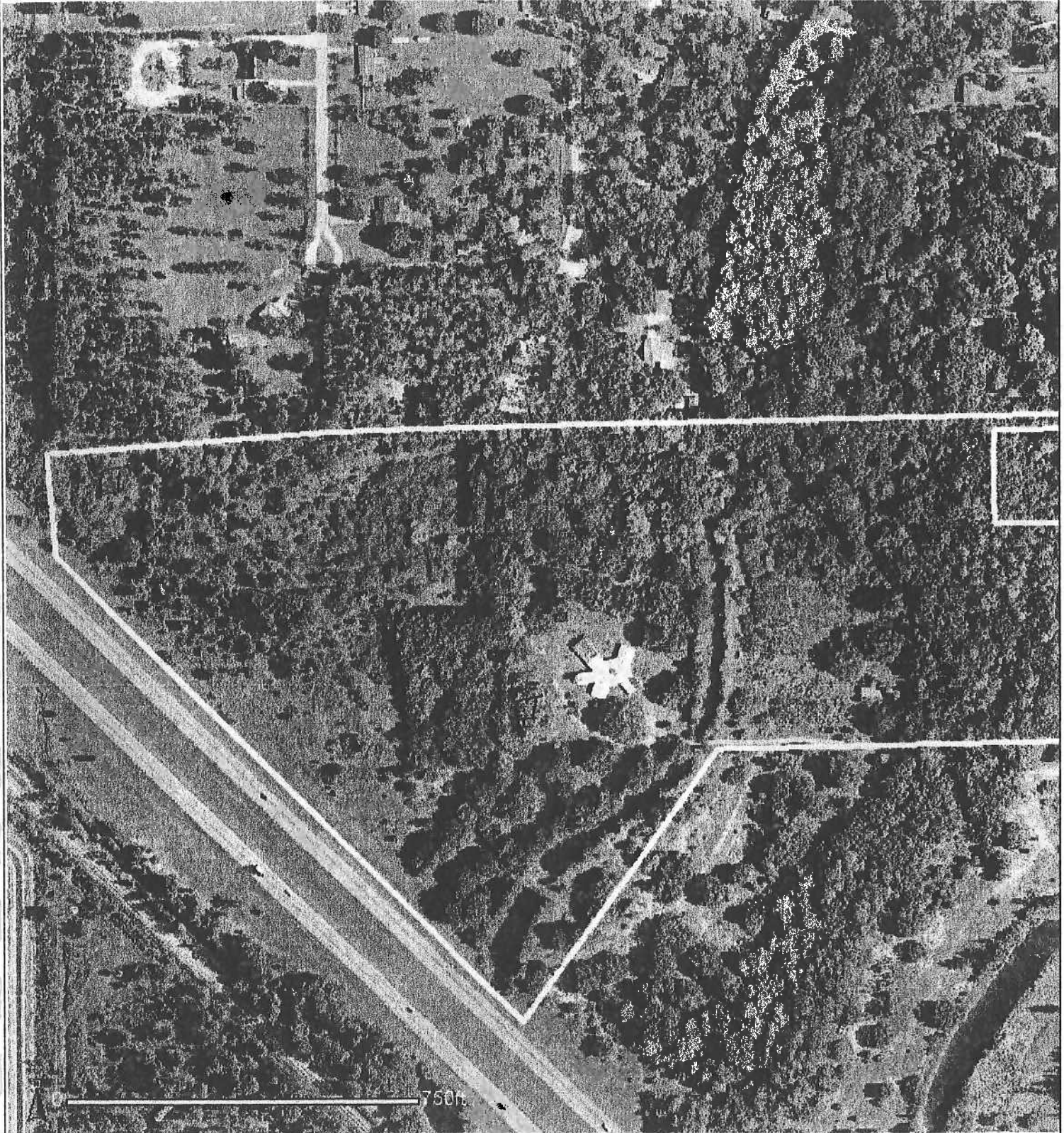
Aerial Image Set	2002 (Color)	Map Currency Date	4/15/2005 8:37:15 AM
Selected	07-43-25-00-00006.0040	Legal	FR NE COR OF SW1/4

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Site



Lee Property Appraiser Web Tax Map



APPENDIX C
Regulatory Database Report

ENVIRONMENTAL DATA REPORT

Standard ASTM Research+
19341 Slater Road
North Ft Myers, Florida 33917
Client Project #: 01-05050.E1

Prepared For:

Water Resource Solutions, Inc.
428 Pine Island Rd SW
Cape Coral, FL 33991

Prepared By:

ENVIRONMENTAL DATA MANAGEMENT, INC.
14100 Walsingham Road, Suite 31
Largo, Florida 33774

Friday, April 15, 2005

Friday, April 15, 2005

Client Project #: 01-05050.E1

Don Mayne
Water Resource Solutions, Inc.
428 Pine Island Rd SW
Cape Coral, FL 33991

Subject: **Standard ASTM Research+ -- EDM Project #: 16574**

Dear Mr. Mayne:

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

**19341 Slater Road
North Ft Myers, Florida 33917**

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

- **Executive Summary** - a listing of the databases searched, search distance criteria and the number of sites identified for each database.
- **Map(s) of Study Area** - show the location of sites identified relative to the subject property. These sites are labeled with Map ID Numbers, used to correlate the map symbols with data detail within the report. *A non-mapped option is available.*
- **Summary Table** - summary information concerning the records identified within your study area. The table provides corresponding Map ID numbers, the site's Permit or Facility I.D. Number, the site's name and address and the government database(s) on which the site was listed.
- **Site Detail Reports** - data detail for each record identified. Grouped by database listing or by Map ID.
- **Proximal Records Table** - summary information listing potentially relevant sites identified just beyond the search criteria. These records may account for instances where a regulated site's boundary extends into the study area but its address is outside of the search radius or where the site is mis-mapped slightly.
- **Non-Mapped Records Table** - lists those government records that do not contain sufficient address information to plot within our GIS system, but may still exist within your study area.
- **Ancillary Information** - may include Title Search Report, City Directory Records or other additional research records.

At EDM we take great pride in our work, and continually strive to provide you with the most thorough and comprehensive service available. We accomplish this by manually screening your report against both computerized and hard copy maps, as well as additional address sources. This manual effort may add more time and effort to your report preparation, but we think a more thorough and accurate result is worth it. After all, what's the value of inaccurate information?

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

ENVIRONMENTAL DATA MANAGEMENT, INC.

Agency List Descriptions

US Environmental Protection Agency (USEPA)

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

The US EPA Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) is the Superfund database used to track facilities and/or locations that the USEPA is investigating to determine if an existing or threatened release of hazardous substances is present.

Agency File Date: 3/22/2005

Received by EDM: 4/4/2005

EDM Database Updated: 4/8/2005

RCRIS Handlers with Corrective Action (CORRACTS)

The US EPA Corrective Action Sites (CORRACTS) database is a listing of hazardous waste handlers that have undergone RCRA corrective action activity. This information is compiled by the EPA Regional and State RCRA program personnel, as well as the RCRA facilities themselves.

Agency File Date: 1/10/2005

Received by EDM: 2/10/2005

EDM Database Updated: 2/19/2005

Emergency Response Notification System List (ERNS)

The Emergency Response Notification System (ERNS) is a database used to store information on the notification of oil discharges and hazardous substance releases. The ERNS program is a cooperative data sharing effort among the EPA, DOT and the National Response Center (NRC).

Agency File Date: 1/26/2005

Received by EDM: 3/8/2005

EDM Database Updated: 3/15/2005

Archived Cerclis Sites (NFRAP)

The US EPA NFRAP list contains archived data on CERCLIS sites where the EPA has completed assessment activities and determined no further steps to list the site on the NPL will be taken. These NFRAP sites may be reviewed by the states in which they are located to determine if they should be returned to CERCLIS because of newly identified contamination problems at the site.

Agency File Date: 3/22/2005

Received by EDM: 4/4/2005

EDM Database Updated: 4/8/2005

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

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

Agency File Date: 1/10/2005

Received by EDM: 2/2/2005

EDM Database Updated: 2/19/2005

National Priorities List (NPL)

The US EPA National Priorities List (NPL) contains facilities and/or locations where environmental contamination has been confirmed and prioritized for cleanup activities. The NPL was devised as a method for the EPA to prioritize these sites for the purpose of taking remedial action as funded by the Hazardous Waste Substance Superfund program.

Agency File Date: 3/22/2005

Received by EDM: 4/4/2005

EDM Database Updated: 4/8/2005

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

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

Agency File Date: 1/10/2005

Received by EDM: 2/2/2005

EDM Database Updated: 2/19/2005

Florida Department of Environmental Protection (FDEP)

Leaking Underground Storage Tanks List(LUST)

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

Agency File Date: 3/15/2005

Received by EDM: 3/17/2005

EDM Database Updated: 3/23/2005

Solid Waste Facilities List(SLDWST)

The FDEP SLDWST identifies locations that have been permitted to conduct solid waste handling activities including Landfills, Transfer Stations and sites handling Bio-Hazardous wastes. Sites listed with "##" after the GMS ID Number are historical locations, obtained from documents on record at local agencies.

Agency File Date: 3/1/2005

Received by EDM: 3/1/2005

EDM Database Updated: 3/2/2005

State Sites List(STCERC)

The STCERC is a historical listing of sites that the Florida Department of Environmental Regulation (FDER) compiled to track suspect contamination sites. This list was known as the Florida SITES list and was last updated by the FDER in 1989.

Agency File Date: 12/1/1989

Received by EDM: 4/1/1995

EDM Database Updated: 4/25/1995

State Funded Action Sites(STNPL)

The FDEP SFAS list contains facilities and/or locations that have been identified by the FDEP as having known environmental contamination and are currently being addressed through State funded cleanup action.

Agency File Date: 7/16/2004

Received by EDM: 3/7/2005

EDM Database Updated: 3/8/2005

Underground/Aboveground Storage Tanks(TANKS)

The FDEP Storage Tank and Contamination Monitoring (STCM) database contains sites with registered aboveground and/or underground storage tanks containing regulated petroleum products. Please refer to the "Explanation of Florida Tank Codes" insert to interpret tank construction, monitoring and piping codes.

Agency File Date: 3/17/2005

Received by EDM: 4/4/2005

EDM Database Updated: 4/8/2005

Supplemental Databases

Florida Dry Cleaners(DRY)

The Florida Dry Cleaners List is extracted from the FDEP Storage Tank and Contamination Monitoring (STCM) database. It contains a listing of those Dry Cleaner sites (and suspected historical Dry Cleaning sites) who have registered with the FDEP for the Dry Cleaning Solvent Cleanup Program.

Agency File Date: 2/7/2005

Received by EDM: 3/1/2005

EDM Database Updated: 3/1/2005

Facility Index System List(FINDS)

The US EPA Facility Index System (FINDS) is a historical database containing an inventory of sites that are regulated by Program Offices of the EPA, such as Air, Water, and Waste. Each listed facility contains one or more "pointers" to indicate the facility's "Source Indicator". The Source Indicator represents the corresponding EPA Program Offices responsible for regulating the site.

Agency File Date:

Received by EDM: 11/23/1998

EDM Database Updated: 11/23/1998

Toxic Release Inventory System(TRIS)

The US EPA TRIS list identifies those facilities that are required to submit annual reports relative to the estimated routine and accidental release of toxic chemicals to the environment, as stipulated under current federal laws.

Agency File Date: 3/31/2003

Received by EDM: 3/11/2004

EDM Database Updated: 3/17/2004

EXPLANATION OF FLORIDA TANK CODES

CONSTRUCTION TYPE CODES

A = BALL CHECK VALVE
B = INTERNAL LINING
C = STEEL
D = UNKNOWN
E = FIBERGLASS
F = FIBERGLASS-CLAD STEEL
G = CATHODIC PROTECTION-SACRIFICIAL ANODE
H = CATHODIC PROTECTION-IMPRESSED CURRENT
I = DBL WALL/SINGLE MATERIAL
J = SYNTHETIC LINER IN TANK EXCAVATION
K = AST CONTAINMENT: CONCRETE /SYNTHETIC MATERIAL AREA
L = COMPARTMENTED
M = SPILL CONTAINMENT BUCKET
N = FLOW SHUT OFF
O = TIGHT FILL
P = LEVEL GAUGES, HI LEVEL ALARMS
Q = OTHER DER APPROVED PROTECTION METHOD
R = DBL WALL/DUAL MATERIAL/ (TANK "JACKET")
S = OTHER DEP APPROVED SECONDARY CONTAINMENT SYSTEM
T = SMALL USE TANK
U = FIELD ERCTED TANK
V = PIPELESS UST W/SECONDARY CONTAINMENT
W = BUILT ON SUPPORTS
X = CONCRETE
Y = POLYETHYLENE
Z = OTHER DEP APPROVED TANK MATERIAL

PIPING TYPE CODES

A = ABOVE GROUND-NO CONTACT W/SOIL
B = STEEL OR GALVANIZED METAL
C = FIBERGLASS
D = EXTERNAL PROTECTIVE COATING
E = CATHODIC PROTECTION (SACRIFICIAL ANODE/IMPRESSED CURRENT)
F = DBLWALL/SINGLE MATERIAL
G = SYNTHETIC OR BOX/TRENCH LINER
H = AIRPORT/SEAPORT HYDRANT SYSTEM
I = SUCTION PIPING SYSTEM
J = PRESSURIZED PIPING SYSTEM
K = DISPENSER LINERS
L = BULK PRODUCT SYSTEM
M = DOUBLE WALL / DUAL MATERIAL (PIPE "JACKET")
N = APPROVED SYNTHETIC MATERIAL
O = SEVERE VIOLATION
P = INTERNAL PIPING WITHIN INTERNAL SUMP RISER
V = VIOLATION
X = NO PIPING ASOCIATED WITH TANK
Y = UNKNOWN
Z = OTHER DEP APPROVED PIPING MATERIAL

LEAK MONITORING CODES

1 = CONTINUOUS ELECTRONIC SENSING EQUIPMENT
2 = VISUAL INSPECTIONS OF PIPING SUMPS
3 = ELECTRONIC MONITORING OF PIPING SUMPS
4 = VISUAL INSPECTIONS OF DISPENSING LINERS
5 = ELECTRONIC MONITORING OF DISPENSER LINERS
6 = EXTERNAL PIPING MONITORING
7 = AUTOMATICALLY SAMPLED WELLS
8 = MANUALLY SAMPLED WELLS
A = SITE SUITABILITY PLAN
B = SITE SUITABILITY PLAN EXEMPTION
C = GROUNDWATER MONITOR PLAN
D = SPCC PLAN
E = INTERSTITIAL MONITORING UST LINERS
F = INTERSTITIAL SPACE-DOUBLE WALL TANK
G = ELECTRONIC LINE LEAK DETECTOR W/FLOW SHUTOFF
H = MECHANICAL LINE LEAK DETECTOR
I = NOT REQUIRED-SEE RULE FOR EXEMPTIONS
J = INTERSTITIAL MONITORING-PIPING LINER
K = INTERSTITIAL MONITORING- DOUBLE WALL PIPING
L = AUTOMATIC TANK GAUGING SYSTEM (USTS)
M = MANUAL TANK GAUGING SYSTEM (USTS)
N = GROUNDWATER MONITORING SYSTEM
O = VAPOR MONITORING SYSTEM
P = VAPOR MONITORING W/DILUTION PROCEDURES
Q = VISUAL INSPECTION OF AST SYSTEMS
R = INTERSTITIAL MONITORING OF TANK BOTTOM
S = STATISTICAL INVENTORY RECONCILIATION (SIR/USTS)
T = ANNUAL TIGHTNESS TEST WITH INVENTORY (UST)
U = BULK PIPING PRESSURE TEST
V = SUCTION PUMP CHECK VALVE
W = FIBER-OPTIC TECHNOLOGIES
X = NONE
Y = UNKNOWN
Z = OTHER DEP APPROVED MONITORING METHOD

Executive Summary

Client Information	Project Information
Don Mayne Water Resource Solutions, Inc. 239-574-1919 ex106 Client Job No# 01-05050.E1 Client P.O. No	Standard ASTM Research+ 19341 Slater Road North Ft Myers, Florida 33917 EDM Job No# 16574

The following table displays the databases that were included in the research provided, the respective search distance for each database, and the number of records identified for each database.

	Search Radius (Miles)	From 0 - .13 mi	From .13 - .25 mi	From .26 - .5 mi	From .51 - 1.0 mi	Greater than 1 Mile	Totals
EPA DATABASES							
National Priorities List(NPL)	1.00	0	0	0	0	N/A	0
Comprehensive Env Response, Compensation & Liability Information System List(CERCLIS)	0.50	0	0	0	N/A	N/A	0
Archived Cerclis Sites(NFRAP)	0.50	0	0	0	N/A	N/A	0
Emergency Response Notification System List(ERNS)	0.25	0	0	N/A	N/A	N/A	0
RCRIS Handlers with Corrective Action(CORRACTS)	1.00	0	0	0	0	N/A	0
RCRA-Treatment, Storage and/or Disposal Sites(TSD)	1.00	0	0	0	0	N/A	0
RCRA-LQG,SQG,CESQG and Transporters(NONTSD)	0.25	0	0	N/A	N/A	N/A	0
FDEP DATABASES							
State Funded Action Sites(STNPL)	1.00	0	0	0	0	N/A	0
State Sites List(STCERC)	0.50	0	0	0	N/A	N/A	0
Solid Waste Facilities List(SLDWST)	0.50	0	0	0	N/A	N/A	0
Leaking Underground Storage Tanks List(LUST)	0.50	0	0	0	N/A	N/A	0
Underground/Aboveground Storage Tanks(TANKS)	0.25	0	0	N/A	N/A	N/A	0
SUPPLEMENTAL DATABASES							
Florida Dry Cleaners(DRY)	0.50	0	0	0	N/A	N/A	0
Facility Index System List(FINDS)	0.25	0	0	N/A	N/A	N/A	0
Toxic Release Inventory System(TRIS)	0.25	0	0	N/A	N/A	N/A	0

***** Disclaimer *****

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

EDM

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

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**** ENVIRONMENTAL DATA MANAGEMENT ****

Standard ASTM Research+

Apr 15, 2005

SUMMARY TABLE

Page 1 of 1

REGULATORY LISTS

N P L	C E R R C L I P S	N E F R A S P	E C R R A C T S	T O R D	S O N T P E D	S T C P E W R S T	S L U D S K S	T A R N Y S	D I R N D I S	F I T R I S
No Data Found										
DISTANCE FROM SUBJECT PROPERTY(mi)										
DIRECTION FROM SUBJECT PROPERTY										

MAPID# FACILITY ID NUMBER, NAME AND LOCATION

No Data Found

DISTANCE FROM SUBJECT PROPERTY(mi)
DIRECTION FROM SUBJECT PROPERTY



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PROXIMAL RECORDS TABLE

Apr 15, 2005

The Proximal Records Table includes mapped facilities that appear outside of the study area, but in the proximity of the research boundary. They are provided in a summary fashion to allow one to determine potential interest.

Generally, these sites may be of potential interest for three reasons:

- 1.) The location occurs so close to the research boundary that it merits inclusion in the evaluation.
- 2.) The site may be expansive with regard to the property boundary. The physical address of a landfill for example may occur outside of the research boundary, but the landfill boundary may extend into the research area. Large industrial complexes may also fall into this category.
- 3.) The U.S. Census Bureau data, from which our maps are created, is not always precise with regard to address information. A facility may therefore appear on the map outside of the research area, but actually fall within the research area. These inaccuracies are typically less than 500 feet. If you observe any such inaccuracies, we ask that you please notify us of the more precise location and we will use this information to improve our product.

If more specific information relative to one or more locations included in the Proximal Records Table is desired, please feel free to contact us and we will send you this information as an addendum to this report.

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** ENVIRONMENTAL DATA MANAGEMENT **

Standard ASTM Research+

Apr 15, 2005

PROXIMAL RECORDS TABLE

Page 1 of 1

REGULATORY LISTS

N P L	C E R C A S L I P	N E R R A C T S	E C T O R D	T S O N T P E S L	S T L C D S T P E W T	S S L U A R Y K S	D A R N Y S	F I T R I S
<div style="border: 1px solid black; padding: 5px; display: inline-block;">No Data Found</div>								

MAPID# FACILITY ID NUMBER, NAME AND LOCATION

EDM

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NONMAPPED RECORDS TABLE

Apr 15, 2005

The Non-Mapped Records Table is a listing of database records that lack sufficient address information to be placed within our mapping system, but may exist within your study area. These records have been manually screened, using two primary criteria. The first screening criteria is whether the non-mapped record can be identified as existing within your study area, and then adding it to the map and body of the report. The second criterion is whether the listed facility can possibly exist within the study area. If the site can be conclusively identified as existing outside of the study area, it is excluded from the report. All remaining, screened records are provided on the EDM Non-Mapped Records Table within this report.

The Non-Mapped Records Table consists of sites identified as **possibly** existing within your study area (e.g. a valid street name, but no street number), or a listed address that is unrecognized. For your convenience, we have categorized these screened records into three groups:

- 1.) Non-mapped records that contain a Zip code equal to the subject property and surrounding area. Because we extract all of the zip codes listed within records mapped within your study area (to help identify historical zip codes), you may see zip code values in this portion of your report that are unexpected.
- 2.) Non-mapped records that contain no Zip code information but are listed within the same City as the subject property. Adjacent City data may also be provided if the subject property is located very near another city boundary.
- 3.) Non-mapped records that contain no Zip code or City information but are listed within the same County as the subject property. Adjacent county data may also be provided if the subject property is located very near a county boundary.

If more specific information relative to one or more locations included in the Non-Mapped Records Table is desired, please feel free to contact us and we will send you this information as an addendum to this report.

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**** ENVIRONMENTAL DATA MANAGEMENT ****

Standard ASTM Research+

Apr 15, 2005

ZIPCODE PORTION OF THE NON-MAPPED RECORDS TABLE

Page 1 of 1

REGULATORY LISTS

MAPID# FACILITY ID NUMBER, NAME AND LOCATION	N P L	C E R C L I S	N E R R A C T S	E R O S I O N D	T O T A L	S O I L C O N T A M E N T S	S T R U C T U R E	S L U D G E	L E A C H U R E	T R A C E M E T A L S	D I S S E M I N A T I O N	F I T N E S S	R I S K
For Zipcode of: -													
9047480 FISHER AUTO BROKERS - USE #9046342 UNKNOWN UNKNOWN, FL.									X				
9047461 7-ELEVEN FOOD STORE #27123 UNKNOWN UNKNOWN, FL.									X				
For Zipcode of: 33903													
8841527 STILL RANCH BOX 807 A RT 15 NORTH FORT MYERS, FL. 33903										X			



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** ENVIRONMENTAL DATA MANAGEMENT **

Standard ASTM Research+

Apr 15, 2005

CITY PORTION OF THE NON-MAPPED RECORDS TABLE

Page 1 of 1

REGULATORY LISTS

MAPID#	FACILITY ID NUMBER, NAME AND LOCATION	N P L	C F R C L I P	E R N R A S	E R R A C T S	T R D	N O N T R A C T S	S S L P E W S T R C T	S L U D S K S	T A R N Y S	D A R N S	F I T N E S S
For City of:	No Data Found											



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**** ENVIRONMENTAL DATA MANAGEMENT ****

Standard ASTM Research+

Apr 15, 2005

COUNTY PORTION OF THE NON-MAPPED RECORDS TABLE

Page 1 of 1

REGULATORY LISTS

MAPID# FACILITY ID NUMBER, NAME AND LOCATION	N	C	N	E	C	T	N	S	S	S	L	T	D	F	I	R	
	P	E	F	R	R	D	S	O	T	T	L	U	A	R	N	D	S
	L	R	R	N	R	D	S	O	T	T	L	U	A	R	N	D	S
	C	A	S	R	A	C	T	S	L	P	E	W	K	S			
	S	L	I	P	S												
For County of: LEE																	
NONE 368 OHIO MEDICAL PRODUCTS TO BE DET , FL.											X						
NONE 363 STEEGO PARTS CO TO BE DET , FL.											X						
NONE 362 SHULNBURG TO BE DET , FL.											X						
9047480 FISHER AUTO BROKERS - USE #9046342 UNKNOWN UNKNOWN, FL.																X	
9047461 7-ELEVEN FOOD STORE #27123 UNKNOWN UNKNOWN, FL.																X	



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APPENDIX D

Resumes of Participating Professionals

EDUCATION:

B.S. Environmental Science
Troy State University, 1992

**PROFESSIONAL
REGISTRATION:**

Registered Environmental
Property Assessor #6104

Certified Florida Environmental
Assessor #261

**PROFESSIONAL
AFFILIATIONS:**

Florida Association of
Environmental Professionals

Florida Environmental
Assessors Association

YEARS IN PRACTICE:

12 Years

EXPERIENCE SUMMARY:

Mr. Mayne has more than ten years of experience in managing and performing Phase I Environmental Site Assessments (ESA's). Phase I ESA's are designed to assess the potential of hazardous substance and/or petroleum product impacts on real property. This assessment is conducted by evaluating past and present on-site and off-site conditions in conjunction with natural conditions such as the local geology, surface water characteristics, and corresponding water-table aquifer flow directions. His clients have included land developers, local government agencies, realtors, lending institutions, and investors. Mr. Mayne also has experience in the project management of salt tracking monitoring services for water use permits.

EXPERIENCE RECORD:

- Managed and conducted Phase I ESA's on 16 golf course communities within 3 weeks for southwest Florida's largest developer as part of a debt consolidation/refinance deal.
- Performed numerous Phase I Environmental Site Assessments for Lee County as part of their Conservation 2020 land acquisition program.
- Conducted several Phase I Assessments for the expansion of the Southwest Florida International Airport as part of their 2010 Development program.
- Project manager for Phase I Environmental Site Assessment in an area of approximately one square mile along the south bank of the Estero River.
- Project manager for a Phase I Environmental Site Assessment and generic wetland evaluation for a site off of Andrea Lane.
- Management of an asbestos abatement and demolition project upon completion of an asbestos survey.
- Performed multi-site Phase I ESA and asbestos survey on 47 supermarket stores in the New England area.
- Team player in a multi-site Phase I containing 77 equipment rental facilities in the southeastern United States.
- Project manager of several salt tracking-monitoring plans as part of the South Florida Water Management Districts water use permits.
- Performs Aquifer Storage and Recovery operational cyclical testing at the Lee County North Reservoir and Olga water plants.

2.0 INTRODUCTION

This report presents the results of a Phase I Environmental Site Assessment (ESA) of the subject site, performed for Raymond Morre and Lee County Lands (the clients) during the period of April 15, 2005 through April 18, 2005. The services performed included a limited historical research, a review of specified listings, and a site reconnaissance. Photographs taken during the site reconnaissance and referenced throughout this report are provided in Appendix A.

2.1 Purpose

The purpose of the ESA is to estimate the potential, as of the latest site visit and records review, for hazardous substances and petroleum products to exist at the site at levels likely to warrant mitigation pursuant to current local, state, and federal regulations.

Estimates and professional opinions of this potential are based upon information derived from the site reconnaissance and from other activities described herein. The most recent site reconnaissance was performed on April 16, 2005. The client is advised that the conditions observed by Water Resource Solutions are subject to change. Indicators of the presence of hazardous substances and petroleum products that were not present or observable at the time of the most recent site reconnaissance may subsequently have become present or observable.

The client is the only intended beneficiary of this report because the client is the only party which has been involved in the shaping of the scope of services needed to satisfactorily manage those risks from the client's point of view. With the consent of the client, Water Resource Solutions is available to work with other parties in developing probability estimates given other parties' unique risk management concerns. The scope of work was determined based on the services agreed to by the client at the time the project was initiated.

The guidelines used to define "hazardous substances" and "petroleum products" were obtained from the American Society for Testing and Materials (ASTM) Standard of Practice E 1527. For

purposes of this report, the "vicinity" of the site is defined as properties located within an approximate one quarter-mile radius of the site.

2.2 Special Terms and Conditions

The client has requested that an ESA be performed prior to the transaction of the subject property.

2.3 Limitations and Exceptions of Assessment

This ESA does not include a radon survey, Chain-of-Title review, a wetlands delineation, or a lead paint survey. This ESA report is based on information obtained from a variety of usually reliable sources enumerated herein. Water Resource Solutions cannot and does not guarantee the authenticity or reliability of the information it has received from outside sources.

This report is not a comprehensive site characterization and should not be construed as such. This report presents opinions which are based on the findings of observable on-site and off-site conditions, a review of specified regulatory records and historical sources, and comments made by interviewees. ESA's, by their nature, are limited. Water Resource Solutions has endeavored to meet the applicable standard of care and, in so doing, is advising the client of ESA limitations. Water Resource Solutions believes this information is essential to help the client identify and manage risks. These risks can be reduced but cannot be completely eliminated through additional research. Water Resource Solutions will, on request, advise the client of the additional research opportunities available, their impact on risk, and their cost.

2.4 Limiting Conditions and Methodology

This ESA was not limited by legal or physical access. The site was driven, walked, and visually observed.

3.0 SITE DESCRIPTION

3.1 Location and Legal Description

The site location is illustrated on the Site Vicinity Map presented as Figure 1 on the following page. The site's Lee County strap number is 07-43-25-00-00006.0040. An aerial photograph from the Lee County Property Appraiser's webpage is provided in Appendix B.

3.2 Site and Vicinity Characteristics

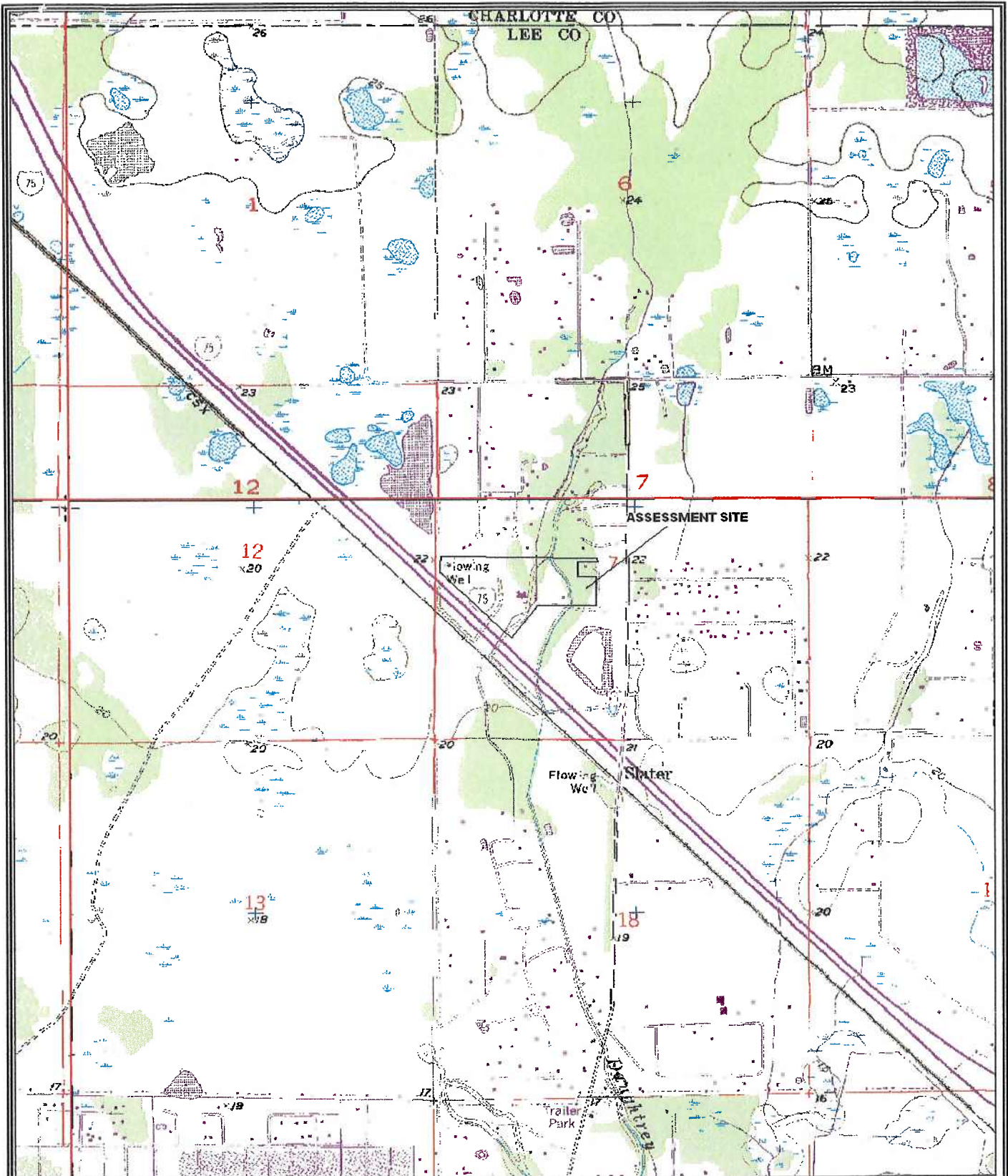
The site is located in a rural residential area of North Fort Myers. Developments in the vicinity of the assessment site are limited residences and barns.

3.3 Description of Structures, Roads, and Other Improvements to Site

The site is developed with four residences. Two residences appear to have been constructed during the late 1930's (Photos 1 and 2). The most recent and largest residence was constructed during the early 1960's (Photo 3). This residence contains several bedrooms, large living area, and meat processing/walk in freezer. The residence sustained significant damage during hurricane Charley and most of its contents are wet and in disrepair. An additional residence is a mobile home which was transported on the site during the late 1960's (Photo 4).

A two story cattle slaughterhouse is in the northwest corner of the site. This slaughterhouse was constructed sometime during the early 1960's (Photo 5). This structure was abandoned in about 1980. Numerous Brazilian pepper trees hide this structure. The roof of this structure is no longer present.

An approximate 5 foot high cinderblock wall foundation is southeast of the slaughterhouse. This structure appears to be the remnants of a structure that was abandoned prior to its completion (Photo 6).



3-D TopoQuads Copyright © 1999 DeLorme, Yarmouth, ME 04096 Source Data: USGS 650 ft Scale: 1:22,400 Detail: 140 Datum: WGS84

Water Resource Solutions	PROJECT NAME: PARCEL 272	DWG. NUMBER:
	PROJECT NUMBER: 01-05050.E1	DATE: 4/18/05

Figure 1. Site Vicinity Map

3.4 Interior and Exterior Observations

The two residences which formerly contained air conditioners were powered with electricity. No pits or lagoons associated with waste disposal or waste treatment were observed on the site. Stormwater runoff at the site drains into the creek crossing through the eastern portion of the site.

3.5 Information Reported from Interviews

Mr. Jim Roberts, N. Ft. Myers Fireman, was interviewed after the site inspection. Mr. Roberts indicated Mr. Howard Whitehead died in about 1990. Mr. Whitehead operated a construction business, cattle slaughtering business, and also sold alligator hides from time to time. Mr. Whiteheads claim to fame is having to kill two people in self defense. There are rumors that these people were buried on the site.

Mr. Jeff Gould, Florida Department of Environmental Protection, was interviewed regarding the possibility of hazardous waste compliant files regarding the property. No such files exist at the FDEP.

Mr. Dale Nottingham, Lee County Division of Natural Resource Management, was interviewed regarding the site. Mr. Nottingham is personally familiar with the site and went to school with several members of the Whitehead family. Mr. Nottingham recalled the canal being used as an alligator habitat. The Whiteheads were apparently involved in numerous construction type businesses also. Lee County does not have any environmental files regarding the site.

3.6 Current Uses of the Property

The site is currently used for cattle grazing by the Flint family. Approximately 9 cattle were observed on the site and adjacent property to the east. No current activities likely to involve the use, treatment, storage, disposal, or generation of hazardous substances or petroleum products were identified.

3.7 Past Uses of the Property

Information obtained from the historical aerial photograph review suggests that the site was formerly used as a cattle pasture, cattle slaughterhouse, and for residential use.

3.8 Uses of Adjoining Properties

Residential properties and undeveloped land are north of the site (Photo 7). A residence and undeveloped land are east and southeast of the site. The land southeast of the site is being used to dispose of vegetative debris. Interstate 75 borders the site to the southwest. Undeveloped land is southwest of I-75 (Photo 8).

3.9 Indications of Polychlorinated Biphenyls (PCBs)

No transformers or other equipment containing dielectric fluids were observed on site.

3.10 Indications of Waste Disposal

No indications of buried debris was observed on the site. Surficial debris containing mainly household debris was observed proximal to the mobile home and large residence. Two large iron objects were observed north of the large residence (Photo 9). A Datsun automobile and truck bed were observed in the forest north of the large residence. Several large tractor tires and earth moving equipment axils are northwest of the mobile home (Photos 10 and 11). No stained soils, stressed vegetation, unnatural odors, or other evidence of hazardous substance and/or petroleum product discharges were observed on the assessment site.

3.11 Physical Setting Analysis

Groundwater in the water-table aquifer is anticipated to flow in a southern direction towards the Caloosahatchee River, but may change depending on seasonal fluctuations and other hydrogeologic

factors. A review of the land uses in the vicinity of the site indicates that there is a low potential for impacts from off site properties.

4.0

ENVIRONMENTAL RECORDS REVIEW

4.1 Standard Environmental Record Sources and Review

Environmental Data Management, Inc. (EDM) was contracted by WRS to provide a tabulation of facilities that are listed on environmental government databases within the ASTM search distance criteria. These governmental databases contain information pertaining to potential and documented environmental impacts at each facility. A listing of the database files queried by EDM is as follows:

Federal Information

- National Priorities List (NPL)
- Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) list
- Resource Conservation and Recovery Information System - Treatment, Storage, and Disposal Facilities (RCRIS-TSD)
- Corrective Action Report (CORRACTS)
- Emergency Response Notification System (ERNS)
- No Further Remedial Action Planned list (NFRAP)
- Facility Index System (FINDS)
- Toxic Chemical Release Inventory System (TRIS)

State Information

- Florida State Funded Action Sites (SFAS)
- Florida Sites List (SITES)
- Solid Waste Facilities (SLDWST) list
- Petroleum Contamination Tracking System Report (PCTS)
- Stationary Tanks Inventory System List (TANKS)

A summary of the listings queried by EDM, the corresponding ASTM minimum search distances for each respective listing, and the date of the last government version of each listing is provided in the EDM report in Appendix C.

Upon review of the database information, Water Resource Solutions identified no facilities within the ASTM minimum search distance criteria. Mr. Jeff Gould, FDEP, was interviewed regarding the possibility of any hazardous waste and/or dumping complaints on the site. The two Whitehead files at FDEP do not pertain to the assessment site or adjacent properties.

4.2 Physical Setting Sources

4.2.1 Review of Topographic Maps

The 1958-Photorevised 1987 United States Geological Survey 7.5 minute series topographic map for the Fort Myers, Florida quadrangle was reviewed to provide information regarding the topography of the site. A review of this map indicates that the site is situated at an elevation of about 20 feet above National Geodetic Vertical Datum.

4.2.2 Review of Site Geology Reports

According to the United States Department of Agriculture Soil Survey of Lee County, 1981, the soils in the site are predominantly Pineda fine sand, limestone substratum. This is a nearly level, poorly drained soil on sloughs. Slopes are smooth to slightly concave and range from 0 to 1 percent. Typically, the surface layer is black fine sand about 1 inch thick. The subsurface layer is very pale brown fine sand about 4 inches thick. The upper part of the subsoil is brownish yellow fine sand about 8 inches thick. The next 10 inches is strong brown fine sand. The next 6 inches yellowish brown fine sand. The next 7 inches is light gray fine sand with brownish yellow mottles. The lower part of the subsoil is light brownish gray fine sandy loam with light gray sandy intrusions about 18 inches thick. The substratum is 11 inches of gray fine sandy loam with limestone and shell fragments. A fractured limestone is encountered at approximately 52 inches. In most years, under natural conditions, the water table is at a depth of less than 10 inches 2 to 4 months and a depth of 10 to 40 inches for about 6 months. It recedes to a depth of more than 40 inches for about 3 months. During periods of high rainfall, the soil is covered by slowly moving water for periods of about seven to 30 days or more. This map unit is hydric.

According to the Geologic Map of Florida, 2001, the shallow subsurface of the site may be characterized as clastic (sands, silts, and clays) and shell deposits associated with Pleistocene (2.8 million to 10,000 years ago) stands of sea level.

4.2.3 Review of Groundwater Reports

According to the Lee County Water Management Project (1988), regional groundwater flow in this vicinity is anticipated to be in a southern direction. The site specific flow direction has not been determined.

According to the Hydrogeologic Reconnaissance of Lee County, Florida (South Florida Water Management District, 1992), the uppermost aquifer is the surficial aquifer which is composed of sand of Pleistocene-Holocene age with minor percentages of shell and clay and, in some areas, limestone of Pleistocene age. Occasional sand sized phosphate grains and trace heavy minerals are also present.

4.3 Review of Historical Sources

4.3.1 Review of Aerial Photographs

Historical aerial photographs were reviewed at the Lee County Soil Conservation District and the Lee County Property Appraiser's Office were for information about the history of development on the assessment site and adjacent properties. The date and scale of each photograph and the observations noted during the review are summarized below:

- 1944 Aerial Photograph - 1 inch = 1,300 feet

Daughtreys Creek crosses through the site. Two small residences are west near the west bank of this creek. A larger residence is west of these two houses. The remainder of the site and adjacent properties are undisturbed. The Slater sawmill and associated residential community are approximately one mile south of the site across the railroad currently south of I-75.

- 1953 Aerial Photograph - 1 inch = 1,300 feet

The area west of the larger residence has been cleared. The remainder of the assessment site and adjacent properties remain unchanged.

- 1958 Aerial Photograph - 1 inch = 1,300 feet

The canal has been constructed west of Daughtreys Creek. The area where the large residence is present has been cleared. Adjacent properties remain undeveloped.

- 1966 Aerial Photograph - 1 inch = 300 feet

The slaughterhouse and a pole barn are in the northwest corner of the site. The large residence is present east of the original residence. The rest of the assessment site and adjacent properties remain unchanged.

- 1968 Aerial Photograph - 1 inch = 300 feet

The residential streets north of the site are present. The mobile home between Daughtreys creek and the canal is present. The rest of the assessment site and adjacent properties remain unchanged.

- 1970 Aerial Photograph - 1 inch = 300 feet

The canal has been widened. The rest of assessment site and adjacent properties remain unchanged.

- 1972 Aerial Photograph - 1 inch = 300 feet

There are 23 cars parked approximately 100 feet east of the slaughterhouse. The rest of the assessment site and adjacent properties to the east, west, and south remain unchanged. Residences are north of the site.

- 1975 Aerial Photograph - 1 inch = 300 feet

The assessment site and adjacent properties remain unchanged. The automobiles are no longer present east of the slaughterhouse.

- 1977 Aerial Photograph - 1 inch = 300 feet

Interstate 75 is being constructed southwest of the site. The assessment site and adjacent properties remain unchanged.

- 1980 Aerial Photograph - 1 inch = 300 feet

The pole barn south of the slaughterhouse is no longer present. The rest of the assessment site and adjacent properties remain unchanged.

- 1984 Aerial Photograph - 1 inch = 300 feet

The assessment site and adjacent properties remain unchanged.

- 1986 Aerial Photograph - 1 inch = 300 feet

The assessment site and adjacent properties remain unchanged.

- 1990 Aerial Photograph - 1 inch = 200 feet

The assessment site and adjacent properties remain unchanged.

- 1993 Aerial Photograph - 1 inch = 200 feet

The assessment site and adjacent properties remain unchanged.

- 1996 Aerial Photograph - 1 inch = 200 feet

The assessment site and adjacent properties remain unchanged.

- 1999 Aerial Photograph - 1 inch = 200 feet

The assessment site and adjacent properties remain unchanged.

- 2003 Aerial Photograph - 1 inch = 200 feet

The assessment site and adjacent properties remain unchanged.

4.3.2 Review of Sanborn Fire Insurance Maps

Sanborn Fire Insurance Maps were not prepared for this portion of Lee County. Sanborn maps were usually generated for urban core areas developed prior to 1950.

4.3.3 Review of Chain-of-Title

A Chain-of-Title review was not conducted as part of this investigation.

4.3.4 Review of City Directories

Due to the site's rural location, the Fort Myers city directories were not reviewed as part of this investigation.

5.0

FINDINGS AND CONCLUSIONS

Water Resource Solutions has performed a Phase I ESA in substantial conformance with the scope and limitations of ASTM Standard Practice E 1527-00 of the site. Exceptions and deletions from the above-referenced Practice are described in Section 2.3 of this report. This assessment has not provided evidence suggesting that recognized environmental conditions may affect the property. No further investigations are recommended.

6.0

REFERENCES

American Society for Testing and Materials, 2000, Environmental Site Assessments: Phase I Environmental Site Assessment Process, West Conshohocken, PA, 27 p.

Bogges, D.H., Missimer, T.M., & O'Donnell, T.H., 1981, Hydrogeologic Sections Through Lee County and Portions of Adjacent Collier and Hendry Counties, United States Geological Society.

James M. Montgomery Consulting Engineers, 1988, Lee County Water Resources Management Project, Prepared for Lee County Division of Natural Resources

National Cooperative Soil Survey, 1981, Lee County Soil Survey, U.S. Department of Agriculture, Soil Conservation Service, Washington, D.C.

Scott, Campbell, Rupert, Arther, Missimer, Lloyd, Yon, & Duncan, 2001, Geologic Map of the State of Florida, Florida Geological Survey and Florida Department of Environmental Protection.

7.0

SIGNATURES OF ENVIRONMENTAL PROFESSIONAL

The following Water Resource Solutions professional certifies that he participated in the Phase I ESA of this site. A resume of this professional is provided in Appendix D.



Donald W. Mayne - Site Inspector
Certified Florida Environmental Assessor #261
Registered Environmental Property Assessor #6104