



UNIVERSAL ENGINEERING SCIENCES

PHASE I ENVIRONMENTAL SITE ASSESSMENT
RISSER PROPERTIES, APPROXIMATELY 220 ACRES
4105, 4433, & 4905 GOLDEN GEM ROAD
APOPKA, ORANGE COUNTY, FLORIDA

UES Project No. 01-0014527-025-01
Report No. 536547
Date: January 2007

Prepared For:

Palmer, Reifler & Associates, P.A.
1900 Summit Tower Boulevard, Suite 820
Orlando, Florida 32810

Prepared By:

Universal Engineering Sciences, Inc.
3532 Maggie Boulevard
Orlando, Florida 32811
(407)423-0504
www.uesorl.com
COA# 00000549

Prepared By:

Sarah R. Raya
Project Manager

Reviewed by:

Michael J. Geden, P.G.
Senior Geologist
Florida License No. 0000408

Consultants in: Geotechnical Engineering • Environmental Sciences • Construction Materials Testing • Threshold Inspection
Offices In: Atlanta • Daytona Beach • DeBary • Fort Myers • Fort Pierce • Gainesville • Hollywood • Houston • Jacksonville • Leesburg
• Miami • Ocala • Orlando • Palm Coast • Pensacola • Rockledge • Sarasota • St. Augustine • Tampa • West Palm Beach



TABLE OF CONTENTS

1.0	<u>SUMMARY</u>	1
2.0	<u>INTRODUCTION</u>	2
	2.1 PURPOSE	2
	2.2 DETAILED SCOPE OF SERVICES	3
	2.3 SIGNIFICANT ASSUMPTIONS	3
	2.4 LIMITATIONS AND EXCEPTIONS	3
	2.5 SPECIAL TERMS AND CONDITIONS	4
	2.6 USER RELIANCE	4
3.0	<u>SITE DESCRIPTION</u>	5
	3.1 LOCATION AND LEGAL DESCRIPTION	5
	3.2 PROPERTY AND VICINITY CHARACTERISTICS	5
	3.3 CURRENT USE OF THE SUBJECT PROPERTY	5
	3.4 STRUCTURES, ROADS, AND/OR OTHER IMPROVEMENTS WITHIN THE SUBJECT PROPERTY	5
	3.5 CURRENT USES OF ADJOINING PARCELS	6
4.0	<u>USER PROVIDED INFORMATION</u>	6
	4.1 TITLE RECORDS	6
	4.2 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS	6
	4.3 SPECIALIZED KNOWLEDGE	6
	4.4 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES	7
	4.5 OWNER, PROPERTY MANAGER, AND OCCUPANT INFORMATION	7
	4.6 REASON FOR PERFORMING PHASE I ESA	7
	4.7 COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION ABOUT THE PROPERTY	7
	4.8 OTHER	7
5.0	<u>RECORDS REVIEW</u>	7
	5.1 STANDARD ENVIRONMENTAL RECORD SOURCES	7
	5.1.1 FLORIDA STATE AND ORANGE COUNTY RECORDS REVIEW	9
	5.1.2 FEDERAL RECORDS REVIEW	11
	5.2 ADDITIONAL ENVIRONMENTAL RECORDS	11
	5.3 PHYSICAL SETTING SOURCES	11
	5.3.1 TOPOGRAPHY	12
	5.3.2 SOILS/GEOLOGY	12
	5.3.3 HYDROGEOLOGY	12
	5.4 HISTORICAL USE INFORMATION ON THE PROPERTY	13
	5.4.1 AERIAL PHOTOGRAPH REVIEW	13
	5.4.2 PROPERTY OWNERSHIP RECORDS	15
	5.4.3 SANBORN FIRE INSURANCE MAP REVIEW	15
	5.4.4 CITY DIRECTORY REVIEW	15
	5.4.5 LAND USE RECORDS	16
	5.4.6 OTHER HISTORICAL SOURCES	16



5.5 HISTORICAL USE INFORMATION ON ADJOINING PARCELS 16

TABLE OF CONTENTS (Continued...)

6.0 INFORMATION FROM SITE RECONNAISSANCE 16

 6.1 METHODOLOGY AND LIMITING CONDITIONS 16

 6.2 GENERAL SITE SETTING 16

 6.3 EXTERIOR OBSERVATIONS 17

 6.4 INTERIOR OBSERVATIONS 17

7.0 INTERVIEWS 18

 7.1 INTERVIEW WITH OWNER 18

 7.2 INTERVIEW WITH SITE MANAGER 18

 7.3 INTERVIEWS WITH OCCUPANTS 19

 7.4 INTERVIEWS WITH LOCAL GOVERNMENT OFFICIALS 19

 7.5 INTERVIEW WITH USER 19

 7.6 INTERVIEWS WITH OTHERS 19

8.0 FINDINGS 20

9.0 OPINION 20

10.0 CONCLUSIONS 20

11.0 DEVIATIONS 21

12.0 ADDITIONAL SERVICES 21

13.0 REFERENCES 21

14.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS 21

15.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS 21



LIST OF APPENDICES

APPENDIX A
SITE LOCATION MAP A-1
SITE PLAN/2005 AERIAL PHOTOGRAPH A-2

APPENDIX B
GENERAL CONDITIONS B

APPENDIX C
ORANGE COUNTY PROPERTY APPRAISER'S REPORT C

APPENDIX D
FIRSTSEARCH RADIUS MAP REPORT D

APPENDIX E
ENVIRONMENTAL MAPS E

APPENDIX F
SITE PHOTOGRAPHS F

APPENDIX G
INTERVIEW DOCUMENTATION G

APPENDIX H
REFERENCES H

APPENDIX I
QUALIFICATIONS I



1.0 SUMMARY

The subject property evaluated as part of this Phase I Environmental Site Assessment (ESA), consists of three (3) parcels comprising approximately 220 acres. The subject property is located at 4105, 4433, and 4905 Golden Gem Road, within Apopka, Orange County, Florida. Please refer to the Site Location Map presented in Appendix A-1 and the Site Plan/2005 Aerial Photograph presented in Appendix A-2 for additional information.

Based on our field observations, historical research, public records review, and interviews conducted in accordance with American Society for Testing and Materials (ASTM) format E1527-05, the findings of this Phase I ESA are as follows:

1. We found no evidence of unresolved recognized environmental conditions with respect to past uses of the subject property or adjoining parcels based on our field observations, historical research, and public records review.
2. We found evidence of petroleum product or hazardous materials storage or use at the subject property. One (1) unregistered diesel AST, less than 550 gallons in size, was observed on the southeast portion of the subject property. It was in good condition, and no indications of stains, leaks, or odors were observed in the vicinity of the AST. In addition, various farm maintenance supplies and chemicals were observed on the subject property. They were stored on impervious surfaces and no indications of stains or leaks were observed in the vicinity of the supplies and chemicals.
3. We found evidence of possible polychlorinated biphenyls (PCBs)-containing transformers on the subject property and adjoining properties. The transformers were in fair to good condition and no indications of stains or leaks were observed in the vicinity of the transformers.
4. A minimum of two (2) electric-powered wells are located on the subject property.
5. A minimum of three (3) septic tank systems are located on the subject property.
6. We found no evidence indicating the presence of drums, seeps, illegal dumping, unusual odors, or stressed vegetation on the subject property or on adjoining parcels based on our field observations, interviews, and historical and public records review.
7. No evidence exists indicating the presence of facilities within the ASTM minimum search distance that contain leaking USTs based on our regulatory agency contact and field observations. There are no facilities adjoining the subject property that have registered USTs present.



8. Evidence exists indicating the presence of one (1) SWL facility within the ASTM minimum search distances that formerly or currently generate(d) hazardous waste or use(d) hazardous materials based on our regulatory agency contact and field observations. Based on our review of the available public records pertaining to inspections and investigations at hazardous waste generators in the property vicinity, it does not appear likely that impacts to the subject property have occurred, due to the direction of groundwater flow at the facility.

Based on the conclusions of the Phase I ESA conducted at the referenced property, Universal Engineering Sciences, Inc. (UES) finds no evidence of unresolved recognized environmental conditions which would warrant further evaluation at this time. However, one (1) unregistered diesel AST, less than 550 gallons in size, was observed on the southeast portion of the subject property, which appears to be utilized to fuel onsite farm equipment. We recommend that the AST be placed in an impervious secondary containment structure to prevent future petroleum releases onto the subject property. Please note that an environmental liens or activity and use limitations search was not performed by UES for the parcels comprising the subject property. In order to qualify for due diligence, the User of this report may be required to contract a title company to confirm that there are no environmental liens or activity and use limitations filed for the tax parcels comprising the subject property. In the event that any environmental liens or activity any use limitations are identified in connection with the subject property, please contact UES immediately for further evaluation. In addition, construction activities may commence sometime in the future on the subject property. The User of this report is required to ensure that continual obligations regarding the subject property are met following the issuance of this Phase I ESA. The User should ensure that all contractors, visitors, etc. to the subject property are following best management practices in preventing any possible release, discharge, etc. of petroleum products, hazardous materials or waste, or any substance likely to result in a recognized environmental condition. In the event of a future discharge or release on the subject property, the current subject property owner or responsible party is required to report the discharge/release to all applicable regulatory agencies. Lastly, prior to redevelopment of the subject property, we recommend the proper abandonment of all wells and septic tank systems that are located on the subject property in accordance with applicable regulations, provided there is no future intended use.

2.0 INTRODUCTION

2.1 PURPOSE

The primary purpose of this assessment was to conduct an evaluation of the subject property and surrounding properties to identify recognized environmental conditions associated with the past or present uses of the subject property and neighboring properties. The term "recognized environmental conditions" means the presence or likely presence of any hazardous substances or petroleum products under conditions that indicate an existing release, past release, or a material threat of a release that could impact the property. This environmental assessment was conducted following the ASTM E1527-05 Standard Practice for Environmental Site Assessments.



This assessment was also intended to identify potential off-site contaminant sources within the distances set forth in ASTM E1527-05 guidelines.

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

2.2 DETAILED SCOPE OF SERVICES

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

Also, substances that are not included in the definition of hazardous substances under the Comprehensive Environmental Response Compensation and Liability Act (CERCLA) as set forth in 42 United States Code Section 9601 et seq., as amended, are beyond the scope of this Phase I ESA.

The contracted scope of services consists of the preparation of a Phase I ESA of the subject property in compliance with the requirements set forth in ASTM E1527-05.

The accuracy, correctness and completeness of this Phase I ESA is provided with knowledge of the CERCLA as set forth in 42 United States Code Section 9601 et seq., as amended.

2.3 SIGNIFICANT ASSUMPTIONS

Significant assumptions made by UES during the preparation of this Phase I ESA include:

- The subject property's meet and bounds during the site reconnaissance, since no obvious markers were available.

2.4 LIMITATIONS AND EXCEPTIONS

The findings of this report represent our professional judgement; UES offers or extends no warranty, express or implied. These findings are relevant to the dates of our site work and the information cited herein. This report should not be relied upon to represent property conditions on other dates or at locations other than those specifically cited within the report. Universal Engineering Sciences, Inc. can accept no responsibility for interpretations of these data made by other parties. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with the subject property.



Due to the given time constraint for report completion, the following standard historical sources were not reviewed since they were not reasonably ascertainable: property tax files and recorded land title records. A data gap was encountered due to the inability to evaluate the aforementioned historical sources. In addition, a data gap was encountered for the years 1940 through 1957, based on the fact that no historical aerials in 5 year intervals were available for review. Based on review of other standard historical sources (the USGS topographic quadrangle map and the available historical aerials), the use of the subject property at the time of the data gaps appears to be consistent with the use of the property observed on the USGS topographic quadrangle map and the available historical aerials (property used for agricultural purposes), and do not appear to constitute a data failure.

In addition, please note that an environmental liens or activity and use limitations search was not performed for the parcels comprising the subject property. In order to qualify for due diligence, the User of this report may be required to contract a title company to confirm that there are no environmental liens or activity and use limitations filed for the tax parcels comprising the subject property.

Further, UES attempted to conduct an interview with the representative of the most recent past owner of the subject property, to obtain information regarding his or her knowledge of recognized environmental conditions in connection with the subject property. No contact information could not be obtained by the time of report completion.

These aforementioned data gaps do not appear to be significant and do not constitute a data failure.

2.5 SPECIAL TERMS AND CONDITIONS

This report, and the information contained herein, shall be the sole property of UES until payment of any unpaid balance is made in full. Palmer, Reifler & Associates, P.A., hereinafter referred to as the User of this Phase I ESA report, agrees that until payment is made in full, the User shall not have a proprietary interest in this report or the information contained herein. UES shall have the absolute right to request the return of any and all copies of this report submitted to other parties, public or private, on behalf of the User in the event of nonpayment of outstanding fees by the User pursuant to UES's General Conditions (Appendix B).

2.6 USER RELIANCE

This report is intended for the sole use of Palmer, Reifler & Associates, P.A. (User), New Rochelle Holdings LLC, Jim Palmer, and their successors and/or assigns. Its contents may not be relied upon by other parties without the explicit written consent of UES. This is not a statement of suitability of the property for any use or purpose. In accepting this report, all parties herein mentioned agree to the General Conditions of the Agreement between UES and Palmer, Reifler & Associates, P.A. A copy of the General Conditions is contained in Appendix B.



3.0 SITE DESCRIPTION

3.1 LOCATION AND LEGAL DESCRIPTION

The subject property, three (3) parcels comprising approximately 220 acres, is located at 4105, 4433, and 4905 Golden Gem Road, within Apopka, Orange County, Florida. The subject property is located within Section 13, Township 20 South, Range 27 East as referenced in the "Sorrento, Florida" United States Geological Survey (USGS) topographic quadrangle map presented in Appendix A-1 (Site Location Map). Please also refer to the Site Plan/2005 Aerial Photograph in Appendix A-2 and to the legal description of the subject property in Appendix C. The legal description was obtained from the Orange County Property Appraiser's website.

3.2 PROPERTY AND VICINITY CHARACTERISTICS

At the time of our assessment, the subject property appeared as three (3) agricultural and residential parcels comprising approximately 220 acres. The property vicinity is characterized primarily by mixed agricultural and residential development. Please refer to the Site Location Map in Appendix A-1 and to the Site Plan/2005 Aerial Photograph in Appendix A-2.

3.3 CURRENT USE OF THE SUBJECT PROPERTY

At the time of the site reconnaissance, the subject property was used for residential and agricultural purposes. With the exception of one (1) unregistered diesel AST, less than 550 gallons in size, and various farm maintenance supplies and chemicals, none of the other current uses of the subject property appear likely to involve the use, treatment, storage, disposal, or generation of hazardous substances or petroleum products.

3.4 STRUCTURES, ROADS, AND/OR OTHER IMPROVEMENTS WITHIN THE SUBJECT PROPERTY

At the time of our site assessment, the subject property, three (3) parcels comprising approximately 220 acres, was developed for agricultural and residential purposes. One (1) barn, two (2) warehouses, two (2) one-story residential structures, twenty-four (24) concrete stalls and associated paddocks, several equestrian storage sheds, two (2) open pole barns, livestock holding pens, one (1) windmill, and one (1) equestrian barn with stalls were observed on the subject property. The remainder of the subject property appeared as either grassed pasture or planted pine trees (understory was recently mowed). Paved and unpaved access roads, cattle, horses, fence making materials, a limited amount of miscellaneous debris, three (3) propane ASTs utilized for no purposes, a pond, perimeter fencing, gates, and several feed stations were observed on the subject property. Two (2) electric-powered wells were observed on the subject property. Three (3) septic tank systems are located on the subject property. Electrical power services are provided to the subject property by Progress Energy.



3.5 CURRENT USES OF ADJOINING PARCELS

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

Table 1 Description of Adjoining Parcels	
Direction From Subject Property	Description of Current Use
North	West Kelly Park Road, residential, and agricultural use properties adjoin the subject property to the north. Residential properties adjoin West Kelly Park Road to the north.
East	Residential and agricultural use properties adjoin the subject property to the east.
South	Greenhouses, residential, and agricultural use properties adjoin the subject property to the south.
West	Golden Gem Road adjoins the subject property to the west. Residential and agricultural use properties adjoin Golden Gem Road to the west.

None of the current uses of the adjoining properties appear likely to indicate the presence of unresolved recognized environmental conditions in connection with the subject property.

4.0 USER PROVIDED INFORMATION

UES interviewed Mr. Dennis Kinney of Palmer, Reifler & Associates, P.A. for the information provided in Sections 4.1 through 4.8. Interview documentation is included in Appendix G.

4.1 TITLE RECORDS

A copy of the historical property ownership chain-of-title report was not provided to UES as part of this Phase I ESA, nor was UES contracted to secure it. According to information provided by the Orange County Property Appraiser's report, the current owners of the subject property are Richard J. and Shirley R. Risser.

4.2 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS

The User indicated that he is not aware of any environmental liens or activity and use limitations on the subject property that are filed or recorded under federal, tribal, state or local law.

4.3 SPECIALIZED KNOWLEDGE

The User did not provide information to UES with respect to any specialized knowledge or experience that may pertain to recognized environmental conditions in connection to the subject property or nearby properties.



4.4 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES

The User informed UES that, to the best of his knowledge, the purchase price of the subject property is comparable with similar parcels in the subject area.

4.5 OWNER, PROPERTY MANAGER, AND OCCUPANT INFORMATION

The current owners of the subject property are Richard J. and Shirley R. Risser. The subject property site manager is Richard J. Risser. The subject property is occupied by Richard J. and Shirley R. Risser and Windy Hill Ranch equestrian farm.

4.6 REASON FOR PERFORMING PHASE I ESA

UES was contracted to perform this Phase I ESA in conjunction with a real estate transaction in order for the prospective owner to satisfy one of the requirements to qualify for the innocent landowner defense, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability.

4.7 COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION ABOUT THE PROPERTY

The User indicated that he has no knowledge of past uses of the subject property. The User also indicated that he has no knowledge of specific chemicals that are present or were once present at the subject property, spills or other chemical releases that have taken place at the property, or any environmental cleanups that have taken place at the subject property.

4.8 OTHER

The User did not provide UES with any other information pertaining the subject property.

5.0 RECORDS REVIEW

5.1 STANDARD ENVIRONMENTAL RECORD SOURCES

As a part of this assessment, we reviewed information sources to obtain existing information pertaining to a release of hazardous substances or petroleum products on or near the subject property. UES obtained an ASTM site search report through FirstSearch Technology Corporation (FirstSearch). A copy of the FirstSearch report is contained in Appendix D. UES also reviewed other available standard environmental record sources from the Florida Department of Environmental Protection (FDEP) Central District and the Orange County Environmental Protection Division (OCEPD), as needed as needed. The following State and Federal sources were consulted during this record review:



State and County Database Review (FDEP and OCEPD)

- FDEP, Leaking Underground Storage Tanks (LUST)
- FDEP, Registered Underground Storage Tanks (UST)
- FDEP, Registered Aboveground Storage Tanks (AST)
- FDEP, State Hazardous Waste Sites (SHWS)
- FDEP, Solid Waste Facilities/Landfill Sites (SWF/LS)
- FDEP, State Brownfield Areas (BROWNFIELDS)
- FDEP, Voluntary Cleanup Sites (VCP)
- FDEP, Institutional Controls Registry (Engineering & Institutional Controls)

Federal Database Review [United States Environmental Protection Agency (EPA)]

- EPA, Comprehensive Environmental Response, Compensation, and Liability Act Index (CERCLIS)
- EPA, CERCLIS No Further Remedial Action Planned (CERC-NFRAP)
- EPA, Toxic Release Inventory System (TRIS)
- EPA, Facilities Index System List (FINDS)
- EPA, Resource Conservation & Recovery Act generators (RCRA-TSDF, RCRA-LQG, RCRA-SQG)
- EPA, Resource Conservation & Recovery Act Index System List (RCRIS)
- EPA, Emergency Response Notification System List (ERNS)
- EPA, RCRA Administrative Action Tracking System (RAATS)
- EPA, National Priorities List (NPL), including Delisted and Proposed NPL Sites
- EPA, Corrective Action Report (CORRACTS)
- EPA, Engineering Controls Sites List (US ENG CONTROLS)
- EPA, Sites with Institutional Controls (US INST CONTROL)

Tribal Records

- INDIAN RESERV, Indian Reservations
- INDIAN LUST, Leaking Underground Storage Tanks on Indian Land
- INDIAN UST, Underground Storage Tanks on Indian Land

Table 2 lists the minimum search distances used during this assessment as set forth in ASTM E1527-05.

TABLE 2 Approximate Minimum Search Distances - ASTM E1527-05	
SOURCE	SEARCH DISTANCE
Federal NPL Site List (National Priorities List)	1.0 mile
Federal Delisted NPL List	0.5 mile
Federal CERCLIS List (Comprehensive Environmental Response Compensation and Liability Act of 1980)	0.5 mile



TABLE 2
Approximate Minimum Search Distances - ASTM E1527-05

SOURCE	SEARCH DISTANCE
Federal CERCLIS NFRAP Site List	0.5 mile
Federal RCRA CORRACTS TSD Facilities (Resource Conservation and Recovery Act)	1.0 mile
Federal RCRA Non-CORRACTS TSD Facilities	0.5 mile
Federal RCRA Generators Lists	Subject property and adjoining parcels
Federal Institutional Control/Engineering Control Registries	Subject property and adjoining parcels
Federal ERNS List (Emergency Response Notification System)	Property only
States and Tribal Lists of Hazardous Waste Sites	1.0 mile
State and Tribal Landfill and/or Solid Waste Disposal Site Lists	0.5 mile
State and Tribal Institutional Control/Engineering Control Registries	Subject property and adjoining parcels
State and Tribal Leaking UST List (Underground Storage Tanks)	0.5 mile
State and Tribal Registered UST List	Subject property and adjoining parcels

5.1.1 FLORIDA STATE AND ORANGE COUNTY RECORDS REVIEW

According to information provided by FirstSearch, the subject property is not listed on the state or county databases. No sites in the vicinity of the subject property are listed within the minimum search distance as specified by ASTM. Please refer to the FirstSearch report in Appendix D for details.



TABLE 3
Facilities Identified Within Minimum Search Distances

Facility	Location	Database	Evaluation of Recognized Environmental Concerns
Mid-Florida Materials Company Golden Gem Road Facility ID No. 3048P95241	Approximately 0.10 miles southwest of the subject property	SWL	This is a construction and demolition debris landfill. A semiannual groundwater monitoring plan is required by the State of Florida for operation of the landfill. Based on our review of the January 2005 Semiannual Monitoring Report (most recent available), no petroleum products or hazardous materials have been identified at concentrations above their respective method detection limits in the groundwater sample collected from MW-3, a background well situated on the east perimeter of the landfill, west of the subject property. Phenols and Di(2-ethylhexyl) phthalate have been identified above their respective Groundwater Cleanup Target Levels in separate monitor wells present at the landfill. The FDEP has requested the facility to monitor these constituents for trend development. The reported direction of shallow groundwater flow is to the west-northwest, away from the subject property. The FDEP conducted an inspection of the facility in March 2005. The facility was reported to be in compliance with state regulation at the time of the inspection. Based on the lack of identified groundwater contamination in MW-3, the reported direction of groundwater flow, away from the subject property, and the current compliance status of the facility, the potential for the Mid-Florida Materials Company Construction and Demolition Debris Landfill to have adversely impacted the subject property appears low.

In addition to reviewing the FirstSearch report, UES performed reconnaissance of the property vicinity to identify any sites not mapped by FirstSearch due to inadequate or inaccurate address information and to look for unregistered facilities. No additional petroleum fueling or storage facilities were observed within a half mile of the subject property during field reconnaissance performed by UES.



5.1.2. FEDERAL RECORDS REVIEW

The FirstSearch radius map report indicates one (1) SWL facility located in the vicinity of the property within the minimum search distance specified by ASTM. No additional facilities suspected of generating hazardous wastes were observed by UES during reconnaissance of the property vicinity. Please refer to Table 3 (above) for information pertaining to the SWL facility.

5.2 ADDITIONAL ENVIRONMENTAL RECORDS

The FDEP Ethylene Dibromide (EDB) Application Zone Delineation Map of Orange County indicates EDB-impacted groundwater has not been identified within the geographical section in which the subject property is located. EDB was formerly used in citrus grove applications as a fumigant against nematodes and is a known carcinogen. Please refer to Appendix E for a copy of the EDB Groundwater Delineation map.

UES reviewed the Florida Department of Community Affairs (DCA) 2006 Florida Radon Protection Map for New Single Family Homes and Duplexes in Orange County, Florida. Fewer than 5% of all new single family homes and duplexes in Orange County are expected to have elevated radon levels, so no additional radon resistant construction techniques are recommended by the Florida Department of Health to prevent radon problems. Please refer to Appendix E for a copy of the 2006 DCA Radon Protection Map for New Single Family Homes and Duplexes in Orange County, Florida.

UES reviewed the Orange County GIS Wetlands map providing coverage of the subject property, available online. According to the map, wetlands have been identified on the subject property. Please refer to Appendix E for a copy of the Orange County GIS Wetlands map.

From 1906 through 1961, the federal government required the treatment of cattle with pesticides to eradicate the cattle fever tick. Cattle could not be shipped out of state unless they had been dipped in an arsenical dip and declared tick free. More than 3,500 cattle dip vats were constructed by governmental entities (federal, state, and local) to control the disease. The FDEP has compiled a list of historically recorded cattle dip vats. This list contains an associated name (i.e., land owner's name) and the county in which the historical cattle dip sites are located. A historical ownership chain-of-title was not provided to UES to cross reference to the FDEP list. Our aerial photograph review, interviews, and site reconnaissance revealed no evidence of cattle dipping vats at the subject property.

5.3 PHYSICAL SETTING SOURCES

The "Sorrento, Florida" USGS topographic quadrangle map, Orange County Soil Survey, and regulatory files available regarding properties of environmental concern in the property vicinity were reviewed as sources for obtaining information regarding the physical setting of the subject property and surrounding vicinity. Based on our site reconnaissance, review of USGS maps, aerial photographs, location of the subject property, and the present environmental related conditions of adjacent and nearby properties, the potential for migration of petroleum contamination or hazardous waste contamination from offsite sources appears low.



5.3.1 TOPOGRAPHY

The USGS topographic quadrangle map titled "Sorrento, Florida" was referenced as a source for obtaining information regarding the physical setting of the subject property and surrounding vicinity. The subject property is located approximately 80-140 feet above sea level. The slope of the topography in the vicinity is indeterminable. A copy of the USGS Quadrangle Map is provided as Appendix A-1 (Site Location Map).

5.3.2 SOILS/GEOLOGY

The general geology of Orange County is characterized by 30 to 50 feet of undifferentiated fine to medium grained sands and clayey sands of Holocene age overlying the Miocene age Hawthorn Group. The Hawthorn is approximately 100 feet thick and is comprised of interbedded layers of clay, clayey sand, sandy clay, and phosphatic carbonates. The underlying Tertiary age carbonates gently dip east under an increasing thickness of younger sediments.

According to the Soil Conservation Service, Orange County Soil Survey, surficial soils at the subject property are classified as follows:

Candler fine sand, 0 to 5 percent slopes. This soil is nearly level to gently sloping and excessively drained. A seasonal high water table is at a depth of more than 80 inches. The permeability is rapid in the surface and subsurface layers, and it is rapid to moderately rapid in the subsoil.

Candler fine sand, 5 to 12 percent slopes. This soil is sloping and strongly sloping and excessively drained. A seasonal high water table is at a depth of more than 80 inches. The permeability is rapid in the surface and subsurface layers, and it is rapid to moderately rapid in the subsoil.

Candler-Apopka fine sands, 5 to 12 percent slopes. The soils in this map unit are sloping and strongly sloping and excessively drained and well drained. A seasonal high water table is at a depth of more than 72 inches in Apopka soil and at a depth of more than 80 inches in Candler soil. The permeability of Candler soil is rapid in the surface and subsurface layers, and it is rapid to moderately rapid in the subsoil. The permeability of Apopka soil is rapid in the surface and subsurface layers, and it is moderate in the subsoil.

5.3.3 HYDROGEOLOGY

The general hydrogeology of Orange County includes an unconfined surficial aquifer separated from the Floridan aquifer by the Hawthorn Group. The surficial aquifer is recharged by rainfall and can yield small to moderate amounts of water to small diameter wells. The Floridan aquifer may reach 2,000 feet in thickness and is the primary source of the public water supply. Based on our review of the Florida Department of Natural Resources, Areas of Natural Recharge to the Floridan Aquifer in Florida map, the subject property is located in an area of high recharge. The direction of shallow groundwater flow is generally toward surface water bodies. The direction of shallow groundwater flow, based solely on the USGS Topographic Map, is indeterminable.



A pond is located on the northeast portion of the subject property.

5.4 HISTORICAL USE INFORMATION ON THE PROPERTY

Based on our review of aerial photographs and interviews, the subject property has not been developed or used for any purpose other than residential or agricultural. None of the past uses of the subject property appear to have presented an environmental concern.

Due to the given time constraint for report completion, the following standard historical sources were not reviewed since they were not reasonably ascertainable: property tax files and recorded land title records. A data gap was encountered due to the inability to evaluate the aforementioned historical sources. In addition, a data gap was encountered for the years 1940 through 1957, based on the fact that no historical aerials in 5 year intervals were available for review. Based on review of other standard historical sources (the USGS topographic quadrangle map and the available historical aerials), the use of the subject property at the time of the data gaps appears to be consistent with the use of the property observed on the USGS topographic quadrangle map and the available historical aerials (property used for agricultural purposes), and do not appear to constitute a data failure.

5.4.1 AERIAL PHOTOGRAPH REVIEW

To evaluate the previous land uses of the subject property and surrounding area, a series of aerial photographs was reviewed. The aerial photographs provide a progressive overview of parcels pertaining to this assessment.

We reviewed aerial photographs from 1939 to 2005, available at the Orange County Public Works Department. Please refer to Appendix A-2 for a copy of the Site Plan/2005 Aerial Photograph. Descriptions of UES' observations are outlined in Table 4.

Photograph Date	Scale	Photograph Quality	Remarks
1939	1" = 420'	Poor	The subject property and adjoining properties appear undeveloped. West Kelly Park road adjoins to the north, though appears unpaved. Limited agricultural development is observed in the vicinity to the northeast and east.
1947	1" = 420'	Fair	There have been no significant changes to the subject property or adjoining properties since the previous aerial. Agricultural development is observed in the vicinity to the west.
1958	1" = 420'	Fair	The subject property and most of the adjoining properties appear planted with citrus. There have been no significant changes to the vicinity of the subject property since the previous aerial.



TABLE 4
Summary of Aerial Photograph Observations

Photograph Date	Scale	Photograph Quality	Remarks
1963	1" = 400'	Fair	There have been no significant changes to the subject property or adjoining properties since the previous aerial. The vicinity appears primarily developed for agricultural use.
1965	1" = 1,000'	Very Poor	There have been no significant changes to the subject property or the vicinity of the subject property since the previous aerial. Golden Gem Road is observed adjoining to the west.
1967	1" = 500'	Fair	There have been no significant changes to the subject property or the vicinity of the subject property since the previous aerial. Residential development is observed adjoining to the north.
1969	1" = 400'	Fair	There have been no significant changes to the subject property, adjoining properties, or the vicinity of the subject property since the previous aerial.
1971	1" = 200'	Fair	There have been no significant changes to the subject property or adjoining properties since the previous aerial. The vicinity is characterized primarily by mixed residential and agricultural development.
1975	1" = 400'	Good	Some of the subject property now appears as pastureland. Limited residential development is observed adjoining to the west. There have been no significant changes to the vicinity of the subject property since the previous aerial.
1978	1" = 400'	Good	There have been no significant changes to the subject property, adjoining properties, or the vicinity of the subject property since the previous aerial.
1981	1" = 400'	Fair	There have been no significant changes to the subject property, adjoining properties, or the vicinity of the subject property since the previous aerial.
1984	1" = 400'	Fair	One residential structure, one barn, and unimproved roads are observed on the southeast portion of the subject property. Additional residential and agricultural development is observed adjoining to the north and east. A solid waste landfill is observed in the vicinity to the southwest.
1987	1" = 400'	Good	Two additional barns are observed on the subject property. There have been no significant changes to the adjoining properties or the vicinity of the subject property since the previous aerial.
1990	1" = 400'	Good	Citrus is no longer observed on the subject property or adjoining properties. There have been no significant changes to the vicinity of the subject property since the previous aerial.



TABLE 4
Summary of Aerial Photograph Observations

Photograph Date	Scale	Photograph Quality	Remarks
1994	1" = 200'	Good	An additional barn and planted pine trees are observed on the subject property. There have been no significant changes to the adjoining properties or the vicinity of the subject property since the previous aerial.
1997	1" = 400'	Fair	There have been no significant changes to the subject property, adjoining properties, or the vicinity of the subject property since the previous aerial.
2000	1" = 400'	Fair	The subject property appears as it does present-day, with the exception of the twenty-four present-day concrete stalls and equestrian warehouse. Greenhouses are observed adjoining to the south. There have been no significant changes to the vicinity of the subject property since the previous aerial.
2003	1" = 400'	Good	An equestrian ring is observed on the east portion of the subject property. There have been no significant changes to the adjoining properties or the vicinity of the subject property since the previous aerial.
2005	1" = 400'	Good	Twenty-four concrete stalls and an associated equestrian warehouse are observed on the west portion of the subject property. There have been no significant changes to the adjoining properties or the vicinity of the subject property since the previous aerial.

5.4.2 PROPERTY OWNERSHIP RECORDS

The current owners of the subject property are Richard J. and Shirley R. Risser. This is confirmed by the Orange County Property Appraiser's report presented in Appendix C.

5.4.3 SANBORN FIRE INSURANCE MAP REVIEW

Fire Insurance Maps generated by the Sanborn Map Company were not available for review, likely due to the historically rural nature of the property vicinity.

5.4.4 CITY DIRECTORY REVIEW

Historical street directories listing the former businesses at the street addresses of the subject property and in the vicinity of the subject property were not available for review, likely due to the historically rural nature of the property vicinity.



5.4.5 LAND USE RECORDS

According to the Orange County Property Appraiser's Report, the subject property is zoned A-1/NCZ, Citrus Rural District. The land use codes for the subject property are 0110 - Single Family Residential-Rural, 5400 - Timber 1, 6100 - Grazing Land-Improved Pasture, and 6999 - Ag Waste.

Building records were not reviewed as part of this Phase I ESA.

5.4.6 OTHER HISTORICAL SOURCES

No other historical sources were reviewed during this assessment.

5.5 HISTORICAL USE INFORMATION ON ADJOINING PARCELS

According to a review of the earliest aerial photograph available (1939), the adjoining parcels surrounding the subject property were undeveloped. West Kelly Park Road was observed adjoining to the north in the 1939 aerial, though appeared unpaved. Most adjoining properties appeared planted with citrus in the 1958 aerial, which was no longer observed by the 1990 aerial. Golden Gem Road was observed adjoining to the west in the 1965 aerial. Residential development was observed adjoining to the north in the 1967 aerial. Limited residential development was observed adjoining to the west in the 1975 aerial. Additional residential and agricultural development was observed adjoining to the north and east in the 1984 aerial. Greenhouses were observed adjoining to the south in the 2000 aerial. None of the past uses of the parcels adjoining the subject property appear likely to indicate unresolved recognized environmental conditions in connection with the adjoining parcels or the subject property.

6.0 INFORMATION FROM SITE RECONNAISSANCE

6.1 METHODOLOGY AND LIMITING CONDITIONS

On January 5, 2007, a walkover evaluation of the subject property was completed by Sarah R. Raya. The purpose of the site visit was to evaluate the current conditions of the subject property and to obtain information indicating the likelihood of identifying recognized environmental conditions in connection with the property. The assessment included walking and driving the interior of the subject property and driving the site perimeter. This visual evaluation of the property focused primarily on its surface features. Property use and significant features are indicated on the Site Plan/2005 Aerial Photograph contained in Appendix A-2. Site photographs are included in Appendix F.

6.2 GENERAL SITE SETTING

The property vicinity is characterized by residential and agricultural development. West Kelly Park Road adjoins to the north, while Golden Gem Road adjoins to the west.



6.3 EXTERIOR OBSERVATIONS

The general weather condition the days of our site visit was mostly cloudy. At the time of our site assessment, the subject property, three (3) parcels comprising approximately 220 acres, was developed for agricultural and residential purposes. One (1) barn, two (2) warehouses, two (2) one-story residential structures, twenty-four (24) concrete stalls and associated paddocks, several equestrian storage sheds, two (2) open pole barns, livestock holding pens, one (1) windmill, and one (1) equestrian barn with stalls were observed on the subject property. The remainder of the subject property appeared as either grassed pasture or planted pine trees (understory was recently mowed). Paved and unpaved access roads, cattle, horses, fence making materials, a limited amount of miscellaneous debris, three (3) propane ASTs utilized for no purposes, a pond, perimeter fencing, gates, and several feed stations were observed on the subject property. One (1) unregistered diesel AST, less than 550 gallons in size, was observed on the southeast portion of the subject property. It was in good condition and no indications of stains, leaks, or odors were observed in the vicinity of the AST. Several pole-mounted transformers were observed on the subject property. All were in good condition and no indications of stains or leaks were observed in the vicinity of the transformers. Two (2) electric-powered wells were observed on the subject property. Three (3) septic tank systems are located on the subject property.

With the exception of the unregistered diesel AST, we observed no additional evidence of petroleum product or hazardous materials storage or use at the subject property. We found no evidence indicating the presence of obvious surface discharges such as stained soil or pavement, indications of solid or liquid waste dumping or disposal, USTs, drums, seeps, illegal dumping, unusual odors, pits, ponds, lagoons, stressed vegetation, or roads/paths with no outlet likely to have been used for disposal of hazardous wastes or petroleum products on the subject property. No recognized environmental conditions were noted on the subject property.

6.4 INTERIOR OBSERVATIONS

The interiors of the two (2) one-story residential structures and the equestrian storage sheds were not viewed the day of our site reconnaissance.

The interiors of the one (1) barn, two (2) warehouses, twenty-four (24) concrete stalls, and one (1) equestrian barn with stalls were observed the day of our site reconnaissance. All consisted of various farm maintenance supplies, equipment, and chemicals, housekeeping supplies, and equestrian equipment and supplies. All were stored on impervious surfaces and no indications of stains or leaks were observed in the vicinity of the aforementioned equipment, supplies, and chemicals.

With the exception of the various farm maintenance supplies and chemicals, we observed no additional evidence of petroleum product or hazardous materials storage or use within the structures located within the subject property.



7.0 INTERVIEWS

7.1 INTERVIEW WITH OWNER

UES interviewed Richard J. Risser, the current owner, occupant, and site manager of the subject property, to obtain information regarding his knowledge of recognized environmental conditions in connection with the subject property. He stated that he has owned the subject property for approximately 4 years. He stated that the subject property was a citrus grove approximately 25 years ago. He stated that, to the best of his knowledge, poultry has not been located on the subject property in the past. He stated that there is an agricultural exemption on the subject property. He stated that he is not aware of any environmental concerns associated with the subject property or adjoining properties. He stated that, with the exception of one (1) unregistered diesel AST, he is not aware of any USTs, ASTs, or any other storage or use of petroleum products or hazardous materials at the subject property. He stated that he is not aware of any environmental compliance audit reports concerning the subject property. He stated that he is not aware of any registrations for underground storage tanks or aboveground storage tanks at the subject property. He stated that he is not aware of any community right-to-know plans with respect to the subject property. He stated that he was not aware of any safety plans, preparedness and prevention plans, spill prevention, countermeasure, and control plans for the subject property. He stated that he was not aware of any Material Safety Data Sheets for any chemicals and/or products stored or used at the subject property. He stated that he was not aware of any reports regarding hydrogeologic conditions on the subject property or in the surrounding area, but that he would check into it. He stated that he was not aware of any pending, threatened or past litigation or administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the subject property. Also, he was not aware of any government notices regarding possible violations of environmental laws or possible liability relating to hazardous substances or petroleum products at the subject property. He stated that he is not aware of any environmental liens or activity use limitations for the subject property. He stated that he was not aware of any hazardous waste generator notices or reports with respect to the subject property. He stated that he was unaware of any previous geotechnical studies, risk assessments, or recorded activity use limitations for the subject property. He also stated that there are two (2) electric-powered wells located on the subject property and that, to the best of his knowledge, they were not diesel-powered in the past. He stated that three (3) septic tank systems are located on the subject property. He stated that Progress Energy provides electrical power services to the subject property. He stated that he is the site manager. Interview documentation is included in Appendix G.

7.2 INTERVIEW WITH SITE MANAGER

The subject property site manager is Richard J. Risser, who is also the occupant and current owner of the subject property. Please refer to section 7.1 (above) for information pertaining to his interview.



7.3 INTERVIEWS WITH OCCUPANTS

The subject property is occupied by Richard J. and Shirley R. Risser. Please refer to section 7.1 (above) for information pertaining to Mr. Risser's interview.

7.4 INTERVIEWS WITH LOCAL GOVERNMENT OFFICIALS

UES contacted Lucy Albrecht of FDEP Central District Hazardous Waste Section, to obtain information regarding knowledge of recognized environmental concerns in connection with the subject property and vicinity. She stated that no information was available for review.

UES attempted to interview the Orange County Fire Department, to obtain information regarding knowledge of recognized environmental concerns in connection with the subject property and vicinity. No response was given by the time of report completion.

7.5 INTERVIEW WITH USER

UES interviewed Dennis Kinney of Palmer, Reifler & Associates, P.A., to obtain information with regards to recognized environmental conditions in connection with the subject property and vicinity. He stated that he was not aware of any environmental cleanup liens against the subject property that are filed or recorded under federal, tribal, state, or local law. He stated that he was not aware of any activity use limitations, such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state, or local law. He stated that, as a User of this ESA, he does not have any specialized knowledge or experience related to the property or nearby properties. He stated that the purchase price being paid for this subject property does reasonably reflect the fair market value of the subject property, to the best of his knowledge. He stated that he was not aware of commonly known or reasonably ascertainable information about the subject property that would help the environmental professional to identify conditions indicative of releases or threatened releases. He stated that, as a User of this ESA, based on his knowledge and experience related to the subject property, he is not aware of any obvious indicators that point to the presence or likely presence of contamination at the subject property. He stated that he was not aware of past usage of the subject property. Interview documentation is included in Appendix G.

7.6 INTERVIEW WITH OTHERS

UES attempted to conduct an interview with the representative of the most recent past owner of the subject property, to obtain information regarding his or her knowledge of recognized environmental conditions in connection with the subject property. UES was unable to locate the past owner representative.

No additional interviews were conducted in connection with this Phase I ESA.



8.0 FINDINGS

Based on our field observations, historical research, public records review, and interviews conducted in accordance with American Society for Testing and Materials (ASTM) format E1527-05, the findings of this Phase I ESA are as follows:

- No evidence exists indicating the presence of facilities within the ASTM minimum search distance that contain leaking USTs based on our regulatory agency contact and field observations. There are no facilities adjoining the subject property that have registered USTs present.
- Evidence exists indicating the presence of one (1) SWL facility within the ASTM minimum search distances that formerly or currently generate(d) hazardous waste or use(d) hazardous materials based on our regulatory agency contact and field observations.

9.0 OPINION

It is UES's opinion that the aforementioned findings do not appear to have constituted an unresolved recognized environmental condition. Based on our review of the available public records pertaining to inspections and investigations at hazardous waste generators in the property vicinity, it does not appear likely that impacts to the subject property have occurred from the SWL facility, due to the direction of groundwater flow at the facility.

10.0 CONCLUSIONS

We have performed this Phase I ESA in significant compliance with the scope and limitations of ASTM Practice E1527-05 for the subject property, three (3) parcels comprising approximately 220 acres, which is located at 4105, 4433, and 4905 Golden Gem Road, within Apopka, Orange County, Florida, and as defined by the legal description attached in Appendix C. Any exceptions to or deletions from this practice are described in Sections 2.2, 2.3 and 2.4 of this report. This assessment has revealed no evidence of unresolved recognized environmental conditions in connection with the property and no further evaluation is warranted at this time. However, one (1) unregistered diesel AST, less than 550 gallons in size, was observed on the southeast portion of the subject property, which appears to be utilized to fuel onsite farm equipment. We recommend that the AST be placed in an impervious secondary containment structure to prevent future petroleum releases onto the subject property. Please note that an environmental liens or activity and use limitations search was not performed by UES for the parcels comprising the subject property. In order to qualify for due diligence, the User of this report may be required to contract a title company to confirm that there are no environmental liens or activity and use limitations filed for the tax parcels comprising the subject property. In the event that any environmental liens or activity any use limitations are identified in connection with the subject property, please contact UES immediately for further evaluation. In addition, construction activities may commence sometime in the future on the subject property. The User of this report is required to ensure that continual obligations regarding the subject property are met following the issuance of this Phase I ESA.



The User should ensure that all contractors, visitors, etc. to the subject property are following best management practices in preventing any possible release, discharge, etc. of petroleum products, hazardous materials or waste, or any substance likely to result in a recognized environmental condition. In the event of a future discharge or release on the subject property, the current subject property owner or responsible party is required to report the discharge/release to all applicable regulatory agencies. Lastly, prior to redevelopment of the subject property, we recommend the proper abandonment of all wells and septic tank systems that are located on the subject property in accordance with applicable regulations, provided there is no future intended use.

11.0 DEVIATIONS

UES attempted to conduct an interview with the representative of the most recent past owner of the subject property, to obtain information regarding his or her knowledge of recognized environmental conditions in connection with the subject property. UES was unable to locate the past owner representative.

With the exception of the aforementioned interview, UES prepared this Phase I ESA in compliance with ASTM E1527-05.

12.0 ADDITIONAL SERVICES

Under the terms of the agreement between UES and Palmer, Reifler & Associates, P.A., no additional services are being provided in association with this Phase I ESA.

13.0 REFERENCES

References reviewed during the Phase I ESA are documented in Appendix H.

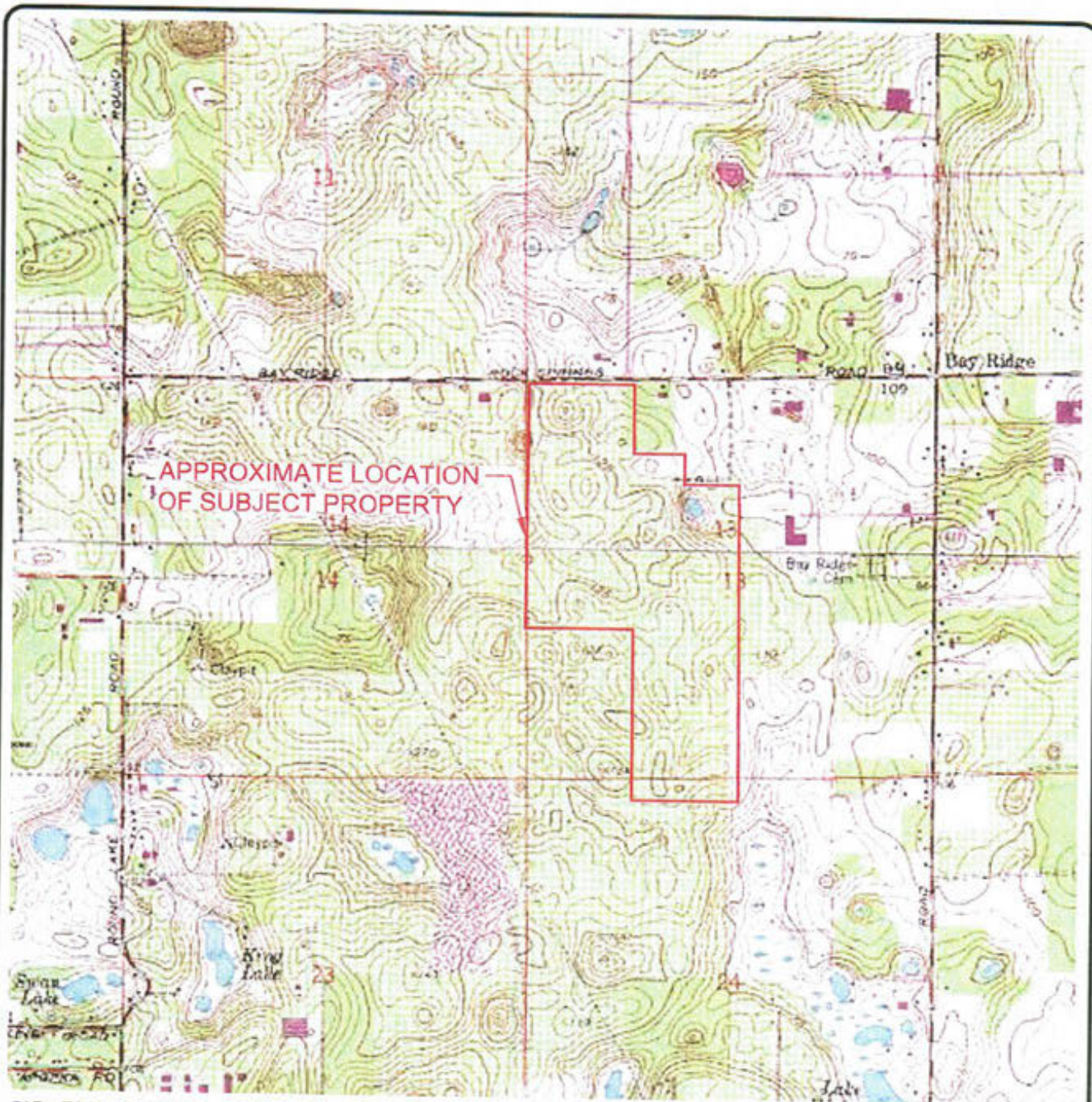
14.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

Please refer to the title page for signatures of the environmental professionals who prepared and reviewed this Phase I ESA.

15.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

This assessment was completed by Sarah R. Raya, Project Manager, and reviewed by Michael J. Geden, Senior Geologist, both employees of Universal Engineering Sciences, Inc. We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in 312.10 of 40 CFR 312 and we have specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312. Qualifications of personnel participating in this assessment are provided in Appendix I.

APPENDIX A



S13; T20S; R27E

BASE MAP: "SORRENTO, FLA.", U.S.G.S. QUADRANGLE MAP



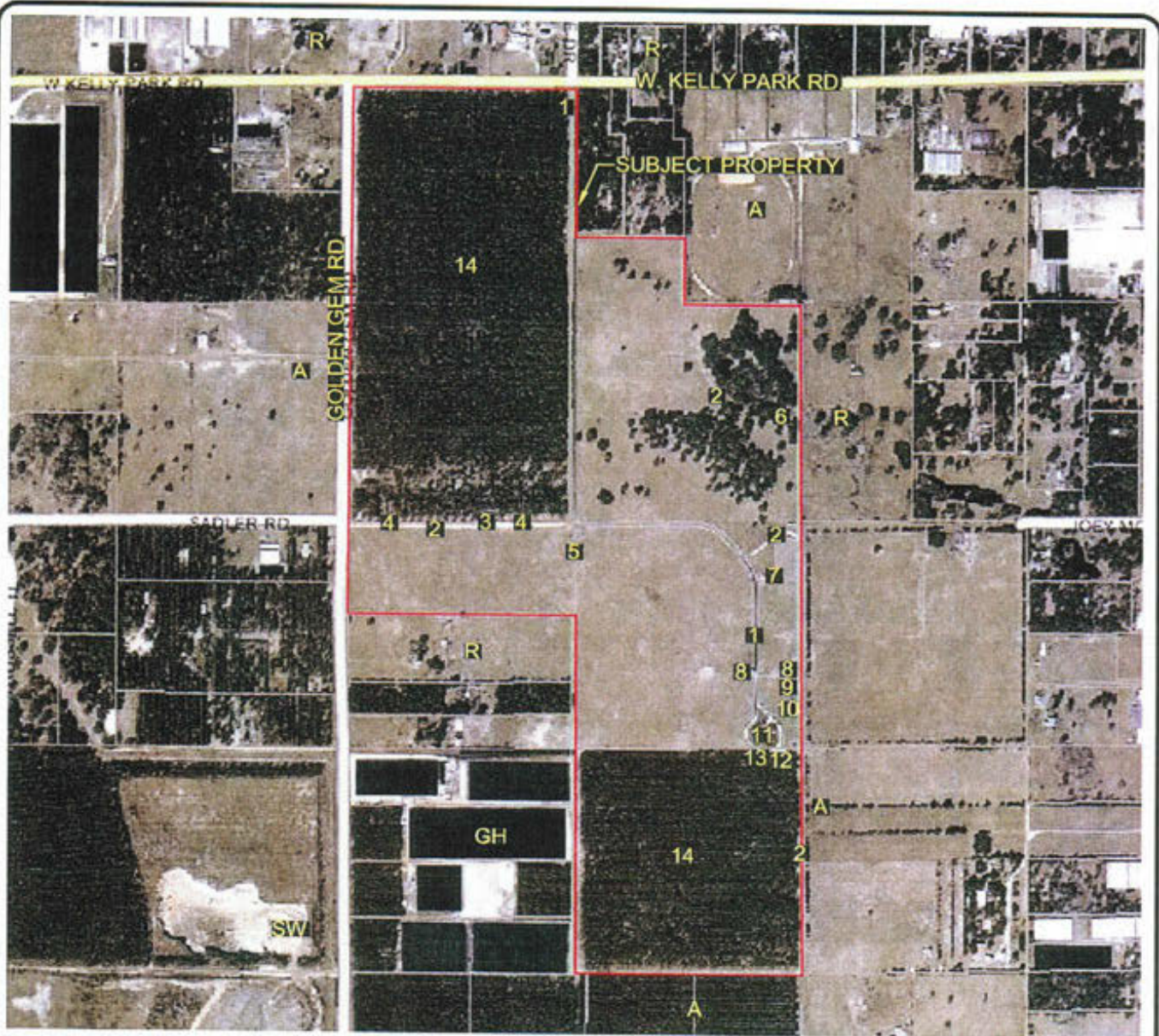
UNIVERSAL
ENGINEERING SCIENCES

PHASE I ENVIRONMENTAL SITE ASSESSMENT
THREE (3) PARCELS
4105, 4433, & 4905 GOLDEN GEM ROAD
ORANGE COUNTY, FLORIDA

SITE LOCATION MAP

DRAWN BY: MLP	DATE: 1/10/07	CHECKED BY: <i>82</i>	DATE: 1/11/07
SCALE: AS SHOWN	PROJECT NO: 01-0014527-025-01	REPORT NO: <i>536547</i>	PAGE NO: A-1

E07-0006



LEGEND

SOURCE: ORANGE COUNTY, FLORIDA GEOGRAPHIC INFORMATION SYSTEM
 (<http://www.orangecountyfl.net/dept/growth/GIS/gis.htm>).

- | | |
|--|--------------------------|
| 1. PAVED ACCESS ROAD | A= AGRICULTURAL |
| 2. UNPAVED ACCESS ROAD | GH= GREENHOUSES |
| 3. EQUESTRIAN TACK & SUPPLY WAREHOUSE & ELECTRIC WELL | R= RESIDENTIAL |
| 4. CONCRETE HORSE STALLS WITH PADDOCKS | SW= SOLID WASTE LANDFILL |
| 5. WINDMILL | |
| 6. THREE(3) ASTs, FENCING MATERIALS, & LIVESTOCK HOLDING PEN | |
| 7. LIVESTOCK TRAILERS | |
| 8. OPEN POLE BARN (2) | |
| 9. EQUESTRIAN STALLS | |
| 10. BARN | |
| 11. ONE-STORY RESIDENCE | |
| 12. ONE-STORY WAREHOUSE & ELECTRIC WELL | |
| 13. ONE-STORY RESIDENCE | |
| 14. PLANTED PINE TREES | |



E07-0006



UNIVERSAL
ENGINEERING SCIENCES

PHASE I ENVIRONMENTAL SITE ASSESSMENT
THREE (3) PARCELS
4105, 4433, & 4905 GOLDEN GEM ROAD
ORANGE COUNTY, FLORIDA

SITE PLAN / 2005 AERIAL PHOTOGRAPH

DRAWN BY: MLP	DATE: 1/10/07	CHECKED BY: <i>[Signature]</i>	DATE: 1/11/07
SCALE: AS SHOWN	PROJECT NO: 01-0014527-025-01	REPORT NO: <i>53654</i>	PAGE NO: A-2

APPENDIX B

Universal Engineering Sciences, Inc.
GENERAL CONDITIONS

SECTION 1: RESPONSIBILITIES

- 1.1 *Universal Engineering Sciences, Inc.*, heretofore referred to as the "Consultant," has the responsibility for providing the services described under the "Scope of Services" section. The work is to be performed according to accepted standards of care and is to be completed in a timely manner.
- 1.2 The "Client" or a duly authorized representative, is responsible for providing the Consultant with a clear understanding of the project nature and scope. The Client shall supply the Consultant with sufficient and adequate information, including, but not limited to, maps, site plans, reports, surveys and designs, to allow the Consultant to properly complete the specified services. The Client shall also communicate changes in the nature and scope of the project as soon as possible during performance of the work so that the changes can be incorporated into the work product.

SECTION 2: STANDARD OF CARE

- 2.1 Services performed by the Consultant under this Agreement are expected by the Client to be conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the Consultant's profession practicing contemporaneously under similar conditions in the locality of the project. No other warranty, expressed or implied, is made.
- 2.2 The Client recognizes that subsurface conditions may vary from those observed at locations where borings, surveys, or other explorations are made, and that site conditions may change with time. Data, interpretations, and recommendations by the Consultant will be based solely on information available to the Consultant at the time of service. The Consultant is responsible for those data, interpretations, and recommendations, but will not be responsible for other parties' interpretations or use of the information developed.

SECTION 3: SITE ACCESS AND SITE CONDITIONS

- 3.1 Client will grant or obtain free access to the site for all equipment and personnel necessary for the Consultant to perform the work set forth in this Agreement. The Client will notify any and all possessors of the project site that Client has granted Consultant free access to the site. The Consultant will take reasonable precautions to minimize damage to the site, but it is understood by Client that, in the normal course of work, some damage may occur, and the correction of such damage is not part of this Agreement unless so specified in the Proposal.
- 3.2 The Client is responsible for the accuracy of locations for all subterranean structures and utilities. The Consultant will take reasonable precautions to avoid known subterranean structures, and the Client waives any claim against Consultant, and agrees to defend, indemnify, and hold Consultant harmless from any claim or liability for injury or loss, including costs of defense, arising from damage done to subterranean structures and utilities not identified or accurately located. In addition, Client agrees to compensate Consultant for any time spent or expenses incurred by Consultant in defense of any such claim with compensation to be based upon Consultant's prevailing fee schedule and expense reimbursement policy.

SECTION 4: SAMPLE OWNERSHIP AND DISPOSAL

- 4.1 Soil or water samples obtained from the project during performance of the work shall remain the property of the Client.
- 4.2 The Consultant will dispose of or return to Client all remaining soils and rock samples 60 days after submission of report covering those samples. Further storage or transfer of samples can be made at Client's expense upon Client's prior written request.
- 4.3 Samples which are contaminated by petroleum products or other chemical waste will be returned to Client for treatment or disposal, consistent with all appropriate federal, state, or local regulations.

SECTION 5: BILLING AND PAYMENT

- 5.1 Consultant will submit invoices to Client monthly or upon completion of services. Invoices will show charges for different personnel and expense classifications.
- 5.2 Payment is due 30 days after presentation of invoice and is past due 31 days from invoice date. Client agrees to pay a finance charge of one and one-half percent (1- ½ %) per month, or the maximum rate allowed by law, on past due accounts.
- 5.3 If the Consultant incurs any expenses to collect overdue billings on invoices, the sums paid by the Consultant for reasonable attorneys' fees, court costs, Consultant's time, Consultant's expenses, and interest will be due and owing by the Client.

SECTION 6: OWNERSHIP OF DOCUMENTS

- 6.1 All reports, boring logs, field data, field notes, laboratory test data, calculations, estimates, and other documents prepared by the Consultant, as instruments of service, shall remain the property of the Consultant.
- 6.2 Client agrees that all reports and other work furnished to the Client or his agents, which is not paid for, will be returned upon demand and will not be used by the Client for any purpose.
- 6.3 The Consultant will retain all pertinent records relating to the services performed for a period of five years following submission of the report, during which period the records will be made available to the Client at all reasonable times.

SECTION 7: DISCOVERY OF UNANTICIPATED HAZARDOUS MATERIALS

- 7.1 Client warrants that a reasonable effort has been made to inform Consultant of known or suspected hazardous materials on or near the project site.

- 7.2 Under this agreement, the term hazardous materials includes hazardous materials (40 CFR 172.01), hazardous wastes (40 CFR 261.2), hazardous substances (40 CFR 300.6), petroleum products, polychlorinated biphenyls, and asbestos.
- 7.3 Hazardous materials may exist at a site where there is no reason to believe they could or should to be present. Consultant and Client agree that the discovery of unanticipated hazardous materials constitutes a changed condition mandating a renegotiation of the scope of work. Consultant and Client also agree that the discovery of unanticipated hazardous materials may make it necessary for Consultant to take immediate measures to protect health and safety. Client agrees to compensate Consultant for any equipment decontamination or other costs incident to the discovery of unanticipated hazardous waste.
- 7.4 Consultant agrees to notify Client when unanticipated hazardous materials or suspected hazardous materials are encountered. Client agrees to make any disclosures required by law to the appropriate governing agencies. Client also agrees to hold Consultant harmless for any and all consequences of disclosures made by Consultant which are required by governing law. In the event the project site is not owned by Client, Client recognizes that it is the Client's responsibility to inform the property owner of the discovery of unanticipated hazardous materials or suspected hazardous materials.
- 7.5 Notwithstanding any other provision of the Agreement, Client waives any claim against Consultant, and to the maximum extent permitted by law, agrees to defend, indemnify, and save Consultant harmless from any claim, liability, and/or defense costs for injury or loss arising from Consultant's discovery of unanticipated hazardous materials or suspected hazardous materials including any costs created by delay of the project and any cost associated with possible reduction of the property's value. Client will be responsible for ultimate disposal of any samples secured by the Consultant which are found to be contaminated.

SECTION 8: RISK ALLOCATION

- 8.1 Client agrees that Consultant's liability for any damage on account of any error, omission or other professional negligence will be limited to a sum not to exceed \$50,000 or Consultant's fee, whichever is greater. If Client prefers to have higher limits on professional liability, Consultant agrees to increase the limits up to a maximum of \$1,000,000.00 upon Client's written request at the time of accepting our proposal provided that Client agrees to pay an additional consideration of four percent of the total fee, or \$400.00, whichever is greater. The additional charge for the higher liability limits is because of the greater risk assumed and is not strictly a charge for additional professional liability insurance.

SECTION 9: INSURANCE

- 9.1 The Consultant represents and warrants that it and its agents, staff and Consultants employed by it, is and are protected by worker's compensation insurance and that Consultant has such coverage under public liability and property damage insurance policies which the Consultant deems to be adequate. Certificates for all such policies of insurance shall be provided to Client upon request in writing. Within the limits and conditions of such insurance, Consultant agrees to indemnify and save Client harmless from and against loss, damage, or liability arising from negligent acts by Consultant, its agents, staff, and consultants employed by it. The Consultant shall not be responsible for any loss, damage or liability beyond the amounts, limits, and conditions of such insurance or the limits described in Section 8, whichever is less. The Client agrees to defend, indemnify and save Consultant harmless for loss, damage or liability arising from acts by Client, Client's agent, staff, and other consultants employed by Client.

SECTION 10: DISPUTE RESOLUTION

- 10.1 All claims, disputes, and other matters in controversy between Consultant and Client arising out of or in any way related to this Agreement will be submitted to "alternative dispute resolution" (ADR) such as mediation and/or arbitration, before and as a condition precedent to other remedies provided by law.
- 10.2 If a dispute at law arises related to the services provided under this Agreement and that dispute requires litigation instead of ADR as provided above, then:
- the claim will be brought and tried in judicial jurisdiction of the court of the county where Consultant's principal place of business is located and Client waives the right to remove the action to any other county or judicial jurisdiction, and
 - the prevailing party will be entitled to recovery of all reasonable costs incurred, including staff time, court costs, attorneys' fees, and other claim related expenses.

SECTION 11: TERMINATION

- 11.1 This agreement may be terminated by either party upon seven (7) days written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof. Such termination shall not be effective if that substantial failure has been remedied before expiration of the period specified in the written notice. In the event of termination, Consultant shall be paid for services performed to the termination notice date plus reasonable termination expenses.
- 11.2 In the event of termination, or suspension for more than three (3) months, prior to completion of all reports contemplated by the Agreement, Consultant may complete such analyses and records as are necessary to complete his files and may also complete a report on the services performed to the date of notice of termination or suspension. The expense of termination or suspension shall include all direct costs of Consultant in completing such analyses, records and reports.

SECTION 12: ASSIGNS

- 12.1 Neither the Client nor the Consultant may delegate, assign, sublet or transfer his duties or interest in this Agreement without the written consent of the other party.

SECTION 13. GOVERNING LAW AND SURVIVAL

- 13.1 The laws of the State of Florida will govern the validity of these Terms, their interpretation and performance.
- 13.2 If any of the provisions contained in this Agreement are held illegal, invalid, or unenforceable, the enforceability of the remaining provisions will not be impaired. Limitations of liability and indemnities will survive termination of this Agreement for any cause.

APPENDIX C



GIS
Geographic Information Systems



Bill Donegan
Orange County
Property Appraiser



Parcel ID: 132027000000023

0 245.5 ft

This map is for reference only and is not a survey.

Copyright 2006. Orange County Property Appraiser.

PARCEL ID	13-20-27-0000-00-023
STREET ADDRESS	4105 GOLDEN GEM RD
OWNER NAME (1)	RISSER RICHARD J
OWNER NAME (2)	RISSER SHIRLEY R
MAILING ADDRESS	4433 GOLDEN GEM RD
CITY, STATE, ZIP	APOPKA, FL. 32712-5483
COUNTRY	
MLS GRID	AL14
CITY CODE	APK
MILLAGE CODE	11
PRTY USE CODE	5400
LAND (CLASS) VALUE	\$16,792
LAND (MKT) VALUE	\$696,868
BLDG VALUE	\$34,692
XFOB VALUE	\$0
JUST (MKT) VALUE	\$731,560
ASSESSED VALUE	\$51,484
EXEMPT VALUE	\$0
TAXABLE VALUE	\$51,484
ST PLANE X-COORD	473455.71
ST PLANE Y-COORD	1603571.32
PARCEL	272013000000023



BILL DONEGAN, CFA
 Orange County Property Appraiser
 Property Line Inquiry System

[Show Map](#) | [View Previous Year](#) | [TRIM Notices](#) | [View Property Taxes](#) | [Find Neighborhood Schools](#)

[Previous Parcel](#) [Next Parcel](#)

Tax Year 2007

Parcel Information

Parcel Id	13-20-27-0000-00-023
Location	4105 GOLDEN GEM RD
Municipality	APOPKA, FLORIDA
Millage Rate	16.9893 details
Property Use	5400

Owner Information

Owner Name (s):	RISSER RICHARD J
	RISSER SHIRLEY R
Mailing Address:	4433 GOLDEN GEM RD
	APOPKA, FL. 32712

Legal Information

Legal Description:	View Plat
SE1/4 OF SW1/4 OF SEC 13-20-27	

Sales Information

MLS Grid: **AL14** [Sales Analysis Report](#)

OR Book/Page (Deeds)	Sale Date	Sale Amount	Deed Code	Vac/Imp Code
6844/0562	03/07/2003	\$345,600	WM	Vacant
6429/5813	07/19/2001	\$100	QM	Vacant
5125/4246	09/18/1996	\$100,000	WD	Vacant

[Display Similar Sales in Subdivision](#)

Value Summary

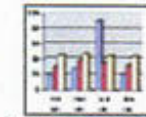
	2007 Working	2006 Certified
Value Method	Market	Market
Number of Bldgs.	1	1
Depreciated Bldg. Value	\$34,692	\$35,280
Depreciated XFOB Value	\$0	\$0
Land Value (Market)	\$696,868	\$696,868
Land Value AG	\$16,792	\$16,792
Just (Market)		

Tax Savings

2006 Tax Savings Due to SOH*	
Based on 2006 taxable value of \$52,072	
2006 Taxes without SOH	\$885
2006 Taxes with SOH	\$885
2006 Total Tax Savings	\$0
*For details see Save Our Homes (SOH) . Excludes Non-Ad Valorem Assessments.	

Parcel Value Tools

Value	\$731,560	\$732,148
Assessed Value (SOH)	\$51,484	\$52,072
Exempt Value	\$0	\$0
Taxable Value	\$51,484	\$52,072



SOH History



Tax Estimator
(anticipating sell)

Building Information

Show Building Sub Areas												
Bldg Sketch	Model Code	Type Code	Beds	Baths	Firs	Year Built*	Gross SF	Living SF	Int Wall Code	Ext Wall Code	Bldg Value	Est. Cost New
1	06 - Warehouse	4800	0	0	1	1999	3200	2000	01	25	\$34,692	\$39,200

*Actual year built - does not reflect subsequent building improvements.

Land Information

Item	Land Use Code	Zoning*	Frontage	Depth	Land Units	Unit Price	Land Value
1	5400	A-1/NCZ			41.98 ACRE(S)	\$16,600.00	\$696,868

*Please contact your local Zoning Agency for the latest zoning information.

Extra Feature Information

Item	Description	Units	Date Built	Unit Price	XFOB Value

This Data Printed on 01/04/2007 15:42:32 and was Last Updated on 01/04/2007 03:00:02

[Retry Search](#)

[Help on Search](#)

[New Search](#)

[\[Home\]](#) [\[About OCPA\]](#) [\[General Info\]](#) [\[Meet Bill Donegan\]](#) [\[Record Searches\]](#)
[\[Map Searches\]](#) [\[Contact OCPA\]](#) [\[Departments\]](#) [\[Other Sites\]](#) [\[Products\]](#)

[\[Whats Hot\]](#) [\[Important Notices\]](#)

Copyright © 1996 Orange County Property Appraiser. All rights reserved.

This page last modified on: 02/25/00

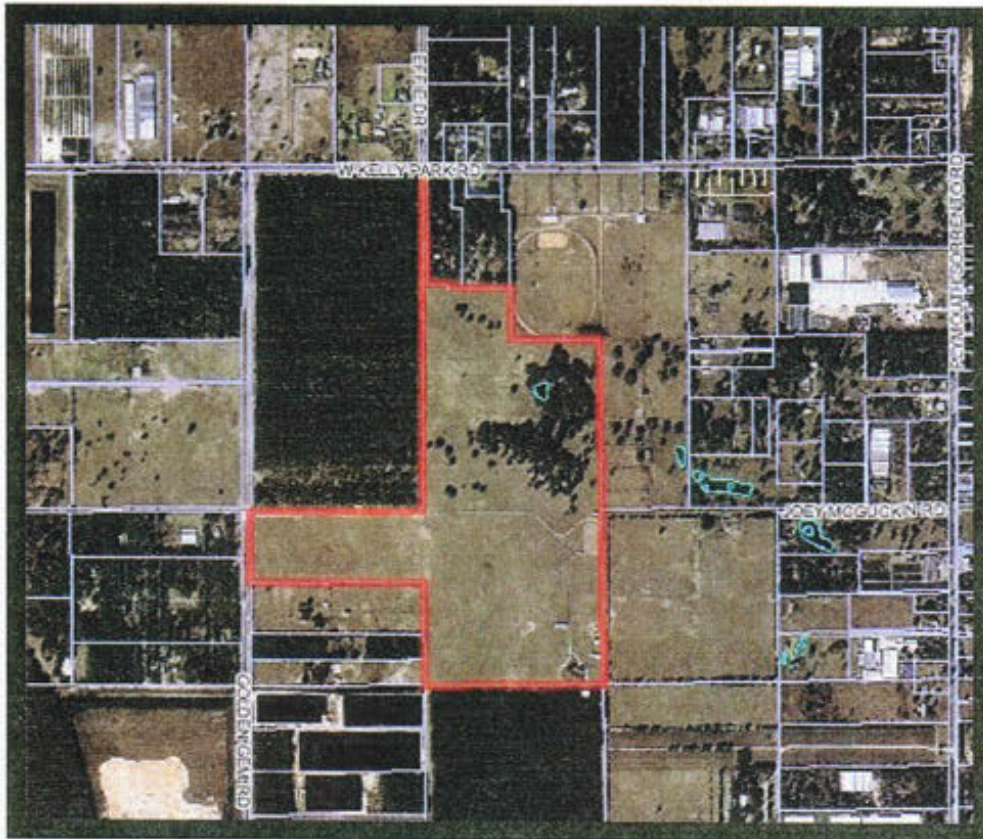
Working Values - Current year assessed values "under review" which have not yet been certified and are therefore subject to change.
 Certified Values - Final assessed values which have been certified by the Property Appraiser to the Tax Collector for collection of taxes.
Note: This link displays documents maintained on the Orange County Comptroller's web site.



GIS
Geographic Information Systems



Bill Donegan
Orange County
Property Appraiser



Parcel ID: 132027000000026

0 750 ft

This map is for reference only and is not a survey.

Copyright 2006. Orange County Property Appraiser.

PARCEL ID	13-20-27-0000-00-026
STREET ADDRESS	4433 GOLDEN GEM RD
OWNER NAME (1)	RISSER RICHARD J
OWNER NAME (2)	RISSER SHIRLEY R
MAILING ADDRESS	4433 GOLDEN GEM RD
CITY, STATE, ZIP	APOPKA, FL. 32712-5483
COUNTRY	
MLS GRID	AL14
CITY CODE	APK
MILLAGE CODE	11
PRTY USE CODE	6100
LAND (CLASS) VALUE	\$91,586
LAND (MKT) VALUE	\$1,953,600
BLDG VALUE	\$609,238
XFOB VALUE	\$86,430
JUST (MKT) VALUE	\$2,649,268
ASSESSED VALUE	\$302,836
EXEMPT VALUE	\$25,000
TAXABLE VALUE	\$277,836
ST PLANE X-COORD	473422.60
ST PLANE Y-COORD	1605613.79
PARCEL	272013000000026



BILL DONEGAN, CFA
 Orange County Property Appraiser
 Property Line Inquiry System

[Show Map](#) |
 [View Previous Year](#) |
 [TRIM Notices](#) |
 [View Property Taxes](#) |
 [Find Neighborhood Schools](#)

[Previous Parcel](#) |
 [Next Parcel](#)

Tax Year 2007

Parcel Information

Parcel Id	13-20-27-0000-00-026
Location	4433 GOLDEN GEM RD
Municipality	APOPKA, FLORIDA
Millage Rate	16.9893 details
Property Use	6100

Owner Information

Owner Name (s):	RISSER RICHARD J
	RISSER SHIRLEY R
Mailing Address:	4433 GOLDEN GEM RD
	APOPKA, FL. 32712

Legal Information

Legal Description:	View Plat
NE1/4 OF SW1/4 & NW1/4 OF SW1/4 (LESS S 800 FT & W 30 FT OF NW1/4 OF SW1/4) & SE1/4 OF NW1/4 & BEG SW COR OF NE1/4 OF NW1/4 RUN E 160.38 FT N 396 FT W 160.38 FT S 396 FT TO POB & BEG 160.38 FT E OF SW COR OF NE1/4 OF NW1/4 RUN N 396 FT E 504.44 FT S 396 FT W 505.67 FT TO POB & A 30 FT STRIP DESC AS BEG 30 FT S OF NW COR OF NE1/4 OF NW1/4 RUN S 883.35 FT E 190.38 FT N 30 FT W 160.31 FT TH N 853.17 FT W 30 FT TO POB ALL LYING IN SEC 13-20-27	

Sales Information

MLS Grid: **AL14** [Sales Analysis Report](#)

OR Book/Page (Deeds)	Sale Date	Sale Amount	Deed Code	Vac/Imp Code
6844/0562	03/07/2003	\$1,392,400	WM	Improved
6308/6153	07/19/2001	\$100	SM	Improved
5038/4784	04/02/1996	\$100	WM	Improved
4488/0191	11/12/1992	\$369,900	WM	Improved
3474/0903	02/01/1984	\$100	WD	Vacant
3471/1439	02/01/1984	\$152,000	WD	Vacant

[Display Similar Sales in Subdivision](#)

Value Summary

	2007 Working	2006 Certified
Value Method	Market	Market
Number of	1	1

Tax Savings

2006 Tax Savings Due to SOH*	
Based on 2006 taxable value of \$270,378	
2006 Taxes without SOH	\$13,073

Bldgs.		
Depreciated Bldg. Value	\$609,238	\$615,720
Depreciated XFOB Value	\$86,430	\$87,180
Land Value (Market)	\$1,953,600	\$1,953,600
Land Value AG	\$21,586	\$21,586
Just (Market) Value	\$2,649,268	\$2,656,500
Assessed Value (SOH)	\$302,836	\$295,378
Exempt Value	\$25,000	\$25,000
Taxable Value	\$277,836	\$270,378

2006 Taxes with SOH	\$4,594
2006 Total Tax Savings	\$8,479
*For details see Save Our Homes (SOH) . Excludes Non-Ad Valorem Assessments.	

Parcel Value Tools



SOH History



Tax Estimator
(anticipating sell)

Building Information

Show Building Sub Areas												
Bldg Sketch	Model Code	Type Code	Beds	Baths	Firs	Year Built*	Gross SF	Living SF	Int Wall Code	Ext Wall Code	Bldg Value	Est. Cost New
1	01 - Single Family	0195	4	4	1	1984	5028	3210	05	17	\$609,238	\$648,126

*Actual year built - does not reflect subsequent building improvements.

Land Information

Item	Land Use Code	Zoning*	Frontage	Depth	Land Units	Unit Price	Land Value
1	6100	A-1/NCZ			94.16 ACRE(S)	\$20,000.00	\$1,883,200
2	0110	A-1/NCZ			2 ACRE(S)	\$35,000.00	\$70,000
3	6999	A-1/NCZ			4 ACRE(S)	\$100.00	\$400

*Please contact your local Zoning Agency for the latest zoning information.

Extra Feature Information

Item	Description	Units	Date Built	Unit Price	XFOB Value
1	GOOD FIREPLACE	1	01/01/1984	\$6,000.00	\$6,000
2	HORSE STABLE 2	2025	01/01/1984	\$8.00	\$9,720
3	POLE BLDG 1	333	01/01/1990	\$1.50	\$500
4	HORSE STABLE 1	2520	01/01/1990	\$3.00	\$7,560
5	BARN WITH 4 SIDES 1	1480	01/01/1990	\$5.00	\$7,400
6	PATIO 3	1	01/01/1999	\$4,000.00	\$4,000

7	ABOVE AVERAGE POOL	1	01/01/1997	\$25,000.00	\$18,250
	PAV CON	11000	01/01/1984	\$3.00	\$33,000

This Data Printed on 01/04/2007 15:43:21 and was Last Updated on 01/04/2007 03:00:02

Retry Search
Help on Search
New Search

[\[Home\]](#) [\[About OCPA\]](#) [\[General Info\]](#) [\[Meet Bill Donegan\]](#) [\[Record Searches\]](#)
[\[Map Searches\]](#) [\[Contact OCPA\]](#) [\[Departments\]](#) [\[Other Sites\]](#) [\[Products\]](#)

[\[Whats Hot\]](#) [\[Important Notices\]](#)

Copyright © 1996 Orange County Property Appraiser. All rights reserved.
 This page last modified on: 02/25/00

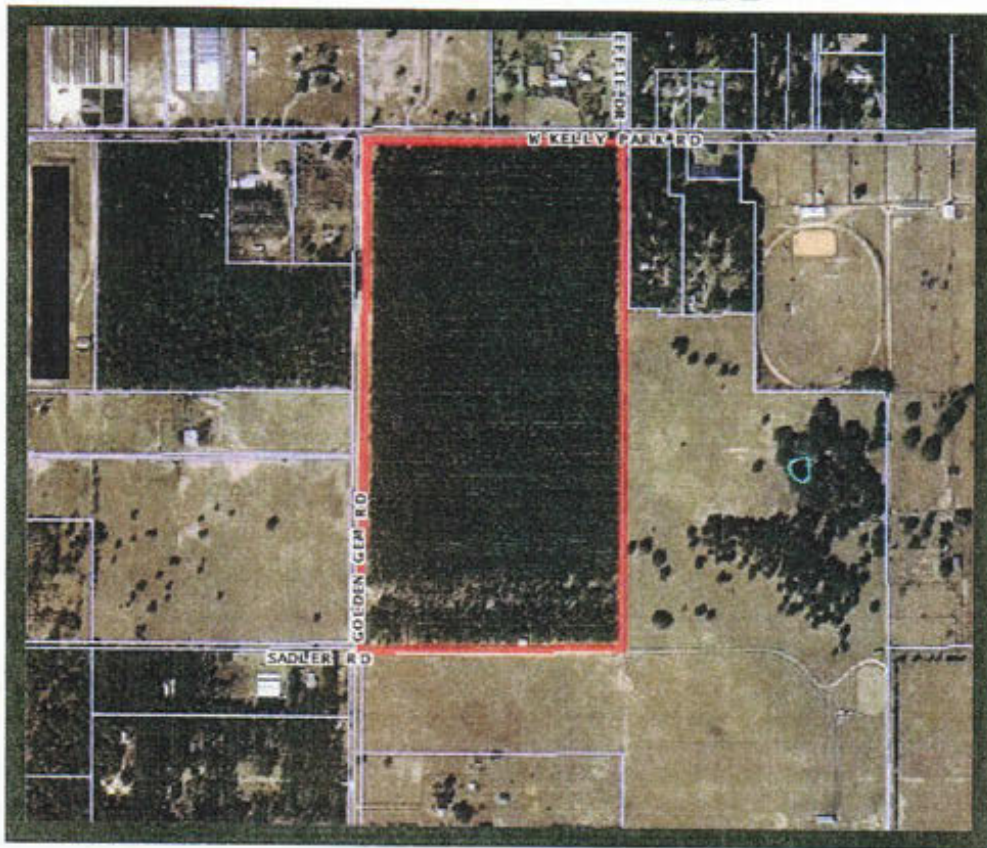
Working Values - Current year assessed values "**under review**" which have not yet been certified and are therefore subject to change.
 Certified Values - Final assessed values which have been certified by the Property Appraiser to the Tax Collector for collection of taxes.
Note: This link displays documents maintained on the Orange County Comptroller's web site.



GIS
Geographic Information Systems



Bill Donegan
Orange County
Property Appraiser



Parcel ID: 132027000000028

0 500 ft

This map is for reference only and is not a survey.

Copyright 2006. Orange County Property Appraiser.

PARCEL ID	13-20-27-0000-00-028
STREET ADDRESS	4905 GOLDEN GEM RD
OWNER NAME (1)	RISSER RICHARD J
OWNER NAME (2)	RISSER SHIRLEY R
MAILING ADDRESS	4433 GOLDEN GEM RD
CITY, STATE, ZIP	APOPKA, FL. 32712-5483
COUNTRY	
MLS GRID	AL14
CITY CODE	APK
MILLAGE CODE	11
PRTY USE CODE	5400
LAND (CLASS) VALUE	\$31,160
LAND (MKT) VALUE	\$1,293,140
BLDG VALUE	\$0
XFOB VALUE	\$42,000
JUST (MKT) VALUE	\$1,335,140
ASSESSED VALUE	\$73,160
EXEMPT VALUE	\$0
TAXABLE VALUE	\$73,160
ST PLANE X-COORD	472104.65
ST PLANE Y-COORD	1606872.40
PARCEL	272013000000028



BILL DONEGAN, CFA
 Orange County Property Appraiser
 Property Line Inquiry System

[Show Map](#) |
 [View Previous Year](#) |
 [TRIM Notices](#) |
 [View Property Taxes](#) |
 [Find Neighborhood Schools](#)

[Previous Parcel](#) |
 [Next Parcel](#) |
 Tax Year 2007

Parcel Information

Parcel Id	13-20-27-0000-00-028
Location	4905 GOLDEN GEM RD
Municipality	APOPKA, FLORIDA
Millage Rate	16.9893 details
Property Use	5400

Owner Information

Owner Name (s):	RISSER RICHARD J
	RISSER SHIRLEY R
Mailing Address:	4433 GOLDEN GEM RD
	APOPKA, FL. 32712

Legal Information

Legal Description:	View Plat
W1/2 OF NW1/4 OF SEC 13-20-27 (LESS W 30 FT & N 30 FT FOR RD R/W)	

Sales Information

MLS Grid: **AL14** [Sales Analysis Report](#)

OR Book/Page (Deeds)	Sale Date	Sale Amount	Deed Code	Vac/Imp Code
6844/0562	03/07/2003	\$962,000	WM	Vacant
6308/6153	07/19/2001	\$100	SM	Vacant
5125/4247	09/18/1996	\$372,800	WD	Vacant
4506/1948	11/30/1992	\$32,000	WM	Vacant

[Display Similar Sales in Subdivision](#)

Value Summary

	2007 Working	2006 Certified
Value Method	Market	Market
Number of Bldgs.	0	0
Depreciated Bldg. Value	\$0	\$0
Depreciated XFOB Value	\$42,000	\$42,000
Land Value (Market)	\$1,293,140	\$1,293,140

Tax Savings

2006 Tax Savings Due to SOH*	
Based on 2006 taxable value of \$73,160	
2006 Taxes without SOH	\$1,243
2006 Taxes with SOH	\$1,243
2006 Total Tax Savings	\$0
*For details see Save Our Homes (SOH) . Excludes Non-Ad Valorem Assessments.	

Parcel Value Tools

Land Value AG	\$31,160	\$31,160
Just (Market) Value	\$1,335,140	\$1,335,140
Assessed Value (SOH)	\$73,160	\$73,160
Exempt Value	\$0	\$0
Taxable Value	\$73,160	\$73,160



Building Information

												Show Building Sub Areas
Bldg Sketch	Model Code	Type Code	Beds	Baths	Firs	Year Built*	Gross SF	Living SF	Int Wall Code	Ext Wall Code	Bldg Value	Est. Cost New

*Actual year built - does not reflect subsequent building improvements.

Land Information

Item	Land Use Code	Zoning*	Frontage	Depth	Land Units	Unit Price	Land Value
1	5400	A-1/NCZ			77.9 ACRE(S)	\$16,600.00	\$1,293,140

*Please contact your local Zoning Agency for the latest zoning information.

Extra Feature Information

Item	Description	Units	Date Built	Unit Price	XFOB Value
	HORSE STAB	24	01/01/2004	\$1,250.00	\$30,000
	HORSE STAB	1	01/01/2004	\$12,000.00	\$12,000

This Data Printed on 01/04/2007 15:44:18 and was Last Updated on 01/04/2007 03:00:02

Retry Search	Help on Search	New Search
---------------------	-----------------------	-------------------

[\[Home\]](#) [\[About OCPA\]](#) [\[General Info\]](#) [\[Meet Bill Donegan\]](#) [\[Record Searches\]](#)
[\[Map Searches\]](#) [\[Contact OCPA\]](#) [\[Departments\]](#) [\[Other Sites\]](#) [\[Products\]](#)

[\[Whats Hot\]](#) [\[Important Notices\]](#)

Copyright © 1996 Orange County Property Appraiser. All rights reserved.
This page last modified on: 02/25/00

Working Values - Current year assessed values "under review" which have not yet been certified and are therefore subject to change.
 Certified Values - Final assessed values which have been certified by the Property Appraiser to the Tax Collector for collection of taxes.
Note: This link displays documents maintained on the Orange County Comptroller's web site.

APPENDIX D

FirstSearch Technology Corporation

Environmental FirstSearch™ Report

TARGET PROPERTY:

4905 GOLDEN GEM ROAD

APOPKA FL 32712

Job Number: 1452700000

PREPARED FOR:

Universal Engineering Sciences

3532 Maggie Blvd.

Orlando, FL 32811

www.uesorl.com

01-04-07



Tel: (407) 265-8900

Fax: (407) 265-8904

Environmental FirstSearch Search Summary Report

Target Site: 4905 GOLDEN GEM ROAD
APOPKA FL 32712

FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	10-09-06	0.25	0	0	0	-	-	0	0
NPL Delisted	Y	10-09-06	0.25	0	0	0	-	-	0	0
CERCLIS	Y	11-08-06	0.25	0	0	0	-	-	0	0
NFRAP	Y	11-08-06	0.25	0	0	0	-	-	0	0
RCRA COR ACT	Y	04-16-06	0.25	0	0	0	-	-	0	0
RCRA TSD	Y	04-16-06	0.25	0	0	0	-	-	0	0
RCRA GEN	Y	04-16-06	0.25	0	0	0	-	-	0	0
Federal IC / EC	Y	11-14-06	0.25	0	0	0	-	-	0	0
ERNS	Y	12-31-05	0.25	0	0	0	-	-	0	0
Tribal Lands	Y	12-01-05	0.25	0	0	0	-	-	0	0
State/Tribal Sites	Y	09-12-06	0.25	0	0	0	-	-	0	0
State Spills 90	Y	11-02-06	0.25	0	0	0	-	-	0	0
State/Tribal SWL	Y	09-28-06	0.25	0	1	0	-	-	0	1
State/Tribal LUST	Y	11-02-06	0.25	0	0	0	-	-	0	0
State/Tribal UST/AST	Y	11-02-06	0.25	0	0	0	-	-	2	2
State/Tribal EC	Y	11-02-06	0.25	0	0	0	-	-	0	0
State/Tribal IC	Y	11-02-06	0.25	0	0	0	-	-	0	0
State/Tribal VCP	Y	NA	0.25	0	0	0	-	-	0	0
State/Tribal Brownfields	Y	11-02-06	0.25	0	0	0	-	-	0	0
State Other	Y	08-28-06	0.25	0	0	0	-	-	1	1
- TOTALS -				0	1	0	0	0	3	4

Notice of Disclaimer

Due to the limitations, constraints, inaccuracies and incompleteness of government information and computer mapping data currently available to FirstSearch Technology Corp., certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in FirstSearch Technology Corp.'s databases. All EPA NPL and state landfill sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent the eastern and western most longitudes; the northern and southern most latitudes. As such, the mapped areas may exceed the actual areas and do not represent the actual boundaries of these properties. All other sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated property. Actual boundaries and locations of individual properties can be found in the files residing at the agency responsible for such information.

Waiver of Liability

Although FirstSearch Technology Corp. uses its best efforts to research the actual location of each site, FirstSearch Technology Corp. does not and can not warrant the accuracy of these sites with regard to exact location and size. All authorized users of FirstSearch Technology Corp.'s services proceeding are signifying an understanding of FirstSearch Technology Corp.'s searching and mapping conventions, and agree to waive any and all liability claims associated with search and map results showing incomplete and or inaccurate site locations.

**Environmental FirstSearch
Site Information Report**

Request Date: 01-04-07
Requestor Name: Sarah Raya
Standard: LINEAR

Search Type: LINEAR
Job Number: 1452700000

TARGET ADDRESS: 4905 GOLDEN GEM ROAD
 APOPKA FL 32712

Demographics

Sites: 4	Non-Geocoded: 3	Population: NA
Radon: NA		

Site Location

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>	<u>UTMs</u>	
Longitude:	-81.572916	-81:34:22	Easting:	444064.284
Latitude:	28.753	28:45:11	Northing:	3180580.254
			Zone:	17

Comment

Comment:

Additional Requests/Services

Adjacent ZIP Codes: 0 Mile(s)					Services:																																			
<table border="1"> <thead> <tr> <th>ZIP Code</th> <th>City Name</th> <th>ST</th> <th>Dist/Dir</th> <th>St</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					ZIP Code	City Name	ST	Dist/Dir	St						<table border="1"> <thead> <tr> <th></th> <th>Requested?</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>Sanborns</td> <td>No</td> <td></td> </tr> <tr> <td>Aerial Photographs</td> <td>No</td> <td></td> </tr> <tr> <td>Historical Topos</td> <td>No</td> <td></td> </tr> <tr> <td>City Directories</td> <td>No</td> <td></td> </tr> <tr> <td>Title Search/Env Liens</td> <td>No</td> <td></td> </tr> <tr> <td>Municipal Reports</td> <td>No</td> <td></td> </tr> <tr> <td>Online Topos</td> <td>No</td> <td></td> </tr> </tbody> </table>			Requested?	Date	Sanborns	No		Aerial Photographs	No		Historical Topos	No		City Directories	No		Title Search/Env Liens	No		Municipal Reports	No		Online Topos	No	
ZIP Code	City Name	ST	Dist/Dir	St																																				
	Requested?	Date																																						
Sanborns	No																																							
Aerial Photographs	No																																							
Historical Topos	No																																							
City Directories	No																																							
Title Search/Env Liens	No																																							
Municipal Reports	No																																							
Online Topos	No																																							

*Environmental FirstSearch
Sites Summary Report*

TARGET SITE: 4905 GOLDEN GEM ROAD
APOPKA FL 32712

JOB: 1452700000

TOTAL: 4 **GEOCODED:** 1 **NON GEOCODED:** 3 **SELECTED:** 0

<u>Map ID</u>	<u>DB Type</u>	<u>Site Name/ID/Status</u>	<u>Address</u>	<u>Dist/Dir</u>	<u>Page No.</u>
1	SWL	MID-FLORIDA MATERIALS (AKA HUBBARD 3048P95241/ACTIVE	GOLDEN GEM RD PLYMOUTH FL 32768	0.10 SW	1

*Environmental FirstSearch
Sites Summary Report*

TARGET SITE: 4905 GOLDEN GEM ROAD
APOPKA FL 32712

JOB: 1452700000

TOTAL: 4 **GEOCODED:** 1 **NON GEOCODED:** 3 **SELECTED:** 0

<u>Map ID</u>	<u>DB Type</u>	<u>Site Name/ID/Status</u>	<u>Address</u>	<u>Dist/Dir</u>	<u>Page No.</u>
	OTHER	32712/CATTLE VATS	APOPKA FL 32712	NON GC	N/A
	UST	PARK AVENUE PROFESSIONAL PLAZA 489808396/OPEN	130 S PARK AVE APOPKA FL	NON GC	N/A
	UST	NORTH REUSE PUMP STATION 489806874/OPEN	1665 RECREATION WAY APOPKA FL 32712	NON GC	N/A

Environmental FirstSearch Database Descriptions

NPL: EPA NATIONAL PRIORITY LIST - Database of confirmed and proposed Superfund sites.

NPL Delisted: EPA NATIONAL PRIORITY LIST Subset - Database of delisted Superfund sites.

CERCLIS: EPA COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM - Database of current and potential Superfund sites currently or previously under investigation.

NFRAP: EPA COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM ARCHIVED SITES - database of Archive designated CERCLA sites that, to the best of EPA's knowledge, assessment has been completed and 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.

RCRA COR ACT: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of RCRA facilities with reported violations and subject to corrective actions.

RCRA TSD: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM TREATMENT, STORAGE, and DISPOSAL FACILITIES. - Database of facilities licensed to store, treat and dispose of hazardous waste materials.

RCRA GEN: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of facilities that generate or transport hazardous waste or meet other RCRA requirements.

LGN - Large Quantity Generators

SGN - Small Quantity Generators

VGN - Conditionally Exempt Generator.

Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List) facilities.

Federal IC / EC: EPA BROWNFIELD MANAGEMENT SYSTEM (BMS) - database designed to assist EPA in collecting, tracking, and updating information, as well as reporting on the major activities and accomplishments of the various Brownfield grant Programs.

FEDERAL ENGINEERING AND INSTITUTIONAL CONTROLS- Superfund sites that have either an engineering or an institutional control. The data includes the control and the media contaminated.

ERNS: EPA/NRC EMERGENCY RESPONSE NOTIFICATION SYSTEM - Database of emergency response actions. Data since January 2001 has been received from the National Response System database as the EPA no longer maintains this data.

Tribal Lands: DOUBIA INDIAN LANDS OF THE UNITED STATES - Database of areas with boundaries established by treaty, statute, and (or) executive or court order, recognized by the Federal Government as territory in which American Indian tribes have primary governmental authority. The Indian Lands of the United States map layer shows areas of 640 acres or more, administered by the Bureau of Indian Affairs. Included are Federally-administered lands within a reservation which may or may not be considered part of the reservation.

State/Tribal Sites: FL DER/DEP/EPA FLORIDA SITES LIST - database of identified facilities and/or locations that the Florida Department of Environmental Regulation has recognized with potential or existing environmental contamination.

SUPERFUND HAZARDOUS WASTE SITES- database that correlates to the NPL list and includes active, delisted, and Federal sites.

State Spills 90: FL DEP PETROLEUM CONTAMINATION AND CLEANUP REPORTS - database of contaminated facility reports provide the Facility ID, Facility Type, Score, Rank, Operator Information, and Owner Information, for facilities that currently have contamination

State/Tribal SWL: FDEP SOLID WASTE FACILITIES LIST - database concerned with the handling of

waste and includes locations identified with solid waste landfilling or associated activities involving the handling of solid waste. The presence of a site on this list does not necessarily indicate existing environmental contamination, but rather the potential. The FDEP assigns scores to the sites based on the threat to human health and the environment. The Rank is determined by the site's Score and reflects the state's priority for remedial action on that site. Typically, the lower the Rank value, the greater the priority for remedial action from the state.

State/Tribal LUST: *FDEP* LEAKING UNDERGROUND STORAGE TANKS LIST - database of petroleum storage tank systems that have reported the possible release of contaminants. Included within this list are sites that are in the Florida Early Detection Incentive (EDI) Program, the Abandoned Tank Restoration Program (ATRP) and the Petroleum Liability Insurance Restoration Program (PLIRP). These programs support remedial action or reimbursement for those sites with environmental problems due to leaking fuel storage tanks. Some sites listed in the report have not yet been accepted in these programs.

State/Tribal EC: *FEDEP* INSTITUTIONAL CONTROLS REGISTRY DATABASE Subset- database of sites that have institutional controls and engineering controls was developed to assist with tracking those properties upon which an institutional control has been imposed pursuant to the provisions contained in Chapters 376 or 403, F.S. For Brownfield sites the ICR has been prepared for the public and local governments to monitor the status of those controls.

State/Tribal IC: *FEDEP* INSTITUTIONAL CONTROLS REGISTRY DATABASE - database of institutional controls was developed to assist with tracking those properties upon which an institutional control has been imposed pursuant to the provisions contained in Chapters 376 or 403, F.S. For Brownfield sites the ICR has been prepared for the public and local governments to monitor the status of those controls.

State/Tribal Brownfields: *FDEP* BROWNFIELDS REDEVELOPMENT PROGRAM DATABASE- database of reports generated from the Brownfield Access Database which tracks the number of designated Brownfield areas, executed Brownfield site rehabilitation agreements, state and federal programs funding, and local Brownfield coordinators' contact information

RADON: *NTIS* NATIONAL RADON DATABASE - EPA radon data from 1990-1991 national radon project collected for a variety of zip codes across the United States.

State Other: *FDEP* SINKHOLES - database of sinkholes from the Florida Geological Survey Sinkholes. DRYCLEANERS LIST - database of dry cleaning facilities registered with the Department. Information includes 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.

CATTLE DIPPING VATS - database of vats that were filled with an arsenic solution for the control and eradication of the cattle fever tick. Other pesticides such as DDT were also widely used. This is a static list from 1910 through 1950s.

Environmental FirstSearch Database Sources

NPL: *EPA* Environmental Protection Agency

Updated quarterly

NPL Delisted: *EPA* Environmental Protection Agency

Updated quarterly

CERCLIS: *EPA* Environmental Protection Agency

Updated quarterly

NFRAP: *EPA* Environmental Protection Agency.

Updated quarterly

RCRA COR ACT: *EPA* Environmental Protection Agency.

Updated quarterly

RCRA TSD: *EPA* Environmental Protection Agency.

Updated quarterly

RCRA GEN: *EPA* Environmental Protection Agency.

Updated quarterly

Federal IC / EC: *EPA* Environmental Protection Agency

Updated quarterly

ERNS: *EPA/NRC* Environmental Protection Agency

Updated semi-annually

Tribal Lands: *DOI/BIA* United States Department of the Interior

Updated annually

State/Tribal Sites: *FL DER/DEP/EPA* Florida Department of Environmental Protection, Bureau of Waste Cleanup

Updated quarterly

State Spills 90: FL DEP Florida Department of Environmental Protect

Updated quarterly

State/Tribal SWL: FDEP Florida Department of Environmental Protection

Updated annually

State/Tribal LUST: FDEP Florida Department of Environmental Protection

Updated quarterly

State/Tribal EC: FEDEP Florida Department of Environmental Protect

Updated quarterly

State/Tribal IC: FEDEP Florida Department of Environmental Protect

Updated quarterly

State/Tribal Brownfields: FDEP The Florida Department of Environmental Protection, Division of Waste Management.

Updated quarterly

RADON: NTIS Environmental Protection Agency, National Technical Information Services

Updated periodically

State Other: FDEP Florida Department of Environmental Protection Storage Tank & Contamination Monitoring.
Florida Department of Environmental Protection Cattle Dipping Vats

Updated quarterly

Environmental FirstSearch
Street Name Report for Streets within .25 Mile(s) of Target Property

TARGET SITE: 4905 GOLDEN GEM ROAD
APOPKA FL 32712

JOB: 1452700000

<u>Street Name</u>	<u>Dist/Dir</u>	<u>Street Name</u>	<u>Dist/Dir</u>
Calhoun Ln	0.12 NE		
Effie Dr	0.01 NE		
Golden Gem Rd	0.01 SW		
Sadler Rd	0.19 SW		
W Kelly Park Rd	0.01 NE		
WEST Kelly Park Rd	0.01 NE		



Environmental FirstSearch

1 Mile Radius from Line
ASTM Map: NPL, RCRACOR, STATE Sites

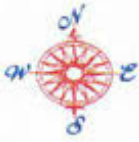


4905 GOLDEN GEM ROAD, APOPKA FL 32712



Source: 2001 U.S. Census TIGER Files

- Linear Search Line
- Identified Site, Multiple Sites, Receptor
- NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste
- Triballand
- Railroads



Environmental FirstSearch

.25 Mile Radius from Line
ASTM Map: RCRA GEN, ERNS, UST



4905 GOLDEN GEM ROAD, APOPKA FL 32712

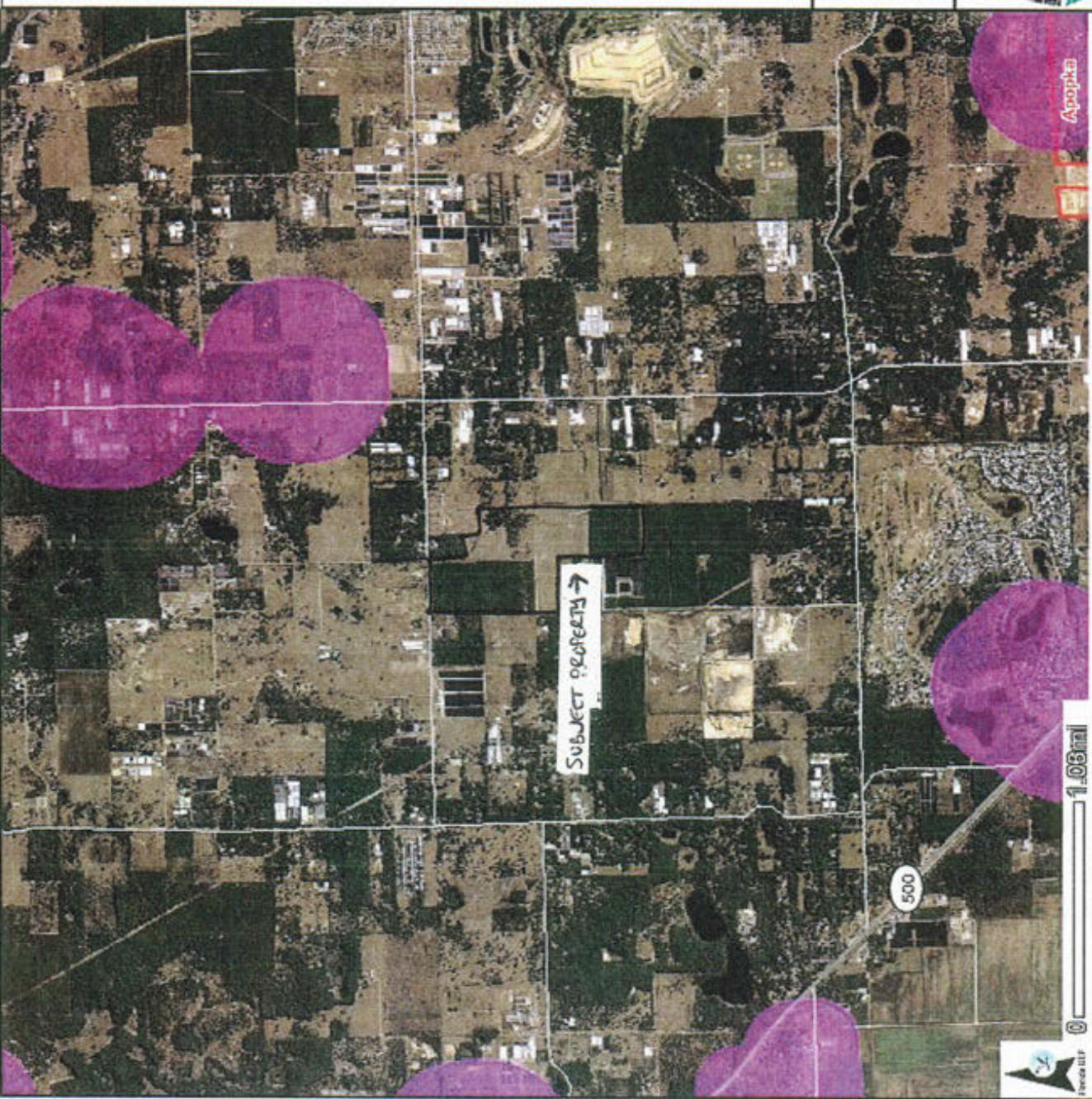


Source: 2001 U.S. Census TIGER Files

Linear Search Line	—	■
Identified Site, Multiple Sites, Receptor	⊗	⊗
NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste	⊗	■
Triballand	⊗	■
Railroads	—	■

APPENDIX E

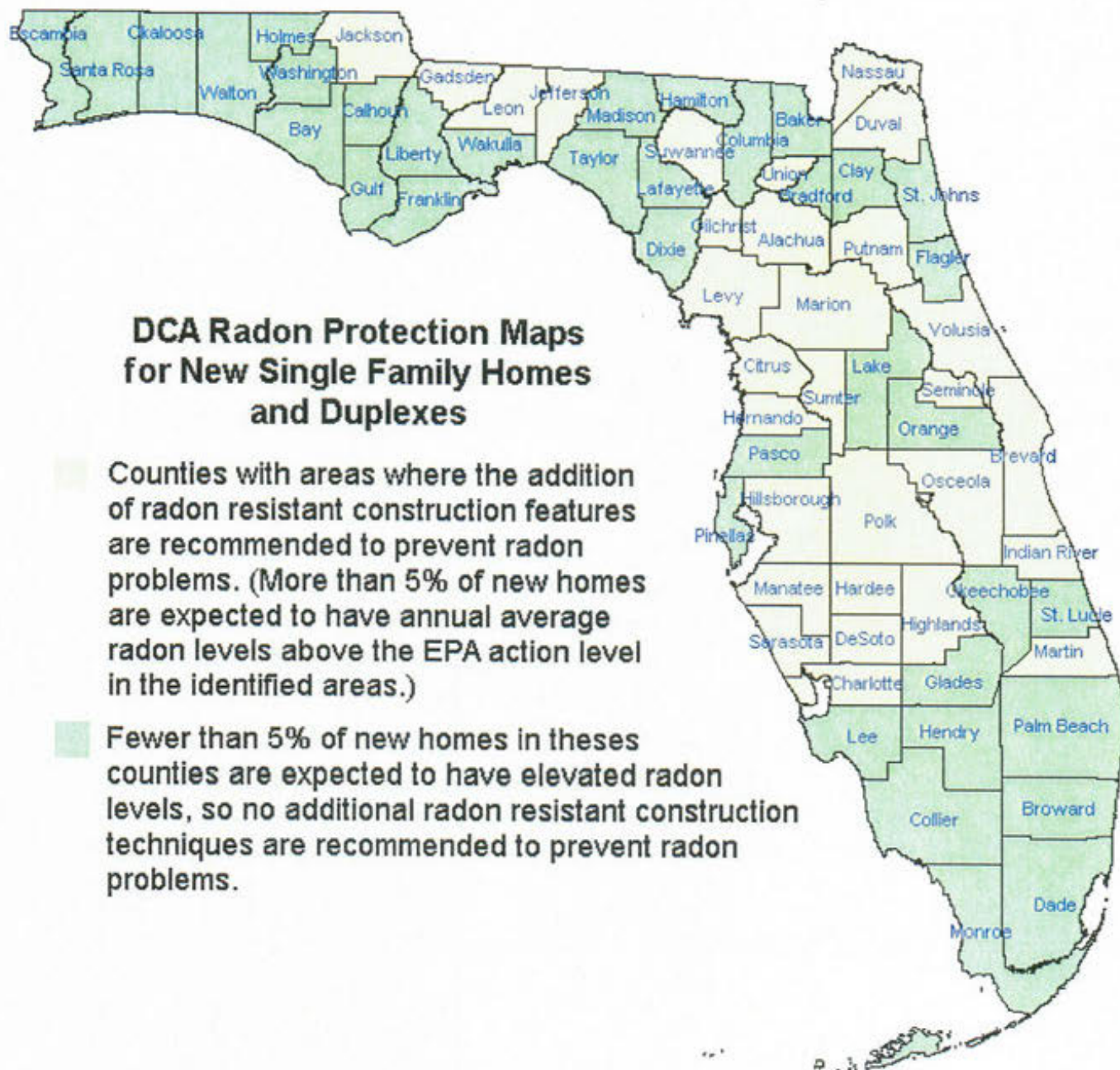
EDB Groundwater Delineation



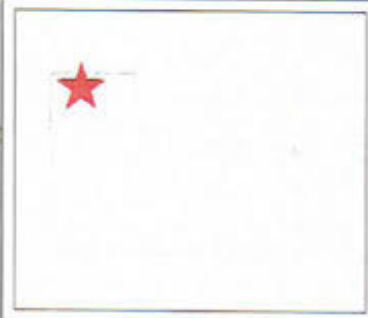
- State Highways
- Major Roads
- FDEP Districts
- WMD Districts
- Ground Water Delineation
- Cities
- Counties
- Aerial 2004

Disclaimer: This map is intended for display purposes only. It was created using data from different sources collected at different scales, with different levels of accuracy, and/or covering different periods of time. Map produced 1/4/2007.





Wetlands



- ### Legend
- Streets
 - Parcels
 - National Wetland inventory
 - Lacustrine
 - Palustrine
 - Riverine
 - Upland
 - Named Lakes and Waterways
 - Cities
 - Apopka
 - Bay Lake
 - Belle Isle
 - Eatonville
 - Edgewood
 - Lake Buena Vista
 - Maitland
 - Oakland
 - Ocoee
 - Orlando
 - Windermere
 - Winter Garden
 - Winter Park



0 150 300 m.

Map center: 28° 44' 57.3" N, 81° 34' 22.4" W



Scale: 1:8,500

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

APPENDIX F

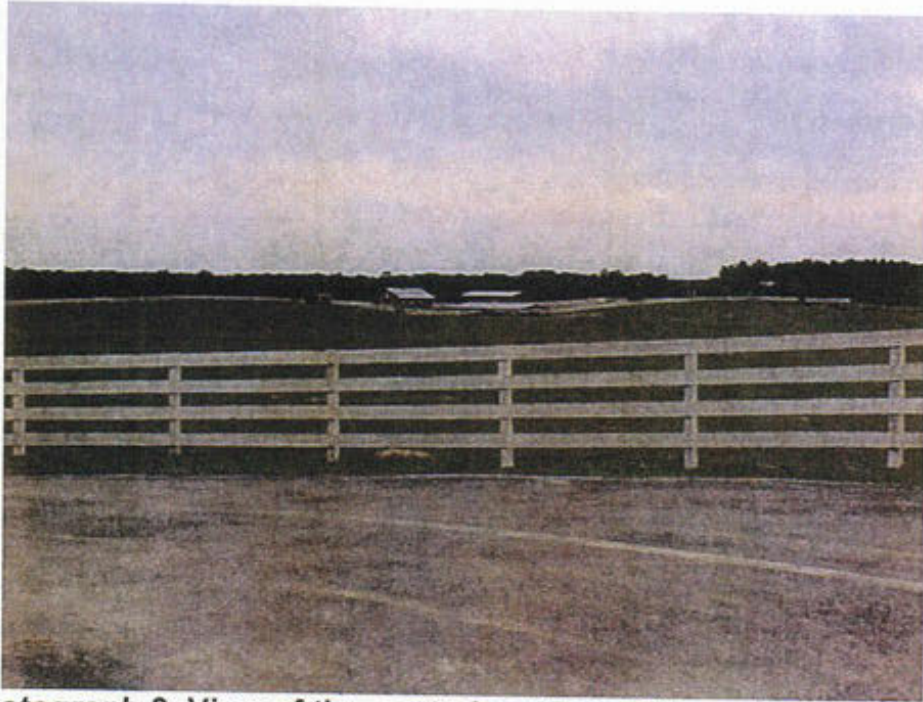
SITE PHOTOGRAPHS



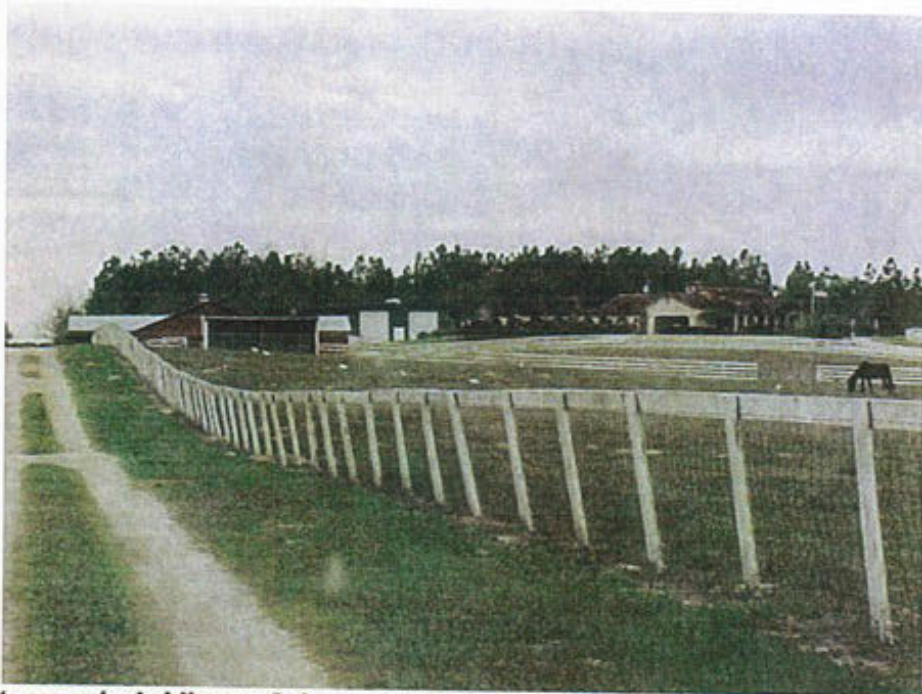
Photograph 1. View of a paved access driveway located on the north portion of the subject property



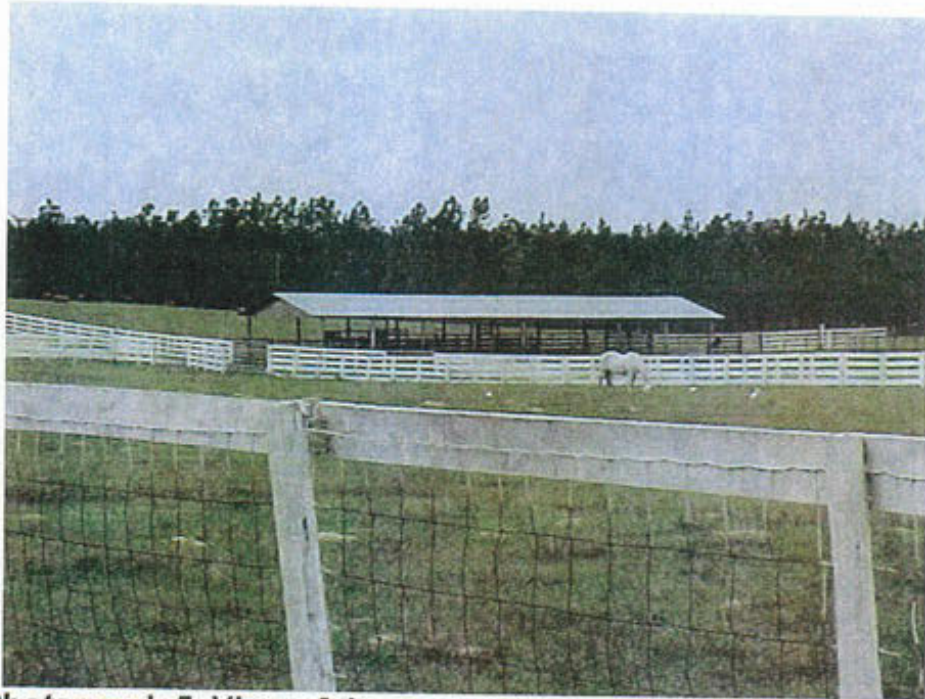
Photograph 2. View of the northwest portion of the subject property



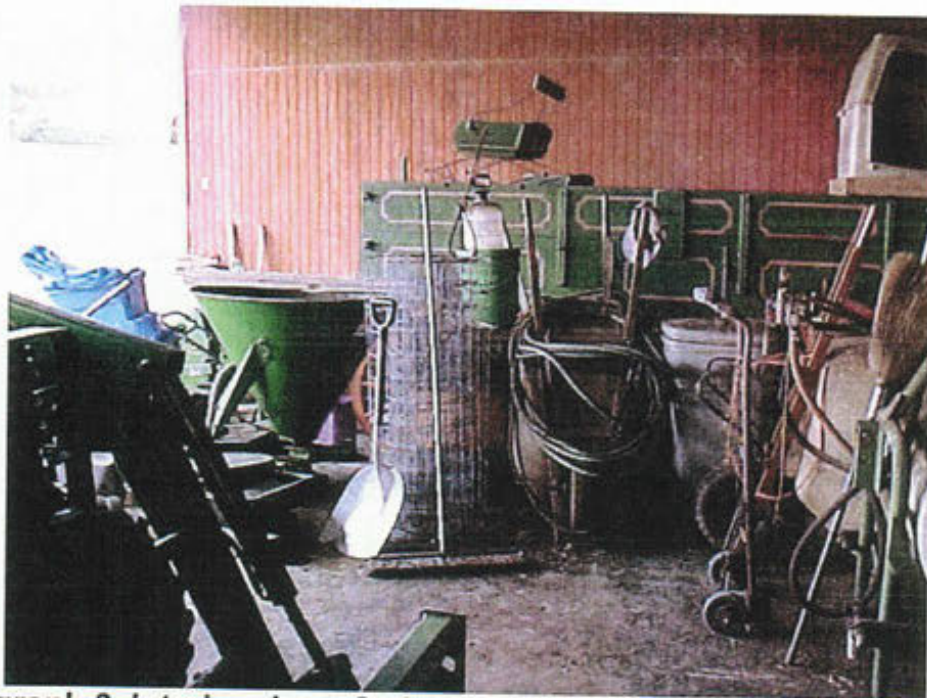
Photograph 3. View of the central portion of the subject property



Photograph 4. View of the southeast portion of the subject property



Photograph 5. View of the east portion of the subject property



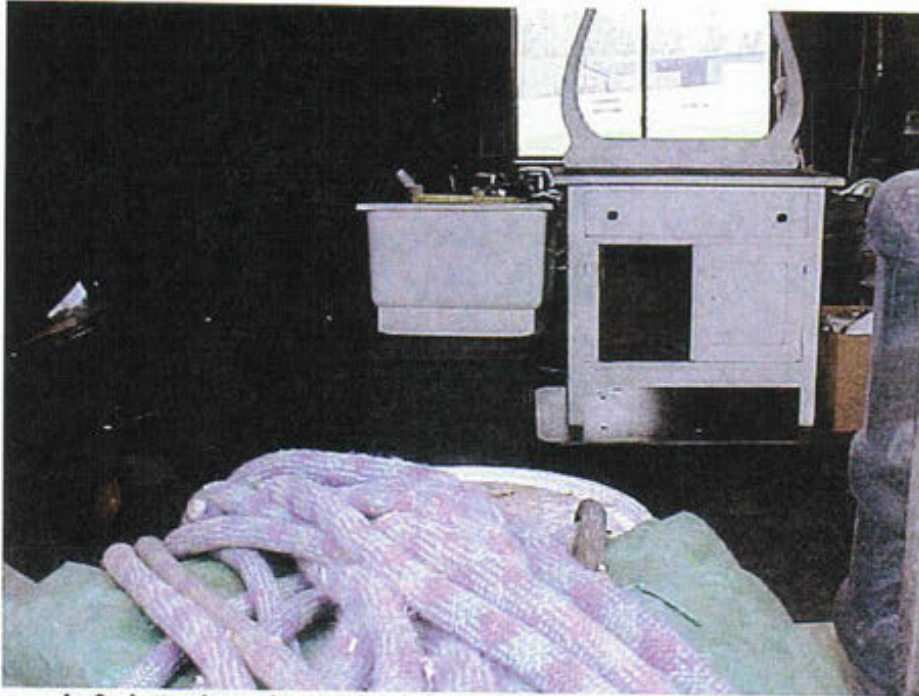
Photograph 6. Interior view of a barn located on the southeast portion of the subject property



Photograph 7. Interior view of a barn located on the southeast portion of the subject property



Photograph 8. View of an AST located on the southeast portion of the subject property



Photograph 9. Interior view of a barn located on the southeast portion of the subject property



Photograph 10. Interior view of an equestrian barn w/stalls located on the southeast portion of the subject property



Photograph 11. View of a one-story residence located on the southeast portion of the subject property



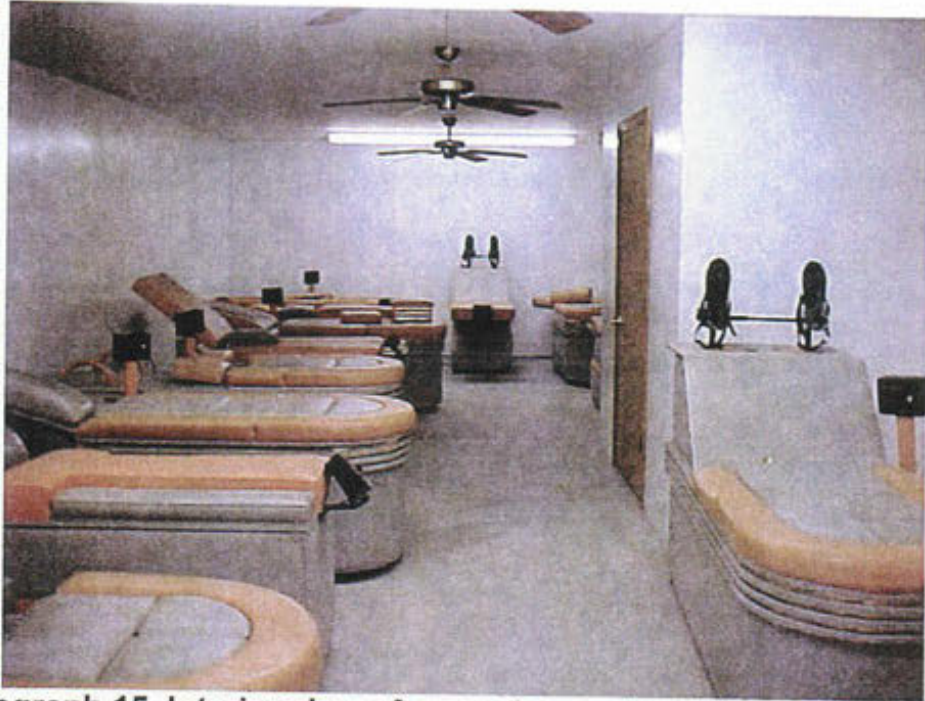
Photograph 12. View of a warehouse located on the southeast portion of the subject property



Photograph 13. View of a warehouse located on the southeast portion of the subject property



Photograph 14. Interior view of a warehouse located on the southeast portion of the subject property



Photograph 15. Interior view of a warehouse located on the southeast portion of the subject property



Photograph 16. View of the south portion of the subject property



Photograph 17. View of a one-story residence located on the southeast portion of the subject property



Photograph 18. View of an open pole barn located on the east portion of the subject property



Photograph 19. View of the southernmost property line of the subject property



Photograph 20. View of the south portion of the subject property



Photograph 21. View of fence-making materials located on the northeast portion of the subject property



Photograph 22. View of three (3) ASTs, used for no purposes, located on the northeast portion of the subject property



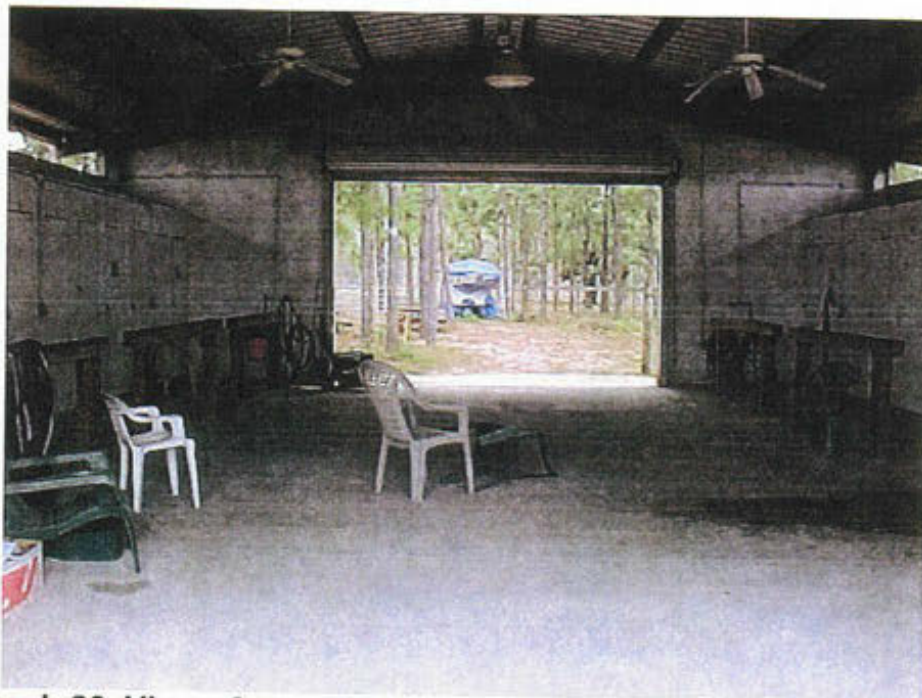
Photograph 23. View of the northeast portion of the subject property



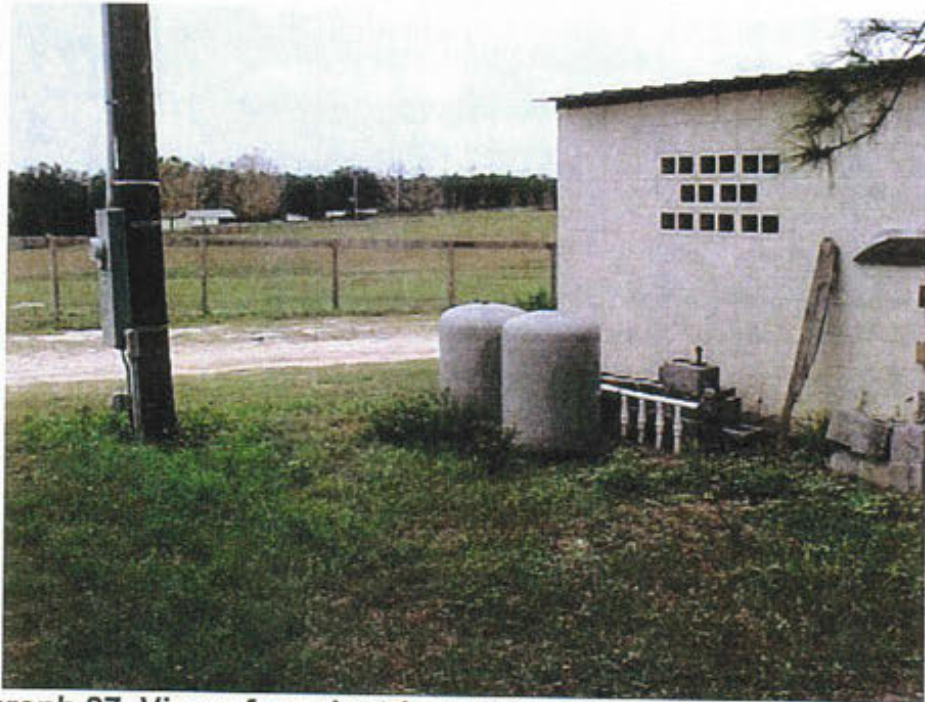
Photograph 24. View of a concrete stall & paddock located on the west portion of the subject property



Photograph 25. View of a tack storage shed located on the west portion of the subject property



Photograph 26. View of an equestrian tack & supply warehouse located on the west portion of the subject property



Photograph 27. View of an electric well located on the west portion of the subject property



Photograph 28. View of concrete stalls located on the west portion of the subject property, from the southeast



Photograph 29. View of concrete stalls located on the west portion of the subject property, from the southwest

APPENDIX G

USER INTERVIEW RECORD

Client No: 01-0014527-025-01
Date: 1-4-06
Interviewee: Dennis Kirney
Relationship to Project: Agent for purchaser

Comment: The *User* (client) is required to provide the following information (if available) to the *environmental professional*. Failure to provide this information could result in a determination that the AAI is not complete.

Please answer all questions to the best of your knowledge and explain answers in as much detail as possible, regardless of answer (i.e. if the answer is no, please explain why, if possible).

1. Are you aware of any environmental cleanup liens against the *property* that are filed or recorded under federal, tribal, state, or local law (40 CFR 312.26)?

NO

2. Are you aware of any activity use limitations, such as *engineering controls*, land use restrictions or *institutional controls* that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state, or local law (40 CFR 312.26)?

NO

3. As the *user* of this ESA, do you have any specialized knowledge or experience related to the *property* or nearby properties? For example, are you involved in the same line of business as the current or former *occupants* of the *property* or an adjoining *property* so that you would have specialized knowledge of the chemicals and processes used by this type of business (40 CFR 312.28)?

NO

4. Does the purchase price being paid for this *property* reasonably reflect the fair market value of the *property*? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the *property* (40 CFR 312.29)?

Yes

5. Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? (40 CFR 312.30) For example, as user,

a.) Do you know the past uses of the property? NO

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

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

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

6. As the user of this ESA, based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of contamination at the property (40 CFR 312.31)? NO

[Signature]
Interviewer

ALSO NEEDED (though not necessarily required):

- (a) the reason why the Phase I is required, Purchase
- (b) the type of property and type of property transaction, for example, sale, purchase, exchange, etc.,
- (c) the complete and correct address for the property (a map or other documentation showing property location and boundaries is helpful), 4105, 4433, 4905 Golden Gate Rd.
- (d) the scope of services desired for the Phase I (including whether any parties to the property transaction may have a required standard scope of services on whether any considerations beyond the requirements of Practice E 1527 are to be considered), Orange Co.
- (e) identification of all parties who will rely on the Phase I report,
- (f) identification of the site contact and how the contact can be reached,
- (g) any special terms and conditions which must be agreed upon by the environmental professional, and
- (h) any other knowledge or experience with the property that may be pertinent to the environmental professional (for example, copies of any available prior environmental site assessment reports, documents (ex: MSDS, geo, safety plans, risk assessments; see Owner Interview Questionnaire), correspondence, etc., concerning the property and its environmental condition).

(+) Contact = Robert Marks Page 2 of 2

Attorney for Seller Richard J. & Shirley R. Risser
(407) 843-7300

OWNER INTERVIEW QUESTIONNAIRE

Project: Phase I ESA
Client No. 01-0014527-028-01
Date: 1/9/07
Interviewee: Mr. Richard Hisser
Relationship to Project: owner of s. property
(407) 886-4096

1. Are you aware of any environmental concerns regarding the subject property?
Adjoining properties?

no

2. Are you aware of any underground storage tanks, aboveground storage tanks or other storage or use of petroleum products or hazardous materials at the subject property?

1-AST (diesel) on s.p.

3. Are you aware of any environmental site assessment reports, environmental compliance audit reports that exist for the subject property? If so, can you provide a copy?

no

4. Are you aware of any environmental permits for the subject property, e.g. solid waste disposal permits, hazardous waste disposal permits, wastewater permits, NPDES permits, underground injection permits? If so, can you provide a copy?

5. Are you aware of any registrations for underground storage tanks or aboveground storage tanks at the subject property? If so, can you provide a copy?

no

6. Are you aware of any Material Safety Data Sheets for any chemicals and/or products stored or used at the subject property? If so, can you provide a copy?

no

7. Is there a Community Right-to-Know Plan for the subject property? If so, can you provide a copy?

no

8. Are there any safety plans, preparedness and prevention plans, spill prevention, countermeasure, and control plans for the subject property? If so, can you provide a copy?

no

9. Are there any reports regarding hydrogeologic conditions on the subject property or in the surrounding area? If so, can you provide a copy?

no

10. Are you aware of any past, pending or threatened litigation or administrative proceeding relevant to hazardous materials or petroleum products in, on or from the subject property? If so, can you provide a copy?

no

11. Are you aware of any government notices regarding any possible violations of environmental laws or liabilities relating to hazardous substances or petroleum products at the subject property? If so, can you provide a copy?

no

12. Are you aware of any past or current environmental liens or activity and use limitations on the subject property? If so, can you provide a copy?

on property no; AG. exemption

13. Are you aware of any hazardous waste generator notices or reports pertaining to the subject property? If so, can you provide a copy?

no

14. Are you aware of any geotechnical studies, risk assessments or recorded activity use limitations for the subject property? If so, can you provide a copy?

no

15. How long have you owned the subject property?

4 yrs.

16. Do you have any knowledge of prior usage of the subject property? Adjoining properties?

was citrus 25 yrs. ago

17. Who provides the water, sewer, and electrical power services to the subject property?

2-wells (always electric, to his knowledge)
3-septic tanks
Progress Energy - Electric

18. Who is the key site manager?

Self


Interviewer

19. Poultry in past? no

20. Diesel wells in past? not to his knowledge

REFERENCES

- American Society of Testing and Materials, November 1, 2006, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, Designation E 1527-05, 27 p.
- Florida Department of Community Affairs Radon Protection Map for New Single Family Homes and Duplexes. 2006. Available on-line at <http://www.doh.state.fl.us/environment/community/radon/>
- Florida Department of Environmental Protection, GIS Section, Orange County Ethylene Dibromide Delineation Map. February 1995.
- Florida Department of Natural Resources, Areas of Natural Recharge to the Floridan Aquifer in Florida, map, by J. W. Stewart, Tallahassee, Florida, 1980.
- Orange County Interactive Mapping, Orange County, Florida. Wetlands map. Available online at <http://ocgis1.ocfl.net/imf/imf.jsp?site=orangeFL>
- Orange County Public Works Department, Aerial Photograph Collection, photographs dated 1939, 1947, 1958, 1963, 1965, 1967, 1969, 1971, 1975, 1978, 1981, 1984, 1987, 1990, 1994, 1997, 2000, 2003, and 2005.
- Scott, Thomas M., 1978, Environmental Geology Series Orlando Sheet, Florida Department of Natural Resources, Division of Resource Management, Bureau of Geology, Map Series No. 85.
- United States Department of Agriculture Soil Conservation Service, Issued August 1989, Soil Survey of Orange County, Florida.
- United States Department of the Interior Geological Survey, "Sorrento, Florida" Quadrangle Map, 7.5 Minute Series.

APPENDIX I



Biographical Data

SARAH RAYA

Environmental Scientist

- Expertise** Environmental Specialist – Permitting and Enforcement; Department of Environmental Protection/Submerged Lands & Environmental Resource Permitting Section (SLERP); Permit Compliance Inspections; Enforcing Rules & Regulations Regarding Wetlands and Surface Waters Outlined by the Florida Administrative Code; Issue Exemptions, Noticed General Permits and Standard General Permits; Review Submitted Permit Applications and Associated Plans; Perform Pre-Application Site Visits, Biological/Resource Assessments; Perform Informal Wetland Determinations in Accordance with 62-340, F.A.C.
- Academic Background** B.S., Natural Resources Conservation, University of Florida, Gainesville, Florida, 2001
- Certifications** Certified Erosion Control & Stormwater Management Inspector
EPA Accredited Asbestos Supervisor
EPA Asbestos Hazard Emergency Response Act (AHERA) Asbestos Contractor/
Supervisor
Asbestos Abatement Project Management & Supervision, Certificate #R050290-8288
- Training** Special Training Completed: Hydric Soils (10/04), State Lands (10/04)
Research Training: Qualitative & Quantitative Assessments, Basic Statistical Methods:
Simple Random Sampling, Systematic Sampling, Cluster Sampling, Ratio &
Regression Estimation
Field Techniques: Florida Wildlife Identification, Dendrology, Soil Sampling, Water
Sampling, Vegetation Sampling, Wildlife Sampling, Species Trapping & Relocation
Special Training Completed: UMAM training (10/03, 3/04, 7/04), Mangroves (10/03), Boat
Certification (10/03), State Lands (10/03, 10/04), CPR/First Aid (10/03), Compliance &
Enforcement Workshop (9/04), Hydric Soils (10/03) SLERP Conference (5/04),
Wetland Delineation (6/04)
Special Training Completed: Wetland Delineation (6/02, 10/02, 4/03), CPR/First Aid
(10/02), Compliance & Enforcement Workshop (9/02, 9/03), GIS (11/02), UMAM rule
development workshop (10/02), Snorkel Certification (3/03), UMAM rule testing
(12/02), Mangroves w/Robin Lewis (4/03), Hydric Soils & Seasonal High Water Table
(3/03), CAMA (4/03), Law Enforcement, Investigative Awareness (5/03), OFWs
(7/03), Erosion Control & Stormwater Management Certified Inspector (7/03)
NIOSH 582 32-Hour Course, Phase Contrast Microscopy (Method 7400)
- Experience** Ms. Raya has over three (3) years of experience as an Environmental Scientists and Project Manager. She has been responsible for performing numerous Environmental Site Assessments, asbestos monitoring projects and wetland determination/delineations. Ms. Raya has over two (2) years of experience in performing Informal Wetland Determinations in accordance with 62-340, Florida Administrative Code, and issuing wetland and surface water permits.
- Related Projects** • **Asbestos Monitoring, Pinellas County Maintenance Department, Tarpon Springs Elementary Building 5, Tarpon springs, Florida.** Ms. Raya was the Staff Scientist and EPA Accredited Asbestos Supervisor responsible for monitoring the removal of asbestos containing materials (ACM) from four classrooms within Building 5 at Tarpon Springs Elementary. The ACM consisted of 9"X9" floor tile and black mastic. The project monitoring entailed PCM background air monitoring, PCM work-in-progress air monitoring, documentation of the contractor's work practices, performing visual inspections of the work area for completion of the removal of the ACM, aggressive TEM final clearance air



Biographical Data

monitoring, field analysis of the PCM air samples (including analysis of PCM personal and excursion air samples collected by the contractor), and laboratory analysis of the TEM air samples. The PCM air samples were analyzed by Ms. Raya utilizing the National Institute for Occupational Safety and Health (NIOSH) 7400 method.

- **Asbestos Monitoring, Seaworld Adventure Parks, Water Quality Lab Roof, Orlando, Florida.** Ms. Raya is an Environmental Protection Agency (EPA) Asbestos Hazard Emergency Response Act (AHERA) Asbestos Contractor Supervisor. She was responsible for monitoring the removal of an asbestos containing roofing material (ACM) which consisted of roof felt at the Water Quality Lab. The project monitoring entailed PCM work-in-progress air monitoring, documentation of the contractor's work practices, performing visual inspections of the work area for completion of the removal of the ACM, and analysis of the PCM air samples. The PCM air samples were analyzed by Ms. Raya utilizing the National Institute for Occupational Safety and Health (NIOSH) 7400 method.
- **Cornerstone Development Group, Phase I Environmental Site Assessment (ESA), Orlando, Orange County, Florida.** Ms. Raya served as the project manager for this Phase I ESA project. Responsibilities included conducting an assessment of the subject property and surrounding properties to identify recognized environmental conditions associated with the past or present uses of the subject property and neighboring properties and summarizing any findings in a report.
- **Phase I Environmental Site Assessment (ESA), New Residential Development, Orange County, Florida.** Ms. Raya conducted a Phase I ESA on this 18-acre property site for a large local developer whose intent is to use is to redevelop the site with new townhomes or condominiums. Responsibilities included an evaluation of the subject property and surrounding properties to identify recognized environmental conditions associated with the past or present uses of the subject property and neighboring properties.
- **Phase I Environmental Site Assessment (ESA), Proposed Wal-Mart SuperCenter Store No. 93264, Southchase Development, Orange County, Florida.** Ms. Raya served as project manager for this commercial project consisting of a vacant parcel comprising approximately thirty acres. Responsibilities included an evaluation of the subject property and surrounding properties to identify recognized environmental conditions associated with the past or present uses of the subject property and neighboring properties. Additionally, Ms. Raya conducted a visual assessment and/or research in an attempt to identify any potential business environmental risk issues associated with radon and high voltage power lines at the subject property. A summary of these findings was provided to the client in a final report.
- **Phase I Environmental Site Assessment Update, 78-Acre Site, SWC Tilden Road and County Road 545, Winter Garden, Orange County, Florida.** Ms. Raya was the project manager for this Phase 1 Environmental Site Assessment (ESA) update. The property consists of an approximately 77.6-acre parcel with a vacant lot on the northwest portion, dense planted pine trees on the northeast portion, citrus groves on the southwest portion and a hay field/pasture on the southeast portion. Responsibilities included conducting an assessment of the subject property and surrounding properties to identify recognized environmental conditions associated with the past or present uses of the subject property and neighboring properties and summarizing any findings in a final report. Ms. Raya identified several areas of concern related to past use of the subject property and recommended that a Phase II ESA, consisting of soil sampling in the area of concern, be conducted to determine the impacts, if any, that a diesel AST may have had on the subject property. Groundwater quality assessment was also recommended based on the results of the ESA.



UNIVERSAL ENGINEERING SCIENCES, INC.

*Threshold / Private Provider Inspection and Plan Review
Construction Materials Testing • Geophysical Services
Environmental Sciences • Geotechnical Engineering*

Biographical Data

**Universal
Office** Orlando, Florida

**Years with
Universal** 1 (2005)

**Years with
Other Firms** 2.5



Biographical Data

MICHAEL J. GEDEN, P.G.

Senior Project Manager

Expertise Environmental Project Management, Feasibility Studies, Site Remedial Actions

Academic Background B.S., Earth Science, Northeastern Illinois University, Chicago, Illinois

Registrations Professional Geologist, Florida No. (PG408), (1988)
Professional Geologist, Indiana (1985)
Professional Geologist, Arkansas (1988)
Professional Geologist, North Carolina (1987)

Certifications Employee Development Course in Hazardous Materials and Site Investigations
Trained in Hazardous Waste Cleanup and Disposal Techniques, 1983
Short Course, Ground Water Modeling, NWWA, 1985
Short Course, RCRA Rules and Regulations, Government Institutes, 1991

Experience Mr. Geden has over twenty-four (24) years of professional experience in conducting and managing multiple groundwater investigations, site assessments, risk assessments, feasibility studies and site remedial actions. Project components have included literature and record searches, design and implementation of field assessment programs including installation and sampling of soil borings and groundwater monitor wells, geophysical investigations, single and multiple well aquifer testing, groundwater modeling and report preparation. Sites involved include those on the National Priorities List (NPL), RCRA, industrial, residential and open land. Clients have included the federal government, state, county and municipal governments and private industrial concerns.

Related Projects

PETROLEUM SITES

- **Managed Assessment and Remedial Actions, Former Defense Fuels Supply Point, Lynn Haven, Florida.** This facility formerly provided bulk fuels to Tyndell Air Force Base, but is currently being decommissioned. Site activities have included removal of bulk fuel storage tanks and the railroad network, delineation of petroleum contamination within the soils and groundwater and the installation of groundwater and soil remediation systems. Active remediation at the site includes dual-phase groundwater recovery, standard recovery wells, and air sparging. Soils at the site are also undergoing enhanced bio-remediation. Recovered groundwater is treated in an on-site stripper and is then returned via infiltration galleries and spray fields.
- **Managed Assessment and Remedial Actions, Defense Fuels Supply Point, MacDill Air Force Base, Tampa, Florida.** This operational facility provides bulk fuels to the Air Force Base. Site activities have included delineation of petroleum contamination within the soils and groundwater and the installation of groundwater remediation systems. Refurbishing of the bulk storage tanks by the Air Force allowed for the installation of an air sparging system under the tanks which are currently operational. Contaminated soils in the basins and at the pumping facility are being addressed as the refurbishing of the facility continues. Product recovery has been completed at two locations and the installation of additional groundwater remedial systems are progressing.



Biographical Data

HAZARDOUS WASTE SITE ADMINISTRATION/ASSESSMENTS/REMEDATION

- **NPL Site, Operations and Management (O&M), DeLand, Florida.** Mr. Geden is currently providing complete site management services at a local NPL site including re-instrumentation of operating remediation system, installation of telemetry system to allow remote monitoring of system operation, weekly, monthly and quarterly O&M and preventative maintenance operations, preparation and implementation of a new O&M manual, semi-annual sampling of all monitoring points and regulatory reporting.
- **Supplemental Field Investigation, NPL Cleanup Site, DeLand, Florida.** Mr. Geden is currently managing this project. EPA requested the collection of additional data to better define extent of contamination. Responsibilities include collection of groundwater data utilizing the GeoProbe Membrane Interface Probe and Electron Capture Detector, completion of multi-aquifer pumping test, installation of deep aquifer monitoring points and the collection of discrete depth groundwater samples utilizing dispersion sampling equipment. Second phase of effort requires installation of FLUTE sampling technology to determine location of DNAPL within the interbedded sands, silts and clays of the confining layer.
- **Information Management for Ongoing NPL Assessment, Alabama Army Ammunition Plant, Childersburg, Alabama.** Mr. Geden is currently providing CERCLA Oversight, Community Relations, Closure Report Preparation, Administrative Records, Site Management Plan, DoD Property Transfer for this project. Mr. Geden has been involved in assessment activities at the installation since 1981 and have participated in the preparation of Remedial Investigation Reports, Feasibility Studies and Risk Assessments. Current tasks involve the review of the Community Relations Plan and maintaining the Community Outreach Program. Mr. Geden is also assisting in the preparation of the site-wide Record of Decision, and the maintenance of the Site Management Plan and Administrative Records for the site. Mr. Geden coordinates partnering meetings with each of the project stakeholders which include EPA, ADEM, AEC, USACE, IOC, AMC, CHPPM, the local community, and the prime contractors.
- **Remedial Action Operations and Maintenance, Sherwood Medical Industries NPL Site, Deland, Florida.** Mr. Geden is responsible for total operation of all selected remedies at the Sherwood Medical NPL site in accordance with two approved Records of Decision (ROD). As Project Manager, Mr. Geden represents the interests of the client directly to the EPA in operational matters. Additionally, Mr. Geden is responsible for the bi-annual collection and analysis of groundwater samples from all site monitoring wells in the surficial and the Floridan aquifer and from residential wells surrounding the site. Water elevations are measured in all wells and potentiometric and contaminant isopleth maps are developed. All data is compiled into semi-annual reports which are submitted to the Florida Department of Environmental Protection and the United States Environmental Protection Agency, Region IV.

Publications Denahan, S. A., Gregory, R. G., and Geden, M. J. *The Slug Test--A Ground Water Quality Management Tool.* National Water Works Association, Conservation and Regulation of Ground Water Resources Conference, 1983.

Isaac, R. B., Spariosu, D., Samson, C., Gray, K. F., Cox, C. H., Geden, M. J. *A Partnering Effort that Expedited the Remedial Action Process at the Alabama Army Ammunition Plant.* National Defense Preparedness Association, 22nd Environmental Symposium and Exhibition, 1996.



UNIVERSAL ENGINEERING SCIENCES, INC.

*Threshold / Private Provider Inspection and Plan Review
Construction Materials Testing • Geophysical Services
Environmental Sciences • Geotechnical Engineering*

Biographical Data

Geden, M. J. *Partial Delisting of the Alabama Army Ammunition Plant*. National Defense Industrial Association, 24th Environmental Symposium and Exhibition, 1998.

Geden, M. J. *Alabama Army Ammunition Plant - Area A, A CERCLA Case Study*. Executive Enterprises Environmental Regulation Course, 1998.

Geden, M.J., Nadolishny, A. *Application of the Toolbox Approach and a Dynamic Workplan for Expedited Delineation of a Solvent Plume*. Florida Remediation Conference, 2002.

**Universal
Office**

Orlando, Florida

**Years with
Universal**

1 (2005)

**Years with
Other Firms**

24