BROWNFIELDS ASSESSMENT. OCALA, FLORIDA
FOIA 2019-003937

FOLDER NUMBER	BRIEF DESCRIPTION	
515 561	Phase II Skippers Inc	

BF-96411004

HSW

PHASE II
ENVIRONMENTAL SITE ASSESSMENT

Skippers, Inc.
224 SE. 1st Avenue
Ocala, Florida

Prepared for:

Renew Ocala

January 4, 2006

Prepared by:

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HSW

PROFESSIONAL GEOLOGIST CERTIFICATION

In accordance with provisions in Chapter 492, Florida Statutes, this document, the Phase II Environmental Site Assessment for the Skipper, Inc. site, has been prepared under the direction of a Professional Geologist licensed in Florida.

Approved for Submittal:

Bruce W. Nocita

Bruce W. Nocita, Ph.D., P.G.
State of Florida License No. 000468

1/4/06

Date

1.0 INTRODUCTION AND OBJECTIVE

HSW Engineering, Inc. (HSW) was contracted by Renew Ocala to conduct a Phase II Environmental Site Assessment (ESA) at the Skippers, Inc. site located at 224 SE 1st Avenue in Ocala, Florida (Figure 1). A Phase I ESA was conducted by HSW in March 2004. The Phase I ESA Report included findings of the presence of recognized environmental conditions (RECs), including the past presence of dry cleaners and automobile repair facilities on the property. Based on these findings, a recommendation for a Phase II ESA was made to Renew Ocala.

The objective of this Phase II ESA is to conduct a limited soil and groundwater investigation to evaluate possible impacts from past activities at the site. The investigation was conducted in accordance with HSW's August 3, 2005 proposal to Renew Ocala.

2.0 BACKGROUND AND PREVIOUS INVESTIGATIONS

The subject property is approximately 1 acre in size, comprising an asphalt parking lot and approximately 4,800 square foot block building located in downtown Ocala. The building, constructed in 1936, is used as a Minolta copier/fax machine sales and service company. The office is mainly set up for sales purposes. One room is used to store fax/printer supplies and another is used for repair and refurbishment. Most repairs are done at client offices.

2.1 March 2005 Phase I ESA

HSW conducted a Phase I ESA in March 2005. Based upon information made available to HSW or obtained during the Phase I ESA, HSW concluded the following:

- No RECs were apparent at the surface during the site reconnaissance of the subject site on January 27, 2005. A monitor well is installed on the property but, according to the property owner, no groundwater samples have been collected from this well.
- RECs were apparent from historical record searches and city directory reviews of the subject site. Several drycleaners and automobile repair businesses have existed on the subject property.
- One immediately adjacent site (currently Swinsons Auto Tint, formerly several different service stations) and several adjacent (across a street) sites either currently, or in the past, operated either as drycleaning or vehicular repair business. One drycleaner is currently in business to the south, across SE 3rd Street. In the past, a drycleaner occupied a different location to the south. An auto repair business was previously located to the east, across SE 1st Avenue

Based on the findings of the Phase I ESA, a Phase II investigation was recommended to evaluate possible environmental impacts of these RECs.

3.0 FIELD INVESTIGATION

Field activities, consisting of soil sampling and analysis, monitor well installation, and groundwater sampling, were conducted on November 21 and 22, 2005. Water level measurements were collected on December 13, 2005. Sampling was conducted in accordance with the Umbrella Quality Assurance Project Plan (U-QAPP) and the Project-Specific Addendum (Appendix A), approved by the U.S. Environmental Protection Agency on November 1, 2005.

3.1 Soil Borings and Soil Sampling

Soil borings, designated SB-1 through SB-5, were advanced at five locations using direct push technology (DPT). The sampling locations were chosen based on the findings of the Phase I ESA. Soil boring SB-1 is located just north of the former Swinsons Auto Care; soil boring SB-2 is located near the northwest corner of a former drycleaner; soil boring SB-3 is located near the center of a former drycleaner; soil boring SB-4 is located just west of a former drycleaner, and soil boring SB-5 is located northwest of a former automobile repair facility (Figure 2).

At each location a hand auger was used to excavate to approximately four feet below land surface (ft bls), and then the DPT rig was used to collect soil samples to approximately 10 ft bls. Soil samples were collected every two feet, starting at one ft bls, and analyzed for the presence of organic vapors using an organic vapor analyzer (OVA) equipped with a photoionization detector (Table 1). The OVA results were used to decide the final locations and numbers of monitor wells to be installed.

Soil samples were collected from four soil borings (SB-1 through SB-4) for laboratory analysis. Each sample was collected from just above the water table, at about three to four ft bls. The soil samples were analyzed by Xenco Laboratories in Tampa, Florida for organic compounds (VOCs, both aromatic and halogenated) using U.S. Environmental Protection Agency (EPA) Method 8260B and for polynuclear aromatic hydrocarbons (PAHs) using EPA Method 8310. Remaining soil was stored in a sealable 55-gallon drum for subsequent disposal.

3.2 Monitor Well Installation and Groundwater Sampling

Four monitor wells, MW-1 through MW-4, were installed in the same borehole as their respective soil borings. A monitor well was not installed at the SB-5 location. The wells were

installed by ATI Drilling using DPT. Monitor wells MW-1 and MW-4 are 12 feet deep and monitor wells MW-3 and MW-4 are 13 feet deep (Appendix B). The depth to water at the time of well installation ranged from about 2.5 to five ft bls. The wells are constructed of one-inch diameter, Schedule 40, PVC with ten feet of slotted well screen (0.010-inch). Silica sand was installed in the borehole annulus to approximately two feet above the screen, followed by neat cement grout to land surface. The wells were completed flush with the surface grade with a one foot square concrete pad and 6-inch round steel vault (locking). The wells were developed by swabbing and pumping until clear, sediment-free water was discharged. The development water was discharged onto a nearby asphalt surface and allowed to evaporate.

3.3 Water Level Measurements

Depth-to-water measurements were collected from each monitor well on December 13, 2005. The top of casing elevations of the four monitor wells was surveyed by George F. Young Surveyors to an arbitrary datum of 10 ft. The depth-to-water data were converted to water level elevations for contouring (Table 4).

4.0 RESULTS

4.1 Soil Analytical Results

One VOC, 1,2,4-trimethylbenzene, was detected at one location (SB-3) at a concentration (1.74 milligrams per kilogram [(mg/Kg]), above the leachability SCTL of 0.3 mg/Kg, but below both of the exposure SCTLs (Table 2, Figure 2, Appendix C).

Benzo(a)pyrene (BaP) was detected at concentrations of 3.13 mg/Kg and 0.137 mg/Kg from samples SB-1 and SB-2, respectively (Table 2, Figure 2, Appendix C). The BaP concentration reported in the sample from SB-1 exceeds both the residential and commercial/industrial exposure SCTL, but not the leachability SCTL for this compound. The BaP concentration reported in the sample from SB-2 exceeds only the residential exposure SCTL for this compound. Six other PAHs, benzo(a)anthracene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene, dibenz(a,h)anthracene and indeno(1,2,3-c,d)pyrene, require a conversion to BaP equivalents in order to be compared to direct exposure SCTLs (Table 2, Appendix D). The BaP equivalents concentration exceeds residential, commercial/industrial, and three of six leachability SCTLs in sample SB-1. The BaP equivalents concentration exceeds only the residential SCTL in sample SB-2.

4.2 Groundwater Analytical Results

Groundwater samples were collected from wells MW-1 through MW-4 on November 22, 2005. Each well was purged and sampled in accordance with the approved U-QAPP Addendum and the Florida Standard Operating Procedures. Purge water was discharged onto a nearby asphalt surface and allowed to evaporate. The groundwater samples were analyzed by Xenco Laboratories for VOCs (both aromatic and halogenated) using EPA Method 8260B; for PAHs using EPA Method 8310 (Appendix C). The groundwater samples collected near two former automobile repair facilities located on the subject site (wells MW-1 and MW-2) were also analyzed for arsenic, cadmium, chromium and lead using EPA Method 6010 (Appendix C).

Tetrachloroethylene (PCE) was detected in each of the groundwater samples (Table 3, Figure 3). Two of the groundwater samples, MW-1 and MW-4, contain TCE at concentrations above the Groundwater Cleanup Target Level (GCTL, Table I, Chapter 62-777, FAC).

The procedures outlined in the EPA Environmental Investigations Standard Operating Procedures and Quality Assurance Manual (May 1996) for quality control samples require an equipment blank be collected for each media and each analysis. A low concentration of naphthalene (0.037 ug/L estimated) was detected in the equipment blank associated with groundwater samples. Consistent with EPA validation guidelines, comparable levels of naphthalene detected in samples MW-1 (0.042 ug/L estimated), MW-3 (0.067 ug/L estimated) and MW-4 (0.049 ug/L estimated) should be considered non-detections (coded with a "U"), as each is less than five times the concentration detected in the blank. The absence of naphthalene in the laboratory method blank suggests that the presence of this analyte in the equipment blank is due to field activities or conditions.

4.3 Shallow Groundwater Flow

The water level in each monitor well was measured on December 13, 2005 (Table 4); Figure 4 is a groundwater contour map prepared using these data. Shallow groundwater flow was generally to the west and northwest across the site on this date. This is consistent with the general topography in the vicinity of the site.

5.0 SUMMARY AND CONCLUSIONS

The soil sampling and analysis at the Skippers site indicates the presence of certain PAHs and 1,2,4-trimethylbenzene at concentrations above one or more SCTLs in the surficial soils. The PAHs exceed the commercial exposure scenario SCTLs at only one location (SB-1) located in the southwest corner of the subject site next to an adjacent property identified as a REC. Additionally, only one of the PAH compounds (chrysene) was detected in the groundwater samples at a concentration above the method detection limit but below the practical quantitation level. The detected concentration (0.057 I ug/L) is well below the GCTL (4.8 ug/L) for this compound. The absence of these compounds in groundwater samples collected at the same location suggests that leaching is not occurring. The presence of the detected compounds reported in the soil samples from SB-2 and SB-3 may be due to past activities (drycleaning and automobile repair) performed at the site; however, the reported concentrations due not indicate a significant adverse impact.

Groundwater samples collected from two of the shallow wells located at the western side of the property (MW-1 and MW-4) contain PCE at concentrations above the GCTL of 3.0 ug/L, but below the Natural Attenuation Default Concentration of 300 ug/L. Nearby sites with RECs were identified during the Phase I ESA. The closest site is Earl's Tint and Sign (formerly Swinsons Auto Care) located adjacent to the southwest portion of the subject site. The PCE concentration reported in samples collected from these wells may have originated from activities at the former Swinsons Auto Care facility or the existing drycleaners (Gator Lyles) located south of the subject site at the southeast corner of SE 3rd Street and South Magnolia Avenue considering their proximity to the subject site, site topography, and shallow groundwater flow direction observed on December 13, 2005. The existing drycleaning site is registered in the State Drycleaning Solvent Cleanup Program, but has a low score. As of the date of this Phase II ESA, a complete assessment has not been conducted at this site, therefore the potential impact of this site on the subject site is not known. The source of low concentrations of PCE reported in the groundwater samples collected from the other two monitor wells, MW-2 and MW-3, is uncertain considering the past activities within the subject site in the vicinity of these wells and offsite activities.

6.0 RECOMMENDATIONS

Based on the results of the Phase II ESA, the following recommendations are made:

- Additional soil sampling should be conducted in the vicinity of SB-1 to evaluate the origin and extent of the detected PAHs in this area. PAHs and one VOC detected in soils elsewhere on the site are below the commercial/industrial exposure SCTL and may be addressed using either institutional or engineering controls on the property.

- Additional groundwater sampling should be conducted along SE 3rd Street and SE 1st in order to evaluate possible off-site sources of PCE in the shallow groundwater.

7.0 REFERENCES

HSW Engineering, Inc., 2005. Phase I Environmental Site Assessment. Skippers, Inc. Prepared for Renew Ocala, March 2005.

FIGURES

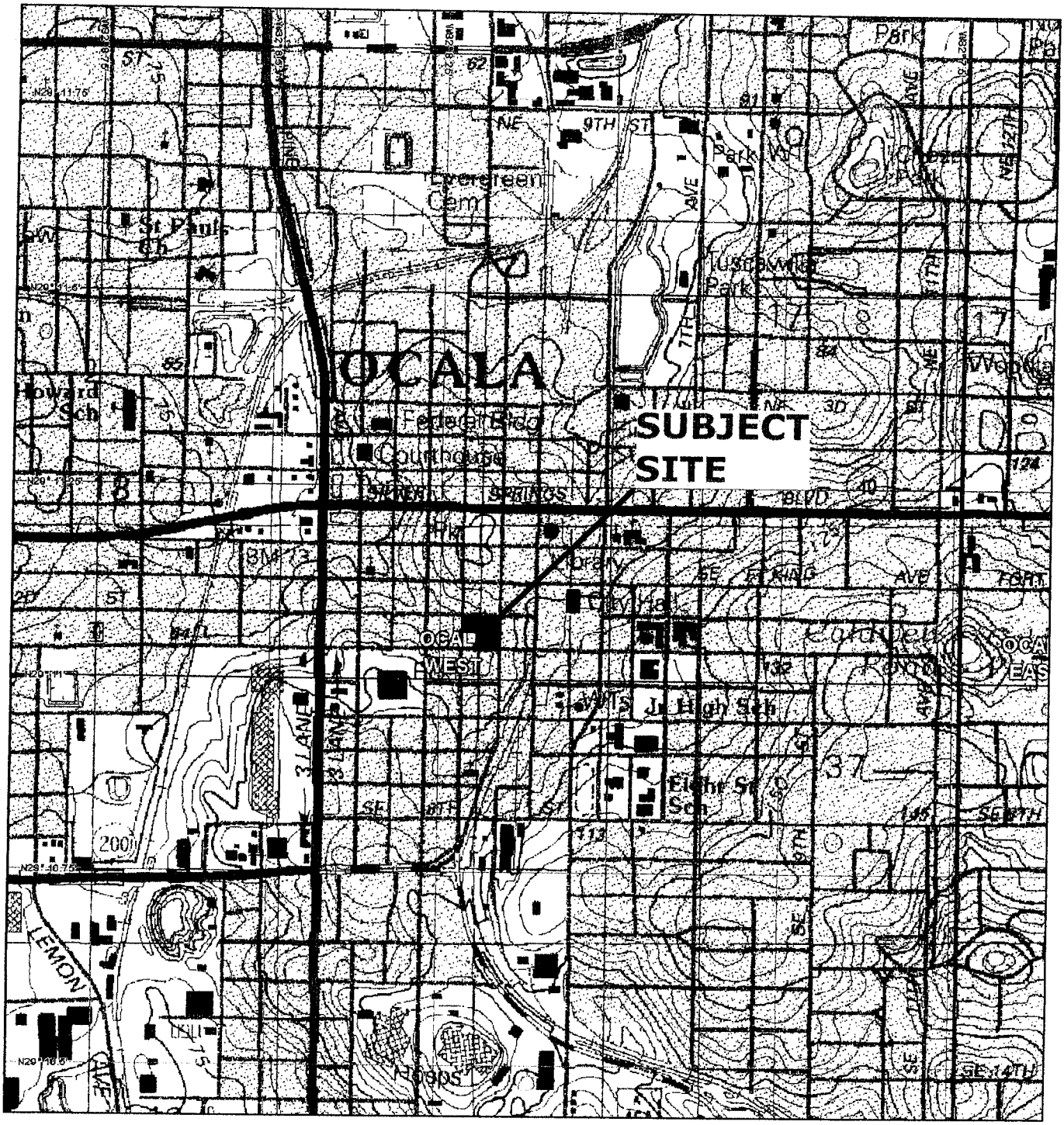

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FIGURE 1
SITE AREA MAP

SKIPPERS, INC.

HSW

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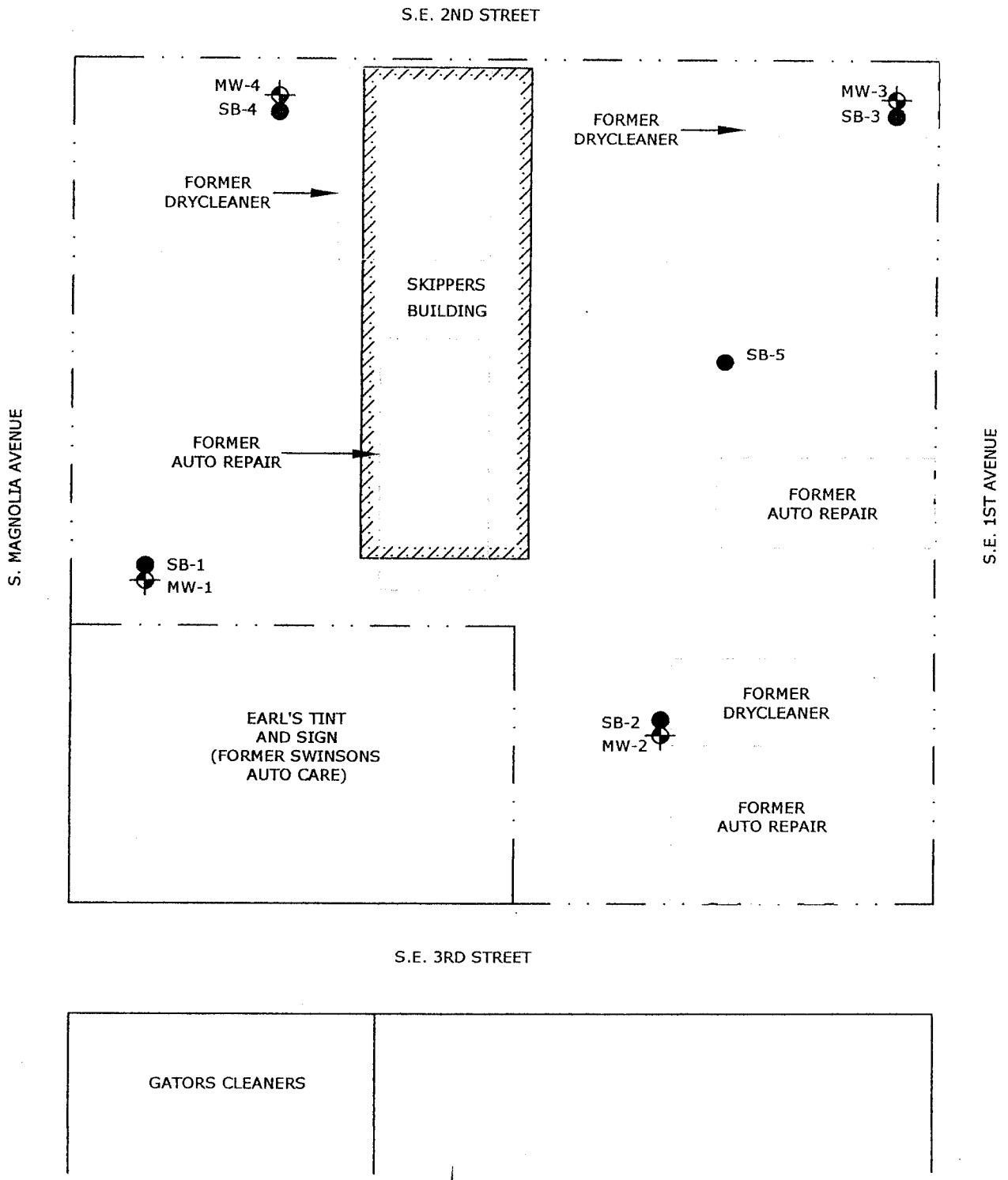


EXPLANATION

PROPERTY LINE

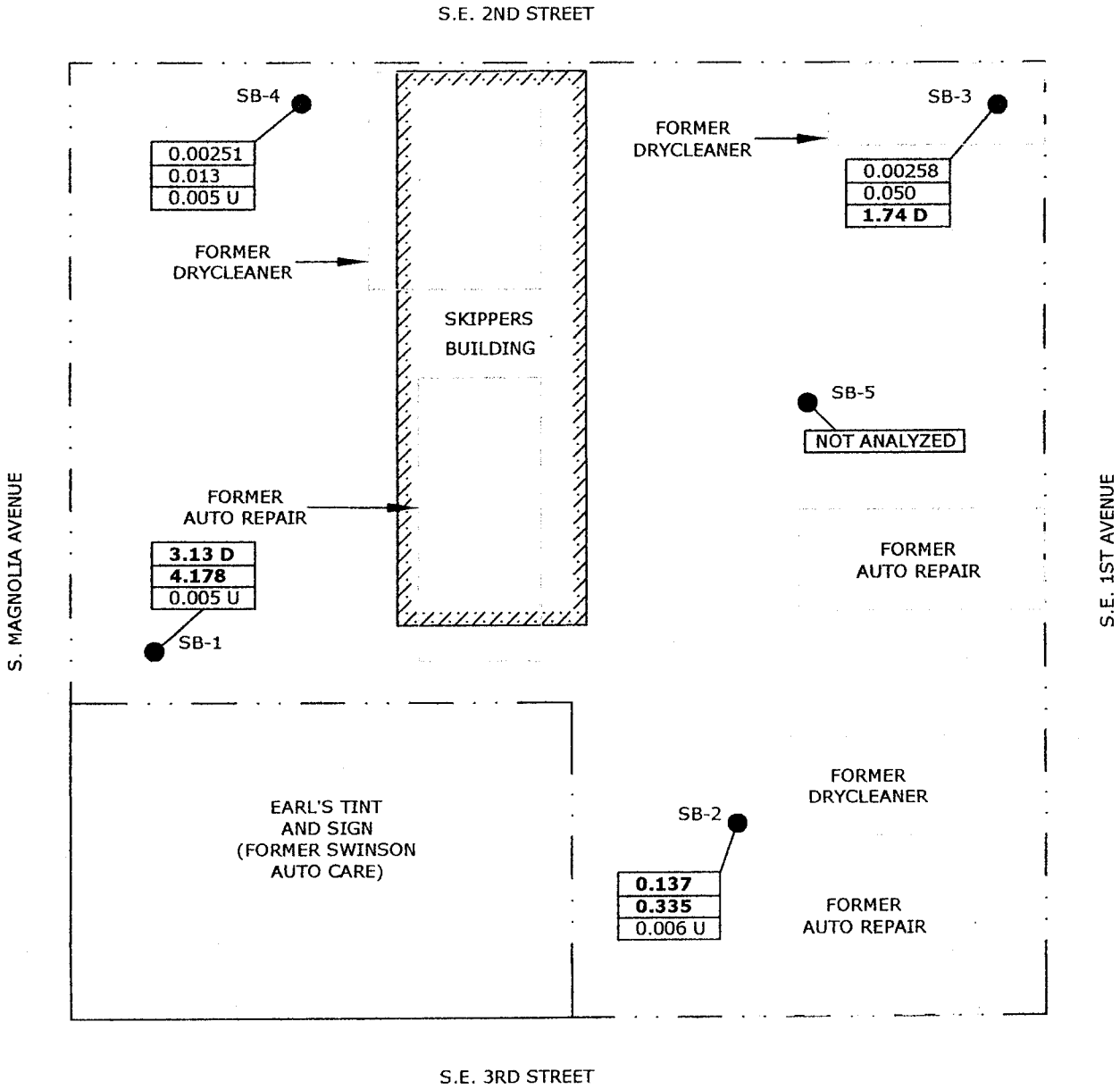
SB-1 SOIL BORING LOCATION AND DESIGNATION

MW-1 MONITOR WELL AND DESIGNATION

0 20 40
FEET

FIGURE 2
SITE VICINITY AND LAYOUT WITH MONITOR WELL LOCATIONS AND SOIL BORING LOCATIONS
SKIPPERS, INC.

HSW



EXPLANATION

PROPERTY LINE

SB-1 ● SOIL BORING LOCATION AND DESIGNATION

CONCENTRATIONS IN MILLIGRAMS PER KILOGRAM

BENZO (a) PYRENE
BENZO (a) PYRENE EQUIVALENTS
1,2,4,- TRIMETHYL BENZENE

U = NOT DETECTED AT METHOD DETECTION LIMIT
D = DILUTED SAMPLE
BOLD = CONCENTRATION EXCEEDS ONE OR MORE SCTL

0 20 40
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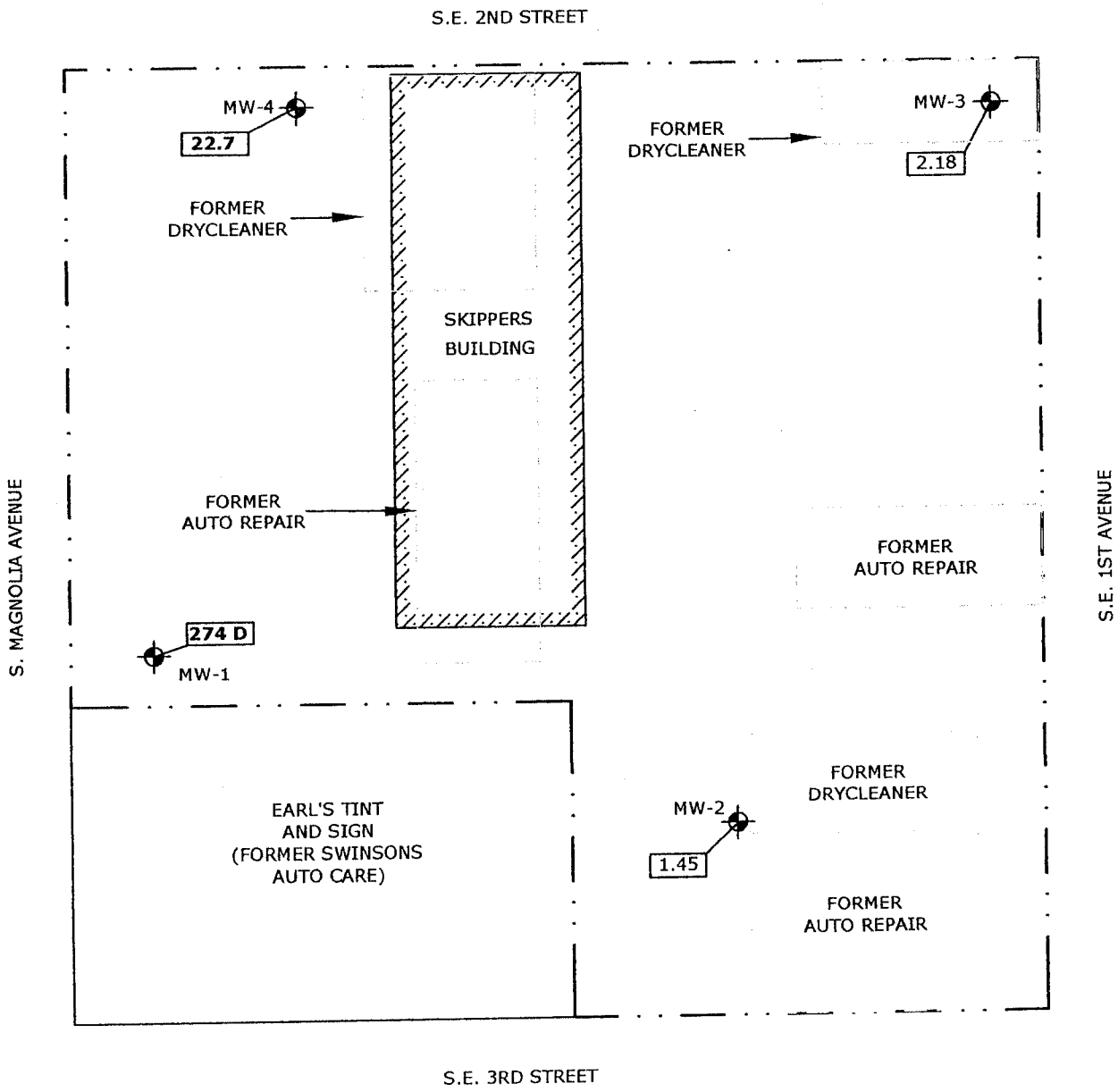
FIGURE 3
SOIL ANALYTICAL RESULTS
SKIPPERS, INC.

HSW



EXPLANATION

PROPERTY LINE

MW-1 MONITOR WELL LOCATION AND DESIGNATION

1.45 TRICHLOROETHYLENE CONCENTRATION IN MICROGRAMS PER LITER

D = DILUTED SAMPLE

BOLD = CONCENTRATION EXCEEDS GCTL

0 20 40
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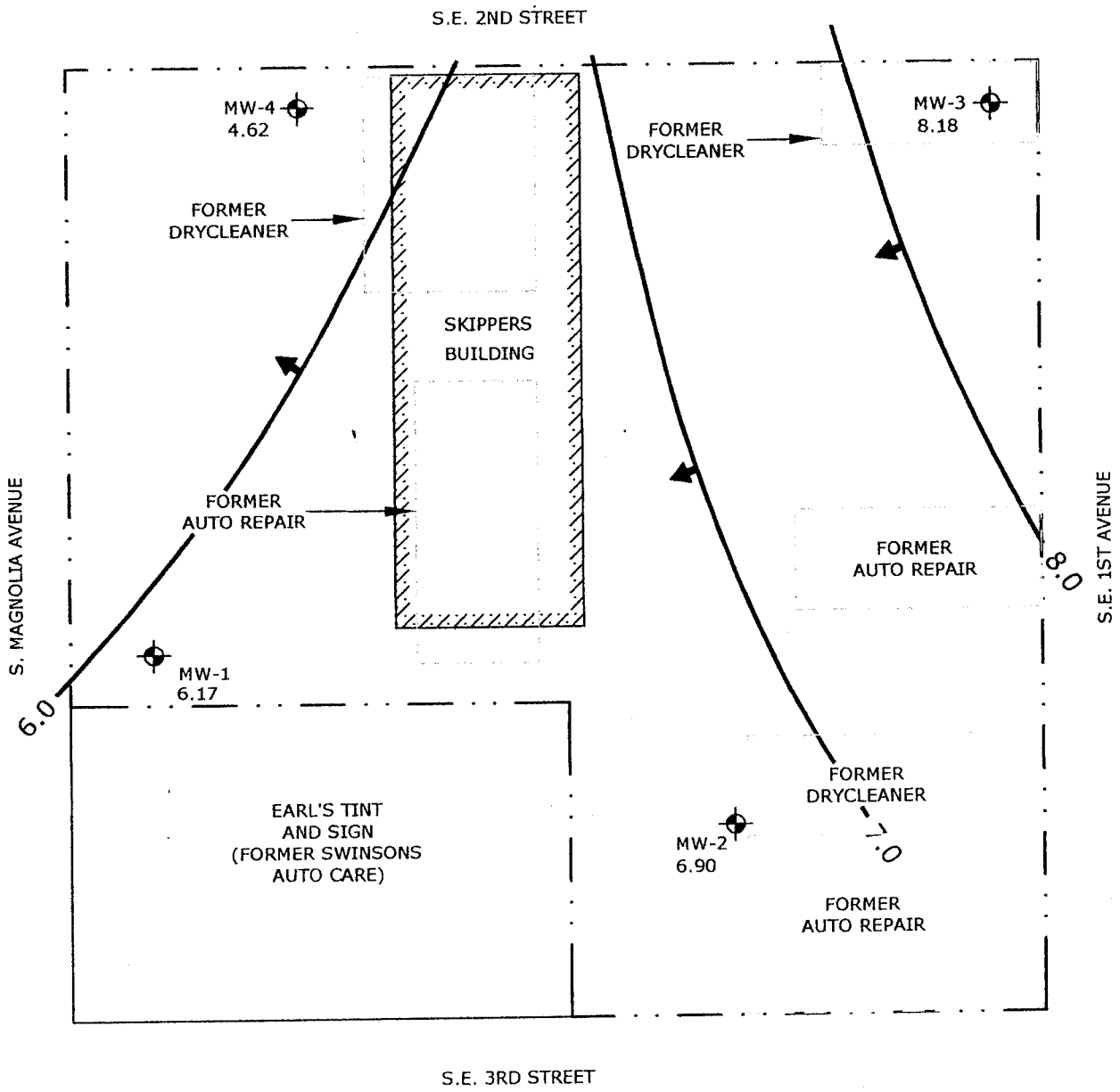
FIGURE 4
GROUNDWATER ANALYTICAL RESULTS
SKIPPERS, INC.

HSW

(\T6\1AT601902\FIG 4 GW ANAL RESULTS.dwg, 12/23/2005 2:42:52 PM



EXPLANATION

PROPERTY LINE

MW-1 MONITOR WELL LOCATION AND WATER LEVEL ELEVATION

6.0 WATER LEVEL CONTOUR AND VALUE

0 20 40
FEET

FIGURE 5
WATER TABLE CONTOUR MAP
DECEMBER 13, 2005
SKIPPERS, INC.

HSW

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BROWNFIELDS ASSESSMENT. OCALA, FLORIDA
FOIA 2019-003937

FOLDER NUMBER	BRIEF DESCRIPTION	
515552	Ocala Star Banner Site	

DF-96911004

Prepared for

Renew Ocala
P.O. Box 1270
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PHASE I ENVIRONMENTAL SITE ASSESSMENT
FORMER OCALA STAR-BANNER SITE
819 SE 1ST TERRACE
OCALA, FLORIDA

Prepared by:

GeoSyntec Consultants
2258 Riverside Avenue
Jacksonville, Florida 32204

GeoSyntec Consultants Project Number FB0795

October 2005

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1. INTRODUCTION

1.1 Terms of Reference

In July 2005, GeoSyntec Consultants (GeoSyntec) of Jacksonville, Florida was authorized by Renew Ocala to complete a Phase I Environmental Site Assessment (ESA) of the Former Ocala Star-Banner facility, facility ID # 2822-030-001, located at 819 SE 1st Terrace, Ocala, Marion County, Florida ("subject property"). The Phase I ESA was completed in accordance with GeoSyntec's 25 July 2005 proposal to George A. Roberts, Project Coordinator of Renew Ocala.

This report was prepared by Ms. Keri Swaby and was reviewed by Ms. Nandra Weeks, P.E. of GeoSyntec. Ms. Swaby's and Ms. Week's qualifications are presented in Appendix A.

1.2 Purpose

The Phase I ESA portion of this project was conducted in general accordance with the scope and limitations of the American Society for Testing and Materials (ASTM) Practice E 1527-00, titled "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process" (ASTM E 1527-00). The purpose of the Phase I ESA was to identify, to the extent feasible, recognized environmental conditions (RECs) in connection with the subject property by conducting site reconnaissance, reviewing historical and current facility operations, and by evaluating potential environmental liabilities in the area which could affect soil and/or groundwater quality at the subject property.

1.3 Limitations

The Phase I ESA performed for this project contains a site description and history, environmental database review, a summary of visual observations made during the site reconnaissance activities, and descriptions of information obtained during interviews of persons knowledgeable with the subject property. The findings and conclusions presented in this report are the result of professional interpretation of the information

collected at the time of this study. This study did not necessarily include an exhaustive search of all available records, nor did it include detailed assessment of all findings. Therefore, GeoSyntec cannot "certify" or guarantee that the subject property is free of environmental impairment; no warranties regarding the environmental quality of the subject property are expressed or implied.

This report has been prepared solely for the benefit of GeoSyntec's client (in this case, Renew Ocala). GeoSyntec has issued the report to this entity and grants the right-to-rely on the report contents accordingly. If another entity requests the right-to-rely on the report, GeoSyntec will consider the request and may grant a right-to-rely letter, with the client's agreement. Please note that GeoSyntec's consent to provide a right-to-rely on the report is subject to agreement to GeoSyntec's terms and conditions associated with GeoSyntec's performance of this specific study.

2. DESCRIPTION

2.1 Site Location and Description

The former Star-Banner facility includes operations at 819 SE 1st Terrace, Ocala, Marion County, Florida. The subject property consists of one on-site building that is currently leased by Ocala Star-Banner newspaper. The facility serves as a newspaper distribution center, where newspapers are stored nightly and picked up by distribution trucks each morning. No other operations currently take place on the subject property. The subject property is situated within Section 17, Township 15 South, Range 22 East of the U.S. Geological Survey's (USGS) Ocala West, Florida 7½- minute quadrangle topographic map, as illustrated in Figure 1. A legal description of the property was provided to GeoSyntec by Renew Ocala; a copy of the legal description is included in Appendix B.

2.2 Site Characteristics

Based on the site information provided by George Roberts, Renew Ocala Project Coordinator, and observations made during the recent site reconnaissance, the subject property is comprised of approximately 3.4 acres; the majority of which is undeveloped with low-lying grass and vegetation, surrounded by dense vegetation and trees. The operational portion of the site occupies the northern third of the property as is largely paved with asphalt. The property is unfenced with access from SE 1st Terrace to the west. The subject property includes one warehouse building. Figure 2 shows the facility layout at the time of GeoSyntec's 15 August 2005 site reconnaissance.

The warehouse building is a single story rectangular structure comprising approximately 5,000 ft^2. Two loading bays are located on the western face of the building and a small office occupies the eastern section. According to the property owner, Mr. David Cope, this building is solely comprised of a concrete paved warehouse and attached office, which are leased to Ocala Star-Banner newspaper. Operations that take place in this building are limited to storage and distribution of newspapers. No other operations were observed during GeoSyntec's site reconnaissance.

2.3 Vicinity Characteristics

The subject property is located in an area of industrial and commercial facilities. Adjacent properties include:

- To the north – SE 8th Street; further north is Rexel Electrical and Datacom Products warehouse and law offices housed in a residential structure. Northeast of the subject property is a school.
- To the east – Unpaved road and undeveloped open field with low-lying grass and trees; to the southeast is a restaurant and associated parking lot.
- To the west – SE 1st Terrace; further west is a bulk fuel facility, sign posted as 76 Racing Gasoline and Lubes and Baxley Oil Company. Further west is a railroad track.
- To the south – Unpaved gravel road; further south is an electrical substation.

The adjacent properties were briefly inspected during the site reconnaissance (from the subject property) to observe the associated land use practices (e.g., condition, housekeeping, evidence of chemical usage/spills, etc.). Due to the nature of the bulk oil storage and apparent distribution operations at the adjacent property west of the facility (Baxley Oil Company/76 Racing Gasoline and Lubes), GeoSyntec believes there is a moderate potential that soil and groundwater quality impacts could be associated with this land use (although no visual evidence was noted).

2.4 Past Property Use

Based on information provided by George Roberts and review of historic documents (including aerial photographs, Chain of Title Search Report and Sanborn Maps), one domicile was located on the property in 1906. This structure was apparently demolished prior to 1912 (based on Sanborn maps). Following an extended period of vacancy, the site was developed as a printing facility in approximately 1968, when it was owned and operated by Ocala Star-Banner newspaper. At that time, the facility was comprised of a large rectangular-shaped building, which extended the length of the property along SE 1st Terrace, and a smaller building located in the northeastern portion

of the property. According to the 1970 Sanborn map, the large building was a printing facility and the smaller building was a beer warehouse. At some point in time, use of the smaller building was changed from a beer warehouse to a newspaper distribution center. Based on chain of title history, the facility has been affiliated with printing operations or newspaper distribution for approximately 40 years. The large building housing the actual printing operations was demolished in 1993. This building is discussed in more detail in Section 3.4.1.

3. RECORDS REVIEW

3.1 Environmental Setting

3.1.1 Topography

Figure 1 shows the subject property location, as indicated on the USGS's Ocala West, Florida 7.5-minute quadrangle topographic map. Topographically, the site and surrounding area were gently sloping with ground surface elevations of approximately 120 ft above mean sea level (MSL).

3.1.2 Geology

Generalized geologic characteristics of the region were provided in the environmental information report provided to GeoSyntec by Environmental Data Resources, Inc. (EDR). The EDR report indicated that the underlying soils consist of loamy sand of varying thickness. The EDR reported a depth to the underlying bedrock in this region at greater than 60 inches.

3.1.3 Hydrogeology

Based on review of the topography shown on the USGS quadrangle map (Figure 1), location of area surface-water bodies and other relevant features for the area and the EDR Report for the subject property, the local groundwater flow direction in this area is projected to be towards the northwest. According to the placard affixed to the on-site well, the depth to groundwater at the subject property is 85 ft below land surface (BLS).

3.1.4 Water Supply Wells

One on-site well was observed at the time of GeoSyntec's site reconnaissance, located southwest of the warehouse. The affixed placard indicated that the total well depth was 210 ft BLS, with a casing diameter of 1.95 ft. The property owner, Mr. David Cope, was unaware of this on-site well and could not provide information on its use. Mr. Cope stated that potable water is provided to the property by the City of Ocala.

GeoSyntec noted the presence of a water meter and two fire hydrants on-site, suggesting that potable water is indeed provided by the City of Ocala. A sprinkler system was also noted at the time of GeoSyntec's site reconnaissance; however, no characteristic staining that is frequently associated with ferric-rich groundwater was observed on the building walls or pavement, suggesting that the water for the sprinkler system may also be supplied by the City of Ocala.

No public supply wells were observed at or in the immediate vicinity of the subject property at the time of GeoSyntec's site visit. However, the EDR report indicated that one public water supply well is located within a ½-mile radius and six Floridan water wells (groundwater monitoring wells) are located within a 1-mile radius of the site. In addition, two sink holes were identified by EDR, to be located within a ½-mile radius of the site.

3.1.5 Flood Plains

The EDR report indicates that the subject property is not situated in a 500-year flood zone, as designated by the Federal Emergency Management Agency (FEMA).

3.2 Environmental Database Search

3.2.1 Approach

In accordance with ASTM E 1527-00, GeoSyntec reviewed the records of certain applicable and reasonably accessible federal, state, and local environmental databases as part of this Phase I ESA. The environmental database search was performed by EDR in an attempt to ascertain whether the property or neighboring properties were suspected of having environmental conditions that could have impacted the soil and/or groundwater at the subject property. Specific records and search distance for these environmental databases are discussed in the EDR report, which is presented in Appendix C.

3.2.2 Results

EDR's search of available "reasonable ascertainable" government records found numerous listings, including the subject property (Ocala Star-Banner located at 819 SE 1st Terrace, Ocala, Marion County, Florida) within the ASTM-specified search distances. The subject property was listed on EDR's RCRA-SQG, FINDS, and UST databases.

Based on EDR's findings, one underground storage tank (UST) (one 8,000-gallon UST containing unleaded gasoline) was removed from the site on 31 May 1988. The property owner was unaware that there had been any USTs on-site. Although no tank closure information was provided to GeoSyntec by Mr. Cope, the EDR report does not indicate that contamination was reported associated with this UST. A database search was also conducted on FDEP's Bureau of Petroleum Storage Systems Document Management Systems database (also know as Oculus); however, no information regarding the closure of the UST was found.

It should be noted that the property located adjacent to the subject property to the southwest, which is currently operated under the name Baxley Oil Company/76 Racing Gasoline and Lubes, was not listed on any of the searched EDR databases. GeoSyntec visually inspected this facility from the subject property and noted several large aboveground storage tanks (ASTs), likely carrying oil or other petroleum distillates. Based on the observed size and assumed contents of these vessels, the facility should be permitted and GeoSyntec expected that they would be listed on the AST database, at the least.

Table 1 summarizes the findings from the database review and evaluates the potential for these listed sites to have impacted the soil and groundwater at the subject property. Note that, due to the large number of listed sites in the EDR report, GeoSyntec only included the following types of sites in Table 1: (i) listed sites located within $^{1}/_{8}$-mile of the subject property; and (ii) listed sites located greater than $^{1}/_{8}$-mile of the subject property AND projected to be upgradient of the subject property AND listed as having soil and/or groundwater contamination on-site. Sites not included on Table 1 are not considered to have a high potential to have affected soil and groundwater quality at the subject property.

EDR also identified numerous "orphan sites", which could not be mapped by EDR due to lack of sufficient address information. However, judging from the limited address information provided in the EDR report and the site reconnaissance, it was concluded that these sites appear to be located at a sufficient distance from the subject property such that it is unlikely these sites have impacted soil and groundwater quality at the subject property. As such, the "orphan sites" are not included in Table 1.

3.3 Historical Land Use

3.3.1 Aerial Photographs

The purpose of the aerial photograph review was to evaluate past uses of the subject property. Available aerial photographs dating back to at least the 1960s were requested from the Marion County Property Appraisers' Office. In response, the Marion County Property Appraisers' Office provided the following aerial photographs for GeoSyntec's review: 1976, 1980, 1985, 1992, 1996, and 2002 (the most current aerial photograph which was provided to GeoSyntec). In addition, older aerial photographs were requested from the Florida Department of Transportation (FDOT) in Tallahassee, Florida. In response, the FDOT provided aerial photographs from 1963 (the oldest aerial photograph which was reviewed by GeoSyntec) and 1973 for GeoSyntec's review. A summary of aerial photograph observations is provided in Table 2.

In this historical aerial photograph review, the subject property and immediately adjacent properties were reviewed to observe the associated land use practices (e.g., condition, housekeeping, evidence of chemical usage/spills, etc.). In summary, review of the historical aerial photography identified on-site historical land-use features (i.e., long standing industrial usage) that could indicate a potential source of soil and/or groundwater contamination on-site (addressed elsewhere in this report). Further, the aerial photograph review revealed that the immediate area of the subject site has been historically used for bulk oil storage dating back to at least the 1960s. The nature of operations at such a facility is considered to have a moderate potential to have affected soil and groundwater at the subject site.

3.3.2 Sanborn® Fire Insurance Rate Maps

To further evaluate whether prior operations at the subject property or in the immediate vicinity have the potential to have created soil and/or groundwater contamination at the subject property, GeoSyntec requested that EDR conduct a search for the availability of Sanborn® fire insurance rate maps. These maps provide a graphical depiction of known historical land uses in a particular area. EDR provided Sanborn® fire insurance rate maps for the following years: 1906, 1912, 1924, 1930, 1948, and 1970. A copy of EDR's Sanborn Map Report is presented in Appendix D.

Review of the Sanborn maps indicates that the subject property was occupied by one small domicile in 1906, which was located adjacent to the then South Main Street (now SE 1st Terrace); this building was no longer recorded on the 1912 Sanborn map). The area including the subject property was residential until 1930, when three oil companies occupied the land immediately southwest of the subject property: Seabord Oil Company, Sinclair Refining Company, and Pan-America Oil Company. The 1970 Sanborn map first shows development on the subject property, when a printing facility appears (Sanborn indicates that the facility was built in 1963). The narrow, north-south running rectangular building contained an office in the northern section and paper storage outside, on the southwestern portion of the subject property. Also, on the subject property was a smaller rectangular building northeast of the printing facility, which was labeled as a beer warehouse. In the vicinity of the site in 1970, there were two small residences immediately west of the site, a lift pump station to the northwest, a blood supply warehouse to the north, and petroleum-related facilities to the southwest (Pure Oil Company, Sinclair Refining Company, and Standard Oil Company).

3.3.3 City Directories and Historical Chain of Title

George Roberts provided GeoSyntec with listings from a City Directory, dating back to 1927-1928. In addition, EDR conducted a historical chain of title search, dating back to 1914.

Based on the Chain of Title Search provided by EDR, the subject property was owned by Atlantic Coast Line Railroad Company in 1914. In 1961, the site was acquired by the Ocala Star-Banner Company. Ownership since then is indicated below:

Date	Owner
1914	Atlantic Coast Line Railroad Co.
1961	Ocala Star-Banner Co.
1962	Perry Publishing, Inc.
1969	Ocala Star-Banner Co.
2003	David G. Cope, Trustee

EDR indicated that no leases or environmental liens were found of record for the property located at 819 SE 1st Terrace, in Ocala, Florida.

According the City Directory provided by George Roberts, the subject property has operated under the name of Star-Banner dating back to 1970. Prior to this period, it was apparently a vacant lot, with no listing for any property east of SE 1st Terrace (formerly S. Main Street) appearing on the City Directory from 1951 through 1965. The City Directory also indicates that a building was demolished on-site in 1993. Petroleum-related activities (bulk oil storage and oil refining) have apparently been present on the properties southwest of the subject property dating back to at least 1951.

A copy of the historical chain of title report and the city directory search are presented in Appendix E.

3.4 Previous Environmental Reports

No previous environmental reports were made available to GeoSyntec.

4. PHASE I ESA SITE RECONNAISSANCE AND INTERVIEW

4.1 Introduction

GeoSyntec performed a Phase I site reconnaissance of the subject property on 15 August 2005. The reconnaissance was performed to assess the environmental conditions on and around the subject property and consisted of a walk-through of the property grounds. GeoSyntec was not provided with access to the on-site building by the property owner; observations and comments are therefore limited to the external areas of the property. During the walk-through, GeoSyntec looked for features such as stained surfaces, stressed vegetation, signs of waste dumping, and improper storage of hazardous materials. Photographic documentation of the site walk-through is included in Appendix F. The Phase I site reconnaissance observations regarding the subject property are summarized below.

In addition, GeoSyntec conducted a telephone interview with the current property owner, Mr. David Cope, on 10 August 2005. Mr. Cope was specifically asked about environmental conditions at the subject property. He indicated that he was not aware of any current or past environmental issues on site. Mr. Cope has owned the property since 2003 and stated that he did not know much about the history of the property.

4.2 Site Structures and Improvements

The subject property consists of approximately 3.4 acres (unfenced), including one site building, currently used as a warehouse for storage and distribution by Star-Banner newspaper. With the exceptions of the paved parking area and warehouse in the northern third of the property, the majority of the site is undeveloped and covered with low-lying grass surrounded by dense vegetation. Figure 2 illustrates the current layout of the subject property.

The on-site building was constructed in 1950. This building currently functions as a warehouse for storage and distribution of newspapers by Ocala Star-Banner. This building is located within the northeastern quadrant of the subject property and is a single-story rectangular concrete block building. The total building area is approximately 5,000 ft^2 and includes a warehouse with two loading bays and a small

office. The exterior grounds around the warehouse building are covered with asphalt paving in the parking and driveways, concrete slab supporting two City of Ocala garbage dumpsters, and grassed areas.

No evidence of the former printing facility building was observed at the time of GeoSyntec's site reconnaissance, with the exception of two partially paved access roads from SE 1st Terrace observed at the southern section of the subject property. Based on review of aerial photographs and Sanborn maps, the building was located west of the existing warehouse building and extended the length of the subject property.

4.2.1 Asbestos

Given the age of the warehouse building (1950), there is a reasonable potential for asbestos-containing materials (ACMs) to be present. GeoSyntec was not provided access to the building for inspection; therefore no comments can be made with regards to internal building materials (such as linoleum floor tiles or ceiling tiles).

Please note that this report should not be construed as constituting an asbestos assessment for the purposes of demolition or reconstruction or for complying with applicable regulatory standards.

4.2.2 Lead-Based Paint (LBP)

Based on the date of construction for the warehouse building (1950), lead may be present in the paint and piping within portions of the building.

Please note that this report should not be construed as constituting a LBP survey for the purposes of demolition or reconstruction or for complying with applicable regulatory standards.

4.3 Utility Service, Waste Management, and Water Management

According to the property owner, Mr. David Cope, utility service, waste management, and water management at the subject property are provided by the following:

- Electricity – City of Ocala.
- Natural gas/propane – None on-site.
- Potable water supply – City of Ocala.
- Sanitary wastewater – City of Ocala.

4.4 Hazardous Substances and Wastes

4.4.1 Container Storage Areas

No container storage areas, hazardous substances, or wastes were observed in the exterior portions of the subject property at the time of GeoSyntec's site reconnaissance. Two City of Ocala garbage dumpsters were located on a concrete pad southeast of the warehouse. These dumpsters were observed to contain household waste, although miscellaneous garbage was also noted throughout the site (including, but not limited to, two tires, bottles, and paper). Access was not provided to the warehouse for inspection. According to the property owner, Mr. David Cope, there are no areas of chemical storage within the building; it is used exclusively for storage and distribution of newspapers to the Ocala area.

4.4.2 Aboveground Storage Tanks

No storage tanks were observed in the exterior portions of the subject property at the time of GeoSyntec's site reconnaissance. GeoSyntec was not provided with access to interior portions of the building for inspection, but based on reported operations at the site, it is unlikely that ASTs would be present inside the building.

4.4.3 Underground Storage Tanks

There are no current USTs at the subject property. The EDR report listed the subject property as containing one 8,000 gallon UST (unleaded gasoline), which was removed in 1988. No definitive indication of the former location of this UST was obvious at the time of GeoSyntec's site reconnaissance, although it is possible that the tank could have been located in the area currently housing the garbage dumpsters, where an area of cut concrete was observed. The property owner, Mr. David Cope, was unaware of the existence of a UST on the property so was unable to provide any details about its former location. A database search was also conducted FDEP's Bureau of Petroleum Storage Systems Document Management Systems database (also know as Oculus); however, no information regarding the closure of the UST was found.

4.4.4 Indications of Polychlorinated Biphenyls (PCBs)

During the site visit, GeoSyntec observed potential PCB-containing equipment at the subject property. Potential PCB-containing equipment/building materials observed at the subject property were limited to six pole-mounted transformers located along the southwest property boundary. GeoSyntec did not observe leaks, stains, or stressed vegetation in the vicinity of these transformers that appeared to constitute potential releases and subsequent impacts. The interior portions of the warehouse building were not inspected by GeoSyntec. Possible PCB-containing equipment/building materials which could have been inside the building include transformers and capacitors in light ballasts.

4.4.5 Radon

The United States Environmental Protection Agency (U.S. EPA) and the USGS have evaluated the radon potential in the U.S. and have developed maps of Radon Zones to assist National, State, and local organizations to target their resources and to assist building code officials in deciding whether radon-resistant features are applicable in new construction. Each zone designation reflects the average short-term radon measurement that can be expected to be measured in a building without the implementation of radon control methods. Based on the Radon Zone Map, Marion

County falls under a Zone 2 classification with short-term measurements from 2 to 4 pCi/L. U.S. EPA's guidance concentration of 4 pCi/L falls at the upper end of the range for Marion County.

In addition, due to the nonresidential usage of the subject property and the likely absence of basements (GeoSyntec did not inspect the interior portions of the building to confirm), elevated indoor air concentrations are not likely.

4.5 Other Observations

4.5.1 Staining and Corrosion

Several small (less than 2 ft diameter) areas of minor staining were observed throughout the paved parking areas and driveways. GeoSyntec was not provided with access to interior portions of the building for inspection; however, based on reported operations, it is not likely that staining exists within the warehouse.

4.5.2 Drains, Pits, Sumps

One storm drain was noted southwest of the warehouse building, apparently for collecting stormwater runoff from the paved parking areas. GeoSyntec also noted a culvert associated with the grassy retention area located west of the warehouse. It is unclear where these drains discharge, although it is likely that they discharge to the low-lying southern portion of the subject property, which was waterlogged at the time of GeoSyntec's site reconnaissance.

GeoSyntec was not provided access to the interior portions of the building for inspection. The property owner, Mr. David Cope, told GeoSyntec that there are no floor drains inside the building and that the only drain in the building is associated with a sink in the bathroom.

4.5.3 Septic Tanks and Drainfields

No evidence of a septic tank or drainfield was observed at the subject property at the time of GeoSyntec's site reconnaissance. According to the property owner, Mr. David Cope, no septic tanks are located on-site; domestic wastewater is treated off-site by the City of Ocala.

Mr. Cope could not say if there had been a septic tank on-site in the past; however, based on the age of the facility, it is possible, if not likely, that a septic tank could have been located on the subject property. If a septic tank had been on-site during historic printing operations, GeoSyntec would consider this to have had a moderate potential to impact the soil and/or groundwater on-site.

4.5.4 Wells

One private water supply well was observed on the subject property at the time of GeoSyntec's site visit, located southwest of the warehouse. A placard was affixed to the above-ground well casing and provided information on well depth and casing size. Mr. Cope was unaware of its existence and could not provide details on its use. Based on depth (210 ft BLS) and casing diameter (1.95 ft), the potential productivity of the well is likely sufficient to provide potable and/or process water at one time. It is likely that the well was formerly utilized for printing operations, which apparently ceased after the main building was demolished in 1993. Mr. Cope indicated that on-site potable water is currently provided by the City of Ocala.

4.5.5 Unusual Odors

During GeoSyntec's site reconnaissance, no unusual odors were observed on the exterior portions of the subject property.

4.5.6 Stressed Vegetation

During GeoSyntec's site reconnaissance, no obviously stressed vegetation was observed on the subject property.

4.5.7 Ponds, Pools, and Lagoons

During GeoSyntec's site visit, a grassy stormwater retention area was observed west and north of the warehouse building, with an associated culvert. The southern portion of the subject property was low-lying and covered with tall grasses. The soil was generally saturated, with several areas containing standing water.

4.5.8 Wetlands

No wetlands were observed by GeoSyntec on the subject property during the site reconnaissance.

4.5.9 Evidence of Fill or Illicit Dumping

During the site reconnaissance, no evidence of the placement of fill or illicit dumping was noted by GeoSyntec.

5. CONCLUSIONS AND RECOMMENDATIONS

5.1 Phase I ESA Conclusions

A Phase I ESA of the former Ocala Star-Banner site was performed by GeoSyntec Consultants (GeoSyntec) in general accordance with ASTM Practice E 1527-00. The subject property is located at 819 SE 1st Terrace, Ocala, Marion County, Florida. The Phase I ESA included a review of reasonably ascertainable information concerning the past uses of the subject property, a site reconnaissance, interviews, and a search of federal and provincial regulatory environmental database listings.

Based on information obtained during the Phase I ESA site reconnaissance, subsequent limited regulatory review, and interviews with persons familiar with the subject property and its history, GeoSyntec obtained evidence that no recognized environmental conditions exist at the subject property. A REC is defined by ASTM as:

> *The presence or likely presence of any hazardous substances or petroleum products on a property under condition that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimis conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.*

However, GeoSyntec has identified a historical REC, defined by ASTM as a condition:

> *...which in the past would have been considered a recognized environmental condition, but which may or may not be considered a recognized environmental condition currently...If a past release of any hazardous substances or petroleum products has occurred in connection with the property and has been remediated, with such remediation*

accepted by the responsible regulatory agency (for example, as evidenced by the issuance of a no further action letter or equivalent), this condition shall be considered an historical recognized environmental condition...

The historical REC is described as follows:

- Use of subject property as a printing facility dating back to the 1960s. Operations of this type utilize dyes and other chemicals, which if mismanaged are considered to have a high potential to have affected the soil and/or groundwater on-site.

In addition to the above historical REC, GeoSyntec has identified several "Potential RECs" (PRECs). These are items that do not meet the REC definition noted above due to a lack of available information regarding environmental conditions in these areas. Based on GeoSyntec's professional judgment and experience, however, we note that there is the possibility that soil and/or groundwater impacts may be associated with these PRECs. The PRECs are summarized as follows:

- ***PREC #1: Historic and Ongoing Bulk Oil Storage at Neighboring Site.*** Dating back to the 1960s, oil refinery and bulk oil storage facilities have operated at the adjacent neighboring property southwest of the subject property. The nature of these operations is considered to have a moderate potential to have affected the soil and/or groundwater at the subject property.

- ***PREC #2: Former UST.*** One 8,000 gallon UST (unleaded gasoline) was formerly located on-site. We note that this vessel apparently was removed in 1988, but no tank closure documentation was available for review.

- ***PREC #3: Septic Tanks and Associated Drainfields.*** Although no evidence of a septic tank was observed, based on the age of the facility, it is possible that a septic tank could have been located on-site in the past. Because this type of wastewater system would represent a direct conduit to the environment, and given the facility's long industrial history, this configuration would be of concern.

- ***PREC #4: Interior Portions of the Warehouse not Inspected*** – GeoSyntec was not provided access to the interior portions of the warehouse for inspection. Areas of chemical storage, floor drains, equipment, and certain building materials, if present, could be of concern.

- ***PREC #5: Stained Areas*** – Several small areas of staining were observed at the subject property. All of the staining was noted on paved areas and generally limited in areal configuration.

- ***PREC #6: Brownfields Area*** – The area surrounding the subject property is a designated brownfield, indicating that contamination has been detected or is perceived to exist in the area. Depending on the nature, extent, and location of this contamination, it is considered to have a moderate potential to have affected the soil and/or groundwater at the subject property.

BROWNFIELDS ASSESSMENT. OCALA, FLORIDA
FOIA 2019-003937

FOLDER NUMBER	BRIEF DESCRIPTION	
515 553	Conchiglio Warehouse	

PHASE I ENVIRONMENTAL SITE ASSESSMENT

CONCHIGLIO WAREHOUSES
334 NE 14th STREET
OCALA, FLORIDA 34470

Prepared for:

City of Ocala
Ocala, Florida

September 2005

Prepared by:

HSW Engineering, Inc.
3820 Northdale Blvd., Suite 210B
Tampa, Florida 33624
813-968-7722

PROFESSIONAL GEOLOGIST CERTIFICATION

for

Phase I Environmental Site Assessment
Conchiglio Warehouses
334 NE 14th Street
Ocala, Florida 34470

This Phase I Environmental Site Assessment prepared for the above-referenced site has been reviewed by a Professional Geologist, registered in the State of Florida in accordance with Section 62-103.110(4) of the Florida Administrative Code (FAC).

Approved for Submittal:

Fred A. Seguiti, P.G.
State of Florida
Certificate No. 313

9/26/05

Date

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EXECUTIVE SUMMARY

The City of Ocala (City) retained HSW Engineering, Inc. (HSW) to perform a Phase I Environmental Site Assessment (ESA) for the property located at 334 NE 14th Street in Ocala, Florida. The subject site consists of a building that served as storage space for a mortgage business and as rental parking spaces for trucks. The parcel of land totaled approximately three acres. The purpose of this Phase I ESA is to identify, to the extent feasible, recognized environmental conditions (RECs) in connection with the property pursuant to the processes prescribed in American Society of Testing and Materials (ASTM) E-1527-00 *Standard Practice for Environmental Site Assessment.*

Information evaluated by HSW during the completion of this Phase I ESA included, but is not limited to: documents provided by the City; regional topographic maps; historical aerial photographs; an environmental record search for the subject site and surrounding areas; interview with site owner; and additional information that provided historical use information regarding the site. Based upon the information made available to HSW or obtained during the ESA, HSW provides the following conclusions.

- No RECs were apparent at the surface during the site reconnaissance of the subject site. It should be noted that the inside of the building was not inspected or documented because the owner did not have access to get inside the building at the time of the site visit on August 30, 2005.
- Seven historical RECs were noted based on an interview with the owner, review of available historical records concerning the subject property and adjoining properties as summarized below.
    - A spill of petroleum products was reported on the White's Meat site located across NE 14th Street to the north of the subject property.
    - A spill of anhydrous ammonia was reported in 1998 (an oil spill was also reported on this date) and 2000 located at 421 NE 14th Street and is approximately 200 feet east and at a higher elevation (hydraulically upgradient) than the subject property.
    - Three USTs were reportedly removed in 1990 from the Sprint property located immediately south of the subject property.
    - An automobile repair business was operated on the subject property. This type of business commonly uses petroleum products and materials that may either be considered hazardous substances or contain hazardous substances.

- Two USTs were reported by the site owner to be present on the subject site and removed in the early 1980's.

- Several 15,000 gallon fuel tanks are identified on the 1970 Sanborn map located on the north side of a building adjoining the eastern side of the subject property.

- Railroad sidings are identified on the 1970 Sanborn map both crossing through the subject property and along the eastern property boundary.

Of the seven (7) historical RECs, three (3) RECs are identified as having the presence or likely presence of hazardous substances or petroleum products on the property under conditions that indicate an existing release, a past release, or a material threat of a release of these substances into structures on the property or into the ground, groundwater, or surface water of the property including; the two USTs reported by the site owner to be present on the subject site, the 15,000 gallon tanks identified on the adjoining property to the east, and the railway sidings.

1.0 INTRODUCTION

The City retained HSW to perform a Phase I for the property located at 334 NE 14th Street in Ocala, Florida. This ESA was performed in accordance with HSW's proposal dated July 26, 2005 (sent via email) and currently accepted practices and standard procedures, including ASTM E-1527-00 *Standard Practice for ESA's*. Mr. Quang Nguyen conducted the site visit, under the management of Dr. Bruce Nocita and Mr. Fred Seguiti; resumes are provided in Appendix A. HSW conducted this ESA to evaluate whether any RECs are present at the subject site.

In performing this work, HSW used reasonable care and performed the work in accordance with ASTM E-1527-00. Other than that, no warranty is implied or intended. It is understood that an ESA generally cannot lead to full knowledge of site conditions but indicates conditions for those locations and times where observations are made. HSW offers no assurances that site conditions do not exist or could not exist in the future, that were undetected and could lead to liability in connection with the site. In conducting its investigation, HSW analyzed historical records in keeping with existing environmental standards and enforcement practices, but cannot accurately predict what actions any given agency may presently take or what standards and practices may apply to the site in the future.

This assessment has been prepared for the sole use of the City and their authorized representatives. Other parties should not rely upon its contents without the express written consent of HSW and the City.

2.0 SITE DESCRIPTION

The subject site is located in Section 8, Township 15 South, Range 22 East on the U.S. Geological Survey (USGS) Ocala West quadrangle (Figure 1). The property consists of a single building located on a parcel approximately three acres in size, and is identified as parcel number 26287-000-00 by the Marion County Property Appraiser's office (Appendix B). The 1991 USGS Ocala West, Florida 7-1/2 minute quadrangle and 2002 aerial photograph were reviewed to characterize current land conditions.

3.0 OWNER/USER PROVIDED INFORMATION

The current property owner, Mr. Edward Conchiglio, was interviewed by HSW personnel (Mr. Quang Nguyen) during the site visit on August 30, 2005. The environmental site assessment questionnaire provided in Appendix C was completed HSW based on Mr. Conchiglio answers to the questions. Mr. Conchiglio was not aware of any environmental concerns related to the current use of the site. A title survey was conducted and there are no Environmental Liens of Judgment regarding the subject the site. Title search information is provided in Appendix D.

4.0 RECORDS REVIEW

HSW reviewed the following information in order to ascertain historical uses of the site and adjacent properties to characterize past site conditions and evaluate previous land uses:

- Environmental Data Resources, Inc. (EDR) Radius Map;
- Marion County aerial photographs dated 1976, 1985, 1996, and 2002;
- EDR supplied aerial photographs dated 1973, 1983 and 1998;
- Marion County Property Appraiser's legal description, parcel maps, and aerial photos (1999 and 2004);
- Ocala City Directories;
- Interview with Marion County Public Health Department (Mr. David Payne);
- EDR Sanborn Map maps dated 1930, 1948 and 1970; and,
- Florida Department of Environmental Protection (FDEP) Oculus Document Management System Records.

4.1 Aerial Photographs (Appendix E)

Summary of Aerial Photographs

Year/Scale	Subject Property	Adjacent North	Adjacent West	Adjacent South	Adjacent East
1976/ 1"= 200'	The building that currently (2005) exists is present.	One building with cluster of smaller buildings (currently vacant)	Residential houses and small businesses	One Building with paved parking lot (currently Sprint)	Building (currently Charcoal Company)
1985/1" = 200'	NC	NC	NC	NC	NC
1996/1" = 200'	NC	NC	NC	NC	Several small structures (possibly vehicles) exists
1999/1" = 200'	NC	NC	NC	NC	NC
2002/1" = 200'	NC	NC	NC	NC	More small structures and activities apparent
2004/1" = 200'	Vehicle parking in the NE section of property	NC	NC	NC	NC

NC = no significant change from the prior aerial photograph that was reviewed.
Appendix E contain aerial photos of subject property for years 1976, 1985, 1996, and 2002

4.2 City Directory Abstract Review (Appendix F)

Available Ocala City Directories were examined by Mr. George Roberts of the City at the City of Ocala Public Library. Property addresses have changed, been added, and been deleted over the years. The first directory listing for the subject property is in 1928. Table 1 summarizes the City Directory listings for the subject property and adjacent properties.

4.3 Sanborn Fire Insurance Maps (Appendix G)

Sanborn maps were available for 1930, 1948 and 1970. The subject property is located on the south side of NE 14th Street. NE 14th Street was originally known as Wilson Road East, than it became McDonald Road in the late 1950 up to until 1964 when it became NE 14th Street. Table 2 summarizes the land use for the subject site and surrounding properties for each map. The Sanborn maps show railroad sidings crossing through the property immediately east of the subject property. Several fuel tanks were also noted on the north side of the building on the property immediately east of the subject property.

4.4 Environmental Database Record Review (Appendix H)

An ASTM standard research environmental data report for the property was prepared by EDR, on August 4, 2005. The report includes a search of United States Environmental Protection Agency (USEPA) and FDEP databases which contain information related to releases, potential releases, and/or record keeping. A listing and description of the databases searched by EDM and the results of the database search are included in Appendix H. The regulatory agency databases included the following:

Federal Agency Databases

- Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS);
- RCRIS Handlers with Corrective Action (CORRACTS);
- Emergency Response Notification System List (ERNS);

- CERCLIS No Further Remedial Action Planned List (CERC-NFRAP);
- RCRA large and small quantity generators (RCRIS-LQG, SQG);
- National Priorities List (NPL);
- Proposed NPL; and,
- RCRA-Treatment, Storage and/or Disposal Sites (RCRIS-TSD).

State of Florida Databases

- Leaking Underground Storage Tanks List (LUST);
- Solid Waste Facilities List (SWF/LF);
- State Sites List (STCERC);
- Voluntary Cleanup Sites (VCP);
- State Funded Action Sites (SHWS); and,
- Underground Storage Tanks (TANKS).

Supplemental Database

- Florida Dry Cleaners (DRY).

Twenty-one sites meeting the ASTM search criteria were identified within ¼-mile of the subject site (Table 3). Each of these sites is listed with their location and a brief description of their status and potential impact on the subject site.

The closest site is 1311 NE 3rd Avenue, which located to the adjacent south of the subject property. It is currently occupied by Sprint, a telephone company. Three gasoline USTs were removed in March 1990. No assessment documents are listed in the FDEP Oculus database and the EDR report does not designate if soil and/or groundwater are impacted.

A former meat packing company (White's Meat) is located to the north of the subject property across NE 14th Street (currently vacant lot). White Meat is listed as a RCRA small quantity generator, US Brownfield, UST, and Florida Voluntary Cleanup Program (VCP) site. Approximately 100 gallons from a 10,000 fuel UST was discharged in January 2003. The fuel discharge was caused during site demolition of the company. Cleanup activities were completed

January 28, 2003.

A former roof painting company (Truco, Inc.) was located east of the subject property. The site is currently occupied by floor covering supply shop (Yoders Sunstate Distributers). Two USTs were removed in December 1995 and two ASTs were removed in January 1996 and December 2000. No assessment documents are listed in the FDEP Oculus database and the EDR report does not designate if soil and/or groundwater are impacted.

The remaining sites are over 700 feet from the site, and do not appear to present potential environmental concerns to the subject site. HSW contacted Mr. David Payne of the Marion County Health Department on September 7, 2005 to research any environmental or health violations associated with the subject property. Mr. Payne indicated that aside from the subject property used as an automotive repair facility, no environmental or health concerns were recorded.

5.0 SITE RECONNAISSANCE

Mr. Quang Nguyen of HSW performed a site reconnaissance of the subject site on August 30, 2005. Appendix C contains a copy of the Environmental Site Assessment Field Checklist used to gather information during the site visit. The subject property is fenced and consists of a rectangular building. Mr. Nguyen did not have access to the inside of the building because the owner accompanying Mr. Nguyen did not have the keys at that time. A telephone company, Sprint, is located to the south, residential and small business houses are located to the west, a vacant land (designated brownfield site) is located to the north across NE 14th Street, and an old warehouse is located to the east (Figure 2). Mr. Conchiglio states that the old warehouse is used on a seasonal basis as a warehouse for storing grilling charcoals. Mr. Nguyen however did not notice any activities during site reconnaissance. Photographs of the subject site and surrounding area are provided as Appendix I.

5.1 Onsite Features

The subject property is approximately three acres in size, comprising of grass and dirt vacant land and one approximately 9,100 square foot block building located near the intersection of NE 14th Street and NE 3rd Ave. Part of the subject property is fenced in, where one building, constructed in 1960, is currently used as commercial rental units and spaces. Two units of the building are being rented out to a mortgage business for file storages, and another unit along with a dedicated dirt area is rented out for truck parking spaces. The building is constructed of masonry block, with either wood or tin exterior wall sidings. Mr. Conchiglio indicated that the interior walls, floorings, and exposed ceilings are all masonry. A grassy and dirt field occupied the rest of the subject property. The northeast corner inside the fenced property is being use as rental parking spaces, mostly for commercial trucks. Mr. Conchiglio indicated that 2 underground gasoline tanks of unknown sizes were removed on the property just west of the building. Mr. Conchiglio indicated that the tanks were removed in the early 1980's and were in good conditions. Two pole-mounted transformers are present at the west side of the subject property.

6.0 INTERVIEWS

HSW completed an environmental site assessment questionnaire with the property owner, Mr. Edward Conchiglio. A copy is included in Appendix C. During the site visit Mr. Conchiglio, owner of the property for approximately 20 years provided historical information and building/operation information.

7.0 FINDINGS

Information evaluated by HSW during the completion of this Phase I ESA included, but is not limited to: documents provided by the City; regional topographic maps; historical aerial photographs; an environmental record search for the subject site and surrounding areas; interview with site owner; and additional information that provided historical use information regarding the site. Based upon the information made available to HSW or obtained during the ESA, HSW provides the following findings.

- No RECs were apparent at the surface during the site reconnaissance of the subject site. It should be noted that the inside of the building was not inspected or documented because the owner did not have access to get inside the building at the time of the site visit on August 30, 2005.
- Seven historical RECs were noted based on an interview with the owner, review of available historical records concerning the subject property and adjoining properties as summarized below.
    - A spill of petroleum products was reported on the White's Meat site located across NE 14th Street to the north of the subject property.
    - A spill of anhydrous ammonia was reported in 1998 (an oil spill was also reported on this date) and 2000 located at 421 NE 14th Street and is approximately 200 feet east and at a higher elevation (hydraulically upgradient) than the subject property.
    - Three USTs were reportedly removed in 1990 from the Sprint property located immediately south of the subject property.
    - An automobile repair business was operated on the subject property. This type of business commonly uses petroleum products and materials that may either be considered hazardous substances or contain hazardous substances.
    - Two USTs were reported by the site owner to be present on the subject site and removed in the early 1980's.
    - Several 15,000 gallon fuel tanks are identified on the 1970 Sanborn map located on the north side of a building adjoining the eastern side of the subject property.
    - Railroad sidings are identified on the 1970 Sanborn map both crossing through the subject property and along the eastern property boundary.

8.0 OPINIONS

HSW has performed a Phase I Environmental Site Assessment in conformance with the limitations of ASTM Practice E-1527-00 for the property located on 334 NE 14th Street, Ocala, Florida. Based upon information made available to HSW or obtained during the Phase I ESA, HSW provides the following opinions:

- No RECs were apparent at the surface during the site reconnaissance of the subject site. It should be noted that the inside of the building was not inspected or documented because the owner did not have access to get inside the building at the time of the site visit on August 30, 2005.
- Seven historical RECs were noted based on an interview with the owner, review of available historical records concerning the subject property and adjoining properties as summarized below.
  - A spill of petroleum products was reported on the White's Meat site located across NE 14th Street to the north of the subject property. This **is not considered an REC** because of the small reported quantity of spill, the spill was reportedly cleaned up, and the distance of the spill from the subject property.
  - A spill of anhydrous ammonia was reported in 1998 (an oil spill was also reported on this date) and 2000 located at 421 NE 14th Street and is approximately 200 feet east and at a higher elevation (hydraulically upgradient) than the subject property. This **is not considered an REC** because of the small reported quantity of the spill and the reported issuance of a no further action for both releases.
  - An automobile repair business was operated on the subject property. This type of business commonly uses petroleum products and materials that may either be considered hazardous substances or contain hazardous substances. Due to the absence of visual evidence or documentation of any releases to the environment, and reported short duration of operation on the subject property, this **is not considered a REC**.
  - Two USTs were reported by the site owner to be present on the subject site and removed in the early 1980's. Due to the lack of documentation concerning the operation and removal of these tanks and likelihood of a release from older USTs, this **is considered a REC**.
  - Several 15,000 gallon fuel tanks are identified on the 1970 Sanborn map located on the north side of a building adjoining the eastern side of the subject property. Due to the lack of documentation concerning the operation and removal of these tanks, presence at a higher elevations (hydraulically upgradient of the subject property), and at close proximity to the subject property, this **is considered a REC**.

- Railroad sidings are identified on the 1970 Sanborn map both crossing through the subject property and along the eastern property boundary. This **is considered a REC** due to the common use of treated timbers for the ties and application of herbicides to maintain clear railways.

- Three USTs were reportedly removed in 1990 from the Sprint property located immediately south of the subject property. This **is not considered a REC** because there was no available documentation to indicate that a release had occurred and this site is located at a lower elevation (hydraulically downgradient or sidegradient).

9.0 CONCLUSIONS

HSW has performed a Phase I *Environmental Site Assessment* in conformance with the scope and limitations of ASTM Practice E 1527-00 for the property located on 334 NE 14th Street, Ocala, Florida. Any exceptions to, or deletions from, this practice are described in Section 10.0 of this report. This assessment has revealed evidence of the following *recognized environmental conditions* in connection with the property:

- Two USTs were reported by the site owner to be present on the subject site and removed in the early 1980's.
- Several 15,000 gallon fuel tanks are identified on the 1970 Sanborn map located on the north side of a building adjoining the eastern side of the subject property.
- Railroad sidings are identified on the 1970 Sanborn map both crossing through the subject property and along the eastern property boundary.

10.0 DEVIATIONS

No significant deviations or deletions were made from the ASTM Practice E 1527-00 standard in conducting this Phase 1 ESA.

11.0 REFERENCES

Environmental Data Resources, Inc. 2005 Radius Report

FDEP Oculus Document Management System

Marion County Property Appraiser Aerial Photographs

Polk City Directories for Ocala Florida

Sanborn Fire Insurance Rate Maps

USGS, 1991 Ocala West 71/2 minute Quadrangle Map

BROWNFIELDS ASSESSMENT. OCALA, FLORIDA
FOIA 2019-003937

FOLDER NUMBER	BRIEF DESCRIPTION	
515 554	SE 1st Ave (Barrett)	

BF 964110004

Phase I
ENVIRONMENTAL SITE ASSESSMENT
for
104 SE 1st Avenue (Barrett Building) & Adjacent Parcels
(Parcels 2823-054-001, 002 and 004)
Ocala, Marion County, Florida

Prepared for

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TBE Project No. 00125-002.00
December 16, 2004

Prepared by: for:
S. Shawn Lasseter
Environmental Inspector

Signed by:
Richard L. Hagberg, PG
Director

EXECUTIVE SUMMARY

TBE has completed a Phase I Environmental Site Assessment of 104 SE 1st Avenue and its adjacent parcels (Parcels 2823-054-001, 002 and 004), Ocala, Marion, Florida. The subject site is currently developed with an office building and associated paved parking area. This assessment was performed to satisfy the requirements of the Client and/or other interested parties with respect to potential environmental impairment and liabilities associated with the property due to contamination by hazardous substances or petroleum products on or near the site. The purpose of this Phase I ESA is to identify, to the extent possible pursuant to the processes prescribed herein, *recognized environmental conditions* as a result of historical site use, or adjacent property use. The term recognized environmental conditions is defined in ASTM Standard E 1527-00 to mean "*the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property*".

This assessment has revealed the following *recognized environmental conditions* associated with the subject property as defined by ASTM *Standard Practice E 1527-00*:

Within the Subject Property Boundaries:

- Historical documentation of three dry cleaning facilities within the boundaries of the subject site.
- Historical retail gasoline sales in the southwest corner of the property. Underground storage tanks were removed in June 1992.

Within Adjacent or Nearby Properties:

- Historical documentation of auto repair facilities/activities on the northwest and southeast corners of the subject site.
- Historical documentation of printing companies on the northwest corner and eastern portion of the subject site.
- Documented petroleum-contaminated groundwater at adjacent upgradient site with

documented BTEX plume extending beneath the subject site.

- Historical documentation of an auto repair facility upgradient of the subject site.
- Historical documentation of a retail gasoline station 200 feet east-northeast (potentially upgradient) of the subject site with no assessment data to date.

Therefore, TBE recommends further assessment of the subject site.

The conclusions and recommendations contained herein are based on the data developed during the Phase I investigation. This report was prepared for the City of Ocala, and is intended solely for their use. This report is not intended for third-party use without the expressed written consent of the City and TBE. This report has been prepared in general accordance with accepted scientific practices, including the *ASTM E 1527-00 Standard Practice for Environmental Site Assessments.* No warranty, expressed or implied, is made.

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FIGURES

FIGURE 1	USGS / SITE LOCATION MAPS
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C	AGENCY DATABASE SEARCH
D	AGENCY INFORMATION – SITE SPECIFIC
E	AGENCY INFORMATION – ADJACENT CONTAMINATED SITE
F	HISTORICAL TITLE INFORMATION

Section 1.0
INTRODUCTION AND SCOPE OF INVESTIGATION

Past contamination of property by hazardous substances or petroleum products creates potential for liability with respect to remediation and possible civil and/or criminal penalties. TBE was retained by the City of Ocala (City) to perform the Phase I portion of an Environmental Site Assessment (ESA) for the Barrett Building Site located at 104 SE 1st Avenue in Ocala, Florida.

A Phase I investigation includes a site inspection to assess the physical characteristics of the site and surrounding area, identifying visual evidence of contamination by hazardous substances or petroleum products. Also, limited historical data and regulatory records are reviewed to identify previous activities on or near the site that may have involved hazardous substances or petroleum products. The Phase I study is conducted to identify potential problem areas, and to determine the appropriate level of any subsequent studies, if required.

A Phase II ESA typically consists of a more intensive records search followed by site specific qualitative/quantitative sampling and analysis of air, soils, sediment and/or water (surface and/or groundwater), as appropriate. The sampling and analysis phase of the ESA can confirm the presence of contaminants and provide the data used to decide whether or not additional study or site remediation is necessary.

This report is the result of site visit observations and a Phase I records search only, and did not include an exhaustive review of publicly available information. No asbestos, lead, or radon surveys were performed as part of this assessment. However, a chain-of-title search was performed in accordance with the scope of services (submitted under separate cover).

The parcels (herein referred to as "the property" or "the site") are located in Section 17, Township 15 south, Range 22 east in Ocala, Marion County, Florida. The site's parcel numbers, as contained in County records, are 2823-054-001, 2823-054-002 and 2823-054-004. A USGS site location map and aerial photographs of the subject property and surrounding area for the years1973 and 1998 are depicted on **Figures 1 and 2**, respectively. An Aerial photograph-based site plan is shown on **Figure 3**.

Section 2.0
METHODOLOGY

Although not currently regulated by Federal, State or Local regulations, the standard approach and methods used in this Phase I investigation are generally consistent with commonly accepted industry standards and scientific practices including the ASTM *E 1527-00 Standard Practice for Environmental Site Assessments*. This approach to Phase I assessments incorporates an on-site visual observation, a historical review, agency reviews, and hydrogeological evaluation of the property and vicinity, and is outlined below.

2.1 SITE INSPECTION

A site inspection was conducted to identify the existing physical characteristics of the site and surrounding area and to verify that it is consistent with the data obtained through the historical evaluation and other data collection activities. During the site inspection, observations were made to identify conditions that may suggest the presence or absence of suspect areas where environmental contamination may have occurred. Such areas would generally include active or former refuse dump sites; unusual excavated or filled areas; areas of discolored soils and/or vegetative stress; discolored surface water; areas exhibiting unusual, noticeable odors; and the presence of unusual, discarded containers or other suspicious materials. Adjacent properties were also visually scanned for such evidence.

2.2 HYDROGEOLOGICAL EVALUATION

To aid in predicting the potential migration and transport pathway of possible contaminants, a review of available data pertaining to the topography, geology, soils, and surface/subsurface hydrology of the area was conducted. If, during the site review, it is determined that adjacent properties have experienced contamination, the geologic analysis would aid in determining potential impact to the site caused by off-site migration of contaminants via shallow groundwater or surface flow onto the site.

The sources reviewed for soil and geological data include the US Geological Survey (USGS) Ocala, FL Quadrangle 7.5-minute series topographic map, and the Soil Conservation Service (SCS) Marion County Soil Survey prepared by the US Department of Agriculture (USDA).

2.3 HISTORICAL EVALUATION

A historical evaluation was performed for the site to determine its prior usage. This included a review of its ownership and use, and the identification of any previous waste disposal activities on or near the site. Historical aerial photographs and maps were examined for visual evidence of past activities on or near the site that may have potential to adversely affect the site. In addition, a review of historical City Directories was conducted at the local library. This limited review identified changes in site usage and was corroborated with information gained from aerial photographic interpretation.

2.4 AGENCY REVIEWS

Federal agency checks included a review of the National Priority List (NPL) of known, uncontrolled or abandoned hazardous waste sites identified for priority remedial action; the Federal Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) listing of known, suspected or potentially contaminated sites; the Resource Conservation and Recovery Act (RCRA) listing of Treatment, Storage and Disposal (TSD) facilities and other generators engaged in the generation of hazardous wastes; and the Emergency Response Notification System (ERNS) listing of actions taken for releases of hazardous substances or petroleum products. These lists, compiled and maintained by the Environmental Protection Agency (EPA) were reviewed to identify any such sites or areas on or near the property in order to assess the potential impact to the project due to possible migration of contaminants.

State agency checks included a review of the State Superfund/Cleanup Sites (SPL), State CERCLIS Equivalent Sites (SCL), State landfill/solid waste sites as identified in the GMS 80 listing; leaking USTs as identified in the PCT01 listing; and registered USTs as identified in the STIP02 listing. These lists are all maintained by the Florida Department of Environmental Protection (FDEP). All database searches were conducted by Environmental Data Resources, Inc. (EDR) using the following search radii:

EPA Databases	Search Radius Used
NPL/Superfund Sites	1-Mile Search Radius
CERCLIS Sites	½-Mile Search Radius
RCRA CORRACTS TSD Facilities	1-Mile Search Radius
RCRA non-CORRACTS TSD Facilities	½-Mile Search Radius
RCRA Generators	Adjacent Property (600' radius)
ERNS Hazardous Spills	Site Search Only

State Databases	
State Superfund/Cleanup Sites	1-Mile Search Radius
State CERCLIS Equivalent	½-Mile Search Radius
State Landfill/Solid Waste Sites	½-Mile Search Radius
Leaking USTs	½-Mile Search Radius
Registered USTs	Adjacent Property (600' radius)

Federal Supplemental Databases	
Superfund Consent Decrees (CONSENT)	1-Mile Search Radius
NPL Records of Decision (RODS)	1-Mile Search Radius
Facility Index System (FINDS)	Site Search Only
Hazardous Material Information Reporting System	Site Search Only
Material Licensing Tracking System (MLTS)	Site Search Only
Master Mines Index (MINES)	¼-Mile Search Radius
Superfund Liens (NPL Liens)	Site Search Only
PCB Activity Database System (PADS)	Site Search Only
RCRA Administrative Action Tracking (RAATS)	Site Search Only
Toxic Chemical Release Inventory System (TRIS)	Site Search Only
Toxic Substance Control Act (TSCA)	Site Search Only

State Supplemental Databases	
Florida Sites (Fl Sites)	1-Mile Search Radius
Registered ASTs (AST)	Site Search Only
Former Coal Gasification Sites (Coal Gas)	1-Mile Search Radius
FL Dry Cleaners	¼-Mile Search Radius
Florida Cattle Dipping Vats	½-Mile Search Radius
Domestic and Industrial Wastewater Facilities (FL WW)	Site Search Only

When deemed necessary, Federal, State and/or County agency files of suspect sites were also reviewed.

Section 3.0
RESULTS

3.1 SITE INSPECTION

A site inspection was conducted on December 15, 2004 to identify and characterize the existing physical parameters of the site, including its current usage, topography, ground cover, soils, and surface hydrology. Efforts were made to detect and identify obvious conditions that could indicate the presence of contamination by hazardous substances or petroleum products. Site photos are included in **Appendix A**. The site inspection revealed the following:

- The subject site is currently developed with one single-level commercial/office structure, which occupies the majority of its eastern half. The remainder of the site is a paved parking area with small areas of landscaping. Vehicle access is available from all four surrounding roadways, and the site is bounded as follows:
  - North: Fort King Avenue, commercial structures
  - East: SE 1st Avenue, commercial structures (including apparent former gas station)
  - South: SE 2nd Street, parking lot and commercial structure
  - West: S Magnolia Avenue, commercial structures

- The on-site structure was occupied by three commercial businesses: an accounting firm, a medical research office, and Barrett Liner & Company. Per the site owner, the structure is totally occupied by offices, which was confirmed by the reception personnel of all three tenants.

- Based on the site's topography, on-site surface water appears to flow southwest. A drainage structure was observed within the right-of-way of the Magnolia Avenue/2nd Street intersection. The subject site also appears to have the potential to receive run-off from the adjacent properties to the north and east. No surface water features were noted on the subject or nearby sites.

- Groundwater monitor wells were observed in close proximity to the subject site's southeast corner. In addition, evidence of four closed monitoring wells was observed near the subject site's southwest corner. These wells are discussed further in Section 3.4.

- No evidence of agricultural activity, staining, odors, or stressed vegetation were observed during the site visit.

- The area surrounding the site is currently serviced by City water and sewer.

- A dumpster was observed near the south boundary of the subject site on a paved surface. No surface staining was noted around the dumpster.

3.2 HYDROGEOLOGICAL EVALUATION

Hydrogeological resources were examined to identify the probable direction of surface water and shallow groundwater flow at the site. The USGS Ocala, Florida, 7.5-minute series topographic map produced in 1956 and revised in 1987, was reviewed. The topographic map indicates the site is located in an area of urban development, approximately 100 feet above mean sea level. This map indicates topographic conditions and contours from which the general direction of surface water flow can be inferred. Based on this information, surface water flow in the immediate vicinity appears to be southwest. The USGS Quadrangle map is shown in **Figure 1**.

The site is located in an area of the USGS map shaded to indicate urban development where only landmark structures are depicted. No landmark structures are depicted on the subject site or any of the adjacent sites.

Based on a Contamination Assessment Report (*Santa Fe Remedial, Inc., January 1995*) and an Underground Storage Tank Closure Report (*ECT, June 1992*), both performed for the southwest corner of the subject site (see Section 3.4), site-specific geology/hydrogeology is as follows:

- The geologic units encountered beneath the southwest portion of the subject site are comprised primarily of quartz sands, clayey sands and sandy clays of undifferentiated ages. Sands are predominant in the upper 5 to 6 ft and are underlain by clayey sands and sandy clays of varying clay contents. Clay content increases with depth. The deepest boring (18 ft bls) encountered a sandy clay with limestone rock fragments at the deepest sample interval.
- Fill was encountered in the area of the former tank pit.
- Groundwater was encountered at depths ranging from 3.3 ft bls to 4.8 ft bls.
- Generalized groundwater flow across the site was to the west at a gradient or approximately 0.012 feet per foot.

3.3 HISTORICAL EVALUATION

The following information was compiled as a result of the historical evaluation performed on the subject site and the surrounding properties.

3.3.1 Historical Aerial Photographs

Due to the limited availability of historical aerial photographs from the Marion County Property Appraiser's office (nothing prior to 1975), aerial photographs were obtained from the FDOT through Environmental Data Resources. Historical aerial photographs from 1973, 1983, 1998, and 2004 were examined for visual evidence of past activities on or near the site that may have the potential to adversely affect the site. The scale of the photographs, while sufficient to describe general land use, inhibits discerning details of activities and specific land use. No aerial photographs for years prior to 1973 were available for the site. Information obtained from the review is presented below with the date and observations noted of the photograph. Copies of the 1973 and 1998 aerial photographs are included as Figure 2.

- **1973 (Scale: 1" = 600 ')**

  Subject Property:
  - The subject property appears to be developed with commercial structures on the southwest quadrant, the northwest corner, and most of the eastern half.

  Surrounding Properties:
  - Commercial development is visible on all adjacent properties. However, due to the scale of the aerial photograph, property uses cannot be determined.

- **1983 (Scale: 1" = 600')**

  Subject Property:
  - The southwest structure observed on the previous aerial photograph is no longer visible and appears to be utilized as a parking area.
  - No other significant changes from the 1973 aerial photograph were noted.

  Surrounding Properties:
  - No significant changes from the 1973 aerial photograph were noted.

- **1998 (Scale: 1" = 600')**

  Subject Property:
  - The northwest structure observed on the previous aerial photographs is no longer visible and appears to be utilized as a parking area.
  - No other significant changes from the 1983 aerial photograph were noted.

  Surrounding Properties:
  - No significant changes from the 1983 aerial photograph were noted.

- **2004**

Subject Property:

- No significant changes from the 1998 aerial photographs were noted.

Potential concerns noted during historical aerial review include:

- Unidentifiable commercial activities throughout the subject site and surrounding area.

3.3.2 Historical Directories

R.L. Polk directories and/or *Hill-Donnelly Cross Reference* directories for the study area were reviewed at the Marion County Public Library – Headquarters Branch to help identify changes in land use based on the type of businesses that occupied the subject site and surrounding area. The type of business, such as automotive, dry cleaning, gasoline/service stations, etc. are indicative of the possible presence of hazardous substances or petroleum products. *Polk City* directories were reviewed for 1927/28, 1935, 1949, 1955, 1958, 1963, 1967, 1972, 1980, 1993 and 2000. Directories for years prior to 1927, and more recent than 2000, were not available for review.

1927/28 (Street addresses verified by Sanborn Fire Insurance Maps)

- **Subject Property:**
  - Bridge Motor Company, 220-222 S Main (southeast corner of subject site) (also listed in business section under "Automobile Repair and Service Stations")
  - Counts Dry Cleaning Plant, 216 S Main
  - Akin Plumbing Co, 214 S Main
  - Ad Sign Co., 212 S Main
  - Zinni Tile Co., 210 S Main
  - Red Star Grain & Feed Co., 208 S Main
  - Main Street Market, 206 S. Main
  - Louis R. Chazal & Sons Co., 204 S Main
  - OK Tea Pot Grocery, 202 S Main
- Bill Woodel Garage, 208 S Magnolia (adjacent site west)
- Tompkins Motor Co., 16 W Fort King (approximately 200 feet west-northwest)
- Ocala Service Station, 315 S Magnolia (approximately 200 feet southwest)
- Standard Oil Co. Filling Station, 417 S Magnolia (approximately 500 feet south-southwest)

1935

- **Subject Property**
  - Howes Furniture, 220 S Main
  - Times Union Newspaper, 214 S Main
- Dime Taxi Co., 221 S Magnolia (adjacent site west)
- Blalock Service Station, 401 S Magnolia (approximately 400 feet south-southwest)
- No other significant changes from the previous listing were noted.

1940

- **Subject Property**
  - Phillips Cleaners & Hats, 216 S Main
- Agee Filling Station, 221 S Main (adjacent site east)
- Roe Auto Repair, 302 S Magnolia (approximately 200 feet southwest)
- No other significant changes from the previous listing were noted.

1949

- **Subject Property**
  - McNeal Mtr Co., 221 S Magnolia (southwest corner)
  - The Falconer Co. (printers), 206 S Main
  - Clarkson's Hardware, 208-12 S Main
  - Pat Moylan's Bulldozer Service contractors, 214 S Main
- RC Close Gas Sta., 221 S Main (adjacent site east)
- No other significant changes from the previous listing were noted.

1958

- **Subject Property**
  - L&M Motors, Inc., 221 S Magnolia (southwest corner)
- Gates Nolan Service Station, 215 S Main (adjacent site east)
- No other significant changes from the previous listing were noted.

1963

- **Subject Property**
  - Atlas Brake Serv, L&M Mtrs, Inc., 221 S Magnolia
  - Marion Gas & Appliance, 206 S Main
  - Ocala Printing & Advertising, 208 S Main
  - Pyrofax Gas Corp, 212 S Main
- Ocala Bottle Gas Co., 211 S Main (adjacent site east)
- No other significant changes from the previous listing were noted.

1972

- **Subject Property**
  - Atlas Auto Service Center, L&M Wrecker Service, 117 S Magnolia
  - Wood's Printing & Office Supply, 128 SE 1st Avenue

- Downtown BP Service, 119 SE 1st Avenue (adjacent site east)
- No other significant changes from the previous listing were noted.

1980, 1993, 2000:

- No significant changes from the previous directory listings were noted.

A number of sites of potential concern were noted within the subject property boundaries and in close proximity/upgradient to the subject site. Several of the concern sites (including on-site areas of concern) are identified on Figure 3.

3.3.3 Sanborn Fire Insurance Maps

Sanborn Fire Insurance Maps have been produced since the late 1800's to provide information relative to fire hazards on insurable property. These maps often indicate locations of underground and aboveground gasoline tanks, storage facilities for flammable chemicals, such as dry cleaners, paint shops, maintenance and garage facilities, as well as historical information on occupants of buildings, unavailable through other sources. Production of these maps typically was limited to the immediate vicinity of downtown urban areas.

EDR purchased the Sanborn Company and has access to all available Sanborn maps. EDR performed a search of its archive and indicated that Sanborn maps were produced for the area in which the site is located in 1884, 1886, 1888, 1891, 1912, 1924, 1930, 1948, and 1970. Review of the maps revealed the following:

1884

- The subject site appears to contain a two-story structure on the northwest corner labeled as "Mare House", a combined single/two-story structure on the northeast corner labeled as "Magnolia House", and a small structure on the eastern boundary labeled as "Old Shed."
- Adjacent sites include a livery stable is depicted on the adjacent site northwest, across the Fort King Avenue/Magnolia intersection, and a church on the adjacent site east across Ocala.
- The south half of the subject site is not depicted.

1886

- An additional single-story structure is depicted on-site in close proximity to the northwest structure, labeled "M Ho." (likely an addition to the above listed Magnolia House).
- Commercial/office structures are depicted on the adjacent sites north (across Fort King Avenue) with a vertical steam boiler.
- The south half of the subject site is not depicted.
- No other significant changes were noted from the previous map.

1888

- The entire subject site is depicted, with no significant changes to the previously-noted structures, with the exception of the "old shed" no longer depicted.
- The southeast corner of the subject site is depicted with a single story structure labeled "Market Ho." (Market House), noting the structure is raised four feet above surface level. Three small single-story structures are depicted surrounding the larger structure.
- A two-story dwelling is depicted on the adjacent site east, across Main.
- Residential dwellings are depicted on adjacent sites west and south of the subject site across Magnolia and 2nd Street, respectively.
- No other significant changes were noted from the previous map.

1891

- The structure located on the northwest corner of the subject site is labeled as a printing company, with the nearby single story structure depicted as general storage.
- Another printing shop is depicted in the commercial structure located on the adjacent site north, across 1st Street (Fort King).
- No other significant changes were noted from the previous map.

1912

- The two-story structure located on the northwest corner of the subject site is labeled as "Tailor." The previous noted single-story structure in close proximity to this structure is no longer visible.
- A single-story commercial structure is depicted on the north-central portion of the subject site, with one of the businesses labeled as "Chinese Laundry".
- Additional commercial structures are visible the east-central portion of the subject site, with the tenants including grocery stores, a restaurant and a bicycle store.
- Another printing shop is depicted in the commercial structure located on the adjacent site north, across 1st Street (Fort King).
- The church located on the adjacent site east (see above), is labeled as having heat provided by furnace.
- No other significant changes were noted from the previous map.

1924

- The southeast on-site structure is depicted as "Chero Cola Bottling Co."
- An automotive repair shop is depicted approximately 300 feet east of the subject site
- No other significant changes were noted from the previous map.

1930

- Three dry cleaning facilities are depicted on the subject site: the northwest structure, a portion of the north-central structure, and a portion of the east structure. Vertical steam boilers are depicted in close proximity to the northwest and eastern-most on-site dry cleaners.
- A filling station with two gas tanks is depicted approximately 300 feet east-northeast from the subject site on the northwest corner of Osceola and Fort King.
- A filling station with one gas tank is depicted approximately 300 feet west of the subject site on the northeast corner of Orange and 2nd Street.
- An automotive repair shop is depicted approximately 300 feet west of the subject site
- No other significant changes were noted from the previous map.

1948

- The on-site northwest structure is depicted as a paint store.
- The north-central on-site facility previously identified as a dry cleaner is depicted as a meat packing facility.
- The on-site southeast structure is depicted as an auto sales and service facility.
- An unidentified single-story structure is depicted on the southwest corner of the subject site with three gas tanks nears its southwest corner.
- A filling station is depicted with three gas tanks on the adjacent site east of the subject site, across Main.
- No other significant changes were noted from the previous map.

1970

- The on-site southwest structure is depicted as an auto repair facility. However, the gas tanks depicted on the 1948 map appear to have been marked out.
- No other significant changes were noted from the previous map.

Copies of the Sanborn Maps are included in **Appendix B**.

3.4 AGENCY REVIEWS

An automated search of agency listings for the area surrounding the subject site was conducted by EDR, Inc. This review of National and State listings was conducted to identify sites in the vicinity of the subject site which might pose an environmental concern.

The database report identified over 70 sites of potential environmental concern in the surrounding area. Based on the geographical setting of the subject site, only the following sites (located less then 1,000 feet from the subject site) were considered potential environmental concerns. The database search report is included in **Appendix C**.

- **Chazal Property, 201 S. Magnolia Avenue**
  (southwest portion of subject property)

  Agency files contained a Contamination Assessment Report (CAR) prepared by Santa Fe Remedial Inc. in January 1995 (see **Appendix D**). Four groundwater monitoring wells were installed near the southwest corner of the subject site for collection and analysis for the Chapter 62-772 Kerosene Analytical Group. Laboratory results revealed no constituents above cleanup target levels. Groundwater table data indicated a westerly groundwater flow. Based on the results of above, the site was given a "no further action" status in August 1995 (see Appendix D).

- **Treasure Chest Gift Shop, 119 SE 1st Avenue**
  LUST Site (adjacent site east, across SE 1st Avenue)

  Agency files contained a CAR prepared by Santa Fe Remedial, Inc. in September 1996, which appears to be the latest assessment available for review. According to the CAR, the site once contained a tank farm and pump island; dispensing leaded, unleaded and diesel fuel until removal in 1990. Apparently, free product was encountered during a groundwater sampling event in 1995. However, it was not encountered during three separate sampling events in 1996.

  The latest sampling event (July 1996) encountered excessively contaminated soil in both the vadose and saturated zones, attributing the contamination to the presence of dissolved contaminants in the surficial aquifer. Groundwater contamination exceeding the State cleanup levels for BTEX and Naphthalenes was encountered in the surficial aquifer beneath the site, extending west, beneath the subject site's southeast corner (see **Appendix E**).

  A potable well survey performed as part of the CAR revealed no potable drinking water wells within one-quarter mile of the site. Therefore, this site currently has a low priority cleanup score of 10, making it ineligible for state-funded cleanup in the near future. In addition, likely due to its low score, no additional assessment information was found in agency files.

Based on the documentation of petroleum-contaminated groundwater extending beneath the subject site, and no apparent remediation to date, this subject property has likely been adversely impacted by the adjacent property to the east..

- **Magnolia Square, 201 S. Magnolia Avenue**

  (adjacent site southwest of the subject property – across Magnolia/SW 2nd Street)

  Agency files did not contain any full assessment reports for review. However, a summary letter dated December 19, 1996, prepared by BTEX Environmental Consultants, Inc. stated that four monitoring wells were installed to a depth of 15 feet on the site. The summary simply states that groundwater contamination was present, but does not indicate which contaminants or their concentrations, as apparently funding for assessment was halted due to the enactment of Florida Senate Bill 1290. Due to the lack of potable drinking water wells within one-quarter mile of the site, it was given a low priority cleanup score (10) and no further assessment has been performed to date. Due to the documentation of groundwater contamination and its close proximity to the subject site, it has the potential to adversely impact the subject site.

- **Swinson Car Care, 221 S Magnolia Avenue**

  LUST Site (approximately 300 feet south of the subject property)

  Agency files contained a Site Priority Ranking Form prepared by the FDEP in December 1991. Based on information in the form, this site had underground storage tanks removed in 1986 with documented soil and groundwater contamination. However, based on documented on-site groundwater flow direction (west), this site is not anticipated to adversely impact the subject property.

- **Main Street Building, 300 SE 1st Avenue**

  LUST Site (approximately 300 feet south of the subject property)

  Agency files contained a No Further Action/Site Rehabilitation Completion Report dated August 1994. To date, no additional assessment has been documented. Based on the above, as well as anticipated groundwater flow direction, this site is not expected to adversely affect the subject property.

- **Moorhead Engineering Co., 305 SE 1st Avenue**

  LUST Site (approximately 400 feet south of the subject property)

  Agency files contained a 1997 FDEP Site Inspection form which states this site has no

documented evidence of contamination; however, the form also clarifies no formal assessment had been performed to that date. Based on the above, as well as anticipated groundwater flow direction, this site is not expected to adversely affect the subject property.

- **Gators 1-Hour Cleaners (Former), 305 S Magnolia**

  LUST Site (approximately 300 feet south of the subject property)

  Agency files contained a 1957 survey which depicted three gas dispensers, as well as an auto repair area on this site. However, it does not appear that any assessment has been performed to date. The site is currently listed in the State Dry Cleaner program based on the potential for contamination from dry cleaning solvents. However, this site is not expected to adversely affect the subject property based on the anticipated groundwater flow direction (west).

- **ABC Sign Co., 304 S Magnolia Avenue**

  LUST Site (approximately 300 feet southwest of the subject property)

  Agency files did not contain any assessment information on this site. A July 1991 FDEP correspondence to the site owner confirms the site is eligible for state-funded cleanup based on evidence of petroleum contamination. However, based on the anticipated groundwater flow direction (west), this site is not expected to adversely affect the subject property.

- **Sovereign Building, 108 N Magnolia Avenue**

  (approximately 300 feet northwest of the subject property)

  Agency files contain a Tank Closure Assessment Summary prepared by SEC Donohue Inc. in July 1992. Based on attempted installation of a temporary monitoring well (no water to 42 feet) and no evidence of soil contamination beyond the immediate vicinity of the former underground tanks, this site is not anticipated to contain petroleum contaminated groundwater. Based on the above and the documented direction of groundwater flow, this site is not expected to adversely affect the subject property.

Section 4.0

FINDINGS AND CONCLUSIONS

TBE has completed a Phase I Environmental Site Assessment (ESA) of 104 SE 1st Avenue (Parcels 2823-054-001, 002, and 004) in Ocala, Marion County, Florida. This Phase I ESA has been prepared in general accordance with the scope and limitations of ASTM *Standard Practice E 1527-00*. The conclusions and recommendations presented in this report are based upon data developed in this Phase I investigation.

FINDINGS

On-Site Considerations

This investigation has revealed no direct evidence suggesting environmental impairment of the subject site caused by current and/or historical on-site activities. However, previous uses of the subject property have resulted in the following recognized environmental conditions:

- Historical documentation of three dry cleaning facilities within the boundaries of the subject site.
- Historical documentation of closed petroleum underground storage tanks in the southwest corner of the subject site.
- Historical documentation of auto repair facilities/activities on the northwest and southeast corners of the subject site.
- Historical documentation of printing companies on the northwest corner and eastern portion of the subject site.

Off-Site Considerations

This investigation has revealed the following recognized environmental conditions associated with current and/or historical off-site activities:

- Documented petroleum-contaminated groundwater at adjacent upgradient site (east) with a documented BTEX plume extending beneath the subject site.
- Historical documentation of an auto repair facility upgradient of the subject site.
- Historical documentation of a retail gasoline station 200 feet east-northeast (potentially upgradient) of the subject site with no assessment data to date.

CONCLUSIONS

This assessment has revealed a number of recognized environmental conditions associated with the subject property as defined by ASTM *Standard Practice E 1527-00.*

Section 5.0

RECOMMENDATIONS

Based on the information compiled and analyzed for this Phase I Environmental Site Assessment and upon the conclusions reached, the following recommendations are made:

- TBE recommends further assessment of the subject site to address potential impacts from both on and off-site sources.
- Additional assessment should include both soil and groundwater investigations
- Additional assessment should focus on both historical on-site activities and historical and ongoing off-site activities.

This report has been prepared in general accordance with accepted scientific practices, including the *ASTM E 1527-00 Standard Practice for Environmental Site Assessments*. No warranty, expressed or implied, is made.

Section 6.0
REFERENCES

ECT, June 1992. Underground Storage Tank Closure Report for Chazal-Blair Insurance, 104 Southeast First Avenue, Ocala, Florida, FDER Facility No. 429200849.

Santa Fe Remedial, Inc., January 1992. Contamination Assessment Report for Chazal Blair Insurance, Ocala, Marion County, Florida.

FDOT Aerials – Environmental Data Resources

Historical City Directories: 1927 – 2000

United States Geological Survey, Clearwater Quadrangle 1958, revised 1987.

USGS Terraserver, Online Inquiry System, including 1998 aerial.

Marion County Property Appraiser Online Inquiry System.

Regulatory Database and Sanborn Fire Insurance Map Search, Environmental Data Resources, Inc.

Various Regulatory Files/Reports, including FDEP on-line files.

BROWNFIELDS ASSESSMENT. OCALA, FLORIDA
FOIA 2019-003937

FOLDER NUMBER	BRIEF DESCRIPTION	
515 555	Skippers, Inc, Ocala	

BF 9641CC4

HSW

PHASE I ENVIRONMENTAL SITE ASSESSMENT

SKIPPERS, INC
224 SE 1st AVENUE
OCALA, FLORIDA 34471-2162

Prepared for:

City of Ocala
Ocala, Florida

March 2005

Prepared by:

HSW Engineering, Inc.
3820 Northdale Blvd., Suite 210B
Tampa, Florida 33624
813-968-7722

PROFESSIONAL GEOLOGIST CERTIFICATION

for

Phase I Environmental Site Assessment
Skippers, Inc.
224 SE 1st Avenue
Ocala, Florida 34471-2162

This Phase I Environmental Site Assessment prepared for the above-referenced site has been reviewed by a Professional Geologist, registered in the State of Florida in accordance with Section 62-103.110(4) of the Florida Administrative Code (FAC).

Approved for Submittal:

Bruce W. Nocita

Bruce W. Nocita, Ph.D., P.G.
State of Florida
Certificate No. 468

3/9/05

Date

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EXECUTIVE SUMMARY

The City of Ocala (City) retained HSW Engineering, Inc. (HSW) to perform a Phase I Environmental Site Assessment (ESA) for the property located at 224 SE 1st Avenue in Ocala, Florida. The subject site consists of a printer/fax sales and service business located on a parcel of land totaling approximately one acre. The purpose of this Phase I ESA is to identify, to the extent feasible, recognized environmental conditions (RECs) in connection with the property pursuant to the processes prescribed in American Society of Testing and Materials (ASTM) E-1527-00 *Standard Practice for Environmental Site Assessment.*

Information evaluated by HSW during the completion of this Phase I ESA included, but is not limited to: documents provided by the City, regional topographic maps; historical aerial photographs; an environmental record search for the subject site and surrounding areas; and additional information that provided historical use information regarding the site. Based upon information made available to HSW or obtained during the ESA, REC's were identified on the subject property from past use of portions of the property by dry cleaning and various automobile repair facilities.

1.0 INTRODUCTION

The City retained HSW to perform a Phase I for the property located at 224 SE 1st Avenue in Ocala, Florida. This ESA was performed in accordance with HSW's proposal dated December 22, 2004 (sent via email) and currently accepted practices and standard procedures, including ASTM E-1527-00 *Standard Practice for ESA's*. Mr. Quang Nguyen conducted the site visit, under the management of Dr. Bruce Nocita and Mr. Fred Seguiti; resumes are provided in Appendix A. HSW conducted this ESA to evaluate whether any RECs are present at the subject site.

In performing this work, HSW used reasonable care and performed the work in accordance with ASTM E-1527-00. Other than that, no warranty is implied or intended. It is understood that an ESA generally cannot lead to full knowledge of site conditions but indicates conditions for those locations and times where observations are made. HSW offers no assurances that site conditions do not exist or could not exist in the future, that were undetected and could lead to liability in connection with the site. In conducting its investigation, HSW analyzed historical records in keeping with existing environmental standards and enforcement practices, but cannot accurately predict what actions any given agency may presently take or what standards and practices may apply to the site in the future.

This assessment has been prepared for the sole use of the City and their authorized representatives. Other parties should not rely upon its contents without the express written consent of HSW and the City.

2.0 SITE DESCRIPTION

The subject site is located in Section 17, Township 15 South, Range 22 East on the U.S. Geological Survey (USGS) Ocala West quadrangle (Figure 1). The property has a printer/fax sales and service shop approximately 4,800 square feet in size located on a parcel approximately one acre in size, and is identified as parcel number 2823-053-006 by the Marion County Property Appraiser's office (Appendix B). The 1991 USGS Ocala West, Florida 7-1/2 minute quadrangle and 2002 aerial photograph were reviewed to characterize current land conditions.

3.0 OWNER/USER PROVIDED INFORMATION

The current property owner, Mr. David Lee Skipper, completed an environmental site assessment questionnaire (Appendix C). Mr. Skipper was not aware of any environmental concerns related to the current use of the site. A title survey was conducted and there are no Environmental Liens of Judgment regarding the subject the site. Title search information is provided in Appendix D.

4.0 RECORDS REVIEW

HSW reviewed the following information in order to ascertain historical uses of the site and adjacent properties to characterize past site conditions and evaluate previous land uses:

- Environmental Data Resources, Inc. (EDR) Radius Map;
- Marion County aerial photographs dated 1976, 1980, 1985, 1992, 1996, and 2002;
- EDR supplied aerial photographs dated 1973, 1983 and 1998;
- Marion County Property Appraiser's legal description and parcel maps;
- Ocala City Directories;
- EDR Sanborn Map maps dated 1895, 1901, 1906, 1912, 1924, 1930, 1948 and 1970; and,
- Florida Department of Environmental Protection (FDEP) Oculus Document Management System Records.

4.1 Aerial Photographs (Appendix E)

Summary of Aerial Photographs

Note: The subject site occupies all but the SW corner of a city block. This SW corner is discussed under Subject Property.

Year/Scale	Subject Property	Adjacent North	Adjacent East	Adjacent South	Adjacent West
1973/ 1"= 600'	Buildings occupy the SE and NW corners, and west central part of the subject site. The building that currently (2005) exists is present. The SW corner of the block has an L-shaped building.	Each of the adjacent properties is developed with buildings and parking areas.			
1976/ 1"= 200'	NC	NC	NC	NC	NC
1980/1" = 200'	NC	One building is no longer present	NC	NC	NC
1983/1" = 600'	The building in the west central part of the site is gone.	NC	NC	A parking area has been added.	NC
1985/1" = 200'	NC	Part of the building to the north is gone, replaced with parking	NC	NC	NC

Summary of Aerial Photographs
(Continued)

Year/Scale	Subject Properties	Adjacent North	Adjacent East	Adjacent South	Adjacent West
1992/1" = 200'	The building in the SE corner is gone. It appears that part of the building in the SW corner of the block is gone.	NC	NC	NC	NC
1996/1" = 200'	Only one building is left, the building in the NW corner is gone.	NC	NC	NC	NC
1998/1" = 600'	NC	NC	NC	NC	NC
2002/1" = 200'	NC	NC	NC	NC	NC

NC = no significant change from the prior aerial photograph that was reviewed.

4.2 City Directory Abstract Review (Appendix F)

Available Ocala City Directories were examined by Mr. George Roberts of the City at the City of Ocala Public Library. Property addresses have changed, been added, and been deleted over the years. The first directory listing for the subject property is in 1927-1928. Table 1 summarizes the City Directory listings for the subject property and adjacent properties.

4.3 Sanborn Fire Insurance Maps (Appendix G)

Sanborn maps were available for 1895, 1901, 1906, 1912, 1924, 1930, 1948 and 1970. The subject property currently occupies most of a city block, with the exclusion of the southwest corner. Table 2 summarizes the land use for the subject site and surrounding properties for each map.

4.4 Environmental Database Record Review (Appendix H)

An ASTM standard research environmental data report for the property was prepared by EDR, on January 19, 2005. The report includes a search of United States Environmental Protection Agency (USEPA) and FDEP databases which contain information related to releases,

potential releases, and/or record keeping. A listing and description of the databases searched by EDM and the results of the database search are included in Appendix H. The regulatory agency databases included the following:

Federal Agency Databases

- Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS);
- RCRIS Handlers with Corrective Action (CORRACTS);
- Emergency Response Notification System List (ERNS);
- CERCLIS No Further Remedial Action Planned List (CERC-NFRAP);
- RCRA large and small quantity generators (RCRIS-LQG, SQG);
- National Priorities List (NPL);
- Proposed NPL; and,
- RCRA-Treatment, Storage and/or Disposal Sites (RCRIS-TSD).

State of Florida Databases

- Leaking Underground Storage Tanks List (LUST);
- Solid Waste Facilities List (SWF/LF);
- State Sites List (STCERC);
- Voluntary Cleanup Sites (VCP);
- State Funded Action Sites (SHWS); and,
- Underground Storage Tanks (TANKS).

Supplemental Database

- Florida Dry Cleaners (DRY).

Forty eight sites meeting the ASTM search criteria were identified within ¼-mile of the subject site (Table 3). Each of these sites is listed with their location and a brief description of their status and potential impact on the subject site.

The closest site is 221 South Magnolia, which is the SW corner of the block that comprises the subject property. It is currently an automobile tinting business and has been a gasoline service station in the past . Five gasoline USTs were removed in January 1991. The cleanup status of the site is inactive – it has a priority cleanup score of 10.

A leaking underground storage tank (LUST) site is located approximately 165 feet to the south-southwest, and topographically lower, from the subject site. This site is listed as "Gators 1 Hour Cleaners (Formerly) – it is currently an active drycleaner and is discussed below. Prior use of this property was as a gasoline service station. Four USTs were closed in place, and the site lists a discharge of leaded gasoline in May 1992. No assessment documents are listed in the FDEP Oculus database and the EDR report does not designate if soil and/or groundwater are impacted. The regulatory cleanup status is listed as "active", but the site has a score of 10. The site is not eligible for cleanup assistance.

Gator Lyles drycleaners is located approximately 165 feet south-southwest of the site at 305 South Magnolia. This site is a small quantity generator of hazardous waste. A FDEP warning letter was issued in December 1986, followed by a compliance letter in January 1987. The site is registered in the State Drycleaning Solvent Cleanup Program as Prestige Cleaners (as of February 2005) with a score of 27. HSW spoke with Mr. Bill Burns of the FDEP Drycleaning Solvent Cleanup Program and he indicated that 27 is a very low score and it will be many years before this site is eligible for State funded cleanup.

A former gasoline station (J.E. Simms) is located approximately 660 feet, and topographically higher, to the south of the subject site. Six aboveground storage tanks (ASTs) were removed in March 1991. Four USTs were removed in July 1993. Over 1,600 tons of soil were removed during tank removal in 1993. No groundwater sample was collected and there are no assessment documents listed in the FDEP Oculus database. The cleanup status of this site is inactive, with a score of 10. The remaining sites are over 700 feet from the site, and do not appear to present potential environmental concerns to the subject site.

5.0 SITE RECONNAISSANCE

Mr. Quang Nguyen of HSW performed a site reconnaissance of the subject site on January 27, 2005. Appendix C contains a copy of the Environmental Site Assessment Field Checklist used to gather information during the site visit. A realtor is located to the north, across SE 2nd Street, a Social Security office is located to the east across SE 1st Avenue, an attorney's office, tint and sign business, and dry cleaner are located to the south across SE 3rd Street, and the adjacent properties to the west is an office building (Figure 2). Photographs of the subject site and surrounding area are provided as Appendix I.

5.1 Onsite Features

The subject property is approximately 1 acre in size, comprising an asphalt parking lot and approximately 4,800 square foot block building located in downtown Ocala. The building, constructed in 1936, is used as a Minolta copier/fax machine sales and service company. The office is mainly set up for sales purposes. One room is used to store fax/printer supplies and another is used for repair and refurbishment. Most repairs are done at client offices. The building is constructed of stucco on concrete block. Walls are concrete block, flooring is either concrete or carpet, and fluorescent lighting is in place. Ceilings are drop tile or exposed insulation, and Mr. Skipper indicated that the building has a tin roof. Mr. Skipper pointed out a flush mount monitor well installed in the NE corner of the subject site. He indicated that this well was installed (no date given) when he was seeking financial assistance from a bank. He said that no groundwater samples had been collected from the well. At the time of the site visit the well was under a parked car and not accessible for observation. A pole-mounted transformer is present at the northeast corner of the subject property. HSW contacted Mr. Donny Fales of Ocala Utilities and was told that the transformer was installed in October 2002 and does not contain polychlorinated bi-phenyls.

6.0 INTERVIEWS

HSW completed an environmental site assessment questionnaire with the property owner, Mr. David Lee Skipper. A copy is included in Appendix C. During the site visit Mr. Skipper and Mr. Bill Talbert, the facility manager provided historical information and building/operation information.

7.0 FINDINGS

Based upon information made available to HSW or obtained during the Phase I ESA, HSW provides the following:

- No RECs were apparent at the surface during the site reconnaissance of the subject site on January 27, 2005. However, a monitor well is installed on the property but, according to the property owner, no groundwater samples have been collected from this well.

- RECs were apparent from historical record searches and city directory reviews of the subject site. Several drycleaners and automobile repair businesses have existed on the subject property.

- One immediately adjacent site (currently Swinsons Auto Tint, formerly several different service stations) and several adjacent (across a street) sites are currently, or in the past, either drycleaners or auto garages. One drycleaner is currently in business to the south, across SE 3rd Street. In the past, a drycleaner occupied a different location to the south. An auto garage was previously located to the east, across SE 1st Avenue

8.0 CONCLUSIONS

HSW performed a Phase I ESA for the Skippers property located at 224 SE 1st Avenue in Ocala, Florida in conformance with the scope and limitations of ASTM Practice E 1527-00 and a proposal dated December 22, 2004. Any exceptions to, or deletions from, this standard are described in Section 9 of this report. This assessment has revealed no evidence of any recognized environmental conditions at the surface of the subject property or from any adjacent property other than those noted in Section 7.

9.0 DEVIATIONS

No significant deviations or deletions were made from the ASTM Practice E 1527-00 standard in conducting this Phase 1 ESA.

10.0 REFERENCES

- Environmental Data Resources, Inc. 2005 Radius Report
- FDEP Oculus Document Management System
- Marion County Property Appraiser Aerial Photographs
- Polk City Directories for Ocala Florida
- Sanborn Fire Insurance Rate Maps
- USGS, 1991 Ocala West 71/2 minute Quadrangle Map

BROWNFIELDS ASSESSMENT. OCALA, FLORIDA
FOIA 2019-003937

FOLDER NUMBER	BRIEF DESCRIPTION	
515556	Edwards ~~Supply~~ Supply	

HSW

PHASE I ENVIRONMENTAL SITE ASSESSMENT

EDWARDS SUPPLY
560 NE 14th STREET
OCALA, FLORIDA 34470

Prepared for:

City of Ocala
Ocala, Florida

September 2005

Prepared by:

HSW Engineering, Inc.
3820 Northdale Blvd., Suite 210B
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HSW

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HSW

PROFESSIONAL GEOLOGIST CERTIFICATION

For

Phase I Environmental Site Assessment
Edwards Supply
560 NE 14th Street
Ocala, Florida 34470

This Phase I Environmental Site Assessment prepared for the above-referenced site has been reviewed by a Professional Geologist, registered in the State of Florida in accordance with Section 62-103.110(4) of the Florida Administrative Code (FAC).

Approved for Submittal:

Fred A. Seguiti, P.G.
State of Florida
Certificate No. 313

9/26/05

Date

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EXECUTIVE SUMMARY

The City of Ocala (City) retained HSW Engineering, Inc. (HSW) to perform a Phase I Environmental Site Assessment (ESA) for the property located at 560 NE 14th Street in Ocala, Florida. The subject site consists of a sales office for marble countertops (Affiliated Marble Company), a plumbing warehouse, and a storage warehouse located on a parcel of land totaling approximately 3.62 acres. The purpose of this Phase I ESA is to identify, to the extent feasible, recognized environmental conditions (RECs) in connection with the property pursuant to the processes prescribed in American Society of Testing and Materials (ASTM) E-1527-00 *Standard Practice for Environmental Site Assessment.*

Information evaluated by HSW during the completion of this Phase I ESA included, but is not limited to: documents provided by the City; regional topographic maps; historical aerial photographs; an environmental record search for the subject site and surrounding areas; interview with the owner; and additional information that provided historical use information regarding the site. Based upon the information made available to HSW or obtained during the ESA, HSW provides the following conclusions/opinions:

- No RECs were apparent at the surface during the site reconnaissance of the subject site.
- Nine historical RECs were noted based on an interview with the owner, review of available historical records concerning the subject property and adjoining properties as summarized below.
  - A spill of petroleum products was reported on the White's Meat site located across NE 14th Street to the northwest of the subject property.
  - A spill of anhydrous ammonia was reported in 1998 (an oil spill was also reported on this date) and 2000 located at 421 NE 14th Street and is approximately 200 feet west and at a lower elevation (hydraulically upgradient) than the subject property.
  - Three USTs were reportedly removed in 1990 from the Sprint property located west of the subject property.
  - Two USTs were reportedly removed in 1995 and one ASTs were removed in 1996 and 2000 from the former Truco property located immediately north of the subject property.
  - A fuel oil tank of unknown size is identified on the 1948 Sanborn map located at the

center of the subject property.

- An automotive garage is identified on the 1948 Sanborn map located at the center of the subject property.

- Several 15,000 gallon fuel tanks are identified on the 1970 Sanborn map located on the north side of a building adjoining the western side of the subject property.

- Railroad sidings (currently no visual presence) are identified on the 1970 Sanborn map running north-south along the property west of the subject property. Railroad sidings running from southwest to northeast are still present immediately south of the subject property.

- An area designated as waste burner is identified on the 1948 Sanborn map on a property south of the subject property across NE 10th Street.

Of the nine (9) historical RECs, three (3) RECs are identified as having the presence or likely presence of hazardous substances or petroleum products on the property under conditions that indicate an existing release, a past release, or a material threat of a release of these substances into structures on the property or into the ground, groundwater, or surface water of the property including; the two USTs and two ASTs reportedly removed on property located immediately north of the subject property, and a fuel oil tank and automotive garage located near the center of the subject property.

1.0 INTRODUCTION

The City retained HSW to perform a Phase I for the property located at 560 NE 14th Street in Ocala, Florida. This ESA was performed in accordance with HSW's proposal dated July 26, 2005 (sent via email) and currently accepted practices and standard procedures, including ASTM E-1527-00 *Standard Practice for ESA's*. Mr. Quang Nguyen conducted the site visit, under the management of Dr. Bruce Nocita and Mr. Fred Seguiti; resumes are provided in Appendix A. HSW conducted this ESA to evaluate whether any RECs are present at the subject site.

In performing this work, HSW used reasonable care and performed the work in accordance with ASTM E-1527-00. Other than that, no warranty is implied or intended. It is understood that an ESA generally cannot lead to full knowledge of site conditions but indicates conditions for those locations and times where observations are made. HSW offers no assurances that site conditions do not exist or could not exist in the future, that were undetected and could lead to liability in connection with the site. In conducting its investigation, HSW analyzed historical records in keeping with existing environmental standards and enforcement practices, but cannot accurately predict what actions any given agency may presently take or what standards and practices may apply to the site in the future.

This assessment has been prepared for the sole use of the City and their authorized representatives. Other parties should not rely upon its contents without the express written consent of HSW and the City.

2.0 SITE DESCRIPTION

The subject site is located in Section 8, Township 15 South, Range 22 East on the U.S. Geological Survey (USGS) Ocala West quadrangle (Figure 1). The subject property consists of two parcels. The western parcel consists of a sales office for marble countertops (Affiliated Marble), a plumbing supply warehouse, and a storage warehouse. The eastern parcel consist of grassy vacant land. The parcels are approximately 3.62 acres in size, and are identified as parcel number 2837-004-00 and 26381-000-00 by the Marion County Property Appraiser's office (Appendix B). The 1991 USGS Ocala West, Florida 7-1/2 minute quadrangle and 2002 aerial photograph were reviewed to characterize current land conditions.

3.0 OWNER/USER PROVIDED INFORMATION

The current property owner, Mr. Edward Conchiglio, was interviewed by HSW personnel (Mr. Quang Nguyen) during the site visit on August 30, 2005. The environmental site assessment questionnaire provided in Appendix C was completed by HSW based on Mr. Conchiglio answers to the questions. Mr. Conchiglio was not aware of any environmental concerns related to the current use of the site. A title survey was conducted and there are no Environmental Liens of Judgment regarding the subject the site. Title search information is provided in Appendix D.

4.0 RECORDS REVIEW

HSW reviewed the following information in order to ascertain historical uses of the site and adjacent properties to characterize past site conditions and evaluate previous land uses:

- Environmental Data Resources, Inc. (EDR) Radius Map;
- Marion County aerial photographs dated 1976, 1985, 1996, and 2002;
- EDR supplied aerial photographs dated 1973, 1983 and 1998;
- Marion County Property Appraiser's legal description, parcel maps, and aerial photos (1999 and 2004);
- Ocala City Directories;
- Interview with Marion County Public Health Department, (Mr. David Payne);
- EDR Sanborn Map maps dated 1930, 1948 and 1970; and,
- Florida Department of Environmental Protection (FDEP) Oculus Document Management System Records.

4.1 Aerial Photographs (Appendix E)

Summary of Aerial Photographs

Year/Scale	Subject Property	Adjacent North	Adjacent East	Adjacent South	Adjacent West
1976/ 1"= 200'	Buildings occupy the east and west part of the subject site. The building that currently (2005) exists is present. The vacant field that currently (2005) exists is occupied by several small buildings.	Small building	Vacant wooded area, some small building present	Railroad and vacant land	Building (current old warehouse for charcoal)
1985/1" = 200'	The small buildings and stock piles in the east part of the site are gone.	NC	NC	NC	NC
1996/1" = 200'	Materials and supplies staged down the central part of the site.	NC	NC	New road south of railroad	NC
1999/1" = 200'	NC	NC	NC	NC	NC
2002/1" = 200'	NC	NC	NC	NC	NC
2004/1" = 200'	NC	NC	NC	NC	NC

NC = no significant change from the prior aerial photograph that was reviewed.
Appendix E contain aerial photos of subject property for years 1976, 1985, 1996, and 2002

4.2 City Directory Abstract Review (Appendix F)

Available Ocala City Directories were examined by Mr. George Roberts of the City at the City of Ocala Public Library. Property addresses have changed, been added, and been deleted over the years. The first directory listing for the subject property is in 1928. Table 1 summarizes the City Directory listings for the subject property and adjacent properties.

4.3 Sanborn Fire Insurance Maps (Appendix G)

Sanborn maps were available for 1930, 1948 and 1970. The subject property is located on the south side of NE 14th Street. NE 14th Street was originally known as Wilson Road East, then it became McDonald Road in the late 1950's up to until 1964 when it became NE 14th Street. Table 2 summarizes the land use for the subject site and surrounding properties for each map. The Sanborn maps show railroad sidings immediately west of the subject property. Another railroad running southwest to northeast also borders to the south of the subject property. Several fuel tanks were noted on the north side of the building on the property immediately west of the subject property. A fuel oil tank was also noted in the center of the subject property and a gasoline engine is located just north of the main building.

4.4 Environmental Database Record Review (Appendix H)

An ASTM standard research environmental data report for the property was prepared by EDR, on August 4, 2005. The report includes a search of United States Environmental Protection Agency (USEPA) and FDEP databases which contain information related to releases, potential releases, and/or record keeping. A listing and description of the databases searched by EDM and the results of the database search are included in Appendix H. The regulatory agency databases included the following:

Federal Agency Databases

- Comprehensive Environmental Response, Compensation, and Liability

Information System (CERCLIS);

- RCRIS Handlers with Corrective Action (CORRACTS);
- Emergency Response Notification System List (ERNS);
- CERCLIS No Further Remedial Action Planned List (CERC-NFRAP);
- RCRA large and small quantity generators (RCRIS-LQG, SQG);
- National Priorities List (NPL);
- Proposed NPL; and,
- RCRA-Treatment, Storage and/or Disposal Sites (RCRIS-TSD).

State of Florida Databases

- Leaking Underground Storage Tanks List (LUST);
- Solid Waste Facilities List (SWF/LF);
- State Sites List (STCERC);
- Voluntary Cleanup Sites (VCP);
- State Funded Action Sites (SHWS); and,
- Underground Storage Tanks (TANKS).

Supplemental Database

- Florida Dry Cleaners (DRY).

Twenty-one sites meeting the ASTM search criteria were identified within ¼-mile of the subject site (Table 3). Each of these sites is listed with their location and a brief description of their status and potential impact on the subject site.

The closest site is 540 NE 14th Street, which is located directly north of the subject property. The site was a former roof coating company (Truco, Inc.) and is currently being occupied by a floor covering supply shop (Yoders Sunstate Distributers). Two 10,000 gallon USTs were removed in March 1990 and one 2,000 gallon AST was removed in January 1996 and one 10,000 gallon AST was removed in December 2000. No assessment documents are listed in the FDEP Oculus database and the EDR report does not designate if soil and/or

groundwater are impacted. The USTs were listed as containing petrol-based product and the ASTs were listed as containing petroleum additives.

A former meat packing company (White's Meat) is located to the northwest of the subject property across NE 14th Street and it is currently vacant lot. White's Meat is listed as a RCRA small quantity generator, US Brownfield, UST, and Florida Voluntary Cleanup Program (VCP) site. Approximately 100 gallons from a 10,000 fuel UST was discharged in January 2003. The fuel discharge was caused during site demolition. Cleanup activities were completed January 28, 2003.

A telephone company, Sprint, is located west of the subject property. Three gasoline USTs were removed in March 1990. No assessment documents are listed in the FDEP Oculus database and the EDR report does not designate if soil and/or groundwater are impacted.

Executive Auto Spa, Inc. is located southeast of the subject property. This site is listed as a LUST with a Cleanup Score of 10. The site is approximately 500 feet southeast of the subject property and no site assessment report was listed in the FDEP Oculus database.

The remaining sites are over 700 feet from the site, and do not appear to present potential environmental concerns to the subject site. HSW contacted Mr. David Payne of the Marion County Health Department on September 7, 2005 to research any environmental or health violations associated with the subject property. Mr. Payne indicated that no environmental or health issues were recorded at the subject property.

5.0 SITE RECONNAISSANCE

Mr. Quang Nguyen of HSW performed a site reconnaissance of the subject site on August 30, 2005. Appendix C contains a copy of the Environmental Site Assessment Field Checklist used to gather information during the site visit. A floor covering installation supply shop is located directly north of the subject property. A distribution warehouse is also located to the north, across NE 14th Street. Vacant land is located to the east across a railroad track and NE 8th Avenue, vacant land is located to the south across a railroad track and NW 10th Street, and the adjacent property to the west is an old warehouse (Figure 2). Mr. Conchiglio states that the old warehouse is used seasonally for storing grilling charcoals. Mr. Nguyen however did not notice any activities during site reconnaissance at this warehouse. Photographs of the subject site and surrounding area are provided as Appendix I.

5.1 Onsite Features

The subject property is approximately 3.62 acres in size, comprising a concrete parking lot and approximately 60,000 square foot block buildings located in Ocala, west of the intersection of NE 14th Street and NE 8th Ave. The building, constructed in 1941, is currently used as rental offices and warehouse. One section of the building is being rented out to Affiliated Marble, a sales office for marble countertops. The rest of the building is used for storing plumbing supplies (Edwards Supply) and the owner's personal storage spaces. The building is constructed of concrete block. Walls are concrete block, except within a section of the building where the owner has personal storage space, this section has foam insulation on the walls. Mr. Conchiglio indicates that the foam insulation wall was installed when the building was used for refrigeration during the time when juice canning businesses occupied the space. The flooring is either concrete or tile, and fluorescent lighting is in place. Ceilings are vaulted exposed insulation, and the building has a tin roof. Mr. Conchiglio pointed out an abandoned well located near the NE corner of the subject site. The abandoned well is approximately 4 inches in diameter with casing exposed aboveground. Mr. Conchiglio did not have any knowledge regarding the use of the well. Two pole-mounted transformers are present on the city easement west of the subject property.

6.0 INTERVIEWS

HSW completed an environmental site assessment questionnaire with the property owner, Mr. Edward Conchiglio. A copy is included in Appendix C. During the site visit Mr. Conchiglio, owner of the property for approximately 20 years, provided historical information and building/operation information.

7.0 FINDINGS

Information evaluated by HSW during the completion of this Phase I ESA included, but is not limited to: documents provided by the City; regional topographic maps; historical aerial photographs; an environmental record search for the subject site and surrounding areas; interview with the owner; and additional information that provided historical use information regarding the site. Based upon the information made available to HSW or obtained during the ESA, HSW provides the following findings.

- No RECs were apparent at the surface during the site reconnaissance of the subject site.
- Nine historical RECs were noted based on an interview with the owner, review of available historical records concerning the subject property and adjoining properties as summarized below.
  - A spill of petroleum products was reported on the White's Meat site located across NE 14th Street to the northwest of the subject property.
  - A spill of anhydrous ammonia was reported in 1998 (an oil spill was also reported on this date) and 2000 located at 421 NE 14th Street and is approximately 200 feet west and at a lower elevation (hydraulically upgradient) than the subject property.
  - Three USTs were reportedly removed in 1990 from the Sprint property located west of the subject property.
  - Two USTs were reportedly removed in 1995 and one ASTs were removed in 1996 and 2000 from the former Truco property located immediately north of the subject property.
  - A fuel oil tank of unknown size is identified on the 1948 Sanborn map located at the center of the subject property.
  - An automotive garage is identified on the 1948 Sanborn map located at the center of the subject property.
  - Several 15,000 gallon fuel tanks are identified on the 1970 Sanborn map located on the north side of a building adjoining the western side of the subject property.
  - Railroad sidings (currently no visual presence) are identified on the 1970 Sanborn map running north-south along the western property boundary of the subject property. Railroad sidings running from southwest to northeast are still present immediately south of the subject property.

- An area designated as waste burner is identified on the 1948 Sanborn map on a property south of the subject property across NE 10th Street.

8.0 OPINIONS

HSW has performed a Phase I Environmental Site Assessment in conformance with the limitations of ASTM Practice E-1527-00 for the property located on 560 NE 14th Street, Ocala, Florida. Based upon information made available to HSW or obtained during the Phase I ESA, HSW provides the following opinions:

- Nine historical RECs were noted based on an interview with the owner, review of available historical records concerning the subject property and adjoining properties as summarized below.

  - A spill of petroleum products was reported on the White's Meat site located across NE 14th Street to the northwest of the subject property. This **is not considered an REC** because of the small reported quantity of spill, the spill was reportedly cleaned up, and the distance of the spill from the subject property.

  - A spill of anhydrous ammonia was reported in 1998 (an oil spill was also reported on this date) and 2000 located at 421 NE 14th Street and is approximately 200 feet west and at a lower elevation (hydraulically upgradient) than the subject property. This **is not considered an REC** because of the small reported quantity of the spill and the reported issuance of a no further action for both releases.

  - Three USTs were reportedly removed in 1990 from the Sprint property located west of the subject property. This **is not considered a REC** because there was no available documentation to indicate that a release had occurred, the distance of the site to the subject property, and this site is located at a lower elevation (hydraulically downgradient or sidegradient).

  - Two USTs were reportedly removed in 1995 and one ASTs were removed in 1996 and 2000 from the former Truco property located immediately north of the subject property. This **is considered an REC** because of the immediate proximity of the site to the subject property, the sizes and contents of the tanks, and the lack of documentation to indicate that a release had occurred.

  - A fuel oil tank of unknown size is identified on the 1948 Sanborn map located at the center of the subject property. Even though no visual stains were evident, this **is considered an REC** due to the lack of documentation concerning the operation and removal of these tanks and likelihood of a release from older USTs.

  - An automotive garage is identified on the 1948 Sanborn map located at the center of the subject property. Due to its close proximity to a fuel oil tank and the lack of documentation concerning the operation of the garage, this **is considered an REC**. Additionally, this type of facilities commonly uses petroleum products and materials

that may either be considered hazardous substances or contain hazardous substances.

- Several 15,000 gallon fuel tanks are identified on the 1970 Sanborn map located on the north side of a building adjoining the western side of the subject property. Because these tanks are at a lower elevations (hydraulically downgradient of the subject property), it **is not considered an REC**.

- Railroad sidings (currently no visual presence) are identified on the 1970 Sanborn map running north-south along the western property boundary of the subject property. Railroad sidings running from southwest to northeast are still present immediately south of the subject property. This **is not considered an REC** because the sidings/railroads are not located on the subject property. Adverse environmental impacts due to the common use of treated timbers for the ties and application of herbicides to maintain clear railways are typically limited to the soils under the maintained areas.

- An area designated as waste burner is identified on the 1948 Sanborn map on a property south of the subject property across NE 10th Street. This **is not considered a REC** because there was no available documentation to indicate that a release had occurred, the distances of the site to the subject property, and this site is located at a lower elevation (hydraulically downgradient or sidegradient).

9.0 CONCLUSIONS

HSW has performed a Phase I *Environmental Site Assessment* in conformance with the scope and limitations of ASTM Practice E 1527-00 for the property located on 560 NE 14th Street, Ocala, Florida. Any exceptions to, or deletions from, this practice are described in Section 10.0 of this report. This assessment has revealed evidence of the following *recognized environmental conditions* in connection with the property:

- Two USTs and two ASTs reportedly removed are located within the immediate proximity of the subject property.
- A fuel oil tank of unknown size is identified on the 1948 Sanborn map located near the center of the subject property.
- An automotive garage is identified on the 1948 Sanborn map located near the center of the subject property.

10.0 DEVIATIONS

No significant deviations or deletions were made from the ASTM Practice E 1527-00 standard in conducting this Phase 1 ESA.

11.0 REFERENCES

- Environmental Data Resources, Inc. 2005 Radius Report
- FDEP Oculus Document Management System
- Marion County Property Appraiser Aerial Photographs
- Polk City Directories for Ocala Florida
- Sanborn Fire Insurance Rate Maps
- USGS, 1991 Ocala West 71/2 minute Quadrangle Map

BROWNFIELDS ASSESSMENT. OCALA, FLORIDA
FOIA 2019-003937

FOLDER NUMBER	BRIEF DESCRIPTION	
515 557		

PHASE I
ENVIRONMENTAL SITE ASSESSMENT
BARRINER SITE
PARCEL NO. 25596-000-00
1505 NORTHWEST 10TH STREET
OCALA, FLORIDA

Prepared for:

MR. GEORGE A. ROBERTS
RENEW OCALA
A Brownfields Redevelopment Program
P.O. Box 1270
Ocala, Florida 34478

Prepared by:

ECT

Environmental Consulting & Technology, Inc.
3701 Northwest 98th Street
Gainesville, Florida 32606

ECT No. 051010-0100

September 2005

PHASE I
ENVIRONMENTAL SITE ASSESSMENT

Parcel No. 25596-000-00

1505 Northwest 10th Street, Ocala, Florida

ECT No. 051010-0100

for

Mr. George A. Roberts

RENEW Ocala

A Brownfields Redevelopment Program

4 P.O. Box 1270, Ocala, Florida 34478

Issue Date: September 2005

Emily Coyner, P.G.
Phase I ESA Investigator

Signature

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EXECUTIVE SUMMARY

Environmental Consulting & Technology, Inc. (ECT), conducted a Phase I environmental site assessment (ESA) of Parcel No. 25596-001-00, 1505 Northwest 10th Street, Ocala, Florida. This Phase I ESA was conducted in accordance with American Standards for Testing and Materials (ASTM), Practice E 1527-00, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, and due diligence specifications pursuant to the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), with the exception of the limitations indicated in Section 1.4 of this report. The status of environmental liens or judgments, asbestos-containing material (ACM), historical or archeological significance, at the site and in the vicinity of the subject property, were not part of this investigation and were not determined by ECT.

The purpose of this investigation was to evaluate the potential for environmental impacts due to past or current activities at the site or in the surrounding area. Ms. Emily Coyner, P.G., of ECT, performed the inquiries, investigation, and research aspects of this Phase I ESA between September 1 and 15, 2005.

Review of reasonably obtainable environmental regulatory agency file materials indicates the site is not listed as being under regulatory supervision. A review of federal, state, and local regulatory records indicates that several facilities were identified within ASTM's defined search distance as being under regulatory supervision. Based the available records, there is no evidence that any of these sites have impacted the subject property; however, some leaking tank sites are in close proximity to the site.

Review of historical aerial photographs indicates the subject property has been vacant or used for commercial purposes, and adjacent properties have historically been vacant or used for commercial or residential purposes.

The site consists of a fruit stand and a two-story commercial building in Ocala, Florida. The site is surrounded by Northwest 15th Avenue to the east, a vacant lot and residential properties to the north, Northwest 10th Street/State Road (SR) 27 to the south, and Martin Luther King Avenue to the west.

During the site inspection, ECT personnel assessed the potential for environmental concerns and/or public health risks. No environmental concerns were noted during the site inspection.

Based on the results of this Phase I ESA investigation, no recognized environmental conditions associated with the property were noted. Therefore, no additional investigation is recommended.

1.0 INTRODUCTION

1.1 PURPOSE

The objective of this Phase I ESA is to visually identify and record any obvious existing, potential, or suspect conditions resulting from the use, handling, and disposal of hazardous substances at the site or adjacent properties that may pose an environmental liability to, or restrict the use of, the subject property.

1.2 DETAILED SCOPE OF SERVICE

The objectives of the assessment were accomplished by the following tasks:

1. Records Review—ECT personnel reviewed reasonably obtainable records of the property or adjacent/adjoining properties to identify former uses and ownership of the site, chemicals that may have been used onsite, and potential areas of site contamination. Federal and state of Florida agency databases were reviewed to determine if the subject and adjacent properties have been inspected by government personnel for suspect contamination or compliance deficiencies. ECT personnel also reviewed publications of the U.S. Geological Survey (USGS) and the U.S. Department of Agriculture (USDA) Soil Conservation Service (SCS) for general information regarding geologic, hydrogeologic, and topographic conditions in the vicinity of the site.
2. Interviews—As appropriate, ECT personnel interviewed local agency personnel to supplement and/or clarify the information gathered during the records review.
3. Property Inspection—An onsite inspection of the subject property was conducted on September 8, 2005, in order to identify any potential sources, materials, or visual signs of contamination and to record any activities or the presence of hazardous materials, such as hazardous chemicals that might affect the property. Research materials acquired from government agencies, public record files, and historical libraries included or referenced in this document were obtained from current and credible sources. Field investigations, research, and ancillary documentation are identified through ECT's use of project name and number, enabling each record to be easily cross-referenced.

Ms. Emily Coyner, P.G., ECT's staff scientist, performed the assessment. Ms. Coyner's resume is provided in Appendix A.

1.3 SIGNIFICANT ASSUMPTIONS

For purposes of this report, ECT assumes that all information provided by other parties is valid and truthful. ECT assumes that the property will continue to be used as a retail/office facility.

1.4 LIMITATIONS AND EXCEPTIONS

ECT conducted a Phase I ESA to investigate the environmental conditions associated with the property identified in Figure 1 located in Marion County, Florida. ECT used reasonable care and conducted the assessment in accordance with currently accepted hydrologic and engineering practices and standard agency procedures, as appropriate. Other than this, no warranty is implied or intended.

This assessment was conducted in accordance with ASTM standards. It is understood that an ESA generally cannot, and does not in this case, lead to full knowledge of site conditions, but indicates conditions only for those exact locations and specific times where observations were made. There can be no assurance, and ECT offers no assurance, that site conditions do not exist or could not exist in the future that were undetected and could lead to liability in connection with the site. In conducting its investigation, ECT personnel analyzed reasonably available records in keeping with existing environmental standards and enforcement practices but cannot accurately predict what actions any given agency may presently take or what standards and practices may apply to the site in the future.

1.5 SPECIAL TERMS AND CONDITIONS

No special terms or conditions were specified for this assessment.

1.6 USER RELIANCE

This report is certified to RENEW Ocala, A Brownfields Redevelopment Program, and their lending institution (s) and may be relied upon only by these parties. No other use of this report is authorized without the express written consent of ECT.

2.0 SITE DESCRIPTION

2.1 SITE LOCATION

The site consists of a fruit stand and a two-story commercial building with a clothing store and beauty shop in the downstairs, an apartment upstairs, and a detached garage that is currently being turned into office space in Ocala, Florida. The site is surrounded by Northwest 15th Avenue to the east, a vacant lot and residential properties to the north, Northwest 10th Street/SR 27 to the south, and the Martin Luther King Avenue to the west.

2.2 SITE AND VICINITY GENERAL CHARACTERISTICS

According to the USGS Quadrangle Map, the site elevation is approximately 65 feet National Geodetic Vertical Datum of 1929 (ft-NGVD).

2.3 PHYSICAL SETTING

2.3.1 SOILS

According to the USDA Soil Survey of Marion County (see Figure 2), the soils onsite consist of Arredondo sand (Map designation 12). Arredondo sand (12), located on the entire site, consists of well-drained soils that formed in thick beds of loamy deposits. The water table is at depths greater than 6 feet (ft). This soil has slight building limitations.

2.3.2 GEOLOGY AND HYDROGEOLOGY

The site is located in Marion County, Florida, which is in north central Florida, and is at an elevation of approximately 75 feet above mean sea level (ft-msl). The subsurface of the Marion County consists of Pleistocene sands and clays, underlain by the Miocene Hawthorn Group, the Eocene limestones of the Ocala Group to approximately 100 feet below land surface (ft bls). The Ocala Limestones are underlain by the Avon Park Formation.

Three major aquifer systems occur in Marion County and include the surficial aquifer, the intermediate aquifer system, and the Floridan aquifer. Both the limestones of the Ocala Group and Avon Park Formation are part of the Floridan aquifer and both are important freshwater aquifers in Marion County. In the area of the site, the Floridan aquifer is a confined aquifer underlying Pleistocene and Hawthorn group sediments.

2.4 CURRENT USE OF THE PROPERTY

The site consists of a fruit stand and a two-story commercial building with a clothing store and beauty shop in the downstairs, an apartment upstairs and a detached garage that is currently being turned into office space in Ocala, Florida. The site is surrounded by Northwest 15th Avenue to the east, a vacant lot and residential properties to the north, Northwest 10th Street/SR 27 to the south, and the Martin Luther King Avenue to the west.

2.5 CURRENT USES OF THE ADJOINING PROPERTIES

The primary use of the surrounding properties include:

- Vacant lot and residential properties (north).
- Northwest 15th Avenue and a gas station (east).
- Northwest 10th Street/SR 27 and commercial properties (south).
- Martin Luther King Avenue and a school (west).

3.0 USER PROVIDED INFORMATION

3.1 ENVIRONMENTAL LIENS OR ACTIVITIES AND USE LIMITATIONS

No environmental liens, activities, or use limitations were identified through interviews with property management.

3.2 SPECIALIZED KNOWLEDGE

No specialized knowledge or experience of any recognized environmental conditions at the site were identified by the user.

3.3 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES

No valuation reduction for environmental issues was disclosed by the user.

3.4 OWNER AND OCCUPANT INFORMATION

The owner of the subject property is Mr. Leonard Barriner, Sr., WPC Beauty Salon/Rentals, 1505 Northwest 10th Street, Suite A, Ocala, Florida 34475, phone number 352/351-4303.

3.5 REASON FOR PERFORMING PHASE I ESA

The purpose for the Phase I ESA is to address the presence/absence of environmental areas of concern in accordance with the requirements of ASTM E 1527-00 standard for conducting Phase I ESAs. The Phase I ESA will clarify the level of environmental liability associated with past and current practices and state a professional opinion, based on information available, of steps necessary to reduce, eliminate, or further define the environmental concerns associated with the property.

4.0 RECORDS REVIEW

4.1 STANDARD ENVIRONMENTAL RECORD SOURCES

Information on the land use history of the subject property was compiled from several documents retrieved from governmental and public records. Record centers from which materials were obtained include:

University of Florida Map Library
Marston Science Library L-110
Gainesville, Florida 32611-7011
352/392-2825

Ocala Public Library
15 SE Osceola Avenue
Ocala, Florida 34471
352/629-8551

Marion County Property Appraiser
501 S.E. 25th Avenue
Ocala, Florida, 34471
352/368-8300
http://www.pa.marion.fl.us/

4.1.1 ENVIRONMENTAL DATABASE REVIEW

In September 2005, Environmental Data Resources, Inc. (EDR), accessed regulatory databases to identify properties in proximity to the project site that were listed on the regulatory agency databases as having known or suspected contamination and/or were known to have generated, transported, stored, or disposed of hazardous wastes and materials. The regulatory agency databases reviewed included the following:

Federal Agency Databases

- U.S. Environmental Protection Agency (EPA).
- Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLA).
- National Priorities List (NPL).
- Toxic Release Inventory Database (TRIS).
- Resource Conservation and Recovery Information System (RCRIS).
- Resource Conservation and Recovery Act Corrective Actions (CORRACTS).

- Resource Conservation and Recovery Act Transportation, Storage, and Disposal Facility (TSD).
- Resource Conservation and Recovery Act (RCRA) registered small- or large-quantity generators of hazardous waste (GNRTR).
- Emergency Response Notification System (ERNS).

State of Florida Databases

- State-equivalent Priorities List (SPL).
- Federal and State Drinking Water Sources (USGS Water Wells).
- State Equivalent CERCLIS list (SCL).
- Permitted Solid Waste Landfill Facilities (SWLF) list.
- Leaking Underground Storage Tank (LUST) list.
- Stationary Tank Inventory (underground storage tank [UST]/aboveground storage tank [AST]).
- State Spills List (SPILLS).

The results of the federal and state database search were reviewed for any indication of potential impacts to the subject property. The subject property was not on any lists. The database identified several sites with insufficient or incorrect address information (non-mapped sites) in one or more of the databases researched. It is unlikely these sites, based on the listed addresses, would be expected to pose a threat to the environmental condition of the subject property.

A review of federal, state, and local regulatory records indicates that several facilities are identified within ASTM's defined search distance. Some of the information from the database report and file review is included below. For the complete report, including maps and locations of sites, refer to Appendix B.

Palmer Towing, 1518 Northwest 10th Street

This site is located just southeast of the property. According to state records, this site had leaking underground storage tanks, all of which were removed from the site in 1992; the

site is no longer in operation. Site assessment work has not started due to a low priority ranking score. According to state records, soil impacts were present during tank removal but impacted soils were removed from the site. Ground water impacts have not been reported. Because impacted soil and tanks have been removed from the site, it is unlikely this site will affect the subject property.

Central Florida Oil Company, 1604 Northwest 10th Street

This site is located to just southwest of the property. According to state records, this site is closed and had four underground fuel storage tanks which were removed in 1991 and 1995. Because there are no reported leaks from this site and they have been removed for over 10 years, it is unlikely this site will affect the subject property.

Giant #118, 1415 Northwest 10th Street

This site is located to the east of the site, across Northwest 15th Avenue. According to state records, this site is an active retail station with three underground fuel storage tanks that were installed in 1988. Given the fact that no leaks have been reported, it is unlikely this site would impact the property.

Ocala Driveline, 943 Northwest 17th Avenue

This site is located approximately 800 ft southwest of the property. According to state records, this site is a Small Quantity Generator of hazardous wastes (SQG). Because no violations are reported and the distance of this site to the property, it is unlikely this site would impact the property.

Spurr Station, 1211 Northwest 10th Street

This site is located about 850 ft to the east of the property. According to state records, this site is an open retail facility with reported leaking underground storage tanks. Site assessment work has not started due to a low priority ranking score. According to state records, soil impacts are present but ground water impacts have not been reported. Because ground water impacts are not reported, it is unlikely this site will affect the subject property.

Newton Pit (Newton Landfill), 1750 Northwest 100th Street

According to the EDR report, this property is located within 0.25 mile of the property; however, it is believed this property has been incorrectly plotted, because there is no evidence of landfill activities on historical aerial photographs, and the address is not within a mile of property. Given this information, it is unlikely to impact the property.

Highway No. 709-8, 1120 Northwest 10th Street

This site is located about 1,000 ft east of the property. According to state records, this site is closed and had two underground fuel storage tanks, which were removed in 1990. Because there are no reported leaks from this site and they have been removed for 15 years, it is unlikely this site will affect the subject property.

Ford Equine Hospital, 10835 Northwest US 27

This site is located about 1,600 ft to the east of the property. This is a closed facility, which had leaking tanks that were removed in 1992, and cleanup of the site was completed in 2005. Due to the distance of this site to the property and the fact cleanup has been completed, it is unlikely to impact the property.

Protrans, Inc., 833 Northwest 10th Street

This site is located over 1,800 ft to the east of the property and is a leaking tank and SQG site. According to state records this is a closed retail facility and no SQG violations have been reported. Site assessment work has not started due to a low priority ranking score. According to state records, soil impacts are present but ground water impacts have not been reported. Because ground water impacts are not reported, it is unlikely this site will affect the subject property.

Fulford Forest Products, Inc., 1901 Northwest 15th Street

This site is located over 2,300 ft to the northwest of the property and is a leaking tank site. Site assessment work has not started due to a low priority ranking score. According to state records, soil impacts are present but ground water impacts have not been re-

ported. Because ground water impacts are not reported, it is unlikely this site will affect the subject property.

4.1.2 REGULATORY AGENCY FILE REVIEW

LUST files were reviewed via the Florida Department of Environmental Protection (FDEP) OCULUS database at the Web site http://www.dep.state.fl.us/waste/categories/pcp/default.htm.

4.2 ADDITIONAL ENVIRONMENTAL RECORD SOURCES

Because government records provided adequate information on nearby sites, no additional record sources were used.

4.3 PHYSICAL SETTING SOURCES

ECT personnel reviewed publications of the USGS and the USDA SCS for general information regarding geologic, hydrogeologic, and topographic conditions in the vicinity of the site.

4.4 HISTORICAL USE INFORMATION ON THE PROPERTY

To evaluate and characterize the former uses of the subject properties and adjoining properties, ECT reviewed:

- Sanborn fire insurance maps and historical city directories (Section 4.1).
- Aerial photographs (Section 4.2).

4.4.1 SANBORN FIRE INSURANCE MAPS AND HISTORICAL CITY DIRECTORIES

Sanborn Maps or City Publishing Company, Inc., and R.L. Polk Company City directories were reviewed at the University of Florida Map Library and the Ocala Public Library, respectively. Polk directory information was also provided by the user.

Sanborn fire insurance maps were available for the Ocala area for the years 1895, 1901, 1912, 1924, 1930, and 1948. Sanborn maps do not cover the subject area.

R.L. Polk Directories coverage for Marion County was available during the period from 1927 through 2003. Directories were reviewed at approximately 5-year intervals. There are no listings for the property in the 1927 to 1951 directories (site was outside of city limits). The 1955 to 1970 directories show the property as Lincoln Street Grocery at 1405 and 1005 (Northwest 10th Street was previously known as Lincoln Street, and the numbering changed several times over this period). The closest entry to the east is listed as 1211 Grubbs Bay Gas Station (discussed above as the Spur Station) with the school listed to the west of the property.

The 1975 and 1980 directories list the site as 10th Street Fish Market. The 1985 directory lists WMIM Radio Station and Joan's Hair Salon at the site; the 1990 directory lists the property as vacant with the Star Food and Gas as located to the east (this is discussed in the above section). The 1995 directory lists Cissy's Hair Salon and Impressions as present at the property, the 2000 directory lists Cissy's Hair Salon and Lashell's Nails at the property, and the 2005 directory lists WPC Beauty Shop and A&M Produce at the property.

4.4.2 AERIAL PHOTOGRAPHS

Aerial photographs of the site and vicinity taken in the years 1940, 1949, 1956, 1964, 1972, 1979, 1984, and 1992 were reviewed at the University of Florida Map Library. An aerial photograph from 1999 was viewed at www.terraserver.com. These photographs document any significant changes that have occurred onsite and at adjacent sites.

- **1940**—The 1940 photograph shows the site and surrounding to be vacant. There are no structures on or near the site, and the only manmade structures in the area are the railroad about 0.5 mile to the north, the current Martin Luther King Avenue to the west, and Lincoln (SR 27) Street to the south.
- **1949**—The 1949 photograph is similar to the 1940 photograph.
- **1956**—The 1956 photograph shows the area around the site as primarily vacant with a few small commercial and residential buildings in the area. The property shows the current building at the corner of 27 and Northwest 15th Street, and few trees on it or the surrounding properties.

- **1964**—The 1964 photograph (see Figure 3) shows the property as having a small building at the northeast corner of Northwest 15th Avenue and Northwest 10th Street, surrounded by the Martin Luther King Jr. Avenue and the junior high school to the west, with small commercial and residential properties to the north, south, and east.
- **1972**—The 1972 photograph is similar to the 1964 photograph with increased development near the property, especially to the west, north and south of the property.
- **1979**—The 1979 photograph is similar to the 1972 photograph.
- **1992**—This photograph shows the property and surrounding appearing similar as at present, with the small building at the northeast corner of Northwest 15th Avenue and Northwest 10th Street, surrounded by the Martin Luther King Jr. Avenue and the junior high school to the west, with small commercial properties to the south and east and residential properties to the north.
- **1999**—This photograph is similar to the 1992 photograph.

4.5 CHAIN-OF-TITLE REPORT

A chain-of-title report was completed by Chicago Title Company for the subject property. There were no former owners of concern noted in the chain of title report. It is provided in Appendix C.

4.6 HISTORICAL USE INFORMATION ON THE ADJOINING PROPERTIES

Historical use information for the adjoining properties was derived from the above mentioned historical use information sources for the subject property.

5.0 SITE RECONNAISSANCE

5.1 METHODOLOGY AND LIMITING CONDITIONS

On September 8, 2005, ECT's staff scientist, Ms. Emily Coyner, P.G., and Associate Scientist, Ms. Chinara Garraway, inspected the subject property to identify the presence of stains, discolorations, abandoned containers, drainage patterns, and other evidence of improper disposal, discharge, or waste handling activities. The property was also inspected for the presence of electrical equipment with dielectric fluid potentially containing polychlorinated biphenyls (PCBs). A walking inspection of the property was conducted. During the investigation, an area reconnaissance of neighboring properties was also conducted. The inspection process included an examination of current activities onsite and on adjacent properties. ECT personnel walked throughout the subject property and photographed or documented any information presenting and/or confirming an environmental fact or concern. ECT did not inspect the interior of residential buildings. Photographs taken during the site inspection are provided in Appendix D.

5.2 GENERAL SITE SETTING

The site consists of a fruit stand and a two-story commercial building with a clothing store and beauty shop in the downstairs, an apartment upstairs and a detached garage that is currently being turned into office space in Ocala, Florida. The site is surrounded by Northwest 15th Avenue to the east, a vacant lot and residential properties to the north, Northwest 10th Street/SR 27 to the south, and Martin Luther King Avenue and school to the west.

5.3 EXTERIOR OBSERVATIONS

During the site inspection, the property was inspected for any evidence of petroleum discharges, mismanagement of wastes, or any other recognized environmental concerns.

ECT observed no evidence of the following conditions associated with the subject property:

- Chemical smells/foul odors.

- Hazardous material waste or storage.
- Stained soil or stressed vegetation.
- Leachate.
- Oil and gas wells/refinery.
- Pesticide/herbicide misapplication.

At the time of the site inspection, the site consisted of a fruit stand (Photograph 1, Appendix D) and a two-story commercial building with a clothing store and beauty shop in the downstairs, an apartment upstairs and a detached garage that is currently being turned into office space in Ocala, Florida (Photographs 2 and 3). The site is surrounded by Northwest 15th Avenue to the east, a vacant lot and residential properties to the north, Northwest 10th Street/SR 27 to the south, and Martin Luther King Avenue to the west. There is also a small, refrigerated storage shed in the center of the property that is used by the produce stand. Unpaved parking is present in the central portion of the property and there are some trees along the northern border of the property. No stressed vegetation was noted around the building or on any part of the property that would indicate historical improper pesticide or other chemical application. A filled in separator unit was noted behind the two-story commercial building (Photograph 4), which according to the owner was formerly used by the fish market at the property.

5.4 INTERIOR OBSERVATIONS

The interior of the beauty shop portion of the property (Photographs 5 and 6) and the garage were observed. The retail clothing portion of the property and the apartment were not entered. The interior of the main building appeared clean and in good repair. The garage is currently being renovated to office space from its prior use as a radio station in the 1980s. There was no evidence of chemical use or storage at the property.

6.0 INTERVIEWS

6.1 OWNER/SITE MANAGER/OCCUPANT

The owner of the subject property is Mr. Leonard Barriner, Sr., WPC Beauty Salon/Rentals, 1505 Northwest 10th Street, Suite A, Ocala, Florida 34475, 352/351-4303.

Mr. Barriner he has been owner of the property for 3 years but has lived in the area for over 40 years. Previous tenants at the site have been various retail operations and a radio station. Mr. Barriner knew of no environmental problems on the site, and no chemicals have been stored at the site nor have there been any tanks at the site, with the exception of small propane tanks when a grocery store occupied the property. The property is served by city utilities.

6.2 LOCAL AND STATE GOVERNMENT OFFICIALS

Because government records provided adequate information on nearby sites, no regulatory officials were interviewed.

6.3 INTERVIEWS WITH OTHER KNOWLEDGEABLE PERSONS

Because government records and the owner provided adequate information on nearby sites, no other persons were interviewed.

7.0 FINDINGS

Record reviews, interviews, and the inspection of the site as part of this Phase I revealed no environmental concerns associated with the subject property.

8.0 OPINION

Based on the information collected during the course of this assessment, there are no recognized environmental concerns related to past and current activities on the property.

9.0 CONCLUSIONS

9.1 CONCLUSIONS

ECT, conducted a Phase I ESA of Parcel No. 25596-001-00, 1505 Northwest 10th Street, Ocala, Florida. This Phase I ESA was conducted in accordance with ASTM, Practice E 1527-00, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, and due diligence specifications pursuant to the CERCLA with the exception of the limitations indicated in Section 1.4 of this report. The status of environmental liens or judgments, ACM, historical or archeological significance, at the site and in the vicinity of the subject property, were not part of this investigation and were not determined by ECT.

The purpose of this investigation was to evaluate the potential for environmental impacts due to past or current activities at the site or in the surrounding area. Ms. Emily Coyner, P.G., of ECT, conducted the inquiries, investigation, and research aspects of this Phase I ESA between September 1 and 15, 2005.

Review of reasonably obtainable environmental regulatory agency file materials indicates the site is not listed as being under regulatory supervision. A review of federal, state, and local regulatory records indicates that several facilities were identified within ASTM's defined search distance as being under regulatory supervision. Based the available records, there is no evidence that any of these sites have impacted the subject property; however, some leaking tank sites are in close proximity to the site.

Review of historical aerial photographs indicates the subject property has been vacant or used for commercial purposes and adjacent properties have historically been vacant or used for commercial or residential purposes.

The site consists of a fruit stand and a two-story commercial building in Ocala, Florida. The site is surrounded by Northwest 15th Avenue to the east, a vacant lot and residential

properties to the north, Northwest 10th Street/SR 27 to the south, and Martin Luther King Avenue to the west.

During the site inspection, ECT personnel assessed the potential for environmental concerns and/or public health risks. No environmental concerns were noted during the site inspection.

9.2 RECOMMENDATIONS

Based on the results of this Phase I ESA investigation, no recognized environmental conditions associated with the property were noted. Therefore, no additional investigation is recommended.

10.0 DEVIATIONS

No deviations from the ASTM E 1527-00 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process were taken with the exception of those listed in the scope of work, and provided in Section 1.4 of this report.

11.0 ADDITIONAL SERVICES

No additional services outside of the scope of work were provided during this investigation.

12.0 REFERENCES

U.S. Department of Agriculture (USDA), Soil Conservation Service (SCS). 1996. Soil Survey of Marion County, Florida.

U.S. Geological Survey (USGS). 7.5-Minute Series Topographic Map

BROWNFIELDS ASSESSMENT. OCALA, FLORIDA
FOIA 2019-003937

FOLDER NUMBER	BRIEF DESCRIPTION	
467 327	Former Bob's Broadway Vol 29, Phase II	

BP98486399

BROWNFIELD PHASE II SITE ASSESSMENT

REPORT

FORMER BOB'S BROADWAY TIRE & BRAKES
317 SW BROADWAY STREET
OCALA, MARION COUNTY, FLORIDA

prepared for

RENEW OCALA - A BROWNFIELD REDEVELOPMENT PROGRAM
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PROJECT NO. EPEN-04-0348

December 3, 2004

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STATEMENT OF PROFESSIONAL REVIEW

The Phase II Environmental Site Assessment Report for the subject site, located at 317 SW Broadway Street, Ocala, Marion County, Florida, has been prepared under the supervision of a Professional Geologist registered in the State of Florida. This report has been determined to be in accordance with professional practices pursuant to Chapter 492 of the Florida Statutes.

Signed this 3rd day of December, 2004

James J. Jarmolowski, P.G.
Vice President
Florida Registration #0000428

1.0 INTRODUCTION AND PURPOSE

1.1 Overview and Purpose of Brownfield Phase II ESA Activities

The purpose of this project is to conduct a Brownfield Phase II ESA for the subject site, located at 317 SW Broadway Street, Ocala, Marion County, Florida. A Phase I ESA was completed for the subject site by Andreyev Engineering Inc. (AEI) on April 27, 2004, which indicated that the subject site previously contained a gasoline station and an automotive repair business. The subject site is located to the northeast of the intersection of South Pine Avenue (which is also known as U.S. Highway 441), and SW Broadway Street, in downtown Ocala. The Phase I ESA identified three "Recognized Environmental Conditions", which are identified as follows:

REC #1: The subject site previously contained a gasoline station. In 1989, three gasoline underground storage tanks (USTs) located to the east of the building and a kerosene UST located to the south of the building were abandoned in place. A used oil UST located inside the building was abandoned in 1999. Four in-active gasoline USTs, which have not been abandoned, were identified to be present inside the building.

REC #2: The subject site contained an automotive repair business from approximately 1979 through 2003, and three former in-ground hydraulic lifts were observed on-site. Two former lifts were located within the interior of the building, and one former lift was observed outside of the building on the eastern portion of the subject site.

REC #3 The off-site property immediately to the north at 13 South Pine Avenue reported a discharge of petroleum products in January, 1992, and was identified as a "Recognized Environmental Condition.

As a result, AEI was authorized on September 15, 2004 by Renew Ocala, a Brownfield Redevelopment Program (referred to hereafter as "Renew Ocala") to conduct Phase II ESA activities to investigate REC #1 and REC #2. REC #3 is associated with the off-site facility to the north, and this facility will be investigated separately, and is not included as part of the Phase II ESA for the subject site. The purpose of the Phase II ESA conducted by AEI was to determine if the soil and groundwater at the subject site has been adversely impacted by the previous use of the subject site as an automotive repair business and gasoline station. The purpose of the Phase II ESA is to determine the presence of petroleum constituents and solvents in the soil and groundwater at specific locations on-site, which will allow decisions to be made concerning future re-development of the subject site. The Phase II ESA activities approved by Renew Ocala are the first phase of a Brownfields Site Assessment, which are designed to identify the highest concentrations in the identified source areas which are the subject of this investigation.

1.2 Identification of On-site Sources of Contamination

As a result of the Phase I ESA, six specific source areas were identified, and have been investigated by this Phase II ESA. The on-site source areas are identified as follows:

Source Area #1:	Four in-active gasoline underground storage tanks (USTs) located inside the building.
Source Area #2	Three gasoline USTs located to the northeast of the building, which were abandoned in place in 1989.
Source Area #3:	A 300-gallon kerosene UST located in the southern portion of the site, which was abandoned in place in 1989.
Source Area #4:	Two former pump islands, associated with the former gasoline USTs. One former pump island is located in the western portion of the subject site, and one former pump island is located in the southern portion of the subject site.
Source Area #5:	Three former in-ground hydraulic lifts. Two former in-ground hydraulic lifts were located inside the building, and one former in-ground hydraulic lift was located outside of the building.
Source Area #6:	A 300-gallon used oil UST which was abandoned in place inside the building in 1999.

1.3 Overview of Soil Investigation Activities

A soil boring investigation was conducted to determine the presence of constituents associated with each of the six source areas, to determine potential impacts on-site in the unsaturated zone, with emphasis on the upper 10 feet. This included the following:

a) To investigate the four in-active USTs inside the building, four hand auger borings were performed to 9 feet, and the soil samples from each hand auger boring were screened in the field for the presence of petroleum and solvents with an organic vapor analyzer (OVA). Four laboratory soil samples were collected and analyzed for petroleum parameters and one sample was also analyzed for solvent parameters.

b) To investigate the three abandoned USTs outside the building, two hand auger borings were performed to 9 feet, and the soil samples from each hand auger boring were screened in the field for the presence of petroleum and solvents with an OVA. In addition, one soil boring was installed to 30 feet, and soil samples from the soil boring were screened in the field for the presence of petroleum and solvents with an OVA. One laboratory soil sample was collected from a depth determined as a result of review the OVA results, and analyzed for petroleum parameters.

c) To investigate the former kerosene UST located to the south of the building, one soil boring was installed to 30 feet and the soil samples from the soil boring were screened in the field for the presence of petroleum and solvents with an OVA. One laboratory soil sample was collected from a depth determined as a result of review the OVA results, and analyzed for petroleum parameters.

d) To investigate two former fuel dispenser islands, two soil borings were installed to 30 feet and the soil samples from the soil borings were screened in the field for the presence of petroleum and solvents with an OVA. One soil sample was collected from each dispenser island from a depth determined as a result of review the OVA results, and analyzed for petroleum parameters.

e) To investigate the three in-ground hydraulic lifts, two hand augers were installed inside the building to 9 feet, and the soil samples from each hand auger boring were screened with an OVA. A sample was obtained for Total Petroleum Hydrocarbons (TPH) from each location. For the in-ground hydraulic lift located outside of the building, one soil boring was installed to 30 feet and the soil samples from the soil boring were screened in the field for the presence of petroleum constituents with an OVA. One soil sample was collected from a depth determined as a result of review the OVA results, and analyzed for TPH.

f) The abandoned used oil UST located inside the building was investigated in 1999 as part of tank closure assessment activities. One hand auger was installed inside the building to 10 feet, and a soil sample was obtained for TPH.

1.4. Overview of Groundwater Investigation Activities

A groundwater investigation was conducted to determine the presence of constituents associated with each source area, as feasible. The groundwater investigation included the installation of six temporary monitoring wells and sampling three existing monitoring wells. The three existing monitoring wells were installed as a result of previous groundwater investigation activities conducted for off-site facilities to the south, and west. On September 17, 2004, AEI measured the depth to groundwater in the three existing monitoring wells, and the upper surface of the water table was approximately 30 feet below land surface. The following summary information is provided:

a) Since in-active gasoline USTs are located inside the center of the building, no groundwater sampling was proposed for inside the building. One temporary monitoring well (TW-1), was installed off-site, immediately to the north, and sampled for applicable petroleum and solvent parameters.

b) To investigate the three abandoned gasoline USTs to the northeast of the building, one temporary monitoring well was installed adjacent to the three abandoned USTs, and sampled for applicable petroleum parameters.

c) To investigate the former kerosene UST located to the south of the building, one temporary monitoring well was installed and sampled for applicable petroleum parameters.

d) To investigate two former fuel dispenser islands, one temporary monitoring well was installed in the center of each fuel island, and sampled for applicable petroleum parameters.

e) For the in-ground hydraulic lift located outside of the building, a temporary monitoring well was installed and sampled for TPH. Since the other two former hydraulic lifts were located inside the building and the depth to groundwater is estimated to be approximately 30 feet, no groundwater sampling was proposed for this phase of the site assessment.

f) For the former used oil UST located inside the building, the depth to groundwater is estimated to be 30 feet, and no groundwater sampling was proposed for this phase of the site assessment.

1.5 Quality Assurance Project Plan Preparation and Submittal

On September 22, 2004, AEI submitted a Quality Assurance Project Plan (QAPP) to the U.S. EPA Region 4 Office in Atlanta, Georgia. The QAPP was prepared in accordance with the following:

a. U.S. Environmental Protection Agency, Office of Solid Waste Emergency Response, EPA 540-R-98-038, Quality Assurance Guidance for Conducting Brownfields Site Assessments, September, 1998.

b. U.S. Environmental Protection Agency, Region 4, Quality Management Plan for Region 4, Revision 2, May 2003.

AEI understands that the purpose of this project is to provide site specific data to evaluate the subject site with respect to applicable regulations and make decisions about the potential reuse of the Former Bob's Broadway Tire and Brake facility. AEI also understands that quality assurance (QA) and quality control (QC) procedures are applicable to the Brownfield Phase II Site Assessment. Quality assurance is the management activities involving planning, implementation, assessment, reporting and quality improvement to ensure that the Brownfield Phase II Site Assessment meets the desired goals. Quality control is the overall system of technical activities that measure the performance of the processes utilized in this Brownfield Phase II Site Assessment against defined standards to verify that they meet predefined requirements.

1.6 DQO Overview & Objectives

The U.S. Environmental Protection Agency requires that all Federally funded environmental monitoring and measurement efforts participate in a centrally managed quality assurance program. AEI understands that the Brownfields site assessment team generating data under this quality assurance program has the responsibility to implement minimum procedures to ensure that the precision, accuracy and completeness of its data are known and documented. The Data Quality Objectives (DQO) process has been incorporated by AEI for this Brownfield Phase II ESA, which allows AEI to determine the level of data quality needed for specific data collection activities. The seven steps of the DQO process are identified as follows:

Step 1 - Problem Definition

Step 2 - Identify the Decision

Step 3 - Identify the Inputs to the Decision

Step 4 - Define Boundaries of the Study

Step 5 - Development of a Decision Rule

Step 6 - Specifying Limits on Decision Errors

Step 7 - Optimizing the Design

The QAPP prepared and submitted to the U.S. EPA on September 22, 2004 for this project contained a detailed evaluation of the subject site with respect to the seven DQO steps, and a copy of this evaluation is included in **Appendix F.**

2.0 SITE DESCRIPTION & PROJECT INFORMATION

2.1 Site Location and Description

The subject property is .31 acres in size, and contains a vacant automotive repair building, located at 317 SW Broadway Street, in Ocala, Marion County, Florida. The site is located at the northeast corner of Broadway Street and South Pine Avenue. The site lies entirely in Section 18, Township 15 South, Range 22 East, as shown on the U.S. Geological Survey (USGS), "Ocala West", Florida Quadrangle Map, included as **Figure 1**.

The subject site contains a vacant building which was previously occupied by an automotive repair business, and the entire site is paved. According to information obtained from the Marion County Property Appraiser Website, the vacant building was constructed in 1954, and contains 2,545 square feet. In addition, a canopy was installed on the eastern portion of the building in 1993. The subject site also contains a large billboard sign, which is located immediately adjacent to the central portion of the building. The subject site and vicinity features observed at the time of this assessment are illustrated on the site map included as **Figure 2.** Water and wastewater services are provided to the subject site by the City of Ocala. Site photographs and an aerial photograph are included in **Appendix A.**

2.2 Phase I ESA, April 27, 2004 Summary Information

As indicated in Section 1.1, a Phase I ESA was completed by AEI on April 27, 2004, and three "Recognized Environmental Conditions", were identified as follows:

REC #1: The subject site previously contained a gasoline station. In 1989, three gasoline USTs located to the east of the building and a kerosene UST located to the south of the building were abandoned in place. A used oil UST located inside the building was abandoned in 1999. Four in-active gasoline USTs, which have not been abandoned, were identified to be present inside the building.

REC #2: The subject site contained an automotive repair business from approximately 1979 through 2003, and three former in-ground hydraulic lifts were observed on-site. Two former lifts were located within the interior of the building, and one former lift was observed outside of the building on the eastern portion of the subject site.

REC #3 The off-site property immediately to the north at 13 South Pine Avenue reported a discharge of petroleum products in January, 1992, and was identified as a "Recognized Environmental Condition.

The following summary items from the Phase I ESA are provided:

Observations of the Exterior of the Subject Building, March and April, 2004

- Two former fuel dispenser islands are located on-site, one in the western portion of the subject site, and one in the southern portion of the subject site, as shown in **Figure 3.**

- A former in-ground hydraulic lift was observed on the eastern portion of the subject site, as shown in **Figure 3.**

- One groundwater monitoring well was located in the northwest portion of the property, as shown in **Figure 3.** This monitoring well was associated with a site assessment which was conducted for a former Citgo gasoline station located off-site to the west at 18 South Pine Avenue.

- Two monitoring wells are located on the sidewalk in the southern portion of the property, as shown in **Figure 3.** Based on review of available site assessment information, it was determined that the monitoring well on the southwest corner is associated with the site assessment for the former Citgo to the west. The monitoring well located in the southern portion of the site is associated with the site assessment for a former Texaco facility located at 43 South Pine Avenue, located off-site to the south.

- No water supply wells or irrigation wells are located on-site. Based on site reconnaissance activities and the review of the 2002 aerial photograph, no surface water features were observed on-site, or in the vicinity of the subject site.

UST Summary Information

UST	Location	Status
3 Abandoned Gasoline USTs	Northeast portion of property.	Filled with concrete in 1989.
300-Gallon Kerosene UST	South of building.	Filled with concrete in 1989.
300-Gallon Used Oil UST	Inside maintenance bay.	Filled with concrete in 1999.
4 Gasoline USTs	Inside of building.	In-active, not abandoned.

Summary of Regulatory Information for USTs

- *Three Former USTs in Northeast Portion of Property:* Three former gasoline USTs are located in the northeast portion of the subject site, and were abandoned in place by being filled with concrete in 1989. Tank closure assessment activities were conducted in January 1992 by BTEX Environmental Consultants. The tank closure assessment activities included installation of four soil borings in the vicinity of the abandoned USTs, and soil samples were screened for the presence of petroleum constituents with an OVA. The four soil borings were installed to a depth of approximately 20 feet, and no groundwater samples were collected. An inspection was conducted by Marion County Storage Tank personnel on January 14, 1992, during the soil boring activities. As a result of the tank closure assessment activities conducted in January 1992, no petroleum contamination was detected in the four soil borings near the former USTs in the northeast portion of the property. On March 4, 1992, a letter was issued by Manfred Fiech of the Marion County Storage Tank Regulation Department which indicated that the closure assessment activities met the requirements specified in Chapter 62-761, FAC.

- *Former 300-gallon Kerosene UST:* This former UST was located immediately to the south of the building, and was abandoned in place by being filled with concrete in 1989. There is no documentation which indicates that tank closure assessment activities were conducted for this UST.

- *Former 300-gallon Used Oil UST:* This former UST was located inside the building, between the two in-ground hydraulic lifts. In December 1999, this former UST was abandoned in place by being filled with concrete. Tank closure assessment activities were also conducted, which consisted of removing the concrete from around the top of the UST, and cutting a hole in the bottom of the UST, to obtain a soil sample from below the UST. A Closure Assessment Report dated December 9, 1999, was prepared, and indicated that "No stained soils were observed around the fill port or along the top of the tank. The tank was opened, cleaned, and a hole was cut in the bottom of the tank and soil samples were taken for visual observations. No stained soils were observed from underneath the tank. The tank was filled with concrete".

  The Closure Assessment Report was submitted to the Marion County Fire-Rescue Department, who issued a letter on December 21, 1999, which indicated that the closure assessment requirements were met. Based on review of the Closure Assessment Report, no soil samples were collected for laboratory analysis, and no groundwater samples were collected.

- *Four Existing In-Active USTs*: There are four in-active USTs located beneath the north-central portion of the building. There was no information in the files maintained by Marion County which indicate that these USTs were registered with the FDEP, or have been closed in accordance with requirements specified in Chapter 62-761, FAC.

2.3 Utility Location and Health and Safety Procedures

Utility Location: Florida law requires that at least 48 hours prior to the initiation of any subsurface work (drilling, backhoe operation, etc.), a utility inspection must be performed at the subject property. This inspection consists of the marking of underground utility locations by utility company personnel. The utility mark-out was requested for the subject property on October 13, 2004, by notifying Sunshine State One Call and the mark-out ticket number was 27840662.

Health and d Safety Procedures: AEI developed a Health and Safety Plan that was specific to the subject property, in accordance with Hazardous Waste Operations & Emergency Response, in 29 CFR 1910.120. The site Health and Safety Plan was designed to reduce the risk of physical or chemical exposures that may affect workers in the proposed work area. The site Health and Safety Plan included information about chemicals expected on the subject property, health and safety procedures for working on-site and emergency response procedures. The Health and Safety Plan is on file at AEI's office. All site drilling and sampling activities conducted for this project on October 19 through October 22, 2004, were conducted under a "Level D" designation. AEI personnel, and the drilling contractor, Ace Drilling, Inc., have the required "HAZWOPER" training and certification pursuant to 29 CFR, Part 1910.120.

2.4 Determination of Unsaturated Zone

As indicated in the QAPP dated September 22, 2004, the estimated depth to the upper surface of the water table is 30 feet. The seasonal fluctuation in the groundwater table is approximately 2 feet. Based on this information, the unsaturated zone for this project is defined as the interval from 0 to 28 feet, and the "smear zone" associated with the season fluctuation of the water table is from 28 to 30 feet below land surface. Therefore, the unsaturated zone for this project is from 0 to 28 feet below land surface.

2.5 Designated Analytical Laboratory

As indicated in the QAPP dated September 22, 2004, the designated laboratory for the Brownfield Phase II ESA is PC&B Environmental Laboratories, located in Oviedo, Florida. PC&B Environmental Laboratories, Inc. is certified by the Florida DOH (Lab #E83239), and operates under a NELAP approved Quality Assurance Plan.

2.6 Project Organization and Completion of Brownfield Phase II ESA Activities

Figure 4 shows the project organization and responsibilities of the team members. The Brownfield ESA field activities were completed in October 2004, as follows:

a. *Soil Borings SB-1 through SB-5:*	Soil Borings SB-1 through SB-5 were drilled by Ace Drilling, Inc., on October 19, 2004.
b. Temporary Wells TW-1 through TW-6	TW-1 through TW-6 were installed on October 20 and 21, 2004.
b. *Hand Auger Borings HA-1 through HA-9:*	Hand Auger Borings HA-1 through HA-9 were completed by AEI field technicians Miguel Rodriguez and Ben Dumph on October 19 and 20, 2004.
c. *Soil Samples SS-1 through SS-12:*	Soil Samples SS-1 through SS-4, and SS-8 through SS-12 were collected on October 20, 2004. Soil Samples SS-5 through SS-7 were collected on October 21, 2004.
d. Groundwater Sampling Activities:	TW-1 through TW-5 were sampled on October 22, 2004. EW-1 through EW-3 and TW-6 were sampled on October 28, 2004.
e. Water Level Measurements:	Water level measurements were obtained from TW-1 through TW-6 and EW-1 through EW-3 on October 28, and November 24, 2004.

3.0 SOIL ASSESSMENT ACTIVITIES AND RESULTS

3.1 Soil Investigation Overview

The purpose of the soil investigation was to determine the presence of constituents associated with the each of the six source areas in the unsaturated zone. The soil investigation consisted of two main components, evaluating each source area by first conducting a soil vapor survey, and then collecting soil samples from each source area for laboratory analyses. The soil investigation included the use of a drill rig for the installation of five soil borings to depths ranging from 25 to 30 feet, and the installation of nine hand auger borings to a depth of 9 feet. Samples were collected from the soil borings and hand auger borings at 2 foot intervals and screened in the field with an OVA. The soil vapor survey results were reviewed in the field to determine the presence of petroleum products at specific depths, which were used to determine the specific depths the laboratory soil samples would be collected from. The following summary information is provided for the soil investigation conducted at each source area:

a. Source Area 1, Four In-active USTs: To investigate the four in-active USTs inside the building, four hand auger borings were installed to 9 feet, and the soil samples from each hand auger boring were screened in the field for the presence of petroleum and solvents with an OVA. Four laboratory soil samples, SS-1 through SS-4, were collected and analyzed for petroleum parameters. SS-4 was also analyzed for solvent parameters.

b. Source Area 2, Three Abandoned USTs: To investigate the three abandoned USTs outside the building, two hand auger borings were installed to 9 feet, and the soil samples from each hand auger boring were screened in the field for the presence of petroleum and solvents with an OVA. In addition, one soil boring, SB-5, was installed to 30 feet, and soil samples from the soil boring were screened in the field for the presence of petroleum and solvents with an OVA. One laboratory soil sample, SS-12, was collected from a depth which was determined based on review of the OVA results, and analyzed for petroleum parameters.

c. Source Area 3, Former Kerosene UST: To investigate the former kerosene UST located to the south of the building, one soil boring, SB-1, was installed to 28 feet and the soil samples from the soil boring were screened in the field for the presence of petroleum and solvents with an OVA. One laboratory soil sample, SS-11, was collected from a depth which was determined based on review of the OVA results, and analyzed for petroleum parameters.

d. Source Area 4, Former Fuel Dispenser Islands: To investigate two former fuel dispenser islands, two soil borings, SB-3 and SB-2 were installed to 25 feet and the soil samples from the soil boring were screened in the field for the presence of petroleum and solvents with an OVA. One soil sample was collected from each dispenser island from a depth determined as a result of review the OVA results, and analyzed for petroleum parameters. Soil sample SS-5 was collected from below the western fuel island, and SS-6 was collected from below the southern fuel island.

e. Source Area 5, Former In-Ground Hydraulic Lifts: To investigate the three in-ground hydraulic lifts, two hand augers were installed inside the building to 9 feet, and the soil samples from each hand auger boring were screened with an OVA. Soil samples SS-7 and SS-9 were obtained for TPH from each location. For the in-ground hydraulic lift located outside of the building,

one soil boring, SB-4, was installed to 30 feet and the soil samples from the soil boring were screened in the field for the presence of petroleum constituents with an OVA. One soil sample, SS-10, was collected from a depth which was determined based on review of the OVA results, and analyzed for TPH.

f. Source Area 6, Abandoned Used Oil UST: The abandoned used oil UST located inside the building was investigated in 1999 as part of tank closure assessment activities. One hand auger boring, HA-7, was installed inside the building to 9 feet, the soil samples were screened with an OVA, and one soil sample, SS-8, was obtained for TPH.

3.2 Soil Vapor Survey Procedures and Results

Soil Vapor Survey Procedures

As indicated in other sections of this report, soil samples were obtained from the six source areas for OVA screening obtained by two methods, installation of five soil borings with a drill rig, and installation of 9 hand auger borings by AEI technicians. The five soil borings were installed by Ace Drilling with a drill rig to a depth of 28 feet. The nine hand auger borings were installed using a decontaminated 3¼-inch hand auger. Soil samples were obtained from discrete intervals with a split-spoon sampling device, and headspace organic vapor concentrations were measured with a calibrated Foxboro 128 Organic Vapor Analyzer in accordance with procedures outlined in Chapter 62-770, FAC. The samples were evaluated with respect to the criteria contained in Chapter 62-770, FAC, for gasoline products, and non-gasoline petroleum products, as follows:

OVA Field Screening Criteria - Gasoline Products

0-100 ppm:	For OVA samples which detected 0 to 100 parts per million (ppm), these samples were considered to be below the criteria for additional laboratory sampling.
100-500 ppm:	For OVA samples which detected 100 to 500 ppm, these samples were considered to be "contaminated", and were identified for laboratory sampling to identify specific parameters and levels present, as applicable.
>500 ppm	For OVA samples which were detected greater than 500 ppm, these samples were identified as "excessively contaminated", and were identified for laboratory sampling to identify specific parameters and levels present.

OVA Field Screening - Non-Gasoline Petroleum Products

0-10 ppm:	For OVA samples which detected from 0 to 10 ppm, these samples were considered to be below the criteria for additional laboratory sampling.
10-50 ppm:	For OVA samples which detected 10 to 50 ppm, these samples were considered to be "contaminated", and were identified for laboratory sampling to identify specific parameters and levels present.

>50 ppm	For OVA samples which detected greater than 50 ppm, these samples were be identified as "excessively contaminated", and were identified for laboratory sampling to identify specific parameters and levels present.

3.2.1 Soil Vapor Survey Results for Soil Borings SB-1 through SB-5

Soil Borings SB-1 through SB-5 were installed by Ace Drilling Inc., on October 19, 2004, at the locations shown on **Figure 5.** The soil borings were installed with the use of a drill rig, and samples were obtained from a split spoon sampling device. Discrete soil samples were obtained at depths of 1 foot, 3 feet, 5 feet, 7, feet, 9 feet, 11 feet, 15 feet, 20 feet, 25 feet, 28 feet and 30 feet. The upper surface of the groundwater table was encountered at 28 feet below land surface. The results of the organic vapor analyses for the samples collected from SB-1 through SB-5 are summarized on **Table 1**. The following summary of the results is provided:

SB-1: SB-1 was installed to the south of the former 300-gallon kerosene UST, to a depth of 28 feet. No elevated OVA readings were detected for the interval from 1 foot to 28 feet below land surface above 10 ppm, no petroleum odors were noted in the samples, and there was no visual evidence of petroleum contamination.

SB-2: SB-2 was installed at the former fuel island located on the southern portion of the subject property. No elevated OVA readings were detected for the interval from 1 foot to 5 feet below land surface above 10 ppm. ***For the interval from 7 feet to 20 feet, elevated readings greater than 1000 ppm were measured, and petroleum odors were noted in the samples.***

SB-3: SB-3 was installed at the former fuel island located on the western portion of the subject property. No elevated OVA readings were detected for the interval from 1 foot to 5 feet below land surface above 50 ppm. ***For the interval from 9 feet to 25 feet, elevated readings greater than 1000 ppm were measured, and petroleum odors were noted in the samples.***

SB-4: SB-4 was installed adjacent to the former in-ground hydraulic lift outside to the east of the building. OVA readings were measured from 2 to 3 ppm in all of the samples, except a level of 26 ppm was measured for the sample obtained at 7 feet. The sample obtained at 7 feet was identified for the collection of a sample for laboratory analysis.

SB-5: SB-5 was installed adjacent to the abandoned former USTs, outside to the east of the building. OVA readings were measured at 2 ppm in the samples for the interval from 1 foot to 20 feet, and less than 1 ppm for the samples obtained at 25 feet and 30 feet below land surface.

3.2.2 Soil Vapor Survey Results for Hand Auger Borings HA-1 through HA-9

Hand Auger Borings HA-1 through HA-9 were installed by AEI technicians on October 19, 2004, at the locations shown on **Figure 5.** The hand auger borings were installed by coring through either concrete or asphalt, and obtaining soil samples with a decontaminated 3¼-inch hand auger. Discrete soil samples were obtained at depths of 1 foot, 3 feet, 5 feet, 7, feet, and 9 feet. The results of the organic vapor analyses for the samples collected from HA-1 through HA-9 are summarized on **Table 2**. The following summary of the results is provided:

HA-1 through HA-4: These hand auger borings were installed inside of the building, around the perimeter of the existing, in-active USTs. No elevated OVA readings were detected in HA-1 through HA-4 for the interval from 1 foot to 9 feet below land surface above 2 ppm, no petroleum odors were noted in the samples, and there was no visual evidence of petroleum contamination.

HA-5: HA-5 was installed adjacent to a former in-ground hydraulic lift inside the building. No elevated OVA readings were detected for the interval from 1 foot to 9 feet below land surface above 1 ppm, no petroleum odors were noted in the samples, and there was no visual evidence of petroleum contamination.

HA-6: HA-6 was installed adjacent to a former in-ground hydraulic lift inside the building. No elevated OVA readings were detected for the interval from 1 foot to 9 feet below land surface above 1 ppm, no petroleum odors were noted in the samples, and there was no visual evidence of petroleum contamination.

HA-7: HA-7 was installed adjacent to the former used oil UST inside the building. No elevated OVA readings were detected for the interval from 1 foot to 9 feet below land surface above 1 ppm, no petroleum odors were noted in the samples, and there was no visual evidence of petroleum contamination.

HA-8: HA-8 was installed to the south of the three abandoned USTs located immediately to the east of the building. No elevated OVA readings were detected for the interval from 1 foot to 9 feet below land surface above 2 ppm, no petroleum odors were noted in the samples, and there was no visual evidence of petroleum contamination.

HA-9: HA-9 was installed to the north of the three abandoned USTs located immediately to the east of the building. No elevated OVA readings were detected for the interval from 1 foot to 9 feet below land surface above 1 ppm, no petroleum odors were noted in the samples, and there was no visual evidence of petroleum contamination.

3.3 Soil Laboratory Analyses and Results

After review of the OVA results from the soil borings and hand auger borings installed on October 19 and 20, 2004, a total of 12 soil samples, SS-1 through SS-12, were collected on October 20, and 21, 2004, to further evaluate the six source areas. The soil samples were collected for laboratory analysis in accordance with FDEP SOP #FS 3000. The locations of SS-1 through SS-12 are shown on **Figure 5.**

Any parameters detected were evaluated with respect to those identified in Chapter 62-777, FAC, Table II, Soil Cleanup Target Levels (SCTLs), either for "Direct Exposure-Residential", or "Leachability Based on Groundwater Criteria", which ever is lower. The results of the soil laboratory analyses results are summarized in **Table 3 and Table 4.** The laboratory analytical results are contained in **Appendix C.** The following summary information regarding the soil samples which were collected and analyzed for each source area is provided as follows:

Source Area #1 - In-Active Gasoline USTs Inside Building: Four soil samples, SS-1 through SS-4, were collected from around the four USTs, and were analyzed for EPA Method 8021 (volatile

aromatics). In addition, SS-4 was also analyzed for EPA Method 8021 (halogens). SS-1 was obtained at a depth of 9.0 feet, SS-2 was obtained at a depth of 5.0 feet, SS-3 was obtained at a depth of 9.0 feet, and SS-4 was obtained at a depth of 3.0 feet. As a result, no EPA Method 8021 (volatile aromatics) were detected in SS-1 through SS-4 above applicable laboratory detection limits. SS-4 did not detect any EPA Method 8021 (halogens) parameters above applicable laboratory method detection limits. *No parameters for SS-1 through SS-4 exceeded any SCTLs specified in Chapter 62-777, FAC.*

Source Area #2 - Abandoned Gasoline USTs Outside of Building

One soil sample, SS-12, was collected near the three USTs at a depth of 9 feet, and was analyzed for EPA Method 8021 (volatile aromatics). No EPA Method 8021 (volatile aromatics) parameters were detected above applicable laboratory detection limits. *No parameters for SS-12 exceeded any SCTLs specified in Chapter 62-777, FAC.*

Source Area # 3 - Abandoned Kerosene UST

One soil sample, SS-11, was collected near the former 300-gallon kerosene UST at a depth of 20 feet, and was analyzed for EPA Method 8021 (volatile aromatics) parameters, EPA Method 8100 (Polynuclear Aromatic Hydrocarbons) parameters & TPH via the FL PRO Method. As a result, no EPA Method 8021 (volatile aromatics) or EPA Method 8100 parameters were above applicable laboratory detection limits. TPH was detected at 17.2 milligrams per kilogram (mg/kg), which is below the SCTL of 340 mg/kg. *No parameters for SS-11 exceeded any SCTLs specified in Chapter 62-777, FAC.*

Source Area # 4 - Former Gasoline Pump Islands

One soil sample was collected from beneath each of the former gasoline pump islands and were analyzed for EPA Method 8021 (volatile aromatics). The following information is provided for each pump island:

> *South Pump Island:* Based on review of the OVA results for the former pump island to the south of the building, SS-5 was collected at a depth of 7.0 feet, and analyzed for EPA Method 8021 (volatile aromatics) parameters. Ethylbenzene was detected at 900 micrograms per kilogram (ug/kg), and total xylenes were detected at 7,980 ug/kg. Benzene, toluene, chlorobenzene, 1,2-dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, and MTBE were not detected above 385 ug/kg. Due to the high levels of ethylbenzene and total xylenes detected, the laboratory detection limit was raised from 5 ug/kg to 385 ug/kg by the laboratory. The SCTL for ethylbenzene is 600 ug/kg, and the SCTL for total xylenes is 200 ug/lg. ***The levels detected for ethylbenzene and total xylenes in SS-5 exceed the SCTLs specified in Chapter 62-777, FAC.***
>
> *West Pump Island:* Based on review of the OVA results for the former pump island to the west of the building, SS-6 was collected at a depth of 13.0 feet, and analyzed for EPA Method 8021 (volatile aromatics) parameters. Ethylbenzene was detected at 34,950 ug/kg, toluene was detected at 13,190 ug/kg, and total xylenes were detected at 150,000 ug/kg. Benzene, chlorobenzene, 1,2-dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, and MTBE were not detected above 8,240 ug/kg. Due to the high levels of ethylbenzene,

toluene and total xylenes detected, the laboratory detection limit was raised from 5 ug/kg to 8,240 ug/kg by the laboratory. ***The levels detected for ethylbenzene, toluene, and total xylenes in SS-6 exceed the SCTLs specified in Chapter 62-777, FAC.***

Source Area #5 - Former In-Ground Hydraulic Lifts

One soil sample was collected near each of the former in-ground hydraulic lifts and were analyzed for TPH via the FL PRO Method. SS-7 was collected from inside the building near the western hydraulic lift, SS-9 was collected from inside the building near the eastern former hydraulic lift, and SS-10 was collected near the former hydraulic lift located outside of the building, immediately to the east. SS-7 detected TPH at 19.1 mg/kg, SS-9 detected TPH at 12.9 mg/kg, and SS-10 detected TPH at 52.5 mg/kg. These levels are below the SCTL of 340 mg/lg. *The SCTL for TPH specified in Chapter 62-777, FAC, was not exceeded in SS-7, SS-9, or SS-10.*

Source Area #6 - Abandoned Used Oil UST

One soil sample, SS-8, was collected near the abandoned used oil UST located inside the building and was analyzed for TPH via the FL PRO Method. SS-8 detected TPH at 7.91 mg/kg, below the SCTL of 340 mg/lg. *The SCTL for TPH specified in Chapter 62-777, FAC, was not exceeded in SS-8.*

3.4 Quality Review for Soil Sampling Activities and Laboratory Analyses

Soil Sampling Activities Data Quality Review

The soil sampling activities conducted on October 19, 20 and 21, were reviewed by the Project Manager after completion of the sampling activities. The following items are provided:

1. The soil sampling activities conducted were in accordance with FDEP SOP #FS 3000, and in accordance with the requirements contained in the QAPP.

2. Review of the chain-of-custody form for the soil sampling activities did not detect any discrepancies which required correction.

3. The soil samples were collected as specified with respect to specific parameters and locations specified in the QAPP.

Soil Laboratory Analyses Data Quality Review

The laboratory analytical results for the soil sampling activities conducted on October 19, 20 and 21, 2004, were reviewed by the Project Manager after completion of the sampling activities. The following items are provided:

- The soil laboratory analytical results were verified by PC&B Environmental Laboratories, Inc., to meet the requirements of the NELAC Standards.

- With respect to the project requirements, all soil analytical results met the project requirements with respect to applicable detection levels, except for Soil Samples SS-5 and

SS-6. Both of these samples contained elevated levels of petroleum hydrocarbons, and PC&B Environmental Laboratories informed AEI that due to the elevated levels of petroleum present, the samples were diluted, and the levels were reported at the lowest possible detection limit. As a result, the detection level for benzene in SS-5 was higher than the FDEP SCTL. For SS-6, the detection limits for benzene, chlorobenzene, 1,2-dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, and MTBE were above the FDEP SCTLs.

- Discussion with the Ms. Nancy Moore, the Quality Manager for PC&B Environmental Laboratories, indicated that when elevated levels of petroleum such as those present in SS-5 and SS-6, it is not possible to conduct the laboratory analyses at a lower dilution without causing a malfunction of the analytical equipment.

4.0 GROUNDWATER QUALITY ASSESSMENT ACTIVITIES AND RESULTS

4.1 Groundwater Investigation Overview

In order to investigate the groundwater at or in the vicinity of the six source areas, six temporary monitoring wells were installed under AEI supervision to a depth of approximately 38 feet. The temporary monitoring wells were installed by Ace Drilling of Deland Florida, at the locations shown in **Figure 5.** The six temporary monitoring wells, TW-1 through TW-6, were sampled for applicable parameters specified in the QAPP. It should be noted that in the QAPP, five temporary monitoring wells were specified, and during the soil sampling activities, petroleum contaminated soil was detected in both former fuel islands, and AEI requested that an additional temporary monitoring well, TW-6, be installed, so groundwater samples could be obtained from both former fuel islands. In addition to the six temporary monitoring wells installed as part of this investigation, AEI sampled three existing monitoring wells which were located on the subject site. These existing monitoring wells were designated as EW-1 through EW-3, and are shown in **Figure 5.** Groundwater sampling activities were conducted on October 22 and 28, 2004, in accordance with FDEP SOP #2200. The following sections contain specific information regarding the specific parameters sampled, and the results obtained for the six source areas. The groundwater sampling parameters consisted of the following:

EPA Method 601 (solvent) parameters: The three existing monitoring wells, EW-1 through EW-3 and Temporary Monitoring Wells TW-1, TW-2, TW-3, TW-5 and TW-6 were sampled and analyzed for EPA Method 601 parameters.

EPA Method 602 (gasoline) parameters: Existing monitoring wells EW-1 through EW-3 and Temporary Monitoring Wells TW-1, TW-2, TW-4, TW-5, and TW-6 were sampled and analyzed for EPA Method 602 parameters.

EPA Method 8310 parameters: TW-4 and TW-6 were sampled and analyzed for EPA Method 8310 (diesel/kerosene parameters).

Total Lead: The three existing monitoring wells and Temporary Monitoring Wells TW-1, TW-2, TW-4, TW-5 and TW-6 were sampled and analyzed for the presence of total lead (EPA Method 6010).

TPH: Temporary Monitoring Well TW-4 and TW-6 were sampled and analyzed for TPH via the FL PRO Method. TW-3 was also specified for TPH analysis in the QAPP, and due to an oversight, was not sampled for TPH.

QA Samples: One equipment blank was obtained and analyzed for EPA Methods 601, 602, 8310, TPH (FL PRO) and total lead. One duplicate sample, TW-7, was obtained from TW-6 and analyzed for EPA Methods 601, 602, 8310, TPH, and total lead. Trip blanks for the October 22 and 28, 2004 sampling events were analyzed for EPA Method 601 and 602 parameters.

4.2 Temporary Monitoring Well Installation

In order to obtain groundwater samples from the designated locations, six temporary monitoring wells, TW-1 through TW-6 were installed on October 19 and 20, 2004, by Ace Drilling, at the locations shown in **Figure 5.** All drilling equipment, and well installation materials will be decontaminated prior to installation of each monitoring well. The temporary monitoring wells consist of 15 feet of 0.01-inch well screen which was connected to 25 feet of 2-inch diameter PVC casing. The temporary monitoring wells were installed with solid stem flight augers, and a 20/30 silica sand filter pack was placed in the annular space of the screened interval. The drill cuttings were screened with an OVA for petroleum constituents. The drill cuttings obtained from TW-5 and TW-6 were found to contain elevated levels of petroleum constituents, and were placed in two, 55-gallon drums, which were stored on-site. The remaining drill cuttings from TW-1 through TW-4 did not contain elevated petroleum constituents, and were placed on the eastern portion of the subject site. Since the subject site is currently vacant, the temporary monitoring wells are still present on-site, and will be removed in the near future.

4.3 Groundwater Sampling Procedures

Well Purging Activities Prior to Sample Collection

As indicated above, groundwater sampling activities were conducted on October 22 and 28, 2004. TW-1 through TW-5 were sampled on October 22, 2004. TW-6 and EW-1 through EW-3 were sampled on October 28, 2004. FDEP SOP #FS 2212 requires that at least one well volume of water be purged from each well prior to collection of field parameters. Field parameters are then measured two to three minutes apart, and purging is complete when three consecutive measurements are within applicable limits. AEI took all precautions necessary to insure that all procedures were conducted to minimize turbidity, and aeration of the samples. Each monitoring well was purged with a submersible pump, which allows for well purging and sample collection of each well under low flow conditions, with variable pumping rates. Each well was purged for approximately 15 to 20 minutes, and readings for temperature, pH, specific conductivity, dissolved oxygen and turbidity were measured until these parameters had stabilized. Copies of the field sampling logs and instrument calibration forms for the October 2004 sampling events are included in **Appendix C.**

Measurement of Field Parameters

For the groundwater sampling events on October 22 and 28, 2004, AEI utilized the Horiba Water Quality Checker U-10, which was calibrated in accordance with the operating instructions provided by the manufacturer. Readings for dissolved oxygen, pH, temperature, turbidity, and conductivity were recorded for each monitoring well samples.

Groundwater Sampling Activities

After purging, groundwater samples were obtained on October 22 and 28, 2004, using a submersible pump, in accordance with FDEP SOP #2200 for groundwater sampling. Care was taken during each well sampled to ensure that neither the water column in the wells or the samples were agitated prior to, or while filling sample containers. As a result, there was no aeration of any groundwater samples.

4.4 Groundwater Analytical Results

The laboratory analytical results are summarized on **Table 6. Appendix D** contains the laboratory analyses results for TW-1 through TW-5, and **Appendix E** contains the laboratory analyses for TW-6, and EW-1 through EW-3. The location of each monitoring well sampled as part of this project is shown on **Figure 5,** and the following summary information is provided for each monitoring well:

TW-1: TW-1 was installed immediately to the north of the building on-site, to evaluate water quality conditions for Source Area #1, and was sampled on October 22, 2004, for EPA Method 601 and 602 parameters, and total lead. Tetrachloroethene was detected at 1.9 micrograms per liter (ug/L), which is below the FDEP Groundwater Cleanup Target Level (GCTL) of 3 ug/L. No other EPA Method 601 or 602 parameters were detected above applicable laboratory method detection limits. Total lead was not detected above 3.0 ug/L. No FDEP GCTLs were exceeded for EPA Method 601 or 602 parameters, or Total Lead in TW-1.

TW-2: TW-2 was installed to the northeast of Source Area #2, and was sampled on October 22, 2004, for EPA Method 601 and 602 parameters, and total lead. Tetrachloroethene was detected at 14.9 ug/L, which is above the FDEP Groundwater Cleanup Target Level of 3 ug/L. No other EPA Method 601 or 602 parameters were detected above applicable laboratory method detection limits. Total lead was not detected above 3.0 ug/L. ***As a result, the FDEP GCTL was exceeded for tetrachloroethene in TW-2.*** No other GCTLs were exceeded for EPA Method 601 or 602 parameters, or total lead in TW-2.

TW-3: TW-3 was installed to the east of the former in-ground hydraulic lift outside of the east portion of the building, and the three in-active hydraulic lifts comprise Source Area 5. TW-3 was also located to the south of Source Area #2. TW-3 was sampled on October 22, 2004, for EPA Method 601 and 602 parameters, and total lead. Tetrachloroethene was detected at 5.3 ug/L, which is above the FDEP GCTL of 3 ug/L. No other EPA Method 601 or 602 parameters were detected above applicable laboratory method detection limits. Total lead was not detected above 3.0 ug/L. ***As a result, the FDEP GCTL was exceeded for tetrachloroethene in TW-3.*** No other GCTLs were exceeded for EPA Method 601 or 602 parameters, or total lead in TW-3.

TW-4: TW-4 was installed to the north of Source Area #3, and was sampled on October 22, 2004, for EPA Method 602 parameters, EPA Method 8310 parameters, and TPH. Total xylenes were detected at 1.1 ug/L, below the FDEP GCTL of 20 ug/L. No other EPA Method 602 parameters were detected above applicable laboratory method detection limits. No EPA Method 8310 parameters were detected above applicable laboratory detection limits, and TPH was not detected above 0.1 milligrams per liter (mg/L). No GCTLs were exceeded for EPA Method 602 or 8310 parameters, or TPH in TW-4.

TW-5: TW-5 was installed in the former pump island located on the western portion of the subject site, associated with Source Area #4. TW-5 was sampled on October 22, 2004, for EPA Method 601 and 602 parameters, and total lead. No EPA Method 601 parameters were detected above applicable method detection limits. Elevated levels of certain EPA Method 602 parameters, which are associated with gasoline, were detected. Benzene was detected at 195 ug/L, above the GCTL of 1.0 ug/L; toluene was detected at 1,080 ug/L, above the GCTL of 40 ug/L; ethylbenzene was detected at 660 ug/L, above the GCTL of 30 ug/L, and total xylenes were detected at 1,790 ug/L, above the GCTL of 20 ug/L. No other EPA 602 parameters were detected above applicable laboratory method detection limits. Total lead was detected at 18.0 ug/L, above the GCTL of 15 ug/L. ***As a result, the FDEP GCTLs were exceeded for benzene, ethylbenzene, toluene, total xylenes and total lead in TW-5.***

TW-6: TW-6 was installed in the former pump island located on the southern portion of the subject site, associated with Source Area #4. TW-6 was sampled on October 28, 2004, for EPA Method 601 and 602 parameters, EPA Method 8310, parameters, TPH, and total lead. No EPA Method 601 parameters were detected above applicable method detection limits. Elevated levels of certain EPA Method 602 parameters, which are associated with gasoline, were detected. Benzene was detected at 200 ug/L, above the GCTL of 1.0 ug/L; toluene was detected at 1,020 ug/L, above the GCTL of 40 ug/L; ethylbenzene was detected at 600 ug/L, above the GCTL of 30 ug/L, and total xylenes were detected at 1,870 ug/L, above the GCTL of 20 ug/L. For EPA Method 8310 parameters, naphthalene was detected at 55.4 ug/L, above the GCTL of 20 ug/L; 1-methylnaphthalene was detected at 19.7 ug/L, below the GCTL of 20 ug/L, and 2-methylnaphthalene was detected at 12.5 ug/L, below the GCTL of 20 ug/L. TPH was detected at 5.9 mg/L, above the GCTL of 5.0 mg/L, and total lead was detected at 4.0 ug/L, below the GCTL of 15 ug/L. ***As a result, the FDEP GCTLs were exceeded for benzene, ethylbenzene, toluene, total xylenes, naphthalene, and TPH in TW-6.***

Quality Assurance Samples

TW-7 TW-7 was a duplicate sample of TW-6, and was obtained on October 28, 2004, for EPA Method 601 and 602 parameters, EPA Method 8310, parameters, TPH, and total lead. No EPA Method 601 parameters were detected above applicable method detection limits. Elevated levels of certain EPA Method 602 parameters, which are associated with gasoline, were detected. Benzene was detected at 185 ug/L, above the GCTL of 1.0 ug/L; toluene was detected at 915 ug/L, above the GCTL of 40 ug/L; ethylbenzene was detected at 555 ug/L, above the GCTL of 30 ug/L, and total xylenes were detected at 1,805 ug/L, above the GCTL of 20 ug/L. For EPA Method 8310 parameters, naphthalene was detected at 35.5 ug/L, above the GCTL of 20 ug/L; 1-methylnaphthalene was detected at 12.5 ug/L, below the GCTL of 20 ug/L, and 2-methylnaphthalene was detected at 7.0 ug/L, below the GCTL of 20 ug/L. TPH was detected at 4.7 mg/L, below the GCTL of 5.0 mg/L, and total lead was not detected above 3.0 ug/L, below the GCTL of 15 ug/L. The results obtained for TW-7 are similar to those obtained for TW-6.

Equipment Blank: An equipment blank was obtained on October 28, 2004, for EPA Method 601 and 602 parameters, EPA Method 8310, parameters, TPH, and total lead. No EPA Method 601 or 602 parameters were detected above applicable method detection limits. No EPA Method 8310 parameters, TPH or total lead were detected above applicable laboratory method detection limits.

Laboratory Trip Blanks: Laboratory trip blanks were provided by PC&B Environmental Laboratories for the sampling events conducted on October 22 and 28, 2004. The laboratory trip blanks were analyzed for EPA Method 601 and 602 parameters. No EPA Method 601 or 602 parameters were detected in the laboratory trip blanks.

4.5 Quality Review for Groundwater Sampling Activities and Laboratory Analyses

Groundwater Sampling Activities Quality Review

The groundwater sampling activities conducted on October 22 and 28, 2004, were reviewed by the Project Manager after completion of the sampling activities. The following items are provided:

1. The groundwater sampling activities conducted on October 22 and 28, 2004, were in accordance with FDEP SOP #FS2200, and in accordance with the requirements contained in the QAPP.

2. Review of the chain-of-custody form for the groundwater sampling activities did not detect any discrepancies which required correction, except that the chain-of-custody form for the groundwater sampling event on October 28, 2004, indicated that the laboratory analyses for equipment blank were not specified, and were incorrectly requested for the trip blank. The laboratory was notified, and the correct laboratory analyses were conducted for the equipment blank.

3. The groundwater samples were collected as specified with respect to specific parameters and locations specified in the QAPP, except for the following:

- The installation of Temporary Monitoring Well TW-6 at the former fuel island located on the southern portion of the property was conducted to obtain laboratory analyses results for the groundwater beneath the southern former fuel island. After review of the elevated levels of soil contamination measured in SB-2, the AEI Project Manager recommended to Mr. George Roberts of Renew Ocala that TW-6 be installed and sampled for EPA Method 601 and 602 parameters, EPA Method 8310, Total Lead and TPH parameters. These parameters were designed to provide the full range of solvent and petroleum constituents where petroleum groundwater contamination was expected.

- With respect to groundwater analyses specified for TW-3, TPH was specified for groundwater analyses. Prior to field sampling activities, it was noted that TW-3 was also located to the south of the abandoned UST area located to the east of the building. As a result, the AEI Project Manager for this project expanded the sampling parameters for TW-3 to include EPA Method 601 and 602 parameters, and total lead, to obtain additional laboratory analyses results for this location. However, as an oversight, a TPH sample was

not collected from TW-3 during the groundwater sampling activities for this project. Since TPH was detected in SS-10 at 52.5 mg/kg, below the SCTL of 340 mg/kg, is it not likely that TPH will be present in the groundwater above the GCTL of 5.0 mg/L. However, TW-3 is still present on-site, and a groundwater sample can be collected and analyzed for TPH, as needed.

Groundwater Laboratory Analyses Data Quality Review

The laboratory analytical results for the groundwater sampling activities conducted on October 22 and October 28, 2004, were reviewed by the Project Manager after completion of the sampling activities. The following items are provided:

1. The groundwater laboratory analytical results were verified by PC&B Environmental Laboratories, Inc., to meet the requirements of the NELAC Standards. The laboratory analyses conducted by PC&B Environmental Laboratories were conducted in accordance with applicable FDEP SOPs for laboratory analyses, and in accordance with applicable sections in the QAPP.

2. With respect to the project requirements, all groundwater analytical results met the project requirements with respect to applicable detection levels. The laboratory indicated the samples for TW-5 and TW-6 contained elevated levels of gasoline petroleum constituents, and the detection levels for MTBE of 5.0 ug/L were met using a dilution process.

5.0 GEOLOGY AND HYDROGEOLOGY

5.1 Regional Geology and Hydrogeology

The geology in Marion County can generally be described as consisting of Pliocene to recent age sands overlying Cretaceous and Tertiary clays and carbonates which were sequentially deposited in shallow seas that traversed and regressed during interglacial periods. Structural activity followed the deposition of the limestone units resulting in the northwest-southeast trending Peninsular Arch (eastern Marion County) and Ocala Uplift (western Marion County). Additional processes of physical and chemical weathering (karst activity) have formed the present-day landscape of Marion County.

A typical sequence in Marion County consists of relatively thin sands deposited by streams and the wind and marine terraces. These sands are underlain by the Hawthorn Group which is comprised of marine interbedded sand, clayey sand, and clay. These deposits are quite often phosphatic and tend to be sandy in the upper part of the dolomitic and limey in the lower part. The Hawthorn Group can range up to 140 feet thick in parts of the county.

The Hawthorn Group uncomfortably overlies the Ocala limestone. In some areas, the Ocala limestone outcrops. This deposit has a lower and upper member differing in lithology and faunal variety. The lower and upper members of the Ocala limestone are both 0 to 100 feet thick. The Ocala limestone is one of the most productive water bearing formations of the Floridan aquifer system in this area. The Ocala limestone is underlain by the Avon Park, Lake City, Oldsmar, and Cedar Key limestones. These deposits range in thickness from 1700 to 2500 feet.

Groundwater supply in Marion County is derived from the surficial and Upper Floridan aquifers. The Upper Floridan aquifer is the principal source of water supply for domestic, agricultural, and industrial uses. At some locations in the county, a surficial aquifer occurs in sandy material overlying the Floridan aquifer. The surficial aquifer may be confined from above and below by layers of clay, or may be perched on low permeability clay.

The surficial aquifer in Marion County is comprised of saturated, undifferentiated sediments consisting of coarse grained quartz sand, clayey sand, shell beds, and thin layers of limestone occurring above the confining unit. The confining unit (the Hawthorn Group), where it is present, separates the surficial aquifer from the underlying Floridan aquifer. The primary hydraulic function of the surficial aquifer is to act as a storage reservoir for recharge to the Floridan aquifer. Groundwater in the surficial aquifer moves both laterally and vertically under the influence of gravity to point of discharge. The water table in the surficial aquifer follows topographic relief.

The Floridan aquifer system in Marion County includes permeable deposits of the lower Hawthorn, Ocala, Avon Park, and Lake City Formations. The Floridan varies considerably in porosity and permeability in both vertical and horizontal directions and consists of limestone and dolomite. Faults and fractures have developed in two principal directions, a primary system trending northwest-southeast and a secondary system trending northeast-southwest. The primary set of parallels the axes of the Peninsular Arch and the Ocala Uplift while the secondary set trends parallel to the dip of these two features. These fracture systems more

than likely resulted from tensional stresses associated with the development of both the Peninsular Arch and Ocala Uplift and have matured as aggressive recharge waters dissolve the rock surrounding the fractures.

5.2 Site Lithology & Hydrogeology

The aquifer directly beneath the subject site is the unconfined, upper surface of the Floridan Aquifer, and is classified as a G-II aquifer according to Chapter 62-520, FAC. Based on split-spoon samples collected in 5-foot intervals during the installation of SB-1 through SB-4, the soil beneath the subject site to a depth of 30 is characterized as follows:

0 - 5 ft:	Gray and brown clay sand.
5 - 21 ft	Gray and brown sandy clay.
21 - 27 ft	Green brown sandy clay with traces of limerock.
27- 38 ft	Lt brown limerock.

5.3 Groundwater Elevation Survey

To determine the approximate direction of groundwater flow in the upper surficial aquifer beneath the site, the top-of-casing levels of the six temporary monitoring wells (TW-1 through TW-6) which were installed in October, 2004, were surveyed, and the three existing monitoring wells, EW-1 through EW-3, were also surveyed. Water levels were measured on October 28, and November 24, 2004. The measured elevations were referenced to an arbitrary benchmark of 100.00 feet established at the site. The depth to groundwater was measured from the top-of-casing to the nearest hundredth of a foot in each of the wells with a water level indicator. Groundwater depths from top-of-casing were then converted to relative elevations, which were used to evaluate the subject site. **Table 8** contains a summary of the water levels and relative groundwater elevations for October 28, and November 24, 2004. The relative groundwater elevations for the groundwater level measurements obtained on October 28, 2004 are provided in **Figure 6,** and the relative groundwater elevations for the groundwater level measurements obtained on November 24, 2004 are provided in **Figure 7.** The following summary information for the groundwater measurements obtained on October 28 and November 24, 2004 is provided:

October 28, 2004

- TW-4, TW-6, and EW-1 were found to contain higher water level elevations with respect to the other monitoring wells on-site. The relative groundwater elevation for TW-4 was 80.97 ft., the relative groundwater elevation for TW-6 was 80.79 ft., and the relative groundwater elevation for EW-1 was 80.25 ft. These levels are approximately 6 to 7 feet higher than measurements obtained for other monitoring wells on-site.

- EW-2 was found to contain the lowest groundwater level elevation on-site, at 73.00 feet.

- TW-1, located to the north of the subject site, was measured at 73.09 feet.

- No specific direction of groundwater flow can be determined from the groundwater level measurements obtained on October 28, 2004. The highest levels measured in TW-4 and TW-6 located in the southern portion of the property are indicative of a radial flow pattern, in all directions.

November 24, 2004

- TW-4, TW-6, and EW-1 were found to contain higher water level elevations with respect to the other monitoring wells on-site. The relative groundwater elevation for TW-4 was 79.70 ft., the relative groundwater elevation for TW-6 was 79.59 ft., and the relative groundwater elevation for EW-1 was 77.70 feet.

- TW-1 was found to contain the lowest groundwater level elevation on-site, at 72.28 feet.

- No specific direction of groundwater flow can be determined from the groundwater level measurements obtained on November 24, 2004. The highest levels measured in TW-4 and TW-6 located in the southern portion of the property are indicative of a radial flow pattern, in all directions.

5.4 Hydraulic Gradient

The effective porosity (n) for the sandy clay down to approximately 27 feet encountered during installation of the monitoring wells is estimated at 15 percent, resulting in an estimated storage coefficient of 0.15. With respect to hydraulic gradient across the site, the following information is provided:

- The hydraulic gradient which was measured from TW-4 to EW-2 is .13, which represents the maximum value for a localized area on-site.

- The hydraulic gradient from TW-1 to EW-3 is .0007, which represents the minimum value for the subject site.

A summary of site hydrogeologic data is provided in **Table 9.**

5.5 Municipal Water Supply Wells

The subject property is located within the service area for water supply provided by the City of Ocala. AEI verified with City of Ocala personnel that there are no municipal potable wells within a five-mile radius of the subject site. No municipal water supply wells were identified within a ½-mile of the site. With respect to private potable wells in the area, the subject site is located in the center of downtown Ocala, and the entire downtown area is connected to the City of Ocala water system.

6.0 EVALUATION OF RESULTS

6.1 Evaluation of FDEP Soil and Groundwater CTLs

Based upon the results of this investigation, the subject site has been evaluated with respect to the Soil and Groundwater CTLs specified in Chapter 62-777, FAC. **Table 10** contains summary information regarding the results of the soil and groundwater investigations for the six source areas. The following summary information regarding the evaluation of the FDEP Soil and Groundwater CTLs in Chapter 62-777, FAC is provided:

a. Source Area 1, Four In-active USTs: To investigate the four in-active USTs inside the building, four hand auger borings were installed to 9 feet, and the soil samples from each hand auger boring were screened in the field for the presence of petroleum and solvents with an OVA. Four laboratory soil samples, SS-1 through SS-4, were collected and analyzed for petroleum parameters. SS-4 was also analyzed for solvent parameters. Temporary Monitoring Well TW-1 was installed approximately 30 feet to the north of the four in-active UST, and sampled for EPA Methods 601, 602, and total lead.

> *Soil Evaluation:* No elevated OVA readings were detected in HA-1 through HA-4 for the interval from 1 foot to 9 feet below land surface above 2 ppm, no petroleum odors were noted in the samples, and there was no visual evidence of petroleum contamination. No EPA Method 8021 (volatile aromatics) were detected in SS-1 through SS-4 above applicable laboratory detection limits. SS-4 did not detect any EPA Method 8021 (halogens) parameters above applicable laboratory method detection limits. *No parameters for SS-1 through SS-4 exceeded any SCTLs specified in Chapter 62-777, FAC.*
>
> *Groundwater Evaluation:* Tetrachloroethene was detected at 1.9 micrograms per liter (ug/L), which is below the FDEP GCTL of 3 ug/L. No other EPA Method 601 or 602 parameters were detected above applicable laboratory method detection limits. Total lead was not detected above 3.0 micrograms per liter (ug/L). *No FDEP GCTLs were exceeded for EPA Method 601 or 602 parameters, or Total Lead in TW-1.*

b. Source Area 2, Three Abandoned USTs: To investigate the three abandoned USTs outside the building, two hand auger borings were installed to 9 feet, and the soil samples from each hand auger boring were screened in the field for the presence of petroleum and solvents with an OVA. In addition, one soil boring, SB-5, was installed to 30 feet, and soil samples from the soil boring were screened in the field for the presence of petroleum and solvents with an OVA. One laboratory soil sample, SS-12, was collected from a depth which was determined based on review of the OVA results, and analyzed for petroleum parameters. TW-2 was installed to the northeast of Source Area 2, and was sampled on October 22, 2004, for EPA Method 601 and 602 parameters, and total lead.

> *Soil Evaluation:* No elevated OVA readings were detected in HA-8, HA-9, or SB-5, no petroleum odors were noted in the samples, and there was no visual evidence of petroleum contamination. No EPA Method 8021 (volatile aromatics) parameters were detected above applicable laboratory detection limits. *No parameters for SS-12 exceeded any SCTLs specified in Chapter 62-777, FAC.*

Groundwater Evaluation: Tetrachloroethene was detected at 14.9 ug/L, which is above the FDEP GCTL of 3 ug/L. No other EPA Method 601 or 602 parameters were detected above applicable laboratory method detection limits. Total lead was not detected above 3.0 ug/L. ***As a result, the FDEP GCTL was exceeded for tetrachloroethene in TW-2.*** No other GCTLs were exceeded for EPA Method 601 or 602 parameters, or total lead in TW-2.

c. Source Area 3, Former Kerosene UST: To investigate the former kerosene UST located to the south of the building, one soil boring, SB-1, was installed to 28 feet and the soil samples from the soil boring were screened in the field for the presence of petroleum and solvents with an OVA. One laboratory soil sample, SS-11, was collected from a depth which was determined based on review of the OVA results, and analyzed for petroleum parameters. TW-4 was installed to the north of Source Area 3, and was sampled on October 22, 2004, for EPA Method 602 parameters, EPA Method 8310 parameters, and TPH.

Soil Evaluation: No elevated OVA readings were detected in SB-1, no petroleum odors were noted in the samples, and there was no visual evidence of petroleum contamination. No EPA Method 8021 (volatile organics) parameters or EPA Method 8100 parameters were above applicable laboratory detection limits. TPH was detected at 17.2 mg/kg, which is below the SCTL of 340 mg/kg. *No parameters for SS-11 exceeded any SCTLs specified in Chapter 62-777, FAC.*

Groundwater Evaluation: Total xylenes were detected at 1.1 ug/L, below the FDEP GCTL of 20 ug/L. No other EPA Method 602 parameters were detected above applicable laboratory method detection limits. No EPA Method 8310 parameters were detected above applicable laboratory detection limits, and TPH was not detected above 0.1 mg/L. No GCTLs were exceeded for EPA Method 602 or 8310 parameters, or TPH in TW-4.

d. Source Area 4, Former Fuel Dispenser Islands: To investigate two former fuel dispenser islands, two soil borings, SB-3 and SB-2 were installed to 25 feet and the soil samples from the soil boring were screened in the field for the presence of petroleum and solvents with an OVA. One soil sample was collected from each dispenser island from a depth determined as a result of review the OVA results, and analyzed for petroleum parameters. Soil sample SS-5 was collected from below the western fuel island, and SS-6 was collected from below the southern fuel island. TW-5 was installed to in the former pump island located on the western portion of the subject site, and was sampled on October 22, 2004, for EPA Method 601 and 602 parameters, and total lead. TW-6 was installed to in the former pump island located on the southern portion of the subject site, and was sampled on October 28, 2004, for EPA Method 601 and 602 parameters, EPA Method 8310, parameters, TPH, and total lead.

Soil Evaluation, East and West Fuel Islands:

West Fuel Island Results: No elevated OVA readings were detected for the interval from 1 foot to 5 feet below land surface above 50 ppm. ***For the interval from 9 feet to 25 feet, elevated readings greater than 1000 ppm were measured, and petroleum odors were noted in the samples.*** Based on review of the OVA results for the former pump island to the west of the building, SS-6 was collected at a depth of 13.0 feet, and analyzed for EPA Method 8021 (volatile aromatics) parameters. Ethylbenzene was detected at 34,950 ug/kg, toluene was detected at 13,190 ug/kg, and total xylenes were detected at 150,000 ug/kg.

Benzene, chlorobenzene, 1,2-dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, and MTBE were not detected above 8,240 ug/kg. Due to the high levels of ethylbenzene, toluene and total xylenes detected, the laboratory detection limit was raised from 5 ug/kg to 8,240 ug/kg by the laboratory. ***The levels detected for ethylbenzene, toluene, and total xylenes in SS-6 exceed the SCTLs specified in Chapter 62-777, FAC.***

South Fuel Island Results: No elevated OVA readings were detected for the interval from 1 foot to 5 feet below land surface above 10 ppm. ***For the interval from 7 feet to 20 feet, elevated readings greater than 1000 ppm were measured, and petroleum odors were noted in the samples.*** Based on review of the OVA results for the former pump island to the south of the building, SS-5 was collected at a depth of 7.0 feet, and analyzed for EPA Method 8021 (volatile aromatics) parameters. Ethylbenzene was detected at 900 micrograms per kilogram (ug/kg), and total xylenes were detected at 7,980 ug/kg. Benzene, toluene, chlorobenzene, 1,2-dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, and MTBE were not detected above 385 ug/kg. Due to the high levels of ethylbenzene and total xylenes detected, the laboratory detection limit was raised from 5 ug/kg to 385 ug/kg by the laboratory. The SCTL for ethylbenzene is 600 ug/kg, and the SCTL for total xylenes is 200 ug/lg. ***The levels detected for ethylbenzene and total xylenes in SS-5 exceed the SCTLs specified in Chapter 62-777, FAC.***

Groundwater Evaluation, West and South Fuel Islands:

West Fuel Island Results: No EPA Method 601 parameters were detected above applicable method detection limits. Elevated levels of certain EPA Method 602 parameters, which are associated with gasoline, were detected. Benzene was detected at 195 ug/L, above the GCTL of 1.0 ug/L; toluene was detected at 1,080 ug/L, above the GCTL of 40 ug/L; ethylbenzene was detected at 660 ug/L, above the GCTL of 30 ug/L, and total xylenes were detected at 1,790 ug/L, above the GCTL of 20 ug/L. No other EPA 602 parameters were detected above applicable laboratory method detection limits. Total lead was detected at 18.0 ug/L, above the GCTL of 15 ug/L. ***As a result, the FDEP GCTLs were exceeded for benzene, ethylbenzene, toluene, total xylenes and total lead in TW-5.***

South Fuel Island Results: No EPA Method 601 parameters were detected above applicable method detection limits. Elevated levels of certain EPA Method 602 parameters, which are associated with gasoline, were detected. Benzene was detected at 200 ug/L, above the GCTL of 1.0 ug/L; toluene was detected at 1,020 ug/L, above the GCTL of 40 ug/L; ethylbenzene was detected at 600 ug/L, above the GCTL of 30 ug/L, and total xylenes were detected at 1,870 ug/L, above the GCTL of 20 ug/L. For EPA Method 8310 parameters, naphthalene was detected at 55.4 ug/L, above the GCTL of 20 ug/L; 1-methylnaphthalene was detected at 19.7 ug/L, below the GCTL of 20 ug/L, and 2-methylnaphthalene was detected at 12.5 ug/L, below the GCTL of 20 ug/L. TPH was detected at 5.9 mg/L, above the GCTL of 5.0 mg/L, and total lead was detected at 4.0 ug/L, below the GCTL of 15 ug/L. ***As a result, the FDEP GCTLs were exceeded for benzene, ethylbenzene, toluene, total xylenes, naphthalene, and TPH, in TW-6.***

e. Source Area 5, Former In-Ground Hydraulic Lifts: To investigate the three in-ground hydraulic lifts, two hand augers, HA-5 and HA-6 were installed inside the building to 9 feet, and the soil samples from each hand auger boring were screened with an OVA. Soil samples SS-7 and

SS-9 were obtained for TPH from each location. For the in-ground hydraulic lift located outside of the building, one soil boring, SB-4, was installed to 30 feet and the soil samples from the soil boring were screened in the field for the presence of petroleum constituents with an OVA. One soil sample, SS-10, was collected at depth of 7 feet, and analyzed for TPH. TW-3 was installed to the east of the former in-ground hydraulic lift outside of the eastern portion of the building, and was sampled on October 22, 2004, for EPA Method 601 and 602 parameters, and total lead.

Soil Evaluation: No elevated OVA readings or indications of petroleum contamination were detected in HA-5 or HA-7 which were installed inside the building, or in SB-4 installed outside of the building. SS-7 detected TPH at 19.1 mg/kg, SS-9 detected TPH at 12.9 mg/kg, and SS-10 detected TPH at 52.5 mg/kg. These levels are below the SCTL of 340 mg/lg. *The SCTL for TPH specified in Chapter 62-777, FAC, was not exceeded in SS-7, SS-9, or SS-10.*

Groundwater Evaluation: Tetrachloroethene was detected in TW-3 at 5.3. ug/L, which is above the FDEP Groundwater Cleanup Target Level of 3 ug/L. No other EPA Method 601 or 602 parameters were detected above applicable laboratory method detection limits. Total lead was not detected above 3.0 ug/L. The source of the tetrachloroethene is unknown at this time. ***As a result, the FDEP GCTL was exceeded for tetrachloroethene in TW-3.*** No other GCTLs were exceeded for EPA Method 601 or 602 parameters, or total lead, in TW-3.

f. Source Area 6, Abandoned Used Oil UST: The abandoned used oil UST located inside the building was investigated in 1999 as part of tank closure assessment activities. One hand auger boring, HA-7, was installed inside the building to 9 feet, the samples were screened with an OVA, and one soil sample, SS-8, was obtained for TPH.

Soil Evaluation: No elevated OVA readings were detected for the interval from 1 foot to 9 feet below land surface above 1 ppm, no petroleum odors were noted in the samples, and there was no visual evidence of petroleum contamination. One soil sample, SS-8, was collected near the abandoned used oil UST located inside the building at a depth of 9 feet and was analyzed for TPH via the FL PRO Method. SS-8 detected TPH at 7.91 mg/kg, below the SCTL of 340 mg/lg. *The SCTL for TPH specified in Chapter 62-777, FAC, was not exceeded in SS-8.*

Groundwater Evaluation: No groundwater samples were obtained for the abandoned used oil UST located inside the building.

6.2 DQO Evaluation

As indicated in Section 1.6, the Data Quality Objectives (DQO) process has been incorporated by AEI for this Brownfield Phase II ESA, and the DQO information for the subject site which was submitted as part of the QAPP is included in **Appendix F.** The seven steps of the DQO process, which were outlined in Section 1.6, have been evaluated with the results of this project, as follows:

Step 1 - Problem Definition

The problem was defined on Page 9 of 51 in the QAPP, dated September 22, 2004. The following information is provided:

The subject site has been previously used as an automotive repair facility and prior to that as a gasoline station. The subject site currently contains a vacant one-story building, and will be developed along with the adjacent three parcels as part of a large scale downtown revitalization project. There are currently no specific re-development plans, however, it is assumed that re-development will include demolition of the existing automotive repair building, and construction of a multi-tenant commercial retail and professional office building. The other three parcels off-site to the east, north, and northeast will be included. As indicated in Section 1.4, the subject site has six specific source areas which have been investigated to determine if the soil and groundwater has been impacted by petroleum constituents and/or solvents before the site is re-developed. The petroleum constituents and solvents are detected in the soil and groundwater as a result of this study have been evaluated with respect to applicable criteria specified in Chapter 62-777, FAC.

On-Site Human or Environmental Receptors: The subject site is currently un-occupied and the entire site is paved. Currently there no on-site human or environmental receptors. Re-development of the subject site for commercial retail and/or professional office use will result in the presence of occupants on-site for approximately 8 to 16 hours per day, depending on the hours of operation.

Off-Site Human or Environmental Receptors: The subject site is located in downtown Ocala, as shown on **Figure 2.** This area is highly urbanized, and there are various businesses located to the north, south, east, and west, which contains potential human receptors within a 500 foot radius of the of the subject site. The property immediately to the north contains a vacant window tinting and sign business. There are no environmental receptors in the immediate vicinity.

End-Data Users: The end data users at this time include AEI, Renew Ocala, the FDEP Central District Office located in Orlando, Florida, and the U.S. EPA Region IV Office, and other users as designated by Renew Ocala.

Step 2 - Identify the Decision

The decisions were identified in the QAPP on *Page 10 of 51.* The results of the Brownfield Phase II ESA have been evaluated to determine if levels of solvents and petroleum parameters are present in the soil and groundwater at the specific source areas investigated. The decisions identified for the subject site in the QAPP have been evaluated with respect to the results from the Brownfield Phase II ESA below. The text in bold contains the response for the decisions, based on the results obtained for this project.

a) Are Any Interim-Short Term Remedial Actions Needed? This includes the determination of the presence of soil contamination which is exposed that may impact other areas of the subject site, off-site properties, or potentially impact the surficial aquifer. ***Response: As a result of this project, no short term remedial actions are recommended for any of the six source areas at this time. Short term remedial action may be needed after removal of the four in-active USTs in the future.***

b) Are Interim Soil Removal Activities Needed? If it is determined that soil contamination is present above acceptable criteria and is "excessively contaminated" in any of the six source areas, then a decision may be made for removal of soil for specific source areas. ***Response: As a result of this project, no interim source removal activities are recommended for any of the six source areas at this time. The soil contamination beneath the two former fuel islands is from approximately 7 feet to 30 feet below land surface, and should be remediated as part of long term remedial actions, after completion of additional assessment activities. Interim soil removal activities may be appropriate for Source Area #1 during the removal of the four USTs located beneath the building, in the future.***

c) Is Free Product Removal Needed? If the presence of any petroleum free product is detected in the monitoring wells installed in the source areas, is the removal of free product needed? Chapter 62-770.300, FAC, requires the removal of any petroleum free product within three days of discovery. ***Response: No petroleum free product was detected in any of the six temporary monitoring wells, or three existing monitoring wells sampled as part of this project in October, 2004. As a result, no removal of free product is required for any of the six source areas at this time.***

d) Groundwater Contamination: Determine the presence of any elevated parameters of solvents or petroleum constituents associated with the source areas, and the potential for these parameters to impact site redevelopment, and off-site migration, and potential impact on adjacent properties. ***Response: Groundwater contamination was detected on-site. Low levels of tetrachloroethene, ranging from 1.9 ug/L to 14.9 ug/L was detected in TW-1, TW-2, and TW-3, in the northern and eastern portions of the subject site. The specific source of tetrachloroethene is not known. Elevated levels of gasoline parameters were detected beneath the two former fuel islands.***

e) Determine the Need for Additional Site Assessment Activities: The analyses for soil and groundwater laboratory analyses obtained the source areas will be used to determine the need for delineation of any solvent or petroleum groundwater plumes, the potential for these parameters to impact site redevelopment, and determine the potential for off-site migration and potential impacts on adjacent properties. ***Response: Additional site assessment activities are needed to delineate the extent of the petroleum groundwater plumes associated with the two former fuel islands, and to investigate the tetrachloroethene detected in the groundwater on the eastern portion of the subject site.***

Step 3 - Identify the Inputs to the Decision

This step involved identification of the information necessary to make informed, defensible decisions. The information for this section was included in *Pages 10 of 51 through 15 of 51,* in the QAPP, and included specific information for each source area with respect to the various sampling activities conducted for the evaluation of each source area. These included specific criteria for field screening with an OVA, the collection and evaluation of soil laboratory samples, and the collection and evaluation of groundwater laboratory samples. ***The information included on Pages 10 of 51 through 15 of 51 of the QAPP were utilized to evaluate the field data and laboratory analytical results obtained.***

Step 4 - Define Boundaries of the Study

This step involves identification of the spatial and temporal boundaries which apply to the subject site. The information for this section was included in *Pages 15 of 51 through 17 of 51,* in the QAPP, and included specific information for each source area with respect to the various sampling activities conducted for the evaluation of each source area. ***As indicated in other sections of this report, the subject site contains .31 acres, as shown in Figure 3. Six source areas were investigated.***

Step 5 - Development of a Decision Rule

This item was contained on *Page 18 of 51* of the QAPP, dated September 22, 2004. The purpose of developing a Decision Rule is to "integrate the output from the previous steps of the DQO process into a statement that estimates the parameter(s) of interest, delineates the scale of decision making, specifies the action level, and describes the logical basis for choosing among alternative actions." As a result, a total of four decision alternatives were developed for this project. Two decision alternatives,"A" and "B", were developed for the soil investigation, and two decision alternatives, "C" and "D', were developed for the groundwater investigation. Each source area was then evaluated with respect to the decision alternatives developed for the subject site. The four alternatives are summarized as follows:

Alternative A - The results of the soil investigation for each source area were evaluated respect to the applicable regulatory criteria, identified in Step 3. If the levels associated with the applicable parameters in each source area were below the applicable FDEP Soil Cleanup Target Levels for Residential Exposure or Groundwater Leachability, (whichever is lower), **then no additional assessment activities or source removal activities were recommended for any of the six source areas, as applicable.**

Alternative B - The results of the soil investigation for each source area were evaluated respect to the applicable regulatory criteria, identified in Step 3. If the levels associated with the applicable parameters any of the source areas exceeded any of the applicable FDEP Soil Cleanup Target Levels for Residential Exposure or Groundwater Leachability, (whichever is lower), **then additional assessment activities or source removal activities were recommended for applicable a specific source area.**

Alternative C - The results of the groundwater laboratory results for each source area were evaluated respect to the applicable regulatory criteria, identified in Step 3. If the levels associated with the applicable parameters in each source area were below the applicable FDEP Groundwater Cleanup Target Levels, **then a conclusion indicating that a specific source area has not adversely impacted groundwater was provided.**

Alternative D - The results of the groundwater laboratory results for each source area were evaluated respect to the applicable criteria. If the levels associated with applicable parameters in each source area are above the applicable FDEP Groundwater Cleanup Target Levels, **then a conclusion indicating that a specific source area has adversely impacted groundwater will be provided, and that the-development project should be evaluated with respect to additional site assessment activities.**

The following summary information is provided for each source area investigated as part of this project:

Source Area 1, Four In-active USTs

Soil Evaluation: No elevated levels were detected as a result of the soil investigation of the four in-active USTs, and for the purposes of this report, **Alternative A** is applicable. However, since the four USTs are still present, additional soil sampling will be required to meet the FDEP tank closure assessment requirements which will be completed when the USTs are removed in the future.

Groundwater Evaluation: A low level of tetrachloroethene (1.9 ug/L) was detected as a result of the groundwater investigation of the four in-active USTs, and for the purposes of this report, **Alternative C** is applicable. However, since the four USTs are still present, additional groundwater testing may be applicable as part of tank closure assessment requirements which will be completed when the USTs are removed in the future.

Source Area 2, Three Abandoned USTs:

Soil Evaluation: No elevated levels were detected as a result of the soil investigation of the three abandoned USTs, and for the purposes of this report, **Alternative A** is applicable.

Groundwater Evaluation: 14.9 ug/L of tetrachloroethene was detected in the groundwater near the three abandoned USTs. Since the source of the tetrachloroethene is unknown, **Alternative D** is applicable.

c. Source Area 3, Former Kerosene UST:

Soil Evaluation: No elevated levels were detected as a result of the soil investigation of the former kerosene UST, and for the purposes of this report, **Alternative A** is applicable.

Groundwater Evaluation: No elevated levels of applicable parameters were detected. For the purposes of this report, **Alternative C** is applicable.

d. Source Area 4, Former Fuel Dispenser Islands:

Soil Evaluation: Elevated levels of gasoline constituents were detected in the soil beneath the former fuel islands in the southern and western portions of the subject site. The interval extends from 7 feet to the upper surface of the water table, down to approximately 30 feet. As a result of the soil investigation of the two former fuel islands, **Alternative B** is applicable.

Groundwater Evaluation: Elevated levels of gasoline constituents were detected in the groundwater beneath the former fuel islands in the southern and western portions of the subject site. As a result of the groundwater investigation of the two former fuel islands, **Alternative D** is applicable.

e. *Source Area 5, Former In-Ground Hydraulic Lifts:*

Soil Evaluation: No elevated levels were detected as a result of the soil investigation of the three former hydraulic lifts, and **Alternative A** is applicable.

Groundwater Evaluation: 5.3 ug/L of tetrachloroethene was detected in the groundwater near the former hydraulic lift located to the east of the building. Since the source of the tetrachloroethene is unknown, **Alternative D** is applicable.

f. *Source Area 6, Abandoned Used Oil UST:*

Soil Evaluation: No elevated levels were detected as a result of the soil investigation of the former used oil UST, and for the purposes of this report, **Alternative A** is applicable.

Groundwater Evaluation: Groundwater testing was conducted as part of this study. Since no constituents were identified in the soil, for the purposes of this report, **Alternative C** is applicable.

Step 6 - Specifying Limits on Decision Errors

Because of the limitations of environmental sampling and analysis, the project has been evaluated with respect to the possibility of making the wrong decision because of incomplete information. The following items are provided:

1. Limitations of Decisions Regarding Soil Assessment Activities:

a. The purpose of the soil sampling activities was to evaluate six source areas for the presence of soil contamination. Since the purpose of this project was to identify the presence of applicable contaminants at each source area, the results were to be evaluated with respect to type of contamination, and the vertical extent for the interval from the surface to 28 feet below land surface. If contamination was detected, the horizontal extent could not be determined as part of this project, and the full horizontal extent will be delineated in the next phase of this project. The number of laboratory samples included in this phase of the project was limited by the budget allocated by Renew Ocala for this project.

b. With respect to the soil samples obtained, the possibility for errors exist if contaminants were not detected in the sampling intervals or locations. For certain source areas, samples were collected with a hand auger in two-foot intervals, down to a depth of approximately 9 feet. Hand auger borings are limited to a maximum depths of 9 to 15 feet below land surface. Since split-spoon soil samples were collected in five-foot intervals, contaminants may be present in an interval not sampled.

c. As indicated in Section 3.4, all soil analytical results met the project requirements with respect to applicable detection levels, except for Soil Samples SS-5 and SS-6. Both of these samples contained elevated levels of petroleum hydrocarbons, and PC&B Environmental Laboratories informed AEI that due to the elevated levels of petroleum present, the samples were diluted, and the levels were reported at the lowest possible detection limit. As a result, the detection level for benzene in SS-5 was higher than the FDEP SCTL. For SS-6, the detection limits for benzene, chlorobenzene, 1,2-dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, and MTBE were

above the FDEP SCTLs. Discussion with the Ms. Nancy Moore, the Quality Manager for PC&B Environmental Laboratories, indicated that when elevated levels of petroleum such as those present in SS-5 and SS-6, it is not possible to conduct the laboratory analyses at a lower dilution without causing a malfunction of the analytical equipment.

d. With respect to Source Area #1, this area contains four in-active USTs, which are located inside the building. The soil sampling activities conducted for the four USTs did not detect any petroleum constituents in the OVA readings for the four hand auger borings installed around the perimeter of the four USTs, or soil samples SS-1 through SS-4 which were collected from the four hand auger borings. ***It should be noted that the four USTs are located beneath concrete, and the soil borings were installed around the perimeter of the UST tank area, and the conditions beneath the concrete near fill pipes, any other subsurface piping, immediately adjacent to, or beneath the USTs are unknown, and must be evaluated during the removal of the four USTs in the future.***

2. Limitations of Decisions Regarding Groundwater Assessment Activities:

a. The purpose of the groundwater sampling activities was to determine if groundwater has been impacted by six source areas. Since the purpose of this project is to identify the presence of applicable contaminants at each source area, the results were evaluated with respect to type of contamination, and were limited to obtaining groundwater samples from the upper surface of the water table, was encountered at approximately 25 feet below land surface. The temporary monitoring wells were installed to a depth of 38 feet. The interval below 38 feet was not investigated as part of this phase of the project.

b. There are four in-active USTs located inside the building, and due to access limitations with a drill rig, monitoring wells were not installed immediately adjacent to the in-active USTs. In order to determine any potential impacts to groundwater, a temporary monitoring well, TW-1, was installed approximately 30 feet to the north of four USTs.

c. The purpose of the groundwater sampling phase of this project is to evaluate the six source areas for the presence of parameters above the applicable cleanup target levels, which are designed to represent the highest concentrations at each area. For the areas where contamination was detected, the horizontal extent could not be determined. Since the subject site is .31 acres in size, the six temporary monitoring wells and three existing monitoring wells are located such that groundwater impacts at each property boundary have been determined in certain areas. Additional monitoring wells within the property boundaries are needed for a complete horizontal determination, and vertical extent monitoring wells will be needed as part of future assessment activities. The number of monitoring wells installed and groundwater samples collected in this phase of the project were limited by the budget allocated by Renew Ocala for this project.

d. As indicated in Section 4.5, TW-3 was designated for collection of a TPH groundwater sample for laboratory analyses. However, additional parameters were added by the project manager, and as an oversight, a TPH sample was not collected from TW-3 during the groundwater sampling activities for this project. Since TPH was detected in SS-10 at 52.5 mg/kg, below the SCTL of 340 mg/kg, is it not likely that TPH will be present in the groundwater above the GCTL of 5.0 mg/L. However, TW-3 is still present on-site, and a groundwater sample can be collected and analyzed for TPH, as needed.

Step 7 - Optimizing the Design

The soil and groundwater sampling activities conducted under this Brownfield Phase II ESA have been designed and completed to obtain results regarding the presence of constituents in the soil and groundwater associated with six sources of contamination. As indicated above, the results have been evaluated to determine if any interim remedial actions are necessary, or if the groundwater has been adversely impacted. As a result, the objectives outlined in the QAPP have been achieved.

6.3 Recommendations

As a result of this Brownfield Phase II ESA, the following recommendations are provided:

1. The four in-active USTs located inside the building must be removed prior to any future site development activities. Upon removal of the four in-active USTs, if petroleum contamination is observed in certain localized areas such as around fill pipes, around piping, immediately adjacent and beneath the USTs, etc., short term soil removal activities may be appropriate during removal activities. Tank closure assessment activities should be conducted as part of the tank removal process, to determine the presence of any petroleum constituents in the soil or groundwater associated with the four in-active USTs.

2. No short term remedial measures are recommended for Source Areas 2 through 6. at this time.

3. Additional assessment activities are recommended for the petroleum constituents in the soil and groundwater beneath the former fuel islands associated with Source Area 4.

4. Additional assessment activities are recommended for the tetrachloroethene detected in TW-1, TW-2, and TW-3. The exact source is unknown at this time.

5. No additional assessment activities are recommended for Source Area 3, Source Area 5, or Source Area 6.

BROWNFIELDS ASSESSMENT. OCALA, FLORIDA
FOIA 2019-003937

FOLDER NUMBER	BRIEF DESCRIPTION	
779 279 ~~770~~	Little One Alternator + Slaited	

RENEW OCALA
A BROWNFIELDS REDEVELOPMENT PROGRAM

July 30, 2007

Ms. Kathleen Curry, Grants Project Officer
U.S. Environmental Protection Agency
61 Forsyth Street, SW
Atlanta, GA 30303-8960
(404)562-8660

Dear Ms. Curry:

Enclosed please find a pre-screening report for a property located within the City of Ocala Community Redevelopment Area and Brownfields Area currently known as the Little One Alternator & Starter Repair, 605 NE 14th Street. The owner has petitioned Renew Ocala to have the property included in our 'Assess and Assist' program as a Brownfields Site. Acceptance in the Brownfields Redevelopment Program will allow for Phase I and, if needed, Phase II Environmental Site Assessments (ESA) using EPA granted funds.

The local Brownfields Advisory Board and the Ocala City Council have endorsed this property as one that would enhance the City's long-range, continuing program of community redevelopment. The tract is located on a main thoroughfare that serves as a gateway into the North Magnolia Community Redevelopment Area. The 14th Street area in particular has seen recent redevelopment with major Brownfields remediation projects just west and south of the site. The owners of the subject site have the property for sale and interested investors have suggested an environmental assessment be conducted before they committed to a purchase.

With the proper investment, the site could serve to enhance the redevelopment efforts of the neighborhood and perhaps establish new jobs. We are seeking U.S. Environmental Protection Agency approval to use our Brownfields assessment funds for the necessary ESAs.

If you have any questions, please feel free to contact me at (352) 629-8323. I may also be reached by way of the Internet at, groberts@ocalafl.org.

Sincerely,

George A Roberts

George A Roberts
Project Coordinator, Renew Ocala

Docket No. 779279

Cc: Paul K Nugent, City Manager
Jim Simon, Supervisor, Housing and Grants
Marc Mondell, Manager, Community & Business Development

P.O. Box 1270 • Ocala, FL 34478 • Tel (352) 629-8322 • Fax (352) 867-1781

EPA Site Screening Information Schedule –

Little One Alternator & Starters (July 2007)

Contact Person
George A Roberts
Renew Ocala Project Coordinator
P.O. Box 1270
Ocala, FL 34478
(352) 629-8322
groberts@ocalafl.org

Current Owner
Ezra W Johnson
Contact
Ezra W Johnson
605 NE 14th Street
Ocala, FL 34470
(352) 629-6518

Site/Project Location:
Little One Alternators & Starters
605 NE 14th Street, Ocala, Marion County, Florida
Parcel #: 26136-002-00 (0.52 ac.)
Notated USGS map is attached.

Site History and Current Status:

The original building was constructed on the site in 1954. Prior to 1954 the area was sparsely populated with residential structures and a nearby school. For all of its history, the site has been a single story structure on ½ acre of land.

From the early 1960s through the early 1980s the building served as a café or diner. Thereafter it became a print shop and subsequently the repair shop it is today.

The site is within the North Magnolia section of the Community Redevelopment Area (CRA). The entire 14th Street area is in the middle of a large redevelopment effort, which had leveraged state Department of Transportation funds to completely resurface the road and rework the nearby railroad right of way.

Brownfields Environmental Site Assessments have been completed on several neighborhood properties but none immediately adjacent to the subject site. While no major environmental issues are anticipated, there is still some concern regarding surrounding past uses in the area, including a large machine shop facility to the north.

Surrounding area

The building is on the northwest corner of NE 14th Street and NE 6th Avenue and fronts on NE 14th Street. Across 14th Street to the south there are several businesses, including a roofing repair and materials distribution center and the main office and storage building of an air conditioning business. To the east is an office complex that conducts telephone and telecommunication business and other utilities-type activities. Directly to the north is a large

machine shop and metal distribution center. Across NE 6th Avenue to the west is a major distribution center for pottery of various sizes and shapes.

The entire area began to convert from residential to commercial in the mid 1940s and has continued to develop that way. The 14th Street corridor is in the midst of an ambitious redevelopment effort that has attracted long term clean, commercial and industrial activities that will provide jobs and more fully utilize existing infrastructure. While the subject site is smaller than most in the area, it may still serve to enhance those activities.

Activity on site

At present the site consists of one, single-storied, building. It is for sale and redevelopment plans are dependent upon the property being sold to a developer or business investor.

Project Period:

Six months from the start date of the Phase I/II Environmental Site Assessment.

Benefits

The Brownfields designation of this area provides for the sustained rejuvenation of the North Magnolia corridor. It meets the criteria for the City's revitalization goals, and enhances and facilitates the implementation of the Community Redevelopment Area Project. Assertions of, and/or plans for, mitigation of any yet-to-be-identified potential health/ environmental threats must await the outcome of the Phase I/II Environmental Site Assessments to be performed under this grant program.

No EPA funds have been previously committed to this site. Environmental condition of the site will be assessed through EPA-grant funded Phase I and, as needed, Phase II Environmental Site Assessments conducted by RENEW OCALA staff and their contracted consultant.

** Land Data **

LN	Use	Front	Depth	Zone	C	Notes	Units	Type	Rate	Dph	Loc	Shp	Phy	Just Va
01	4112	130	175	M1			22750.00	SF	2.00	100	100	100	100	45,50
Neighborhood		5001	15-22	ACREAGE				Total Land	-	Class				45,50
Mkt: 8 70								Total Land	-	Just				45,50

** Building Characteristics **

Building 01 of 01

COM01=R30U65L14U25L16D90.R3
CAN02=R24D6L24U6.

```
#--16-#
¦COM01¦
¦     ¦
¦     2
¦     5
¦     ¦
¦     ¦
¦     ¦
¦     #-14-#
¦           ¦
¦           ¦
¦           ¦
¦           ¦
¦           ¦
9           ¦
0           ¦
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¦           6
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¦           ¦
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¦           ¦
¦           ¦
¦           ¦
¦           ¦
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SE---30---##
 6CAN02   6
 #---24---#
```

Structure Type 4 MASONRY NO PILAST
Effective Age 6 25-29 YRS Obsolesence: Functional 0%
Condition 3 FAIR Year Built 1954 Locational 0
Quality Grade 350
Inspected on 05/05/06 by 183-THOMAS C. KEANE JR Base Perimeter 24

Exterior Wall: 32 CONC BLK-STUCO 72%
26 SIDING-NO SHTG 28%

Section	Avg Wall Height	Number Stories	Year Bilt	Bsmt %	Ground Flr Area	---Interior Finish(es)---		Sprinkler	A/
01	10.0	1.00	1954	0	2,350	M41 LIGHT MANUFACTURI	27%	N	N
						M25 SERVICE/NON-VEHIC	56%	N	Y
						F49 STORAGE	17%	N	N
02	10.0	1.00	1954	0	144	CAN CANOPY-ATTACHD	100%	N	N

Prepared by: Joe Switt

Print Date: 05/25/2007

Print Page

Layer: None **Label**: None

Property Current ☐ Previous ☐

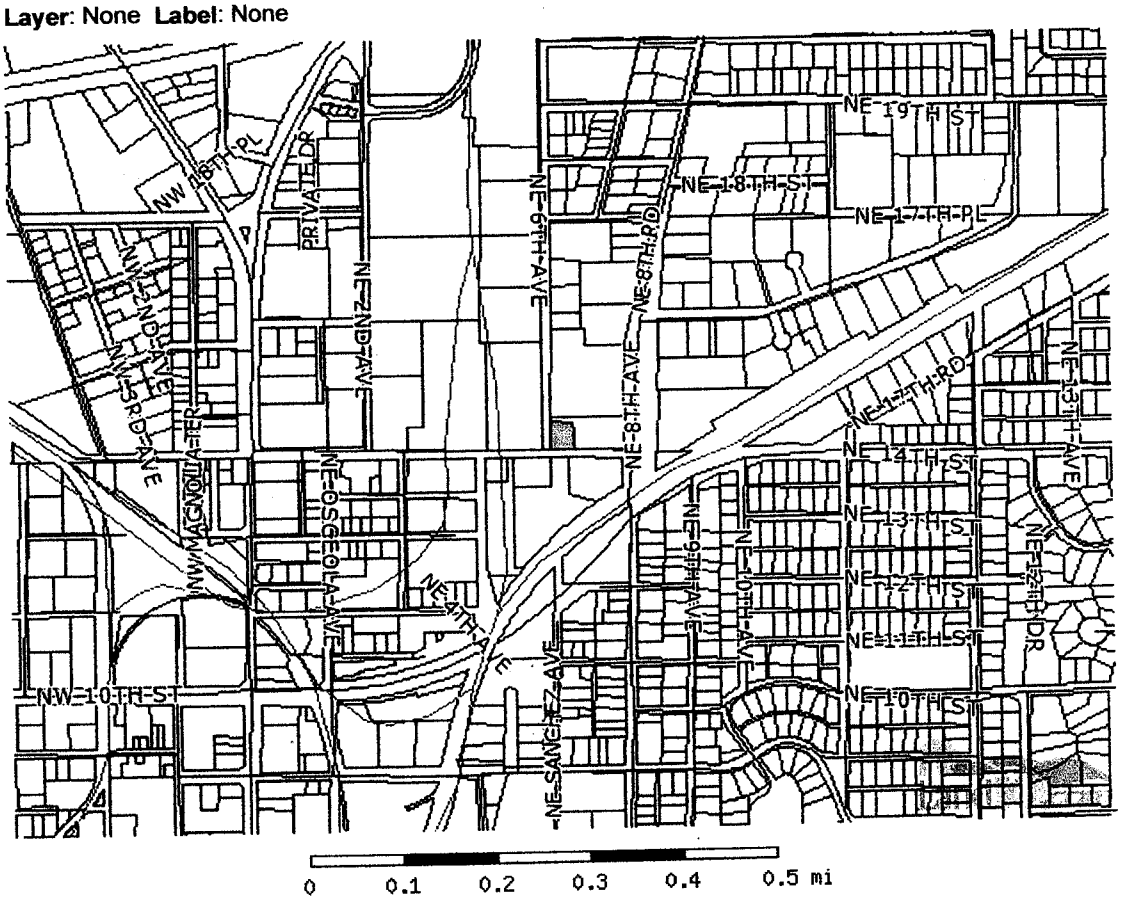
Parcel ID:	26136-002-00
Owner:	JOHNSON EZRA W & JUDITH L 605 NE 14TH ST OCALA, FL 34470
Subd:	PINE CREST SUB
Site Addr:	605 NE 14TH ST
Sec/Twp/Rge:	8 / 15 / 22
Last Sale:	1995-10-01
Last Price:	$55000
Ttl Assd Val:	$51970
Exemp. Val:	$0
Cur Tax Amt:	$967.14
Acres:	0.52
Zoning:	M1

Prepared by: Joe Switt

Print Date: 05/25/2007

Print Page

Layer: None Label: None



Property Current ☐ Previous ☐

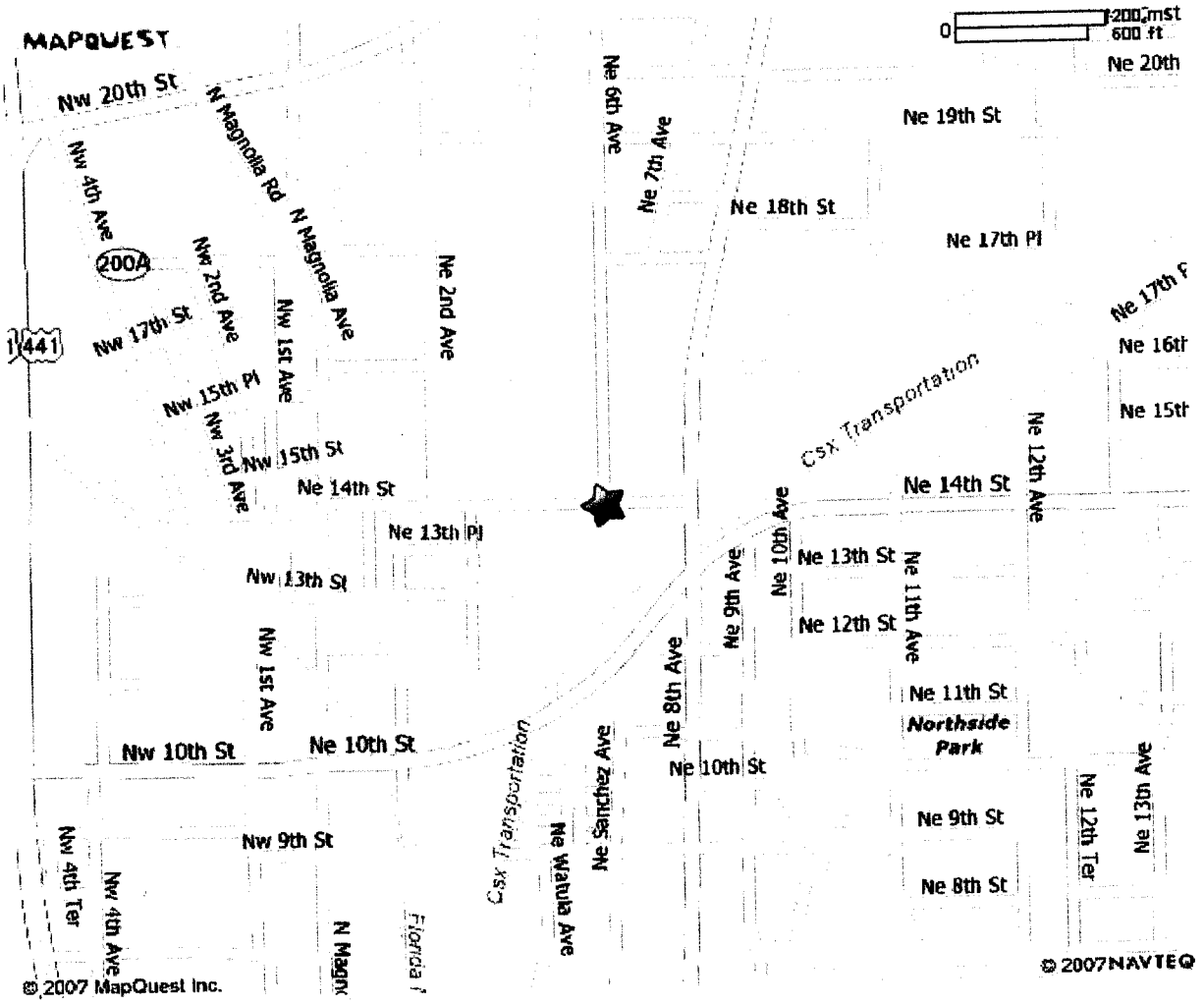
Parcel ID:	26136-002-00
Owner:	JOHNSON EZRA W & JUDITH L 605 NE 14TH ST OCALA, FL 34470
Subd:	PINE CREST SUB
Site Addr:	605 NE 14TH ST
Sec/Twp/Rge:	8 / 15 / 22
Last Sale:	1995-10-01
Last Price:	$55000
Ttl Assd Val:	$51970
Exemp. Val:	$0
Cur Tax Amt:	$967.14
Acres:	0.52
Zoning:	M1

MAPQUEST

605 Ne 14th St
Ocala FL
34470-3608 US

Notes:

Only text visible within note field will print.



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MAPQUEST

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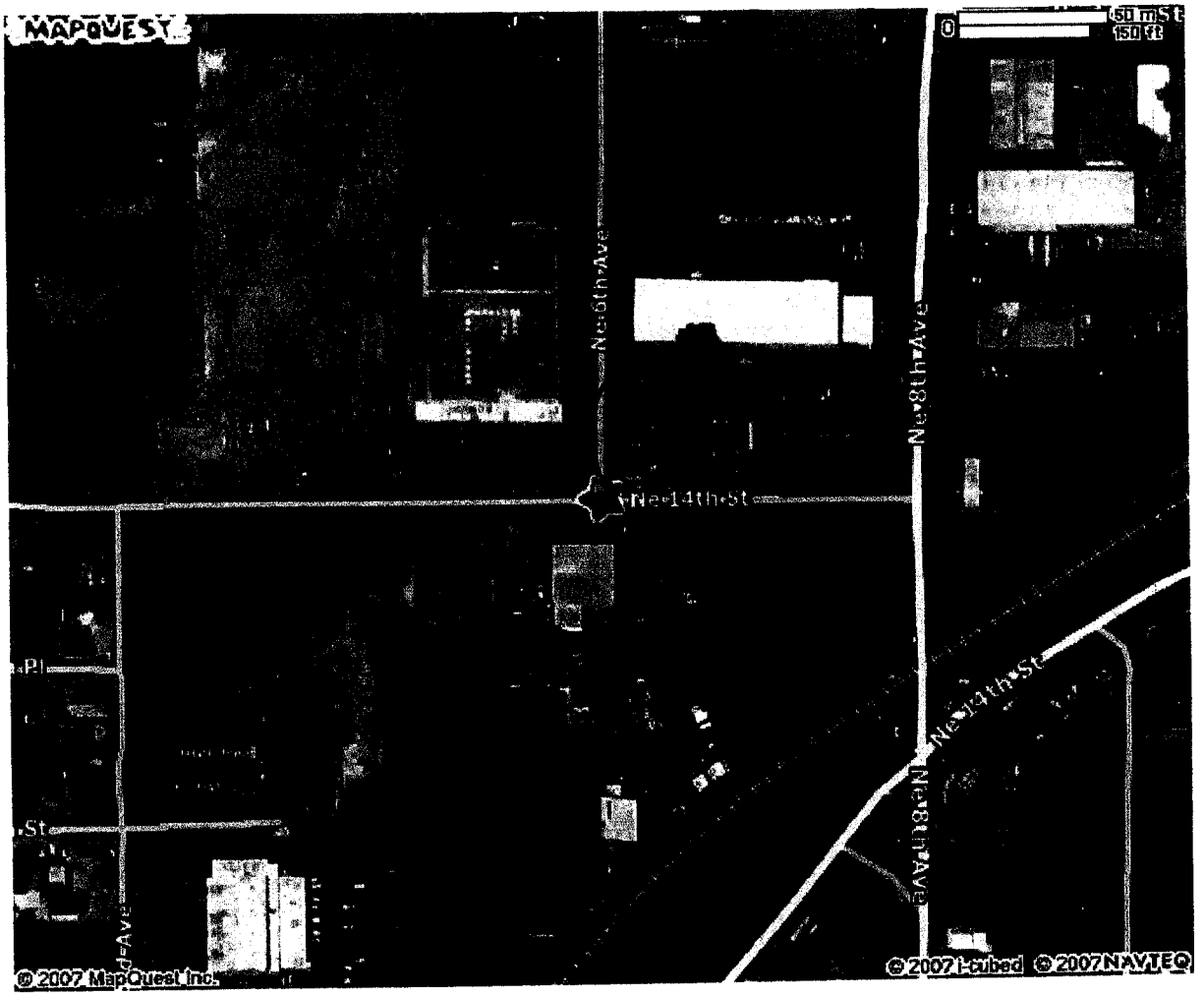

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BROWNFIELDS ASSESSMENT. OCALA, FLORIDA
FOIA 2019-003937

FOLDER NUMBER	BRIEF DESCRIPTION	
614818	Quarterly Report	

RENEW OCALA
A BROWNFIELDS REDEVELOPMENT PROGRAM

October 20, 2006

Ms. Barbara Schuster, Grants Project Officer
U.S. Environmental Protection Agency
61 Forsyth Street, SW
Atlanta, GA 30303-8960
(404) 562-8923

Dear Ms. Schuster:

In accordance with the Environmental Protection Agency – City of Ocala agreement, Project, BF-96411004-0, we have enclosed our quarterly report. This report includes the following items:

A. Monthly Reports
B. Budget Summaries
C. Form SF270
D. Public Notices and minutes for the Brownfields Advisory Board meetings
E. Phase 1 & 2 ESA text, City Yard Project
F. Current consultant invoices
G. MBE/WBE Utilization Form 5700-52A

If you have any questions, please feel free to contact me at (352) 629-8322.

Sincerely,

George A. Roberts
Project Coordinator

Cc: Kathleen Curry, Project Officer
Paul K. Nugent, City Manager
Jim Simon, Director, Community Programs
Brownfields Data Manager
Diane McDonald, City of Ocala Accounting Department
Mark DeBolt, Chairman, Brownfields Advisory Board

P.O. Box 1270 • Ocala, FL 34478 • Tel (352) 629-8322 • Fax (352) 867-1781

DATE: October 20, 2006

TO: Barbara Schuster, Project Officer
United States Environmental Protection Agency (USEPA)

FROM: George A. Roberts
Project Coordinator, RENEW OCALA

RE: Quarterly Report
Project BF-96411004-0

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1. Renew Ocala conducted a Brownfields Advisory Board (BAB) meeting in July where one site was approved by the board for a combination Phase 1 & 2 ESA. The August meeting was held and one site proposed for an environmental assessment was tabled until more redevelopment activity was confirmed for it. At the BAB meeting in September one property was submitted for a Phase I ESA and accepted into our 'Assess and Assist' program

2. During the quarter, several field reconnaissance trips were made through the downtown CRA, North Magnolia CRA. Additionally, particular attention was given to several sites in the expanded West Ocala area. Potential Brownfield sites were identified and letters were sent to the owners explaining the Brownfields program and soliciting their participation.

   The Project Coordinator attended meetings of the North Magnolia Merchant's Association and the Downtown Development Commission and the West Ocala Neighborhood Revitalization Council meetings. Staff accepted an invitation to speak at a county health seminar in which the City's Brownfields program was featured.

   Further discussions were held with the City Manager, City Engineer, City Real Estate Officer, as well as the City Planning Department regarding a proposal from a non-profit group to obtain title of a downtown site on which a Brownfields assessment had been completed.

3. Selection of new sites for environmental assessments have been made using the existing selection, qualification, and prioritization criteria established by the Brownfields Advisory Board and included in the USEPA approved Assessment Grant Workplan.

4. Discussions were held with potential developers who may have been interested in a Brownfields property that had been assessed with federal grant finds. With the assistance of the Ocala Economic Development Corporation, a more appropriate site was proposed outside the Brownfields Areas.

   Six consulting firms were selected through an RFQ process to conduct Environmental Site Assessments on Brownfields sites.

   Meetings were held with two consultant firms relative to pending and ongoing assessment activities being conducted in the City's Brownfields Areas.

   Property Profiles have been submitted to the USEPA relative to the approval of the sites for the use of assessment grant funds.

Staff assisted environmental consultants and property owners with the completion of Phase I and Phase II ESAs, and reviewed the Quality Assurance Project Plan (QAPP) reports prior to Phase II ESA activities.

5. The various available databases were reviewed and updated as needed to include recently completed Phase I ESAs and the initiation of a Phase II ESA.

6. Brownfields program reviews have been presented at the monthly meetings of the West Ocala Neighborhood Revitalization Council and North Magnolia Merchants Association.

7. The Project Coordinator attended the USEPA Brownfields workshop in Atlanta in July. Staff also attended the Chamber of Commerce Environmental Permitting School in south Florida. Following the USEPA workshop, the Project Coordinator responded to several phone calls and e-mails from other attendees, relative to subjects discussed in Atlanta. The Project Coordinator also attended the monthly meeting of the Florida Brownfields Association (FBA) as well as participating in conference calls relative to FBA business.

8. City Council meetings were attended in order to obtain approval for one Brownfields site assessment. The Council approved the use of USEPA Brownfields funds to conduct a Phase 1 ESA on the proposed site. Staff also attended a City Council meeting to obtain acceptance of the terms and conditions of the newly awarded USEPA Brownfields Assessment Grant.

9. A Quality Assurance Management Plan was submitted to the USEPA Region 4 offices at the time the Assessment Grant Workplan was submitted.

10. Staff has attended all of the meetings of the North Magnolia CRA Committee. Staff has also attended meetings of the Downtown Development Commission as outlined in the Workplan. In addition, staff attended West Ocala Neighborhood Revitalization Council meetings. Renew Ocala was also represented at the Ocala Chamber of Commerce Environmental Issues committee meetings where community issues were discussed regarding water quality and quantity in Marion County. Discussions were had regarding how the Brownfields program can help assure future water quality.

11. All meetings of the BAB have been posted for public review with invitations being extended to attend. Public announcements have been made where Brownfields activities were to be discussed at City Council meetings and other community organization that hold public meetings.

City of Ocala Brownfields staff has assisted in the performance of one Phase 2 ESA and reviewed a QAPP being submitted to the USEPA for approval prior to Phase 2 ESA activities.

The Project Coordinator developed and submitted to the USEPA a Project Pre-screening Information Schedule for a proposed Phase 1 ESA. A project bid list was also assembled and mailed to six consulting firms for their consideration.

Renew Ocala; Project BF-96411004

Budget Summary End of Quarter September 30, 2006

Expense Categories	Current Approved Budget	Costs Incurred this Quarter	Costs Incurred to Date	Costs Reimbursed to Date	Total Remaining Funds
Personnel	$49,000.00	$7,404.36	$48,018.75	$40,614.39	$8,385.61
Fringe Benefits	15,400.00	2,988.69	19,441.68	16,452.99	-1,052.99
Travel	7,925.00	2,220.40	7,783.47	5,563.07	2,361.93
Equipment	N/A	N/A	N/A	N/A	N/A
Supplies	7,875.00	58.78	4,073.93	4,015.15	3,859.85
Contractual	116,000.00	22,040.78	81,110.81	59,070.03	56,929.97
Other	3,800.00	150.00	500.00	350.00	3,450.00
Total	$200,000.00	$34,863.01	$160,928.64	$126,065.63	$73,934.37

PERSONNEL = 111 Salaries

FRINGE =
121 FICA Taxes
122 Retirement
123 Heath & Insurance

TRAVEL =
553 Travel & Education
554 Local Travel

SUPPLIES =
305 Advertising – Promos
318 Books, Publications, Maps
420 Printing & Binding
528 Office Supplies
534 Postage

CONTRACTUAL = 439 Professional Services

OTHER =
378 Dues & Subscriptions
432 Audit
557 Telecommunication
558 Telephone

EPA Brownfield Pilot Project Grant
001-50-437-539-XXXXX
09/30/06

		FY 05 PROJECT TO DATE	06/30/2006 PRIOR QTR YTD	9/30/2006 CURRENT YTD	CURRENT QUARTER BILLING	BUDGET	BALANCE
111	Salaries - Regular	22,113.09	18,202.10	25,606.46	7,404.36	25,537.00	(69.46)
114	Salaries - Longevity	0.00	249.20	249.20	0.00	0.00	(249.20)
116	Employee Awards	0.00	50.00	50.00	0.00	0.00	(50.00)
121	FICA Taxes	1,693.39	1,415.42	1,981.88	566.46	2,717.00	735.12
122	Retirement Contribution	2,794.62	2,867.75	4,015.44	1,147.69	145.00	(3,870.44)
123	Health & Life Insurance	4,233.84	3,447.97	4,722.51	1,274.54	3,816.00	(906.51)
305	Advertising - Promotions	72.00	0.00	0.00	0.00	103.00	103.00
318	Books Publications & Maps	77.00	0.00	0.00	0.00	323.00	323.00
378	Dues & Subscription	250.00	100.00	250.00	150.00	550.00	300.00
420	Printing & Binding	960.61	45.68	55.94	10.26	639.00	583.06
439	Professional Service - Other	18,638.50	40,431.53	62,472.31	22,040.78	97,362.00	34,889.69
528	Office Supplies	427.13	228.99	228.99	0.00	2,617.00	2,388.01
534	Postage	215.69	132.37	180.89	48.52	584.00	403.11
553	Travel	3,622.31	1,820.76	4,041.16	2,220.40	4,903.00	861.84
554	Local Travel	120.00	0.00	0.00	0.00	480.00	480.00
557	Telecommunications	0.00	0.00	0.00	0.00	0.00	0.00
558	Telephone	0.00	0.00	0.00	0.00	1,800.00	1,800.00
666	Other Machine & Equip	1,855.68	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES		57,073.86	68,991.77	103,854.78	34,863.01	141,576.00	37,721.22
Grant Billing Total		57,073.86	68,991.77	103,854.78	34,863.01	141,576.00	37,721.22

REQUEST FOR ADVANCE OR REIMBURSEMENT (See Instructions on back)	OMB APPROVAL NO. 0348-0004	Page 1 of 1 Pages
	1. TYPE OF PAYMENT REQUESTED a. "X" one, or both boxes [ ] ADVANCE [X] REIMBURSEMENT b. "X" the applicable for [ ] FINAL [X] PARTIAL	2. BASIS OF REQUEST [ ] CASH [X] ACCRUAL

3. FEDERAL SPONSORING AGENCY AND ORGANIZATIONAL ELEMENT TO WHICH THIS REPORT IS SUBMITTED	4. FEDERAL GRANT OR OTHER IDENTIFYING NUMBER ASSIGNED BY FEDERAL AGENCY	5. PARTIAL PAYMENT REQUEST NUMBER FOR THIS REQUEST
U.S. Environmental Protection	BF-96411004	# 8

6. EMPLOYER IDENTIFICATION NUMBER	7. RECIPIENT'S ACCOUNT NUMBER OR IDENTIFYING NUMBER	8. PERIOD COVERED BY THIS REQUEST FROM (month, day, year)	TO (month, day, year)
59-6000392		07/01/2006	09/30/2006

9. RECIPIENT ORGANIZATON	10. PAYEE (Where check is to be sent if different than Item 9.)
NAME: City of Ocala/Renew Ocala	NAME: City of Ocala/Finance Dept.
NUMBER and STREET: P. O. Box 1270	NUMBER and STREET: P. O. Box 1270
CITY, STATE, and ZIP Code: Ocala, FL 34478	CITY, STATE, and ZIP Code: Ocala, FL 34478

11. **COMPUTATION OF AMOUNT OF REIMBURSEMENTS/ADVANCES REQUESTED**

PROGRAMS/FUNCTIONS/ACTIVITIES		(a)	(b)	(c)	TOTAL
a. Total program outlays to date		160,928.64	-	-	160,928.64
b. *less:* Cumulative program income		-	-	-	-
c. *net* program outlays *(Line a minus line b)*		160,928.64	-	-	160,928.64
d. Estimated net cash outlays for advance period		-	-	-	-
e. Total *(Sum of lines c & d)*		160,928.64	-	-	160,928.64
f. Non-Federal share of amount on line e.		-	-	-	-
g. Federal share of amount on line e.		160,928.64	-	-	160,928.64
h. Federal payments previously requested.		126,065.63	-	-	126,065.63
I. Federal share now requested *(line g minus line h)*		34,863.01	-	-	34,863.01
j. **Advances required by month, when requested by Federal grantor agency for use in making prescheduled advances.**	1st month				
	2nd month				
	3rd month				

12. **ALTERNATE COMPUTATION FOR ADVANCES ONLY**

a. Estimated Federal cash outlays that will be made during period covered by the advance	$
b. *Less:* Estimated balance of Federal cash on hand as of beginning of advance period	
c. Amount requested *(Line a minus line b)*	$

CERTIFICATION

I certify that to the best of my knowledge and belief the data above are correct and that all outlays were made in accordance with the grant conditions or other agreement and that payment is due and has not been previously requested.	SIGNATURE OF AUTHORIZED CERTIFYING OFFICAL	DATE REQUEST SUBMITTED 10/23/06
	TYPED OR PRINTED NAME AND TITLE James M. Simon, Community Programs Director	Telephone (352) 629-8324

This space for agency use

RENEW OCALA
A BROWNFIELDS REDEVELOPMENT PROGRAM

BROWNFIELD ADVISORY BOARD
THURSDAY, AUGUST 10, 2006, 8:30 A.M.
HALL CONFERENCE ROOM – SECOND FLOOR
CITY HALL, 151 SE OSCEOLA AVENUE, OCALA, FL

AGENDA

1. **Call to Order**

2. **Review and Approval of June 8, 2006 Minutes**

3. **Old Business:**

   A. **Phase I & II ESA, City Yard, NW 4th Terrace**
   B. **Current Grant Extension**
   C. **Conchiglio site, 1600 Blk NW 10th Street**

4. **New Business:**

5. **Other Business:**

   A. **Florida Brownfields Assoc. annual conference Miami, October 25 – 27**
   B. **National Brownfields Conference, EPA sponsored Boston, MA, November 13 – 15**

6. **Next Meeting: September 14, 2006**

7. **Adjournment**

Any person who decides to appeal any decision of the Ocala City Council with respect to any matter considered at this meeting will need a record of the proceeding, and for such purpose, may need to ensure that a verbatim record of the proceeding is made.

If reasonable accommodations are needed for you to participate in this meeting, please call the Community Programs Department at (352) 629-8322, 48 hours in advance so arrangements can be made.

RENEW OCALA
A BROWNFIELDS REDEVELOPMENT PROGRAM

BROWNFIELDS ADVISORY BOARD MEETING

THURSDAY, JUNE 8, 2006 – 8:30 A.M.
SECOND FLOOR CONFERENCE ROOM
CITY HALL, 151 SE OSCEOLA AVENUE, OCALA, FL.

Committee Members:

Mark DeBolt, Chairman	Downtown Development Council	Present
Luzonia Waters, Vice Chair	West Ocala Neighborhood Revitalization Council	Excused
Clark Yandle	North Magnolia Merchants Association	Present
Ron Thibodeaux	Economic Development Council	Present
Greg Blair	AmSouth Bank	Excused
Mary Rich	Ocala City Council	Excused
Jimmy Walton	Neighborhood Representative	Present

Others in Attendance:

George Roberts	Community Programs

The Following Items Were Distributed:
Minutes of the April 13, 2006 meeting

Agenda Item 1. Call to Order: Chairman DeBolt called the meeting to order at 8:35.

Agenda Item 2. Review and Approval of April 13, 2006 Minutes: Motion made by Mr. Thibodeaux that the minutes of the April 13, 2006 meeting be approved as presented, seconded by Mr. Yandle. Motion carried unanimously.

Agenda Item 3. Old Business:

A. **Phase I & II ESA, City Yard, NW 4th Terrace:** Mr. Roberts reported that the Phase II will depend on the outcome of the Phase I but it was bid as both a Phase I & II and surprisingly came in under $20,000.00. The Phase I is underway at present. Chairman DeBolt stated that the property is slated to become residential transitional housing for the homeless and Mr. Roberts stated that Interfaith Emergency Services is trying to get the City to deed the property to them.

B. **Phase II ESA, Conchiglio Sites, NE 14th Street:** Mr. Roberts stated that this bid was also received for less than $20,000.00 which means we will have approximately $8,000.00 left over in this grant. Mr. Yandle stated that it was difficult to convince Purchasing that multiple vendors were needed and this is proof. Mr. Yandle requested that a letter be sent to Purchasing with a side note to the lady who gave

them such a difficult time and was so opinionated over the multiple vendors issue. Chairman DeBolt and Mr. Thibodeaux stated that limiting the number of bids on services is "sticking their head in the sand". Mr. Roberts stated the person in question is no longer with the Purchasing Department. Mr. Roberts reminded the Board that 13 vendors had originally been interviewed and a minimum of 6 were wanted and thanks to the insistence of Mary Sue Rich, 6 vendors were selected. Mr. Roberts recapped the RFQ scoring process and stated that the company that placed No. 1 is the company that submits the highest bids and if not for the persistence of Ms. Rich, we would be limited to that vendor and only one more.

Agenda Item 4. New Business:

A. **Phase I Conchiglio Site, 1600 Block NW 10th Street:** Mr. Roberts said Mr. Conchiglio has requested a Phase I on this property next to the welding place in West Ocala on Highway 27. Mr. Conchiglio has indicated no development plans for this property although he has received offers for it in the past and said it would be for sale if the right offer were made. Chairman DeBolt asked if the property is in the expanded area and Mr. Roberts said that it is. Mr. Roberts said that an extension can be requested for use of the approximate $8,000.00 grant funds at the end of this fiscal year and this may initiate some activity in the West Ocala area. Mr. Thibodeaux asked if there are other sites in the area that may also benefit from a Phase I and Mr. Roberts stated that he is unaware of other properties in the area being either for sale or ready for development. Mr. Yandle asked if the $8,000.00 can be retained without a project in mind and Mr. Roberts said he can ask for an extension. Mr. Roberts stated the EPA is becoming more cognizant of cities stretching their grant dollars and the new grant is for three years instead of two years as was the case in the past. Mr. Yandle stated that including this property in the program would be going against the Board's policy of performing ESA's on those properties slated for development or sale but would be inclined to vote either way. Mr. Walton stated he feels the customer should be the one asking us for the service rather than us having to approach them and should show more of a want and need and make more of a formal application. Mr. Thibodeaux agreed but also pointed out that it would be nice to have a project in the west side. Mr. Yandle pointed out that Mr. Barriner's property was one of the Board's projects and it is in this immediate vicinity.

Agenda Item 5. Other Business:

A. **USEPA Brownfields Grant:** Mr. Roberts stated that the City has received a new grant of $200,000.00 over a 3-year period. Some discussion was held about clean-up grants and their guidelines.

Agenda Item 6. Next Meeting: July 13, 2006: Mr. Roberts stated that, at the request of Barbara Schuster with EPA in Atlanta, he will be in Atlanta teaching an EPA workshop for the new Region VI grantees. Mr. Thibodeaux stated he will be in Atlanta on the 13th also and it was decided since there is nothing imminent on the calendar, the next meeting will be the regular one in August.

Agenda Item 7. Adjournment:

Motion made by Mr. Yandle that the meeting be adjourned, seconded by Mr. Thibodeaux. Motion carried unanimously and the meeting adjourned at 9:00 a.m.

RENEW OCALA
A BROWNFIELDS REDEVELOPMENT PROGRAM

BROWNFIELD ADVISORY BOARD
THURSDAY, SEPTEMBER 14, 2006, 8:30 A.M.
HALL CONFERENCE ROOM – SECOND FLOOR
CITY HALL, 151 SE OSCEOLA AVENUE, OCALA, FL

AGENDA

1. **Call to Order**

2. **Review and Approval of August 10, 2006 Minutes**

3. **Old Business:**

   A. **Phase I & II ESA, City Yard, NW 4th Terrace**

4. **New Business:**

   B. **Phase I ESA, 1710 NW 10th Street, former Music Station / Pawn Shop**

5. **Other Business:**

   A. **41 NE 8th St, former UpLink Communications**
   B. **Florida Brownfields Assoc. annual conference Miami, October 25 – 27**
   C. **National Brownfields Conference, EPA sponsored Boston, MA, November 13 – 15**

6. **Next Meeting: October 12, 2006**

7. **Adjournment**

Any person who decides to appeal any decision of the Ocala City Council with respect to any matter considered at this meeting will need a record of the proceeding, and for such purpose, may need to ensure that a verbatim record of the proceeding is made.

If reasonable accommodations are needed for you to participate in this meeting, please call the Community Programs Department at (352) 629-8322, 48 hours in advance so arrangements can be made.

RENEW OCALA
A BROWNFIELDS REDEVELOPMENT PROGRAM

BROWNFIELDS ADVISORY BOARD MEETING

THURSDAY, AUGUST 10, 2006 – 8:30 A.M.
SECOND FLOOR HALL CONFERENCE ROOM
CITY HALL, 151 SE OSCEOLA AVENUE, OCALA, FL.

Committee Members:

Mark DeBolt, Chairman	Downtown Development Council	Present
Luzonia Waters, Vice Chair	West Ocala Neighborhood Revitalization Council	Present*
Clark Yandle	North Magnolia Merchants Association	Present
Ron Thibodeaux	Economic Development Council	Present
Greg Blair	AmSouth Bank	Present
Mary Rich	Ocala City Council	Excused
Jimmy Walton	Neighborhood Representative	Present

Others in Attendance:

George Roberts	Community Programs
Jo Munday	Community Programs
George Houston II*	Florida Department Environment Protection

The Following Items Were Distributed:
Minutes of the June 8, 2006 meeting

Agenda Item 1. Call to Order: Chairman DeBolt called the meeting to order at 8:41 a.m.

Agenda Item 2. Review and Approval of June 8, 2006 Minutes: Motion made by Mr. Thibodeaux that the minutes of the June 8, 2006 meeting be approved as presented, seconded by Mr. Yandle. Motion carried unanimously.

Agenda Item 3. Old Business:

A. **Phase I & II ESA, City Yard, NW 4th Terrace:** Mr. Roberts reported that some herbicides were discovered in the well near the railroad track but the source could not be determined. The herbicides showed up in the ground water but not in the soil samples and the reading was low enough that it did not require any action. *(Vice-Chairperson Waters entered the meeting at 8:43 a.m.) City Engineer Bruce Phillips asked me what the status is in order that he can report to City Council and I relayed this information to him. Upon questions from the Board, Mr. Roberts stated that the wells went 25 feet deep before hitting water (this area is wet and in a flood plain) and that there is a possibility that these herbicides came from a source outside the

property. Mr. Roberts said that since the wells are still in place on the site, he has requested additional testing on that one well. *(George Houston entered the meeting at 8:45 a.m.) Mr. Yandle stated that there is a possibility that there are crevices allowing groundwater to go back into the aquifer before it is cleansed; that the retention area behind his property had one of those and when the infrastructure along North Magnolia was done, everything was done to keep all these things from going back into the aquifer because there was a large crack and that might have a bearing on continuing to use the area as a retention pond because they can't stop all of that. Mr. Roberts also pointed out that there is a small underground stream that starts at Moorhead Engineering and goes through that property.

B. Current Grant Extension: Mr. Roberts stated there are still a couple of projects underway: the Manning site and the Conchiglio Phase II which probably will not be completed by the end of next month which is the end of this grant period. Mr. Roberts asked for an extension from our grant officer in Atlanta and the extension was granted for another six (6) months for the approximate $31,000.00 that is remaining.

C. Conchiglio site, 1600 Blk NW 10th Street: Mr. Roberts said he brought this back to the Board because nothing else has come before the Board at this time to be assessed even though he has once again been before the West Ocala organization to present the Brownfields program to that expanded area and received no response. Now with the extension of this grant period and Mr. Conchiglio's request, Mr. Robert's is bringing this matter before the Board once again even though the property is not scheduled for development nor actively for sale. Mr. Roberts reminded the Board that this property is just east of Parks Welding, between Parks Welding and Little Caesars Pizza. Chairman DeBolt stated with the Taylor, Bean and Whittaker activity and some other things going on, there will be more activity that will require us more valid use of these monies in the future and for us just to spend money to just be spending it is not good. Mr. Yandle and Mr. Walton agreed.

Motion made by Vice-chairperson Waters that this item be tabled, seconded by Mr. Blair. Motion carried unanimously.

Agenda Item 4. New Business:

Mr. Roberts informed the Board that with the new grant, he has contacted the Purchasing Department to find out if we need to go through the RFQ process again or if we can continue with the consultants in place. His call to Jane Hurley in that department has not been returned as yet but he will let the Board know since a member of the Board will need to be a part of that process. Mr. Yandle and Mr. Roberts highlighted the RFQ process for the Board and some of the problems encountered during the previous process. Mr. Roberts is exploring the possibility of utilizing the same consultants; Chairperson Waters suggested that if we have to go through the process again, use the same "team" since they are experienced; and Mr. Yandle said the Chairman is the one that should be on the team.

George Houston reported that in July the President signed HB 7131 Voluntary Cleanup Tax Credit and furnished the Board members with copies of those changes (a copy of which is attached to these minutes). Mr. Houston then highlighted some of these changes for the Board. Mr. Houston also reported on White's Meats, stating that a final stamp of approval as a clean site has been issued. Mr. Roberts said he was at the site several days ago and the foreman stated they expect to have the building completed in April. That would make us eligible for the Phoenix

Award … that's like the Emmy Award for Brownfields. Mr. Houston said to make sure they were aware of the tax credits for employees and Mr. Thibodeaux stated they are aware of that and more. Discussion was held about the tax credit incentives, the business it brings and the jobs it creates.

Agenda Item 5. Other Business:

A. Florida Brownfields Association Annual Conference, Miami, October 25-27: Mr. Roberts informed the Board that the Conference will be at the Hyatt Regency in Miami and they are invited to attend. Mr. Yandle asked that Mr. Roberts go back to the beginning of the White's Meats project to show what a struggle it has been. Mr. Roberts said he did this with the Duke University people and will do it again and it will be part of the presentation for the Phoenix Award presentation also. Mr. Roberts stated that the cost of the Miami Conference is $250.00 and the room rate is $125.00 for the government rate and $175.00 for the regular rate.

B. National Brownfields Conference, EPA sponsored, Boston, MA, Nov. 13-15: Mr. Roberts stated this conference is free but each participant is responsible for their own transportation and hotel accommodations.

Agenda Item 6. Next Meeting: September 14, 2006: Mr. Thibodeaux said he may be in Cleveland on that date but will check and let Mr. Roberts know for sure.

Agenda Item 7. Adjournment: Motion made by Chairperson Waters that the meeting be adjourned, seconded by Mr. Thibodeaux. Motion carried unanimously and the meeting adjourned at 9:05 a.m.

HSW

PHASE I/II ENVIRONMENTAL SITE ASSESSMENT

CITY YARD SITE
300 BLOCK OF NW 4th TERRACE
OCALA, FLORIDA

Prepared for:

Renew Ocala
Ocala, FL

September 13, 2006

Prepared by:

HSW Engineering, Inc.
3820 Northdale Blvd., Suite 210B
Tampa, Florida 33624
813-968-7722

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EXECUTIVE SUMMARY

The City of Ocala (City) retained HSW Engineering, Inc. (HSW) to perform a Phase I and limited Phase II Environmental Site Assessment (ESA) for a property known as the City Yard site (subject property) located in Ocala, Florida. The subject property is comprised of one parcel of land totaling approximately 0.84 acres. Based on observations made during the site reconnaissance, the site is enclosed by a chain-link fence, covered by dirt and grass, and includes two small piles of mulch and wooden debris, and one pile of dirt. A 4-inch diameter above-ground well is located near the center of the property. The well was used for the Florida Department of Environmental Protection (FDEP) Groundwater Quality Ambient Network program from 1990 to 1997. This well is no longer in use – available water quality data indicate no adverse impacts for the parameters tested.

The purpose of the Phase I ESA is to identify, to the extent feasible, recognized environmental conditions (RECs) in connection with the property pursuant to the procedures prescribed in American Society of Testing and Materials (ASTM) E-1527-05 *Standard Practice for Environmental Site Assessment.* ASTM E-1527-05 is compliant with the U.S. Environmental Protection Agency's (EPA's) All Appropriate Inquiry (AAI) Rule, which has been adopted and will go into effect in November 2006.

Information evaluated by HSW during the completion of the Phase I ESA included, but was not limited to; regional topographic maps; historical aerial photographs; an environmental record search for the subject site and surrounding areas; an interview with a previous occupant of the property; and additional information that provided historical use information regarding the site. Based on the information made available to HSW or obtained during the Phase I ESA, HSW provides the following conclusions/opinions:

- No RECs were apparent on the site surface during the reconnaissance of the subject site.

- Significant findings regarding off-site properties are summarized below:

- Railroad tracks and sidings running southwest to northeast along the adjacent boundaries of the subject property. Railroad tracks and sidings commonly used treated timbers for the track ties and herbicides to maintain clear railways.

- Two USTs reportedly removed in 1998 from Quick Cash property located southeast of the subject property.

- One UST reportedly removed in 1991 from Duggan, Joiner, Birkenmeyer, Stafford property located southeast of the subject property, across North Pine Street and NW 3rd Avenue.

- A small quantity generator with violations noted at the Richardson Oil Company located northeast of the subject property.

- Five USTs reportedly removed in 1985 from the Interfaith Emergency Services (IES) property located south of the subject property.

- Four ASTs reportedly removed in 1990 from the former City Public Works Department (currently IES) located south of the subject property on NW 2nd Street.

- Two USTs reportedly removed in 1988 from the Auto Save property located southeast of the subject property, across North Pine Street.

- Two USTs reportedly removed in 1984 from the Good News for Life property located northeast of the subject property across North Pine Street.

- One UST reportedly removed in 1991 from the CSX Transportation property located east of the subject property on NW 3rd Avenue.

Of the nine (9) significant findings, two (2) significant findings are identified as having the presence or likely presence of hazardous substances or petroleum products on the property that may pose a threat of a release of these substances onto the subject property. These two significant findings in the Phase I ESA that are considered to be of concern are the railroad tracks and sidings running southwest to northeast along the adjacent boundaries of the subject property and the former City of Ocala Public Works facility / IES property located south of the subject property.

The results of the Phase II soil sampling and analysis conducted on the subject property revealed no significant adverse impacts by volatile organic compounds (VOCs), polynuclear

aromatic hydrocarbons (PAHs), herbicides or arsenic at the sampling locations. All compounds detected were below their respective Soil Cleanup Target Level (SCTL). The results of the Phase II groundwater sampling from temporary wells installed on the subject property indicates that the selected analytes including: volatile organic compounds (VOCs), polynuclear aromatic hydrocarbons (PAHs), arsenic and herbicides were either below their respective Groundwater Cleanup Target Level (GCTL) or the Best Achievable Detection Limit (BADL).

1.0 INTRODUCTION

The City retained HSW on May 15, 2006 to perform a Phase I ESA and limited Phase II for the subject property located in Ocala, Florida. This ESA was performed in accordance with the most current accepted practices and standard procedures, including ASTM E-1527-05 *Standard Practice for ESA's* to evaluate whether any RECs are present at the subject site. Mr. Quang Nguyen conducted the site visit on June 1, 2006. Resumes of key staff are provided as Appendix A.

In performing this work, HSW used reasonable care and performed the work in accordance with ASTM E-1527-05. No other warranty is implied or intended. It is understood that an ESA generally cannot lead to full knowledge of site conditions but describes environmental conditions for the locations and times the observations are made. HSW offers no assurances that site conditions do not exist or could not exist in the future, that were undetected and could lead to liability in connection with the site. In conducting its investigation, HSW analyzed historical records in keeping with existing environmental standards and enforcement practices, but cannot accurately predict what actions any given agency may presently take or what standards and practices may apply to the site in the future. This assessment has been prepared for the sole use of the City and their authorized representatives. Other parties should not rely upon its contents without the expressed written consent of HSW and the City.

2.0 SITE DESCRIPTION

The subject property is located in Section 18, Township 15 South, Range 22 East on the U.S. Geological Survey (USGS) Ocala West quadrangle (Figure 1). The land surface slopes from east to west in the immediate area of the subject property. The property is bordered by North Pine Avenue on the east, railroad lines on the west, and the adjacent property to the south (IES). The site consists of one parcel totaling approximately 0.84 acres and is identified as parcel numbers 28481-000-00 by the Marion County Property Appraiser's office (Appendix B). The subject property is undeveloped with scattered trees and two piles of mulch and wood debris, and one pile of soil in the southeast section of the property. A 4-inch diameter monitoring well is located near the center of the property. A water-filled ditch trending south to northwest is located near the center of the property. The site has no structures and is currently vacant.

3.0 OWNER/USER PROVIDED INFORMATION

A User Questionnaire (Appendix X-3 of ASTM 1527-05) was completed by Mr. George Roberts on August 1, 2006 (Appendix C). In the responses to the questionnaire, Mr. Roberts reported that:

- No environmental cleanup liens are filed or recorded against the site.
- No engineering controls have been implemented at the site.
- The property served as a parking area for City employees until the 1970's when the Public Works Department was relocated.
- He has no specific knowledge of releases or chemicals used at the site.
- He has no specific knowledge of contamination at the site.
- The purchase price will reflect the fair market value of the property.

4.0 RECORDS REVIEW

HSW evaluated the following information to evaluate historical uses of the site and adjacent properties and to characterize past site conditions:

- Environmental Data Resources, Inc. (EDR) Radius Map;
- Marion County aerial photographs dated 1980, 1985, 1992, 1996, and 2002;
- Ocala City Directories;
- Marion County Property Appraiser's legal descriptions;
- Interview with Marion County Public Health Department (Mr. David Payne);
- Sanborn Map maps dated 1906, 1912, 1924, 1930, 1948, and 1970; and,
- Florida Department of Environmental Protection (FDEP) Oculus Document Management System Records.

4.1 Aerial Photographs

The following table summarizes HSW's observation from review of historical aerial photographs.

Year/Scale	Subject Property	Adjacent North	Adjacent East	Adjacent South	Adjacent West
1980/ 1"= 200'	Vehicles or small structures are scattered throughout the property. A stormwater ditch is located in the middle of the property.	Railroad and North Pine Street	North Pine Street and small buildings	A small building and parking lot	Railroad and retention ponds
1985/1" = 200'	NC	NC	NC	A small building and dirt lot	Railroad and vacant land
1992/1" = 200'	Property appears to be vacant	Some small buildings	NC	Two small residential houses, dirt lot no longer exists	NC
1996/1" = 200'	NC	NC	NC	NC	NC
2002/1" = 200'	NC	NC	NC	NC	NC

NC = no significant change from the prior aerial photograph reviewed.

Copies of the aerial photographs reviewed are provided in Appendix D.

4.2 City Directory Abstract Review (Appendix E)

EDR conducted a Polk City Directory search and no relevant records were identified. In addition, HSW conducted an Ocala City Directory review for 1935, 1947, 1955, 1961, 1966 1971, 1976, 1981, 1991 and found no businesses or addresses that would appear to be of concern (Table 1). Residential dwellings primarily existed throughout the years along NW 4th Terrace, NW 3rd Street, North Pine Street, and NW 2nd Street. The City of Ocala Public Works and IES first appeared on NW 2nd Street in 1966 and 1991, respectively.

4.3 Sanborn Fire Insurance Maps (Appendix F)

Sanborn fire insurance maps were available for 1906, 1912, 1924, 1930, 1948, and 1970 (see Appendix F). The subject property is located on the west side of North Pine Street and the east side of the railroad tracks. NW 4th Terrace, which currently exists and dead ends into the south side of the property, has different street name throughout the years. Table 1 summarizes the land use for the subject property and surrounding properties for each map. The Sanborn maps show railroad tracks to the west of the subject property and a creek that runs north-south through the property. The subject property and adjacent properties consisted mainly of residential dwellings through the years until the property was occupied by the City Public Works in the 1970's.

4.4 Environmental Database Record Review (Appendix G)

An ASTM standard research environmental data report for the property was prepared by EDR, on May 25, 2006. The report includes a search of EPA and FDEP databases containing information related to releases, potential releases, and/or record keeping. A listing and description of the databases searched by EDR and the results of the database search are included in Appendix G. The regulatory agency databases included the following:

Federal Agency Databases

- Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS);
- Resource Conservation and Recovery Information System (RCRIS) Handlers with Corrective Action (CORRACTS);
- Emergency Response Notification System (ERNS);
- CERCLIS No Further Remedial Action Planned (CERC-NFRAP);
- RCRIS large and small quantity generators (RCRIS-LQG, SQG);
- Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) National Priorities List (NPL);
- CERCLA Proposed NPL; and,
- RCRIS Treatment, Storage and Disposal Sites (RCRIS-TSD).

State of Florida Databases

- Leaking Underground Storage Tanks List (LUST);
- Solid Waste Facilities List (SWF/LF);
- State Sites List (STCERC);
- Voluntary Cleanup Sites (VCP);
- State Funded Action Sites (SHWS); and,
- Underground Storage Tanks (TANKS).

Supplemental Database

- Florida Dry Cleaners (DRY)

Nineteen sites from the above lists and databases were identified within one-quarter mile of the subject site (see Table 2). Each of these sites is listed with their location and a brief description of their status and potential impact on the subject site.

The closest site to the subject property is Quick Cash located about 420 feet southeast of the subject property. Two 888-gallon USTs were removed on June 30, 1988. The site is also listed under LUST with a cleanup score 35, but the site has been closed and has no further action status.

Duggan, Joiner, Birkenmeyer, Stafford CPA is located approximately 600 feet southeast of the subject property. One 550- gallon UST was removed in August 31, 1991. No assessment documents are listed in the FDEP Oculus database and the EDR report does not designate if soil and/or groundwater are impacted. The UST is listed as containing leaded gasoline.

Richardson Oil Company is located about 650 feet northeast of the subject property and is classified as a small quantity generator. Warning letters were issued in 1991 and 1992 for compliance violations. Inspections in 1992 and 1993 showed the site had been brought into compliance.

The former Public Works site/IES site is located approximately 650 feet south of the subject property. Five USTs (one 560, two 888, and two 2,000 gallon) were removed on June 30, 1985. The site is also listed under LUST with a cleanup score of 10.

The former City Public Works Department is located about 650 feet south of the subject property. Four ASTs (one 5,000 and three 4,000 gallon) were removed on September 30, 1990.

The Auto Save property is located approximately 650 feet southeast of the subject property. Two 888-gallon UST was removed on June 30, 1990. The site is also listed under LUST with a cleanup score of 10, but the site has been closed and has no further action status.

The Good News for Life property is located about 670 feet southeast of the subject property. One 888-gallon UST was removed on June 30 and April 30, 1984. The site is also listed under LUST with a cleanup score of 65. Remedial cleanup is listed as ongoing at the site. The EDR database list the site as being at a higher elevation than the subject property, however, supplement documents obtained from the OCULUS database indicate that groundwater flow direction is to the southeast, thus away from the subject property.

A CSX Transportation company is located approximately 670 feet northeast of the subject property. One 1,000-gallon UST was removed on March 31, 1991. The site is also listed under LUST with a cleanup score of 30, however, a no further action has been achieved.

The remaining sites are over 700 feet from the subject property, and do not appear to present potential environmental concerns. HSW contacted Mr. David Payne of the Marion County Environmental Health Department on June 12, 2006 to research any environmental or

health violations associated with the subject property. Mr. Payne indicated that no environmental or health issues were recorded and that no potable wells existed within a quarter mile of the subject property.

4.4 Title Search (Appendix H)

A chain of title search extending back to 1940 was conducted by Phase I Title. No environmental liens are recorded for the subject site.

5.0 SITE RECONNAISSANCE

Mr. Quang Nguyen of HSW performed a site reconnaissance of the subject property and surrounding area on June 1, 2006. Appendix C contains a copy of the Environmental Site Assessment Field Checklist used to gather information during the site visit. Access to the site was provided by Mr. Patrick Fountain, who had worked for the City Public Works Department for over 30 years. According to the Marion County Property Appraiser, the property is approximately 0.84 acres in size. The property is enclosed by a chain-link fence and consists of two stockpiles of mulch and wood debris collected by the City and one stockpile of soil at the southeast section of the property. A 4-inch diameter monitoring well is located near the center of the property. The well has a St. Johns River Water Management District identification tag (M0216). A stormwater ditch trending south to northwest is located near the center of the property. A pole-mounted transformer is located at the south section of the property. HSW spoke with Mr. Larry Morgan of Ocala Electric Utility. Mr. Morgan stated that to their knowledge, there are no PCB oils in their transformers. A City-supplied potable water hose bib is present onsite (see Photo 12, Appendix I).

No buildings or significant structures are located on the subject property. The North Pine Street overpass is located east of the property. Railroad tracks running southwest to northeast are located west and north of the property. IES and several residential housings are adjacent to the south of the property. Photographs of the subject site and surrounding area are provided in Appendix I with locations and direction of the photos taken illustrated in Figure 2.

6.0 INTERVIEWS

On June 1, 2006, Mr. Quang Nguyen of HSW conducted an onsite interview with Mr. Patrick Fountain, the Street Division Foreman for the Public Works Department. Mr. Fountain states that the property is currently being used as a storage yard for City wooden debris and mulches. The property was occupied by the Public Works Department and served as a parking lot for employees up until the 1970's. The environmental site assessment questionnaire provided in Appendix C was completed by HSW based on Mr. Fountain's answers to the questions during a telephone interview.

HSW also spoke with Mr. Don Boniol of the SJWMD on August 7, 2006 regarding the onsite 4-inch diameter monitor well. Mr. Boniol stated that the well was used for collecting groundwater quality data as part of the FDEP Groundwater Quality Ambient Network Program from approximately 1990 to 1997. Mr. Boniol forwarded well construction and water quality data to HSW. The well is 57 feet deep and cased to a depth of 47 feet. It is completed in limestone and is considered a Floridan Aquifer well. HSW reviewed the water quality data, which includes analyses for metals, nutrients and a number of other parameters (e.g. chloride, alkalinity etc.), and compared the results to GCTLs for all parameters that have a GCTL. Many of the metals include both total and dissolved analyses. Iron and aluminum are he only metals that exceed a GCTL, but for the totals analysis. The sample did not exceed its GCTL for the dissolved analysis.

7.0 DEVIATIONS

No significant deviations or deletions were made from the ASTM Practice E 1527-05 standard in conducting this Phase I ESA.

8.0 ADDITIONAL SERVICES

No additional services were conducted for this Phase I ESA

9.0 PHASE II ESA

Field activities, consisting of soil sampling and analysis, monitor well installation, and groundwater sampling, were conducted on June 27 and 29, 2006. Sampling was conducted in accordance with the Umbrella Quality Assurance Project Plan (U-QAPP) and the Project-Specific Addendum Appendix A (Appendix J), approved by the U.S. Environmental Protection Agency on June 14, 2006.

9.1 Field Investigation

The Phase II ESA field investigation was conducted to evaluate possible impacts to the site from the adjacent railroad track right of way to the west and from the IES site to the south. Soil borings, soil sampling and monitor well installation took place on June 27, 2006 and groundwater sampling was conducted on June 29, 2007. A second groundwater sample was collected on August 22, 2006 from wells MW-2 and MW-3 to verify the possible presence of two herbicides. Three locations were chosen for soil and groundwater evaluation. One soil boring/monitor well (SB-1/MW-1) was located in the southwest corner of the subject site to evaluate possible impacts from the IES site to the south. The other two soil borings/monitor wells (SB-2/MW-2 and SB-3/MW-3) were located near the railway right-of-way along the west property boundary.

At location SB-1 continuous soil cores were collected to a depth of 28 feet below land surface (ft bls) and analyzed for the presence of organic vapors using an organic vapor analyzer (OVA) equipped with a photoionization detector (PID). Soil cores and OVA readings were collected from the upper three feet and from 20 to 25 ft bls at location SB-2; and from the upper three feet and 16 to 28 ft bls at location SB-3. The soil OVA data was used to determine what depth a laboratory sample would be collected. Table 3 summarizes the results of the OVA readings, which were all below the OVA's detection limit. In accordance with the proposed scope of work, a soil sample was not collected at location SB-1 because of the absence of detectable organic vapors.

Soil samples SB-2 and SB-3 were collected from approximately one ft bls and analyzed for PAHs using EPA Method 8310; for herbicides using EPA Method 8151; and for arsenic using EPA Method 6010.

Temporary monitor wells were installed using direct push technology. The lithology and observed depth to saturated soils were used to choose an appropriate total depth and screen interval for the wells. The wells are constructed of one-inch diameter, Schedule 40, PVC with ten feet of slotted screen (0.010-inch). Silica sand was installed in the borehole annulus above the screen to approximately two ft bls, followed by neat cement grout to land surface. The wells were competed with two feet of PVC above the ground surface and developed until clear, sediment-free water was discharged. The development water was discharged onto the ground near the well. Monitor wells MW-1, MW-2, and MW-3 are 28, 26, and 28 feet deep, respectively.

Groundwater samples were collected from these wells on June 29, 2006 . The sample from well MW-1 was analyzed for VOCs using EPA Method 8260B; PAHs using EPA Method 8310 and Total Recoverable Petroleum Hydrocarbons using the Florida PRO method. The samples from wells MW-2 and MW-3 were analyzed for PAHs using EPA Method 8310; herbicides using EPA Method 8151; and arsenic using EPA Method 6010. A second groundwater sample was collected on August 22, 2006 from wells MW-2 and MW-3 and analyzed for the herbicides methyl-4-chlorophenoxy acetic acid, 2- (MCPA) and 2-methyl-4-chlorophenoxy acid (propionic acid) (MCPP) to verify the possible presence of these compounds. Sampling logs are provided in Appendix K

9.2 Results

The soil and groundwater samples were analyzed by Xenco Laboratories in Riverview, Florida. As a means of evaluation, compounds reported above their respective method detection limit (MDL) were compared with SCTL and GCTLs provided in Tables I and II of Chapter 62-777, of the Florida Administrative Code (FAC). Tables 4 and 5 summarize the laboratory results for those parameters that were detected above their laboratory MDL, and Appendix 1 contains a copy of the laboratory report.

9.2.1 Soil

Soil samples contained detectable concentrations of PAHs and arsenic, but below their respective SCTLs (residential, commercial/industrial or leachability). PAHs were further evaluated using FDEP's Benzo(a)pyrene (BaP) Conversion Table, which is required if at least one of the carcinogenic PAHs is detected in a sample. Soil sample SB-3(1') contained detected concentrations of each of the seven carcinogenic PAHs. The total BaP equivalents concentration does not exceed either the residential or industrial direct exposure SCTL (Appendix L)

9.2.2 Groundwater

None of the VOCs, PAHs, TRPH or arsenic detected in groundwater samples exceeded a GCTL. The laboratory results from the initial sampling event indicate that one sample (MW-3) contained two chlorinated herbicides (MCPA and MCPP) at estimated concentrations of 73.6 micrograms per liter (ug/L) and 214 ug/L, respectively. Detections that are between the laboratory Method Detection Limit (MDL, the lowest level of an analyte that can be positively detected by a particular method for a particular matrix) and the laboratory Practical Quantitation Limit (PQL, the lowest level of an analyte that can be accurately quantified by a particular method for a particular matrix) are reported by laboratories as estimated values; i.e., the presence of the analyte is confirmed, but the actual concentration may be higher or lower than reported.

As shown on Table 5, these estimated values are above the GCTLs cited in Table I of Chapter 62-777, FAC. According to Section 62-780.680(1)(c)1.c., FAC, a No Further Action without institutional controls or without institutional and engineering controls shall apply if groundwater contaminant concentrations do not exceed the least stringent of:

a. the groundwater CTLs specified in Chapter 62-777, FAC, Table I groundwater criteria column;
b. the background concentrations; or
c. the BADL.

The lowest PQLs available from commercial laboratories that we work with (ELab) is approximately 20 ug/L, which is still above the GCTLs. HSW collected another groundwater sample from the two wells installed along the railroad tracks and sent the sample to ELab for analysis of MCPA and MCPP to verify the possible presence of these compounds at the lowest BADLs. Neither MCPA or MCPP were detected at MDLs of 18 ug/L in the second sample.

10.0 FINDINGS

10.1 Phase I ESA

Based upon the information made available to HSW or obtained during the Phase I ESA, HSW provides the following findings.

- No RECs were apparent on the surface during the site reconnaissance of the subject site.

- Other significant findings relate to off-site properties, as summarized below:

  - Railroad tracks and sidings running from the southwest to northeast at the adjacent boundaries of the subject property.

  - Two USTs reportedly removed in 1998 from Quick Cash property located southeast of the subject property.

  - One UST reportedly removed in 1991 from Duggan, Joiner, Birkenmeyer, Stafford property located southeast of the subject property, across North Pine Street and NW 3rd Avenue.

  - A small quantity generator with violations existed at the Richardson Oil Company located northeast of the subject property.

  - Five USTs reportedly removed in 1985 from the Interfaith Emergency Services property located south of the subject property.

  - Four ASTs reportedly removed in 1990 from the City of Ocala Public Works Department located south on NW 2nd Street.

  - Two USTs reportedly removed in 1988 from Auto Save property located southeast of the subject property, across North Pine Street.

  - Two USTs reportedly removed in 1984 from the Good News for Life property located northeast of the subject property across North Pine Street.

  - One UST reportedly removed in 1991 from the CSX Transportation property located east of the subject property on NW 3rd Avenue.

10.2 Phase II ESA

None of the analytical results for the soil or groundwater samples collected at the subject site were above the SCTLs, GCTLs or the BADLs.

11.0 OPINIONS

HSW performed a Phase I Environmental Site Assessment in conformance with ASTM Practice E-1527-05 for the City Yard located in Ocala, Florida. Based upon information made available to HSW or obtained during the Phase I ESA, HSW provides the following opinions:

- No RECs (existing or historical) were noted for the subject site based on the site visit, an interview with the City of Ocala Public Works employee, and review of available historical records concerning the subject property and adjoining properties.

- Other findings regarding off-site properties are summarized below:

  - Railroad tracks and sidings running from the southwest to northeast at the adjacent boundaries of the subject property. This is considered a concern due to possible adverse environmental impact related to use of treated timbers for track ties, and application of herbicides to maintain clear railways.

  - Two USTs reportedly removed in 1998 from Quick Cash property located southeast of the subject property. This site is not considered a concern because it is an inactive site and has no further action status.

  - One UST reportedly removed in 1991 from Duggan, Joiner, Birkenmeyer, Stafford property located southeast of the subject property, across North Pine Street and NW 3rd Avenue. This site is not considered a concern because the facility has been closed and there is no documentation that a release occurred.

  - A small quantity generator with violations existed at the Richardson Oil Company located northeast of the subject property. This site not considered a concern because there is no documentation that a release has occurred.

  - Five USTs reportedly removed in 1985 from the IES property located south of the subject property. This site is considered a concern because a release has been documented and the close proximity to the subject property.

- Four ASTs reportedly removed in 1990 from the City Public Works Department located south on NW 2nd Street. This site is considered a concern because of its close proximity to the subject site.

- Two USTs reportedly removed in 1988 from Auto Save property located southeast of the subject property, across North Pine Street. This site is not considered a concern because it has no further action status and because of its distance from the subject property.

- Two USTs reportedly removed in 1984 from the Good News for Life property located northeast of the subject property across North Pine Street. This site is not considered a concern because of the distance to the subject property and the site is at a lower elevation and hydraulically down-gradient of the subject property.

- One UST reportedly removed in 1991 from the CSX Transportation property located east of the subject property on NW 3rd Avenue. This site is not considered a concern because the site is not within the immediate proximity to the subject property and the site has no further action status.

12.0 CONCLUSIONS

HSW has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-05 for the City Yard property located in Ocala, Florida. Any exceptions to, or deviations from, this practice are described in Section 7.0 of this report. This assessment has revealed no evidence of any RECs in connection with the property.

The results of the limited Phase II ESA indicated no adverse impacts to soil or groundwater at the locations that were investigated and for the compounds that were analyzed.

13.0 REFERENCES

- Environmental Data Resources, Inc. 2006 Radius Report
- FDEP Oculus Document Management System
- Marion County Aerial Photographs
- EDR provided Ocala City Directories
- Sanborn Fire Insurance Rate Maps

14.0 SIGNATURE(S) OF ENVIRONMENTAL PROFESSIONAL(S)

This Phase I / Limited Phase II Environmental Site Assessment for:

City Yard
300 Block, NW 4th Terrace
Ocala, Florida 32670

was prepared by the environmental professional(s) listed below as defined under the American Society of Testing and Materials (ASTM) E-1527-05 *Standard Practice for Environmental Site Assessment.*

Quang Nguyen, P.E.
Project Engineer
State of Florida Certification No. 60200

Bruce W. Nocita
9/13/06

Bruce W. Nocita, Ph.D., P.G.
Senior Hydrogeologist
State of Florida Certification No. 0468

Fred A. Seguiti, P.G.
Vice President/Principal Hydrogeologist
State of Florida Certification No. 0313

RECEIVED JUL 5 2006

City of Ocala

CENTRAL RECEIVING

PARTIAL DELIVERY NOTICE

TC	YR	NUMBER	DATE (MO DA YR)	P.O. NUMBER
VP			062706	62185

VENDOR NUMBER: 40341

ACCOUNT NUMBER: 001504375394390 0 pcc

DATE RECEIVED June 19, 2006

RECEIVED FROM HSW Engineering, Inc.
VENDOR'S NAME

PARTIAL DELIVERY NO.

DEPARTMENT Community Programs

ITEM DESCRIPTION 54-71	QUANTITY	UNITS	UNIT PRICE	72 AMOUNT 80
Partial completion of Phase I & II ESA's				$1,134.34
for 435 NW 2nd Street				
0004810 5-27				
	ENTERED JUL 6 2006			

REMARKS:

TOTAL $1,134.34

FORM COCP-08-05-84
FP2000 0200

RECEIVED AND APPROVED FOR PAYMENT BY

Invoice

HSW ENGINEERING INC.
3820 NORTHDALE BLVD. SUITE 210B
TAMPA, FL 33624

HSW

May 27, 2006
Project No: 1AT602101
Invoice No: 0004810

Renew Ocala
Attn: Mr. George Roberts
405 SE Osceola Ave
Ocala, FL 34471-2145

Project: 1AT602101 Phase I/II ESA

Billing Summary: Project setup, QAPP preparation, title search

Professional services from April 30, 2006 to May 27, 2006

Professional Personnel

	Hours	Rate	Amount	
Principal Consultant/Engineer				
Seguiti, Fred A.	1.00	133.00	133.00	
Senior Scientist I/Engineer I				
Nocita, Bruce W.	7.00	93.00	651.00	
Project Scientist I/Engineer I				
Nguyen, Quang D.	1.00	75.00	75.00	
Totals	9.00		859.00	
Total Labor				**859.00**

Consultants

Phase I Title Services, Inc.				
5/27/06 Phase I Title Services, Inc.	Phase I		225.00	
Total Consultants		**1.15 times**	**225.00**	**258.75**

Reimbursable Expenses

UPS				
5/26/06 UPS	Overnight		15.08	
Total Reimbursables		**1.1 times**	**15.08**	**16.59**

Billing Limits	**Current**	**Prior**	**To-date**
Total Billings	1,134.34	0.00	1,134.34
Limit			14,000.00
Remaining			12,865.66

Total this invoice **$1,134.34**

BWN 6/9/06 PAB

City of Ocala

POST OFFICE BOX 1270 • PHONE (352) 351-6700
OCALA, FLORIDA 34478 • FAX (352) 351-6710

CITY OF OCALA — GOD BE WITH US — MARION COUNTY, FLORIDA

PURCHASE ORDER

MAIL ALL INVOICES IN DUPLICATE
TO FINANCE DEPARTMENT
P.O. BOX 1270 OCALA, FLORIDA 3447

FLORIDA SALES TAX EXEMPTION NO: 52-20-024837-54C

VENDOR
34310

PURCHASE ORDER NUMBER
06 61550

PURCHASE ORDER NUMBER AND CITY STO NUMBER MUST APPEAR ON ALL DOCUMEN AND PACKAGES.
FAILURE TO COMPLY MAY RESULT IN YO DELIVERY BEING REFUSED.

TO: GEOSYNTEC CONSULTANTS
2258 RIVERSIDE AVENUE
JACKSONVILLE FL 32204-

SHIP TO:
COMMUNITY PROGRAMS/BROWNFIELDS
405 SE OSCEOLA - OCALA, FL

DATE OF ORDER	DELIVERY DATE	REQ. NO.	EXPEDITE	SHIP VIA	BUYER	F.O.B.
1/13/2006	02/15/2006	R06-0382	2/15/2006	YT	3	DESTINATION

ITEM	QUANTITY	UNIT	STOCK NO.	DESCRIPTION	UNIT PRICE	AMOUNT
1	1	EA	999999999	PHASE I ESA FOR: 415 N MAGNOLIA AVENUE	1650.00	1650.00
1	1	EA	999999999	PAPER COPY OF REPORT	80.00	80.00
1	1	EA	999999999	PHASE I ESA FOR: 431 NE 1ST AVENUE	1650.00	1650.00
1	1	EA	999999999	PAPER COPY OF REPORT	80.00	80.00
				IN COMPLIANCE WITH RFQ #25 APPROVED BY COUNCIL 07/05/05 . ATTN: NANDRA WEEKS PE . FAX: 904-388-8163		
				126124 4/10	TOTAL	3460.00

ACCT. CODE	AMOUNT/ITEM		ACCT. CODE	AMOUNT/ITEM
001-50-437-539-43900	3460.00	5	000-00-000-000-00000	
000-00-000-000-00000		6	000-00-000-000-00000	
000-00-000-000-00000		7	000-00-000-000-00000	
000-00-000-000-00000		8	000-00-000-000-00000	

DATE RECEIVED	RECEIVED BY
TIME RECEIVED	DELIVERY RECEIPT #

PURCHASING DIRECTOR

BY

P.O. # 61550

RECEIVING

ENTERED

GEOSYNTEC CONSULTANTS

PLEASE REMIT PAYMENT TO:
GeoSyntec Consultants
5901 Broken Sound Parkway, Suite 300
Boca Raton, Florida 33487-2775 USA
Tel (561) 995-0900 Fax (561) 995-0925

GEORGE ROBERTS
CITY OF OCALA
P.O. BOX 1270
OCALA, FL 33478
Attention: MR. GEORGE ROBERTS

Invoice # : 126124
Invoice Date : 4/10/2006
Project : FR0904

For Professional Services Rendered through transaction date: 3/31/2006

Project Name : FORMER KUBOTA/OK CORRAL TRUCK SALES

IF YOU HAVE ANY QUESTIONS REGARDING THIS PROJECT, PLEASE CONTACT MS. NANDRA WEEKS AT (904) 388-8821.

Total Contract Amount	$3,460.00
Percent Complete Lump Sum	100.00 %
Fee Earned To Date	$3,460.00
Less Previous Billings	$0.00
Gross Invoice	$3,460.00
****Amount Due this Invoice****	**$3,460.00**

Statement

Prior Billings	$0.00	Project Budget	$3,460.00
Current Invoice	$3,460.00	Billed to Date	$3,460.00
Billed To Date	$3,460.00	Contract Balance	$0.00
Paid To Date	$0.00	****Amount Due This Invoice****	**$3,460.00**

Received
JUL 17 2006
Community Programs

TC: V P (1–2) | YR | NUMBER (3–7) | DATE MO DA YR: 07 17 06 (8–13) | P.O. NUMBER: 62185 (14–18)

VENDOR NUMBER: 40341 (19–24) | ACCOUNT NUMBER: 001504375394390 0 (25–40)

Received JUL 18 2006 Finance Department

City of Ocala

CENTRAL RECEIVING

PARTIAL DELIVERY NOTIC

DATE RECEIVED July 17, 2006

RECEIVED FROM HSW Engineering, Inc.
VENDOR'S NAME

PARTIAL DELIVERY NO.

DEPARTMENT Community Programs

ITEM DESCRIPTION 54-71	QUANTITY	UNITS	UNIT PRICE	72 AMOUNT 80
Partial completion of Phase I & II ESA's				$7,175.
for 435 NW 2nd Street				

REMARKS: 0004867 6/24

ENTERED JUL 19 2006

TOTAL $7,175.

FORM COCP-08-05-84
FP2000 0200

RECEIVED AND APPROVED FOR PAYMENT BY

Invoice

HSW ENGINEERING INC.
3820 NORTHDALE BLVD. SUITE 210B
TAMPA, FL 33624

Received
JUL 17 2006
Community Programs

HSW

June 24, 2006
Project No: 1AT602101
Invoice No: 0004867

Renew Ocala
Attn: Mr. George Roberts
405 SE Osceola Ave
Ocala, FL 34471-2145

Project: 1AT602101 Phase I/II ESA

P.O. #62185

Billing Summary: QAPP preparation, Phase I ESA, Prep for drilling/sampling

Professional services from May 28, 2006 to June 24, 2006

Professional Personnel

	Hours	Rate	Amount	
Principal Consultant/Engineer				
Seguiti, Fred A.	2.00	133.00	266.00	
Senior Scientist I/Engineer I				
Nocita, Bruce W.	6.00	93.00	558.00	
Westergard, Cindy Lee	2.50	93.00	232.50	
Project Scientist I/Engineer I				
Nguyen, Quang D.	45.00	75.00	3,375.00	
Clerical II				
Regan, Kathleen M.	1.50	40.00	60.00	
Clerical I				
Persaud, L. Corinna	4.50	30.00	135.00	
Totals	61.50		4,626.50	
Total Labor				**4,626.50**

Consultants

ATI- Drilling, Inc.				
6/27/06 ATI- Drilling, Inc.	Direct push		1,869.00	
Environmental Data Mgmt., Inc.				
6/27/06 Environmental Data Mgmt., Inc.	Map-search		225.00	
Total Consultants		**1.15 times**	**2,094.00**	**2,408.10**

Reimbursable Expenses

Quang D. Nguyen				
6/3/06 Quang D. Nguyen	Aerials		20.00	
6/3/06 Quang D. Nguyen	Lunch		5.00	
6/3/06 Quang D. Nguyen	Tolls		7.50	
Total Reimbursables		**1.1 times**	**32.50**	**35.75**

Unit Billing

HSW

Project: 1AT602101 Phase I/II ESA Invoice No: 0004867

Copy Charges				
orl 6/06		350.00 Each @ 0.10	35.00	
tpa 6/06		2.00 Each @ 0.10	0.20	
Mileage				
qdn 6/2/06		175.00 Miles @ 0.40	70.00	
Total Units		**1.0 times**	**105.20**	**105.20**

Billing Limits	**Current**	**Prior**	**To-date**
Total Billings	7,175.55	1,134.34	8,309.89
Limit			14,000.00
Remaining			5,690.11

Total this invoice **$7,175.55**

BWN 7/10/06

PAB

Phone: 813-968-7722 HSW Engineering, Inc. Fax: 813-962-2406

City of Ocala

CENTRAL RECEIVING

PARTIAL DELIVERY NOTICE

TC	YR	NUMBER	DATE MO DA YR	P.O. NUMBER
V P			08 28 06	62185

VENDOR NUMBER: 40341

ACCOUNT NUMBER: 001504375394390 0

DATE RECEIVED: August 25, 2006

RECEIVED FROM: HSW Engineering, Inc. (VENDOR'S NAME)

PARTIAL DELIVERY NO.

DEPARTMENT: Community Programs

ITEM DESCRIPTION 54-71	QUANTITY	UNITS	UNIT PRICE	72 AMOUNT 80
Partial completion of Phase I & II ESA's				$3,203.17
for 435 NW 2nd Street				
0004980 7-29				
			AUG 30 2006	

REMARKS:

TOTAL $3,203.17

FORM COCP-08-05-84
2000 0200 FIP — PU47003001

RECEIVED AND APPROVED FOR PAYMENT BY

Received

AUG 25 2006

Community Programs

Invoice

HSW ENGINEERING INC.
3820 NORTHDALE BLVD. SUITE 210B
TAMPA, FL 33624

HSW

July 29, 2006
Project No: 1AT602101
Invoice No: 0004980

Renew Ocala
Attn: Mr. George Roberts
405 SE Osceola Ave
Ocala, FL 34471-2145

Project: 1AT602101 Phase I/II ESA

P.O. #62185

Billing Summary: Phase I/II ESA, Supp. Sampling prep

Professional services from June 25, 2006 to July 29, 2006

Professional Personnel

	Hours	Rate	Amount	
Senior Scientist I/Engineer I				
Nocita, Bruce W.	5.50	93.00	511.50	
Project Scientist I/Engineer I				
Nguyen, Quang D.	3.50	75.00	262.50	
Totals	9.00		774.00	
Total Labor				**774.00**

Consultants

Xenco Laboratories, LLC				
7/27/06 Xenco Laboratories, LLC	Analysis		729.00	
7/27/06 Xenco Laboratories, LLC	Analysis		1,189.00	
Total Consultants		**1.15 times**	**1,918.00**	**2,205.70**

Reimbursable Expenses

Quang D. Nguyen				
7/1/06 Quang D. Nguyen	Meals		13.04	
7/1/06 Quang D. Nguyen	Tolls		15.00	
7/1/06 Quang D. Nguyen	Ice and drinks		10.99	
Cyclone Instruments & Equipment				
6/24/06 Cyclone Instruments & Equipment	Pump		51.03	
Total Reimbursables		**1.1 times**	**90.06**	**99.07**

Unit Billing

Copy Charges				
tpa 7/06	24.00 Each @ 0.10		2.40	
Mileage				
qdn 6/27, 6/29	305.00 Miles @ 0.40		122.00	
Total Units		**1.0 times**	**124.40**	**124.40**

HSW

Project: 1AT602101 Phase I/II ESA Invoice No: 0004980

Billing Limits	Current	Prior	To-date
Total Billings	3,203.17	8,309.89	11,513.06
Limit			14,000.00
Remaining			2,486.94

GAP 8/28/06

Total this invoice **$3,203.17**

BWN 8/18/06

RM

Phone: 813-968-7722 **HSW Engineering, Inc.** Fax: 813-962-2406

City of Ocala

POST OFFICE BOX 1270 • PHONE (352) 351-6700
OCALA, FLORIDA 34478 • FAX (352) 351-6710

CITY OF OCALA — GOD BE WITH US — MARION COUNTY, FLORIDA

PURCHASE ORDER

MAIL ALL INVOICES IN DUPLICAT
TO FINANCE DEPARTMENT
P.O. BOX 1270 OCALA, FLORIDA 3

FLORIDA SALES TAX EXEMPTION NO: 52-20-024837-54C

VENDOR
40341

PURCHASE ORDER NUMBER
062185 62185

PURCHASE ORDER NUMBER AND CITY S
NUMBER MUST APPEAR ON ALL DOCUM
AND PACKAGES.
FAILURE TO COMPLY MAY RESULT IN
DELIVERY BEING REFUSED.

TO: HSW ENGINEERING, INC.
3820 NORTHDALE BLVD #210B
TAMPA FL 33624-

SHIP TO:
COMMUNITY PROGRAMS/BROWNFIELDS
405 SE OSCEOLA OCALA, FL 34471

DATE OF ORDER	DELIVERY DATE	REQ. NO.	EXPEDITE	SHIP VIA	BUYER	F.O.B.
/26/2006	07/30/2006	R06-040	7/30/2006	YT	2	DESTINATION

ITEM	QUANTITY	UNIT	STOCK NO.	DESCRIPTION	UNIT PRICE	AMOUN
1	1	EA	999999999	PHASE I & PHASE II ESA'S FOR: 435 NW 2ND STREET (NE OF INTERFAITH EMERGENCY SERVICES SITE)(CITY-OWNED SITE)		11100.(
1	1	EA	999999999	PAPER COPY OF QAPP REPORT . TO BE IN COMPLIANCE W/ RFP#25 . APPROVED BY COUNCIL 7/5/05	2900.00	2900.(
				VR 0005004 8-26 4886.18	TOTAL	~~14000.0~~

	ACCT. CODE	AMOUNT/ITEM		ACCT. CODE	AMOUNT/ITEM
1	001-50-437-539-43900	14000.00	5	000-00-000-000-00000	
2	000-00-000-000-00000		6	000-00-000-000-00000	
3	000-00-000-000-00000		7	000-00-000-000-00000	
4	000-00-000-000-00000		8	000-00-000-000-00000	

DATE RECEIVED	RECEIVED BY
TIME RECEIVED	DELIVERY RECEIPT #

PURCHASING DIRECTOR

BY Walter Darryl Muse

P.O. # 62185

RECEIVING

Invoice

HSW ENGINEERING INC.
3820 NORTHDALE BLVD. SUITE 210B
TAMPA, FL 33624

August 26, 2006
Project No: 1AT602101
Invoice No: 0005004

Renew Ocala
Attn: Mr. George Roberts
405 SE Osceola Ave
Ocala, FL 34471-2145

Project: 1AT602101 Phase I/II ESA
P.O. #62185

Billing Summary: Phase I/II ESA rept., Supp. Sampling

Professional services from July 30, 2006 to August 26, 2006

Professional Personnel

	Hours	Rate	Amount	
Principal Consultant/Engineer				
Seguiti, Fred A.	9.50	133.00	1,263.50	
Senior Scientist II/Engineer II				
Lais, William G.	0.50	105.00	52.50	
Senior Scientist I/Engineer I				
Nocita, Bruce W.	24.00	93.00	2,232.00	
Westergard, Cindy Lee	1.50	93.00	139.50	
Project Scientist I/Engineer I				
Nguyen, Quang D.	6.50	75.00	487.50	
Staff Scientist I/Engineer I				
Lombardi, Karl E.	6.50	65.00	422.50	
Clerical II				
Pompeo, Patricia A.	0.50	40.00	20.00	
Regan, Kathleen M.	1.50	40.00	60.00	
Clerical I				
Persaud, L. Corinna	1.50	30.00	45.00	
Totals	52.00		4,722.50	
Total Labor				**4,722.50**

Reimbursable Expenses

Karl Lombardi				
8/26/06 Karl Lombardi	Ice,water		5.62	
Laura Persaud				
7/26/06 Laura Persaud	Postage		3.27	
Peterson Environmental, Inc.				
8/26/06 Peterson Environmental, Inc.	Rental		107.00	
Total Reimbursables		**1.1 times**	**115.89**	**127.48**

Project: 1AT602101 **Phase I/II ESA** **Invoice No: 0005004**

Unit Billing				
Copy Charges				
tpa 8/06		64.00 Each @ 0.10	6.40	
Fax				
tpa 8/06		1.00 Each @ 1.00	1.00	
Mileage				
lcp 6/28/06		72.00 Miles @ 0.40	28.80	
	Total Units	**1.0 times**	**36.20**	**36.20**

Billing Limits	**Current**	**Prior**	**To-date**
Total Billings	4,886.18	11,513.06	16,399.24
Budget amount of P.O. # 62185			14,000.00
Change order dated August 10, 2006 for additional sampling			2,400.00
Remaining			0.76

Total this invoice **$4,886.18**

DATE 8-31

TC	YR	NUMBER	MO	DA	YR	P.O. NUMBER
V P	126317		100306			62531

VENDOR NUMBER: 34310

ACCOUNT NUMBER: 001504375394390 0

City of Ocala

CENTRAL RECEIVING

PARTIAL DELIVERY NOTICE

ATE RECEIVED September 11, 2006

ECEIVED FROM GeoSyntec Consultants
VENDOR S NAME

PARTIAL DELIVERY NO.

DEPARTMENT Community Programs

ITEM DESCRIPTION 54-71	QUANTITY	UNITS	UNIT PRICE	72 AMOUNT 80
Partial completion of Edwards Plumbing				$2,181.54
Supply & Conchiglio Warehouse Phase				
II ESA's				

TOTAL $2,181.54

MARKS:

ORM COCP-08-05-84
'2000 0200 FIP — PU47003001

RECEIVED AND APPROVED FOR PAYMENT BY

GEOSYNTEC CONSULTANTS

PLEASE REMIT PAYMENT TO:
GeoSyntec Consultants
5901 Broken Sound Parkway, Suite 300
Boca Raton, Florida 33487-2775 USA
Tel (561) 995-0900 Fax (561) 995-0925

CITY OF OCALA
P.O. BOX 1270
OCALA, FL 34478

Invoice # :	126317
Project :	FR0991
Invoice Date :	8/31/2006
Project Name :	EDWARDS & CONCHIGLIO PHASE II-OCALA

Attention: GEORGE ROBERTS

For Professional Services Rendered through transaction date: 7/31/2006

IF YOU HAVE ANY QUESTIONS REGARDING THIS PROJECT, PLEASE CONTACT MS. NANDRA WEEKS AT (904) 388-8821.

Professional Services	$2,118.00
Communications Fee	$63.54
Current Invoice	**$2,181.54**
****Amount Due This Invoice ****	**$2,181.54**

Statement

Prior Billings	$0.00	Project Budget	$19,964.00
Current Invoice	$2,181.54	Billed to Date	$2,181.54
Billed To Date	$2,181.54	Contract Balance	$17,782.46
Paid To Date	$0.00	****Amount Due This Invoice ****	**$2,181.54**

Nandra

OMB CONTROL NO.2030-0020
APPROVED: 12/30/02
APPROVAL EXPIRES: 12/31/05

U.S. ENVIRONMENTAL PROTECTION AGENCY
MBE/WBE UTILIZATION UNDER FEDERAL GRANTS, COOPERATIVE AGREEMENTS, AND INTERAGENCY AGREEMENTS

PART 1. (Reports are required even if no procurements are made during the reporting period.)

1A. FEDERAL FISCAL YEAR 200 6	1B. REPORTING QUARTER (Check appropriate box) 9 1st (Oct-Dec) 9 2nd (Jan-Mar) 9 3rd (Apr-Jun) ✓ 4th (Jul-Sep) 9 Annual
1C. REVISION Year: _____ Quarter: _____	HIGHLIGHT ITEMS TO BE REVISED AND PROVIDE EXPLANATION IN BLOCK No. 6

2A. FEDERAL FINANCIAL ASSISTANCE AGENCY (EPA Office Address - ATTN: DBE Coordinator) 61 FORSYTH STREET, SW ATLANTA, GA 30308-8960	3A. REPORTING RECIPIENT (Name and Address) CITY OF OCALA 151 SE OSCEOLA AVE OCALA, FL 34471

2B. REPORTING CONTACT (EPA DBE Coordinator)	2C. PHONE:	3B. REPORTING CONTACT (Recipient) GEORGE A ROBERTS	3C. PHONE: (352)629-8323

4A. FINANCIAL ASSISTANCE AGREEMENT ID NUMBER (SRF State Recipients, Refer to Instructions for Completion of 4A, 5A, and 5C) BF-96411004	4B. FEDERAL FINANCIAL ASSISTANCE PROGRAM BROWNFIELDS

5A. TOTAL ASSISTANCE AGREEMENT AMOUNT EPA Share: $ 200,000.00 Recipient Share: $_____	5B. Check and skip to Block No. 7 if no procurements and accomplishments were made this reporting period. ✓	5C. TOTAL PROCUREMENT AMOUNT THIS REPORTING PERIOD (ONLY include the amount not in any prior reporting period and procurements made by SRF Loan Recipients and Sub-Recipients) $_____ (Exclude procurement amounts reported by Prime Contractors)

5D. ACTUAL MBE/WBE PROCUREMENT ACCOMPLISHED THIS REPORTING PERIOD BY RECIPIENT (SRF State Recipients, Report State Procurement Activities Here)

	$ MBE	$ WBE
Construction		
Equipment		
Services		
Supplies		
TOTAL		

5E. ACTUAL MBE/WBE PROCUREMENT ACCOMPLISHED THIS REPORTING PERIOD BY LOAN RECIPIENTS, SUB-RECIPIENTS, AND PRIME CONTRACTORS

	$ MBE	$ WBE
Construction		
Equipment		
Services		
Supplies		
TOTAL		

6. COMMENTS:

DURING THE STATE MANDATED REQUEST FOR QUALIFICATIONS (RFQ) PROCESS, THERE WERE NO RESPONDENTS FROM MBE/WBE FIRMS TO INTERVIEW FOR OUR CONSULTING NEEDS.

7. NAME OF AUTHORIZED REPRESENTATIVE GEORGE A ROBERTS	TITLE PROJECT COORDINATOR
8. SIGNATURE OF AUTHORIZED REPRESENTATIVE George A Roberts	DATE 7/25/2006

EPA FORM 5700-52A - (5/96) available electronically at http://www.epa.gov/osdbu/5700_52a.pdf

NOTE: THIS REPORT IS DUE 30 DAYS AFTER THE END OF EACH FEDERAL FISCAL QUARTER OR ANNUAL SUBMISSION DATES ARE: January 30, April 30, July 30, and October 30*

*SUBMISSION DATE FOR ANNUAL REPORTS

BROWNFIELDS ASSESSMENT. OCALA, FLORIDA
FOIA 2019-003937

FOLDER NUMBER	BRIEF DESCRIPTION	
467-329	Quality Assurance Project	

CD
E
6
)
2005

TBE GROUP, INC.
380 Park Place Blvd., Suite 300
Clearwater, Florida 33759
Civil Engineering-Transportation-Environmental-Planning
(727) 531-3505 FAX (727) 539-8545 TAMPA LINE (813) 854-2104

TRANSMITTAL

United States EPA, Region IV	DATE: September 12, 2005 — PROJECT # 00125-003-00
Barbara Schuster	ATTENTION: Barbara Schuster
US EPA Region 4	RE: Quality Assurance Project Plan for the Brownfields Site Assessmen
61 Forsyth Street, SW	City of Ocala – Renew Ocala, Barrett Building
Atlanta, GA 30303-8960	Ocala, FL

WE ARE SENDING YOU ☐ Attached Via ☐ 1st Class Mail ■ Overnight ☐ Courier ☐ Hand deliver the following items:

☐ Prints	☐ Shop Drawings	☐ Change Order	☐ Mylars
☐ Plans	☐ Samples	☐ Specifications	☐ Scope of Services
☐ Sketches	☐ Letter	☐ Diskettes	☐ Revisions
☐ Agreement	☐ Drainage Calculations	☐ Permits	■ Other QAPP

COPIES	DATE	DESCRIPTION
1	September 12, 2005	QAPP revisions for East Tampa
1	September 12, 2005	QAPP for City of Ocala, Barrett Building

THESE ARE TRANSMITTED as checked below:

☐ For approval	☐ For your information	☐ No exception taken
☐ For your use	☐ Submit ___ copies for distribution	☐ Revise and resubmit
☐ As requested	☐ Returning	☐ Rejected
■ For review and comment	☐	

REMARKS: ***Hi Barbara, Enclosed you will find the revisions for the East Tampa 22nd Street project. Please review the revisions to the QAPP document and let me know if you have any questions or concerns regarding the revised content.***

Also enclosed you will find the QAPP for the City of Ocala's Brownfields project known as the Barrett Building. I have mailed a copy to Denise Goddard, please authorize her review. Please contact me directly at 727-431-1559 with any questions or comments. Thank you for your assistance in both projects.

COPY TO: _____

SIGNED: Belinda S. Bishop
Belinda S. Bishop, Brownfields Specialist

J:\00125\00125003.00\DOC\REPORTS\QAPP\TRANSBARBARA.DOC

Reviewed Sept
Comments

QUALITY ASSURANCE PROJECT PLAN
For the Brownfields Phase II Environmental Site Assessment at the 104 SE 1st Avenue Marion County, Florida

Conducted Under EPA Brownfields Cooperative Agreement #BF96411004

Prepared for:

City of Ocala – Renew Ocala
405 SE Osceola Avenue
Ocala, Florida 33471

Prepared by:

TBE GROUP

380 Park Place Boulevard, Suite 300
Clearwater, FL 33759
727-531-3505

TBE Project No. 00125-003-00

August 2005

Quality Assurance Project Plan
for the Brownfields Phase II Environmental Site Assessment at the Barrett Building Site - 104 SE 1st Avenue Marion County, Florida

Conducted Under EPA Brownfields Cooperative Agreement #BF96411004

Prepared for

City of Ocala – Renew Ocala
405 SE Osceola Avenue
Ocala, FLorida 34471

Prepared by

380 Park Place Boulevard, Suite 300
Clearwater, FL 33759; Ph: (727) 531-3505

Prepared: August 29, 2005
TBE Project No: 00125-003-00

Approval:

TBE Project Manager: _____ Signature
David O'Connor, P.E. 9/9/05
Printed Name/Date

TBE Quality Assurance/Quality Control Officer: _____ Signature
Belinda S. Bishop 9/12/2005
Printed Name/Date

U.S. EPA Project Manager: _____ Signature
Barbara Schuster
Printed Name/Date

U.S. EPA Regional Quality Assurance Manager: _____ Signature
Marilyn Thornton
Printed Name/Date

Renew Ocala/Brownfields Project Coordinator: _____ Signature
George Roberts 9/7/2005
Printed Name/Date

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List of Attachments:

A Project Organization Chart
B Figures
C Project Schedule
D Data Quality Objectives Criteria for Proposed Analyses
E Xenco Laboratories Quality Assurance Plan – CD Format
F List of SOPs
G FDEP SOPs –001/01 – CD Format
H Systematic Planning Process Worksheet
I Field Sheets
J FDEP Chapter 62-777 F.A.C. Table I Groundwater Cleanup Target Levels, Table II Soil Cleanup Target Levels, and Table V Natural Attenuation Default Concentrations – CD Format

CD Contents:

Attachment E	Xenco Laboratories Quality Assurance Plan
Attachment G	FDEP SOP: Chapter 62-160 FAC, Field & Lab Acknowledgements, and Sampling and Documentation Procedures: (FA 1000, FC 1000, FD 1000, FM 1000, FQ 1000, FS 1000, FS 2000, FS 2100, FS 2200, FS 2300, FS 2400, FS 3000, FS 4000, FS 5000, FS 6000, FS 7000, FS 8100, FS 8200, FT 1000, FT 1200, FT 1300, FT 1400, FT 1500, FT 1600, FT 1700, FT 1800, FT 1900, FT 2000, FT 2100, FT 2200, FT 2300, FT 2400, FT 3000, LD 1000, LQ 100, FT 7000)
Attachment J	Table I Groundwater and Surface Water Cleanup Target Levels Table II Soil Cleanup Target Levels Table V Natural Attenuation Default Concentrations

A3. DISTRIBUTION LIST

The following individuals will receive copies of the approved Quality Assurance Project Plan (QAPP) and subsequent revisions:

- Barbara Schuster, Brownfields Project Officer, United States Environmental Protection Agency (EPA) Region 4 - Site Evaluation Section, Waste Division, Atlanta Federal Building, 61 Forsyth St. S.W., Atlanta, GA 30303; Phone: (404) 562-8923
- Marilyn Thornton, Regional Quality Assurance Manager (RQAM), EPA – Region 4, Office of Quality Assurance and Data Integration, Science and Ecosystem Support Division, 980 College Station Road, Athens, Georgia 30605-2720; Phone: (706) 355-8553
- George Houston, Brownfields Coordinator, Central District, Florida Department of Environmental Protection (FDEP), 3319 Maguire Boulevard, Orlando, FL 32803-3767; Phone: (407) 893-3331
- George Roberts, Brownfields Assessment Grant Project Coordinator, City of Ocala, Renew Ocala, 405 SE Osceola Avenue, Ocala, FL 34478; Phone: (352) 629-8322
- Belinda S. Bishop; Quality Assurance/Quality Control (QA/QC) Officer; TBE, 380 Park Place Blvd., Suite 300, Clearwater, FL 33759; Phone: (727) 531-3505
- David O'Connor, P.E.; Project Manager; TBE, 380 Park Place Blvd., Suite 300, Clearwater, FL 33759; Phone: (727) 531-3505
- Miles Ballogg, Director of Brownfields Economic Development; TBE, 380 Park Place Blvd., Suite 300, Clearwater, FL 33759; Phone: (727) 531-3505
- Dana Kress, Field Team Leader/Technician; TBE, 380 Park Place Blvd., Suite 300, Clearwater, FL 33759; Phone: (727) 531-3505
- Field Team Technicians; TBE, 380 Park Place Blvd., Suite 300, Clearwater, FL 33759; Phone: (727) 531-3505
- Michelle Williams, Laboratory Director; Xenco Laboratories (Xenco), 2618 South Falkenburg Road, Riverview, FL 33569; Phone: (813) 620-2000, x1400

A4. PROJECT/TASK ORGANIZATION

A project organization chart is provided as **Attachment A**. The individuals participating in the project and their specific roles and responsibilities are provided below:

Marilyn Thornton, EPA RQAM– The RQAM will be responsible for final review and approval of the QAPP and subsequent revisions for compliance with the current version of EPA QA/R-5, "EPA Requirements for Quality Assurance Project Plans for Environmental Data Operations."

George Houston, Brownfields Coordinator, FDEP – Central District – This individual will be personably responsible or will designate a site manager for reviewing and approving the final site assessment report. This individual will also ensure plans are implemented according to schedule and are compliant with current FDEP Standard Operating Procedures (SOPs).

Belinda S. Bishop; QA/QC Officer; TBE – The QA/QC officer will remain independent of the groups responsible for data generation and will provide QA/QC technical assistance to the TBE Project Manager. The QA/QC officer will also be responsible for final internal review and approval of the QAPP, internal QA audits and QC implementation of the project per the TBE Quality Management Plan (effective October 4, 2002). The QA/QC officer will report audit results to the TBE Project Manager and review all implemented corrective actions.

David O'Connor, P.E.; Project Manager; TBE – The primary decision maker for the project and the primary user of the data to determine whether or not further action is required at the site. The TBE Project Manager will also coordinate the project activities and his specific responsibilities are:

1. Developing the QAPP and subsequent revisions in terms of Brownfields specific requirements
2. Overall responsibility of the investigation
3. Coordinating field and laboratory activities
4. Conducting project activities in accordance with the QAPP and work order
5. Validating field data
6. Reporting to the FDEP Site Manager and the City of Ocala Brownfields Project Coordinator regarding the project status per the work order and preparing interim and final reports to FDEP and the City of Ocala.

7. Making final project decisions with the authority to commit the necessary resources to conduct the project
8. Responsible for instituting corrective actions for problems encountered in the field sampling activities.
9. Communicate corrective actions to the TBE Field Team Leader to remedy problems encountered in the field and coordinate with the Xenco Lab Director to correct any corresponding problems encountered in the chemical analyses.
10. Compile documentation detailing any corrective actions and provide them to the TBE QA/QC officer and FDEP Site Manager.

Dana Kress, Field Team Leader; TBE – The field team leader will perform the following duties:

1. Select the field sampling team
2. Conduct the field activities per the approved QAPP and supervise the field sampling team
3. Distribute the approved QAPP and subsequent revisions to the members of the field sampling team
4. Report problems in the field to the TBE Project Manager
5. Implement corrective actions in the field as directed by the TBE Project Manager. Corrective actions will be documented in the field logs and provided to the TBE Project Manager.

Field Team Technicians; TBE – These individuals will perform the actual fieldwork per the QAPP and at the direction of the field team leader. The field team typically consists of two to four people and will be named at a later date by the field team leader.

Michelle Williams, Laboratory Director; Xenco Laboratories – This individual will be responsible for coordinating the analysis of the samples and laboratory validation of the data. He will coordinate the receipt of the samples at the laboratory, select the analytical team, ensure internal laboratory audits are conducted per the Xenco Quality Assurance Plan (QAP), and distribute the applicable sections of the QAPP (not to be confused with the previously mentioned QAP) and subsequent revisions to members of the analytical team. The complete Xenco QAP was approved by TBE on January 1, 2004. Ms. Williams is responsible for instituting corrective actions for problems encountered in the chemical analyses and will also report laboratory problems affecting the project data to the TBE Project Manager and QA/QC officer. Corrective

actions for chemical analyses will be detailed in a QA report that will be provided to the TBE Project Manager via electronic and conventional mail.

A5. PROBLEM DEFINITION/BACKGROUND

The City of Ocala has received a U.S. EPA Brownfields assessment grant for evaluation of eligible properties within areas that may ultimately be designated for Brownfields redevelopment, pursuant to Florida Statutes, Chapter 163. The site, located at 104 SE 1st Avenue, has been identified for possible re-development under this program; therefore, a Phase I Environmental Site Assessment (ESA) was performed to evaluate the potential for recognized adverse environmental conditions. TBE completed the Phase I ESA of the site in December 2004.

This assessment was performed to satisfy the requirements of the Clients and/or other interested parties with respect to potential environmental impairment and liabilities associated with the property due to contamination by hazardous substances or petroleum products on or near the site. A site map **(Figure 1)** is included in **Attachment B**.

Based on the results of the recently completed Phase I ESA, the following ASTM *Standard Practice E 1527-00* recognized adverse environmental concerns were identified associated with the subject property :

Within the Subject Property Boundaries:

- Historical documentation of three dry cleaning facilities within the boundaries of the subject site.
- Historical retail gasoline sales in the southwest corner of the property. Underground storage tanks were removed in June 1992.

Within Adjacent or Nearby Properties:

- Historical documentation of auto repair facilities/activities on the northwest and southeast corners of the subject site.
- Historical documentation of printing companies on the northwest corner and eastern portion of the subject site.
- Documented petroleum-contaminated groundwater at adjacent upgradient site with documented BTEX plume extending beneath the subject site.

- Historical documentation of an auto repair facility upgradient of the subject site.
- Historical documentation of a retail gasoline station 200 feet east-northeast (potentially upgradient) of the subject site with no assessment data to date.

The site may present a threat from exposure to soils and off-site migration of petroleum, solvent, and metal contaminants through groundwater. The Phase II ESA will be conducted to evaluate the presence and extent of soil impacts in the areas of concern based upon adjacent site usage and evaluate the potential impacts to underlying groundwater. This information will then be used to decide if additional assessment or active remediation is necessary, which could affect future redevelopment plans. In addition to laboratory analyses of groundwater and soil samples (critical determinations), non-critical determinations of pH, temperature, conductivity, dissolved oxygen, turbidity of groundwater; soil lithology; Organic Vapor Analyzer (OVA) screening results; and general visual observations will also be made to aid in the decision making process. Details on how the OVA will be used on-site during soil sampling activities are detailed in Section A6.

A6. PROJECT/TASK DESCRIPTION AND SCHEDULE

Based on the historical uses of this site, all contaminants of concern (COCs) within the following analytical method categories have been identified for initial assessment: volatile organic compounds (VOCs) by EPA Method 8260B, semivolatile organic compounds (SVOCs) by EPA Method 8270, polycyclic aromatic hydrocarbons (PAHs) by EPA Method 8310, TRPH by FL-PRO, and RCRA 8 heavy metals per EPA Method 6020. The Listing of Accredited Analyses, detailing all analytes by both analytical method (e.g. Method 8270) and method category (e.g. VOCs) is provided in Appendix Q of the Xenco QAP.

The objective of the proposed Brownfields Phase II Environmental Site Assessment (ESA) is to determine if the potential COCs of the analytical method categories described above are present in environmental media and have concentrations exceeding applicable regulatory criteria and if site remediation is warranted based on exceedances of these criteria. For this project, FDEP Chapter 62-777 F.A.C. Table I Groundwater Cleanup Target Levels (GCTLs) and regulatory FDEP Chapter 62-777 F.A.C. Table II Soil Cleanup Target Levels (SCTLs) will apply. The proposed scope of work is designed to confirm the presence or absence of environmental impacts and the general magnitude of impacts, not to delineate impacts or to design a remediation strategy. Table V, Natural Attenuation Default Concentrations are provided as a reference for situations where contaminants are found above Cleanup Target Levels; however the GCTLs and SCTLs regulatory limits are used to determine if contaminants are present. Tables I, II, and V are provided in Attachment J located on the CD provided in the front cover of this manual.

The following scope of work has been developed based on previous site inspections and a review of historical diagrams and engineering records from the facility.

1. Conduct a **limited geophysical investigation** including electromagnetic magnetometer survey of the subject site using time domain Geonics EM-31/61subsurface metal detector coupled with sub-meter resolution GPS technology to locate buried tanks or other metallic debris/objects. Test significant electromagnetic anomalies with ground penetrating radar (GPR) to evaluate the presence of a buried underground storage tank (UST).

    - Special personnel: Environmental/GIS Technician
    - Equipment Requirements: Tremble Hand-held GPS unit

2. Conduct **direct push technology (DPT) sampling with OVA screening of soils and limited soil sampling.** Scope includes collection of soil samples at twelve (15) locations shown in **Attachment B**, screening the samples at two-foot intervals to approximately 2 feet below the water table (not to exceed 10-feet below land surface bls) or to the base of the surficial aquifer (not to exceed 40 ft bls, 3 borings) using an OVA equipped with a flame ionization detector (FID) or a similar screening technique (e.g., Membrane Interface probe [MIP], continuous interval) to detect the presence and approximate magnitude of hydrocarbon vapors in the soils. This task includes coring through the existing concrete/asphalt where required.

   Once the direct push technology (DPT) rig has retrieved a metal probe rod, the liner will be removed. Using a clean, decontaminated utensil, the liner will be sliced to expose and collect the soil into 16-ounce Mason jars. The jars will be immediately covered with aluminum foil and sealed with the lid ring.

   The collected soil samples will be screened with an OVA corrected for methane content or (for MIP) an above ground Electron Capture Device (ECD) and FID to establish whether volatiles are present within a depth interval. The filtered and unfiltered OVA measurements (in units of parts per million - ppm) will be recorded in an OVA field log. The information will be used to determine which samples represent relative high results. Similarly, a continual record of organic vapor concentrations (μV readings only) and soil conductivity will be developed if a MIP is used.

   - Special personnel requirement: Licensed FL Driller, Environmental Technician
   - Special equipment requirements: Geoprobe™ DPT rig, PhotoVAC MicroFID
   - Special equipment requirements: Geoprobe™ MIP (optional)

   In addition, all sampling locations will be surveyed with a hand-held Tremble GPS unit for future reference.

   - Special personnel: None
   - Equipment Requirements: Geonics EM-31/61 subsurface metal detector/GPS, Trembel Hand-held GPS

3. **Soil samples will be collected from up to five boring locations** with the highest OVA readings and analyzed by an accredited laboratory for VOCs per EPA Method 8260B,

SVOCs per EPA Methods 8270, PAHs per EPA Method 8310, FL-PRO and RCRA 8 heavy metals per EPA Methods 6020.

The laboratory analytical results will be correlated with recorded high OVA/organic vapor concentration results to indicate areas that may exhibit corresponding concentrations of COCs. This task includes coring through the existing concrete/asphalt where required.

- Special personnel requirement: Environmental Technician
- Special equipment requirements: none

4. Based on the local and anticipated regional groundwater flow direction and resultant soil boring OVA data, TBE will **install and sample up to five shallow groundwater wells and one at the base of the surficial aquifer, and will collect groundwater samples from the temporary, small-diameter monitor wells** in the areas with the highest OVA readings or, in the absence of elevated OVA readings, in locations deemed most likely to intercept contamination migrating from onsite and/or off-site concern areas. The shallow wells will be installed to an approximate depth of 15 feet bls and will be developed until they produce sediment-free groundwater. One well may be installed to the base of the surficial aquifer based on soil screening results.

   The wells will be installed either with a mechanical drill rig and constructed of two-inch slotted PVC with surrounding sand pack, manhole, and locking cap, or they will be one-inch diameter pre-packed microwells installed using DPT technology.

   Following installation of the temporary monitoring wells, the top of casing elevations will be surveyed to +/- 0.01' and referenced to a nearby benchmark established by the City. The depth to water elevation data will be obtained and used to complete water table elevation contour and flow diagrams.

   Aquifer flow characteristics will be determined on-site using "slug-test" data obtained from representative wells. This data will be used for evaluation of contaminant migration rates and flow characteristics in the event that groundwater recovery and treatment is necessary to further rehabilitate the site or if further plume delineation off-site is necessary.

Drill cuttings will be deposited immediately adjacent to each boring/well location. However, if observations or OVA/MIP data indicate gross contamination levels, then the material will be drummed and properly disposed of pending receipt of laboratory analytical results. All purge water will be discharged immediately adjacent to each well and sampling location.

- Special personnel requirement: Environmental Technician
- Special equipment requirements: survey equipment
- Special personnel requirement: Licensed FL Driller, Environmental Technician
- Special equipment requirements: Geoprobe™ DPT rig, auger or sonic drilling rig

5. TBE will **collect groundwater samples** from the new wells and submit groundwater samples for laboratory analysis for VOCs per EPA Method 8260B, SVOCs per EPA Method 8270, PAHs per EPA Method 8310, FL-PRO, and RCRA 8 heavy metals per EPA Methods 6020. On-site field measurements of depth-to-water, pH, temperature, conductivity, dissolved oxygen, turbidity, color, odor, sample collection times, and meteorological conditions are included on groundwater sampling logs that are provided with all assessment reports.

   - Special personnel requirement: Environmental Technician
   - Special equipment requirements: none

The primary focus of this Phase II ESA is to determine if contamination is present within environmental media as a result of past land uses, or from releases from adjacent sites, and the general magnitude of contamination, if present. The FDEP Cleanup Target Levels (CTLs) will be the action limits for both soil and groundwater at this site. TBE will draft an assessment report to summarize the results of the above assessment activities and will compare the results to the appropriate regulatory criteria. The report will provide recommendations and a detailed cost estimate for additional testing, or cleanup activities, if warranted.

A table summarizing the tentative project schedule is provided in **Attachment C**. Sample collection and associated fieldwork should take approximately three days to complete. Soil and groundwater samples will be shipped overnight to the analytical laboratory for analysis following DEP SOP FS1006. Laboratory results should be sent to the TBE Project Manager within 14 days of sample receipt. Results and decisions for the site should be complete within 60 days of

initial sample collection. The FDEP Site Manager will receive the final report from the TBE Project Manager within 60 days of the completion of field activities.

Soil and groundwater samples will be analyzed for the constituents as grouped by the EPA Methods 8260B, 8270, 8310, FL-PRO, and 6020 using the equipment and methods provided in the Xenco QAP, **Attachment D**, *Data Quality Objectives for Proposed Analyses.*

If the concentration of COCs in soil and/or groundwater for any decision unit (see Section B1) exceed CTLs, then active remediation or performance of a risk assessment may be necessary. If the concentrations of COCs in soil and/or groundwater for any decision unit (see Section B1) do not exceed CTLs, then the site can obtain a no further action status or go into a natural attenuation monitoring plan. If the decision to remediate is made, a QAPP Addendum may be submitted to cover the active remediation and associated sampling activities not addressed in this document.

A complete equipment list is provided in Section B1. Details on the sample volumes, container types, and preservation requirements for collected groundwater and soil samples are provided in Xenco QAP Section XVI, **Attachment E.** See Section A8 of this QAPP for personnel requirements.

It is anticipated that one audit of the field activities will be performed during this project and that data verification and validation will be required for all data submitted to the FDEP Site Manager. Field activities will begin shortly after approval of the QAPP by EPA and the Brownfields Program (Renew Ocala) Project Coordinator. The anticipated start of field activities is November 17, 2005. The selected start date will allow for review and distribution of the QAPP, communication between individuals on the distribution list Section A3, and coordination of field activities with the field team technicians. The project, including laboratory analysis, should be completed within 30 days of the conclusion of field activities.

Required QA records are described in Section A9 of this QAPP. Due to the short duration of this project, only a final report will be prepared and submitted to the FDEP Site Manager and the City of Ocala's Project Coordinator. The final report will summarize project results and QC data, and will include the data validation report and raw data package. Section C2 of the QAPP provides additional details regarding the final report.

A complete list of all standard operating procedures identified in the QAPP can be found in **Attachment F**.

A7. DATA QUALITY OBJECTIVES FOR MEASUREMENT DATA

The Data Quality Objectives (DQOs) process is a logical step-by-step method of identifying the study objective, defining the appropriate type of data to collect, clarifying the decisions that will be based on the data collected, and a consideration of the potential limitations with alternate sampling designs. The fundamental objective of this project is to obtain an adequate number of reliable samples from appropriate locations to determine if soil or groundwater is impacted by COCs above SCTLs and GCTLs, FDEP Chapter 62-777 F.A.C. The number and placement of samples is specified within the scope of work (Section A6). Sample locations have been developed based on the Phase I ESA of the site. The Phase I ESA identified areas of *recognized environmental conditions* as defined in ASTM Method E 1527-00.

To achieve this objective; i.e., to determine the concentration of COCs in soil and groundwater, valid data of known and documented quality is required for all media sampled. Data collection activities for on-site field analytical measurements will be conducted per FDEP SOP 001/01. Specific sections include General Field Testing and Measurement (FT1000), specific conductance (FT1200), Temperature (FT1400), dissolved oxygen (FT1500), turbidity (FT1600), and multi-parameters meters (FT1900) – see **Attachment G**. Before groundwater samples will be collected, three consecutive measurements of field analyzed parameters of pH, temperature, conductivity, dissolved oxygen, and turbidity will be confirmed with allowable percent differences outlined in the DEP SOP-001/01, FS2200 Groundwater Sampling, FS2212 p. 7 of 30.

Qualitative and quantitative data quality objectives for on-site field analysis of organic vapors with an OVA/FID or OVA/Photo Ionization Detector (PID) will be consistent w/ manufacturer calibration procedures. Screening will be conducted with the highest sensitivity range setting, particular to the OVA/FID or OVA/PID instrument.

Once reliable and representative data are obtained, the data will be compared to the CTLs to determine no further action is required or if active remediation is needed. The systematic planning process used for this project, including the development of DQOs, is provided in **Attachment H**. This attachment lists the seven steps of the DQO process and provides project specific information in table format pertaining to each of these steps.

Samples collected for this Phase II ESA will be analyzed by Xenco Laboratories (Xenco) for any or all of the following parameters: VOCs by EPA Method 8260B, SVOCs by EPA Methods

8270, PAHs by EPA Method 8310, FL-PRO, and the RCRA 8 heavy metals. **Attachment D** provides a list of all the analytes with their respective detection limit and QC requirements.

If the collected data meet the data quality objectives (DQOs) and the data quality indicators outlined in **Attachment H**, then they will be considered reliable for the determination of environmental impacts at the site and the need for site remediation activities.

Once data are determined to meet the required acceptance criteria, they will be presented in summary tables and graphical formats (maps) which will include all data qualifiers and other data limitations. Presentation of data on maps provides a demonstration of the spatial limitations of the data. All raw data provided by the lab, including their QA report, will be included in an appendix of all project reports. Significant QA issues will be explicitly identified within the text of all project reports.

Corrective Action Process

The implementation and documentation of corrective actions, including communication to all key personnel, are summarized on the Corrective Action Process Flowchart (**Figure 2**). In general, the TBE Project Manager is responsible for the development and communication of corrective actions. The Laboratory Director will be responsible for implementing and documenting corrective actions associated with laboratory analyses.

The TBE Project Manager will document significant corrective actions, i.e. corrective actions that require procedural changes, in a Corrective Action Report. TBE conducts weekly technical staff meetings, wherein corrective action issues and procedural changes are communicated.

A8. SPECIAL TRAINING REQUIREMENTS/CERTIFICATION

The TBE field team leader will ensure that all TBE project personnel have current certificates of training for the 40-hour OSHA Hazardous Waste Operations and Emergency Response (HAZWOPER)/Safety Training Class with annual eight-hour refresher courses. All TBE personnel mobilizing to the site shall carry a Certificate of Training identification card on their person. Current Certificates of Training are also kept in personnel files located at the TBE headquarters. All TBE field team members have received extensive in-house and outside training to complete their assigned tasks and this is assured with annual personnel evaluations.

Deficiencies and the need for new training are identified during the personnel evaluations.

The final assessment reports will be signed and sealed by either a professional geologist or a professional engineer certified in the state of Florida. The current project manager for this project (David O'Connor) is a Florida certified Professional Engineer (P.E.). A Florida licensed driller will perform the drilling tasks for this project; however, David O'Conner, P.E. will provide technical oversight via communication with TBE personnel and the drilling subcontractor. Licensure of the subcontracted drilling operator will be confirmed during solicitation for drilling services.

Xenco will perform laboratory analysis of environmental samples for this project. Xenco is in compliance with Florida Administrative Code Rule 64E-1 regulations and National Environmental Laboratory Accreditation Conference (NELAC) Standards, and is certified by the State of Florida Department of Health, Bureau of Laboratories. Specific methods and analytes certified are cited on the Laboratory Scope of Accreditation for this laboratory and are on file at the Bureau of Laboratories, P.O. Box 210, Jacksonville, Florida 32231. The laboratory certification status in Florida for all particular methods and analytes used in this project has been verified with this agency.

The Brownfields Program Project Coordinator, will be responsible for ensuring that all City and County personnel have valid and current specialized training required by the OSHA regulations as a pre-requisite for site visit(s). Specific certifications have not been identified as necessary during the planning of this project.

A9. DOCUMENTS AND RECORDS

TBE will follow FDEP SOPs-001/01 for sample custody and documentation. The complete FDEP SOP-001/01 has been attached to this QAPP as **Attachment G**. Some of the required documentation includes:

- Field crew signs or initials all records/notes with a waterproof pen
- Use of field sampling and decontamination supplies, and equipment are tracked with an in-house system
- Sampling containers are prepared by the laboratory and shipped with a packing list documenting contents
- Preservatives used by the laboratory are traceable by preparation date, vendor and lot number
- Sampling containers are pre-cleaned at the laboratory

- Water level indicator and field parameter meters are cleaned according to FDEP SOP FC-1000 and documentation is contained in the field notes
- All equipment is maintained and calibrated in accordance with manufacturers' specifications and FDEP FQ-1000.

Chain-of-custody forms accompany all samples from origin through disposal. All sample containers are labeled with sample location ID, preservative, sampler name, analyses required, and date/time of collection. The sample location ID is linked to the labels, chain-of-custody, and field notes. The chain-of-custody form includes the following information:

- Project name and address
- Date and times of sample collection
- Name of sampler
- Sample location ID
- Number of samples
- Analyses required
- Preservation method
- Timeframe (days) sample results are needed within
- Comments

Field notes are recorded during all site visits and include:

- Names of personnel, subcontractors, and others on-site
- Date and chronological summary of field activities
- Ambient conditions
- Sample location descriptions, sample ID
- Lithology
- Field measurement data
- Sample order
- Purging and sampling equipment
- Field decontamination procedures
- Field calibration records
- Types of quality control samples collected
- Sampler and QA/QC officer signatures
- Results of QC checks

- Documentation of all problems encountered in the field with corrective action resolution

Field logs will be recorded and bound in three-ring binders. Field logs will include weather observations at the site when field activities were conducted. All relevant observations or digressions from the procedures in this QAPP, deemed notable by any field team member will also be recorded in the field logbook. Field data worksheets (**Attachment I**) will be used to record all field measurements. Each page of the field logs and field data worksheets will be dated and signed by the person making the entries. The originals in the bound three-ring binders will be retained in the physical project file. Monitoring well installation and sampling sheets are recorded and include:

- Well casing material, diameter, screened interval, and total depth
- Drilling methods and lithology
- Water table depth
- Calculation of purge volume and sampling procedures
- Field parameter measurements and equipment used
- Sampling date
- Observations

Samples collected are immediately placed in laboratory provided coolers and chilled to four degrees Celsius using wet ice. Chain-of-custody information accompanies the samples, which are collected at the site by a laboratory representative. Upon receipt of the samples and chain-of-custody information, the laboratory:

- Checks sample container integrity, temperature and documentation
- Verifies the sample preservatives
- Logs receipt of the samples
- E-mails a .pdf file copy of the chain-of-custody and login information

Upon receipt of the e-mail confirmation, the TBE Project Manager and TBE QA/QC Officer review the .pdf versions of the chain-of-custody and laboratory login information for consistency with the internal work order that documented the sampling work and analyses to be conducted during that field event.

The laboratory provides both electronic and paper copies of the analytical results, which are then reviewed by the TBE Project Manager and TBE QA/QC Officer. The electronic copy is placed in the project file maintained or the TBE server, which is routinely "backed-up" to ensure data integrity. The paper version of the results is maintained in the physical project file, which is eventually archived for a period of twenty years.

Types of information requested from the laboratory include:

- Analytical result sheets
- Method blank results
- Surrogate recoveries and acceptance limits
- Matrix spike/matrix spike duplicate results and acceptance limits
- Spike/Duplicate results and acceptance limits
- Laboratory control sample results and acceptance limits
- ICP serial dilution results
- ICP interference check samples
- Project narrative containing observations and explanation of any data qualifiers
- Signature by laboratory quality assurance officer

The laboratory analytical report will be submitted to the TBE Project Manager within 7 business days after receipt of samples who will then forward the analytical report the FDEP Site Manager upon verification of its completeness. The narrative report will describe at least:

1. The dates of sample receipt, preparation, and analysis
2. The condition of the samples up, on receipt
3. Sample preparation and analysis
4. Any problems encountered during sampling handling storage, preparation, or analysis, and their solution
5. Any variance from the standard operating procedures
6. And a discussion of the quality of the reported analytical data

Project records will include all correspondence, field logs and data sheets, laboratory analytical reports, and a final report. The final report will be submitted to the FDEP Southwest District Brownfields Coordinator/FDEP Site Manager, and the Brownfields Program Project Coordinator.

The TBE Project Manager will submit a field activity report to the FDEP Southwest District Brownfields Coordinator/FDEP Site Manager, and the City of Ocala within 30 days of

completion of the field activities described in this QAPP. This report will include the analytical data report, a signed narrative about field activities, a summary of all collected field data, a written report of the audit of field activities (see Section C1), and copies of the original field log books and field data worksheets for this project. The narrative report will include at least discussions of all field activities, any problems encountered and their solutions, any divergences from QAPP procedures, and a discussion of field data quality.

The TBE Project Manager will distribute copies of the QAPP to the people listed in the distribution list (see Section A3) once it is approved. Any revisions to the QAPP will be documented as *revised*. It will be the responsibility of the TBE Project Manager to see to it that each person on the distribution list receives copies of any revisions.

Project records and documents will be handled in general accordance with EPA SOP #EPA-90251.3b "Handling and Disposition of Project Records and Documents." Xenco will manage the original raw data from this project (both hard copy and electronic) in accordance with FDEP SOP LD1000 "Laboratory Documentation." The Xenco Laboratory Director will retain information on where the records are stored, who will be responsible for records management, and how long specific types of records or documents will be maintained.

All records and reports can be found in the physical project file located at the TBE headquarters, 380 Park Place Blvd., Suite 300, Clearwater, FL 33759. The project file will be eventually archived for a period up to twenty years. The TBE Project Manager will submit copies of all records and reports to the FDEP Site Manager with the field activity report. The FDEP Site Manager will approve deviations from these procedures before implementation.

B1. SAMPLING DESIGN PROCESS

The proposed Phase II ESA will determine if the presence of contamination at the site is contributing to elevated concentrations of COCs in the soil and groundwater at the site. The sample collection design is such that is that a homogeneous area (decision unit) defined by previous site assessment and derived by professional judgment, will be tested and evaluated. The proposed area for remediation will be confirmed by the sample collection design. Collection of samples will not be random as they are intended to confirm previous historical results or potential releases due to specifically located activities. Comparison of individual results from the confirmatory sampling to the historical assessment data will assure that the results are representative of the groundwater and soil decision units. Use of standard methods and technically accepted methods will assure that data may be comparable to the historical assessment data. A site map (Figure 1) is included in **Attachment B**. **Attachment H**, the Systematic Planning Process worksheet, contains the justification for the chosen sampling design.

Sampling design is determined from the Phase I Environmental Site Assessment findings. Professional judgment is used to assist in the determination of sampling locations during this process. Areas of environmental concern are sampled based on constituents known or perceived to be present on the subject site. For this site, the following components lead to the determination of sampling locations resulting from onsite investigations:

Within the Subject Property Boundaries:

- Historical documentation of three dry cleaning facilities within the boundaries of the subject site.
- Historical retail gasoline sales in the southwest corner of the property. Underground storage tanks were removed in June 1992.

Within Adjacent or Nearby Properties:

- Historical documentation of auto repair facilities/activities on the northwest and southeast corners of the subject site.
- Historical documentation of printing companies on the northwest corner and eastern portion of the subject site.
- Documented petroleum-contaminated groundwater at adjacent upgradient site with documented BTEX plume extending beneath the subject site.
- Historical documentation of an auto repair facility upgradient of the subject site.

- Historical documentation of a retail gasoline station 200 feet east-northeast (potentially upgradient) of the subject site with no assessment data to date.

Samples are collected in the areas of potential environmental impact determined from agency database searches, aerial examinations, and field investigation including onsite interviews.
Results of the sampling event are compared directly to the regulatory limits on a sample by sample basis. Statistical methods are not implemented during this process; this approach was determined due to the site size and budgetary constraints associated with this sampling event.

Scope

The type and number of samples required, including the sampling design, rationale, locations, frequency, and matrices are provided in Section A6. Duplicate samples and equipment blanks will be collected for each analytical method and matrices at a frequency of one per twenty samples.

Schedule

The anticipated start date for sample collection will be based on approval of this QAPP document, but is anticipated to occur on or around November 17, 2005. A table summarizing the tentative project schedule is provided in **Attachment C**. Sample collection and associated fieldwork should take approximately three days to complete. Soil and groundwater samples will be shipped overnight to the analytical laboratory for analysis following DEP SOP FS1006. Laboratory results should be sent to the TBE Project Manager within 14 days of sample receipt. Results and decisions for the site should be complete within 30 days of initial sample collection. The FDEP Site Manager will receive the final report from the TBE Project Manager within 30 days of the completion of field activities.

Procedures

Samples will be collected from each decision unit at predetermined locations designated by a judgmental approach. The field staff is provided a copy of this plan for reference in the field. The following subsections will discuss the sampling procedures to be used for both the water and soil matrices, respectively.

B1.1 Water Samples (Critical)

An area of concern or documented area of COC-impacted groundwater will be considered to be one decision unit, confined to the proposed monitor well(s). See **Figure 1** for the planned design of soil borings. Temporary monitoring wells will be

installed at five locations with suspected contaminants or highest OVA readings of the soil sampling locations. Groundwater samples will be collected from the monitor wells per FDEP SOP 001/01; specifically sections FS-1000 and FS-2200 will be used for peristaltic pumps.

Prior to sampling, each well will be purged following FS-2213 requirements; until three consecutive measurements of the five parameters are within the specified limits (temperature, pH, specific conductance, dissolved oxygen, and turbidity). New Teflon-coated tubing will be used for purging and sampling at each well location. Care will be taken to minimize agitation and aeration of the ground-water samples during collection. Samples sent to the laboratory for analysis will be properly preserved, labeled, logged onto a chain-of-custody form and placed in a iced cooler for shipment. The analyses to be included in this study are summarized in previous sections of this document.

B1.2 Soil Samples (Critical)

The area of expected COC-impacted soil will be considered to be one decision unit, as bracketed by un-impacted soil samples. Fifteen (15) proposed soil borings will be advanced within the site boundary depicted on **Figure 1**. Soil samples will be analyzed at the locations of temporary monitoring wells. The analyses proposed for soil samples are summarized in previous sections of the QAPP.

B1.3 Non-critical Determinations

Several non-critical determinations will be made in the field for both the groundwater and the soil samples. Non-critical determination for groundwater samples will include water quality characteristics (pH, temperature, conductivity, dissolved oxygen, turbidity, color, odor). Non-critical determinations for the soil samples will include soil characteristics such as lithology described using the United Soil Classification (USC) System (from ASTM D 2487), the depth interval the sample was taken from, and carbon-filtered and unfiltered OVA measurements. This information will be used to supplement the critical data; it is not needed to make the decision of whether or not remediation is needed.

B2. SAMPLING METHODS REQUIREMENTS

Groundwater samples will be collected to confirm the concentration of COCs. Water quality characteristics will be collected to support the critical measurements of COCs in groundwater. Soil samples will be collected in order to determine the concentration of COCs in soil. Sample collection locations will be selected using a judgmental approach, and identified using Global Positioning Satellite (GIS) technology and site observations.

Water Sampling

The following sampling methods will be used or associated guidance adhered to in completing sampling activities associated with this project.

1. FDEP SOP FS1000, "General Sampling," describes preliminary activities; contamination prevention and sample collection order; protective gloves; container and equipment rinsing; fuel-powered equipment and related activities; preservation, holding and container types, preventive and routine maintenance; documentation and references; sample custody; health and safety; and hazardous wastes.

2. FDEP SOP FC1000, "Cleaning/Decontamination Procedures," describes the process for preparation and decontamination of sampling equipment

3. FDEP SOP FS2000, "General Aqueous Sampling" describes the aqueous, sample collection of grab samples for laboratory analyses. Samples will be collected from on-site monitor wells by variable-speed peristaltic pump.

4. Pre-cleaned, single use sample containers provided by Xenco will be used for sample collection. The following tables provided in **Attachment G** list the sample container requirements, preparation requirements for these containers, sample preservation requirements, and holding time criteria:

    - FDEP Table FS1000-4 "40 CFR Part 136 Table II, Required Containers, Preservation Techniques and Holding Times (Water/Wastewater Samples)
    - FDEP Table FS1000-7 "Sample Volumes, Container Types, and Preservation Requirements"
    - FDEP Table FS1000-8 "Preservation Methods and Holding Times for Drinking Water Samples that Differ from 40 CFR Part 136, Table II.

Additionally, Xenco QAP Section XVI, "Sample Volumes, Container Types, and Preservation Requirements" contains a table that describes the analytical method used, container types, minimum sample volumes, sample preservation, and maximum holding time for each analyte.

In general, precautions will be taken to prevent contamination. If the field team encounters any problems or unexpected situations while in the field (e.g., access problems, safety issues, inadequate supplies, equipment failure, etc.), the Corrective Action Process Flowchart will be followed (**Figure 2**).

For non-critical determinations for groundwater sample collection, the following SOPs will be followed:

1. FDEP SOP FT1000, "General Field Testing and Measurement"
2. FDEP SOP FT1100, "Field Measurement of Hydrogen Ion Activity (pH)"
3. FDEP SOP FT1200, "Field Measurement of Specific Conductance"
4. FDEP SOP FT1400, "Field Measurement of Temperature"
5. FDEP SOP FT1500, "Field Measurement of Dissolved Oxygen (DO)"
6. FDEP SOP FT1900, "Continuous Monitoring with Multi-parameter Meters"

Groundwater samples have an analysis holding time of 14 days. However, the laboratory has agreed to perform the analysis within 7 days to expedite the possible remediation of the site.

Soil Sampling

The following guidance documents will be followed for the sample collection of soil samples for the designated COCs:

1. FDEP SOP FS1000, "General Sampling," describing preliminary activities; contamination prevention and sample collection order; protective gloves; container and equipment rinsing; fuel-powered equipment and related activities; preservation, holding and container types, preventive and routine maintenance; documentation and references; sample custody; health and safety; and hazardous wastes.

2. FDEP SOP FC1000, "Cleaning/Decontamination Procedures," describes the process for preparation and decontamination of sampling equipment

3. FDEP SOP FS3000, "Soil," describing general soil sampling, procedures for compositing, specific procedures for volatile organic compounds, surface and subsurface soil sampling.

4. Pre-cleaned, single use sample containers provided by Xenco will be used for sample collection. The following tables provided in **Attachment G** list the sample container requirements, preparation requirements for these containers, sample preservation requirements, and holding time criteria:

   - FDEP Table FS1000-6 "Recommended Sample Containers, Sample Volumes, Preservation Techniques and Holding Times for Residuals, Soil and Sediment Samples."
   - FDEP Table FS1000-7 "Sample Volumes, Container Types, and Preservation Requirements"
   - FDEP Table FS1000-8 "Preservation Methods and Holding Times for Drinking Water Samples that Differ from 40 CFR Part 136, Table II.

Additionally, Xenco QAP Section XVI, "Sample Volumes, Container Types, and Preservation Requirements" contains a table that describes the analytical method used, container types, minimum sample volumes, sample preservation, and maximum holding time for each analyte. The laboratory provides pre-preserved containers for the samples when applicable. The Field Team Leader is responsible for ensuring the laboratory provides the appropriate sampling containers, including preservative. A Terra core sampler is used during the collection of VOC samples.

A non-critical determination of the lithologic description using USC System (from ASTM D 2487) will be made for each soil sample. In addition the soil samples will be measured with an Organic Vapor Analyzer as discussed in Section A6. FDEP SOP FS3000 describes the collection of soil from a direct-push rig. Generally, soil samples have an analysis holding time of 14 days before extraction and 40 days after extraction.

Equipment Needs

Following is a list of equipment anticipated for use during the implementation of this project.

Coring Drill
OVA Diluter Kits
Organic Vapor Analyzers
OVA Calibration Kit
pH Meter/Specific Ion Meters
pH/Conductivity Calibration Standards
Conductivity Meters
Free Product Probe
Ground Penetrating Radar with Printer
Bailers
Laboratory Expendables – Assorted
pH Paper
Dissolved Oxygen Meter
Turbidity Meter
Pressure Transducer
Omni Data Logger
Omni Polycorder
Teflon Sampling Tips
Field Sheets (see **Attachment I**)

Tygon Tubing
Stainless Steel Auger
Auger Extensions (36")
Stainless Steel Sample Spoon
Stainless Steel Sample Tray
Stainless Steel Spray Canisters
Plastic Spray Canister
Decontamination Buckets
H_2O Level Indicators
Temporary Monitor Wells
Locking Well Caps
YSI, Probe Kit w/ Accessories
Field Sampling Pump (Peristaltic)
Field Sampling Pump (Bladder)
Hach Turbidimeter w/ Accessories
Petite Ponar (Wildco)
Stainless Steel Spoons and Buckets
Mason Jars

Consumable equipment:

Nitrile gloves
Paper towels
Trash bags
Packing materials
Ice
Tape for coolers
Teflon tubing

A TBE vehicle equipped for sampling will store the above equipment and will serve as the on-site support facilities for this project. TBE also maintains accounts with environmental equipment and supply vendors throughout the southeastern United States to provide additional

support. All field personnel are equipped with cellular telephones/2-way radios and have direct access to alternative sampling and monitoring equipment when necessary.

B3. SAMPLE HANDLING AND CUSTODY REQUIREMENTS

The following sample custody procedures will be followed during the implementation of this project.

Soil and Groundwater Samples

FDEP SOPs and the Xenco QAP, which describe the sample handling and custody requirement for this activity, will be followed. Examples of FDEP and TBE sample log sheets are available as **Attachment I**. Chain-of-Custody procedures will begin with the Xenco lab preparation of a field kit that includes appropriate sample containers for the requested matrices and methods, and ends with the transfer of the collected samples back to the laboratory analyst. Xenco QAP Section XIII "Sample Custody" and Section XIV "Sample Receipt" describe the sample logging, and tracking for samples. An example of Xenco's chain of custody tracking form can be found in Appendix C of the Xenco QAP.

Each sample will have its own identification number. The numbering scheme will provide tracking for the retrieval and usage of analytical field data for each sample. Samples will be clearly labeled in ink and will correspond to field data sheets and/or logbooks, chain-of-custody records, and all other documentation used during the project.

B4. ANALYTICAL METHODS REQUIREMENTS

The quality characteristics and non-critical determinations for water and soil will be performed in the field, and is described in Section B2. Xenco will perform the measurement of COCs in water and soil. Once the samples are received and logged in at the laboratory, the samples will be analyzed for VOCs per EPA Method 8260B, PAHs per EPA Method 8270, SVOCs per EPA Methods 8310, FL-PRO, and RCRA heavy metals per EPA Methods 6020. The extraction method for volatiles will be conducted per EPA Method 5030. A listing of analytical methodologies to be followed for this project's analytes of concern and the required instrumentation are provided in Table FS1000-6, -7, -8, pp. 29 – 36. (see **Attachment G**).

FDEP SOP Sections FS2000 will be followed soil sample collection and FDEP SOP Section FS3000 will be followed for water sample collections. The referenced SOP sections are included

in **Attachment F**. The analytical methods, validations information for nonstandard methods, individuals responsible for corrective action, and specified turnaround times for sample analyses are included in the Xenco QAP (**Attachment E**).

B5. QUALITY CONTROL REQUIREMENTS

Constituents of concern, analytical/extraction methods, sample container, preservation, holding time requirements, are summarized in FDEP FS1000-4 thru FS1000-8, pp. 22 – 36 (see **Attachment G**). QA/QC acceptance criteria for matrix spikes, equipment blanks, trip blanks, laboratory control samples, etc. are included in the Xenco QAP Section V. "Quality Assurance Objectives (see **Attachment E.**) The detection limit requirements for each analyte will be the CTLs. The TBE Project Manager has reviewed the laboratory QC samples and control limits identified in the Xenco QAP. The quality of the data generated using the Xenco QAP will provide analytical data of a sufficient quality for this project.

Quality assurance samples are required pursuant to Chapter 62-160 FAC. The following additional samples will be analyzed:

- One duplicate from a source well for analysis per the above referenced parameters
- Equipment blank for analysis per the selected parameters
- Trip blank for analysis per the selected parameters.

All purge water and soil generated during well installation and sampling activities will be drummed. The drummed material will be sampled according to FDEP SOP-001/01 to determine the need for specialized disposal. Matrix spike samples and matrix spike duplicate samples are collected in the field for each matrix sampled when appropriate.

Laboratory Quality Control

Pre-cleaned equipment blanks and duplicate samples will be collected as specified in the FDEP SOP-001/01. Trip Blanks will be prepared by the laboratory and included in each sample cooler. All field equipment will be visually inspected and calibrated at the beginning of each sampling day, every four hours of use, and at the end of the workday. A calibration log will be maintained for each instrument.

Laboratory quality control checks include:

- Laboratory Control Standard
- Laboratory Control Standard Duplicates
- Matrix Spikes
- Matrix Spike Duplicates
- Method Reagent Blanks

The laboratory generates precision and accuracy targets from the matrix spikes and matrix spike duplicates to assess precision and accuracy (see **Attachment E**).

Method Detection Limits (MDLs) are set by the laboratory such that the risk of reporting a false positive is less than 1%. MDLs are determined using the method specified in the Federal Register, 40CFR Part 136 Appendix B unless the possibility exists for significant systematic bias from analytical steps. In that case (primarily inorganic constituents) the International Union of Pure and Applied Chemistry (IUPAC) method is followed, accounting for systematic bias. Published MDLs may be set higher than experimentally determined MDLs to 1) avoid observed positive interferences from matrix effects or common reagent contaminants or 2) for reporting convenience (i.e., to group common compounds with similar but slightly different experimentally determined MDLs).

Practical Quantitation Limits (PQLs) are set at 3 to 5 times the reported MDL unless otherwise noted. Because PQL level checks are required, ease of preparation of commercial analytical mixes may dictate to some extent the reported PQL. Generally the PQL is not set at less than 3 times the MDL. However, in some instances, systematic bias (i.e., analyte background in reagents, etc.) necessitates that the reported MDL be elevated to levels that are readily quantifiable. In those instances, the PQL may be set at a level less than three times the reported MDL.

The Quality Assurance Management Plan (QAMP) for this project is followed to address the QA/QC policies implemented specific for this project. As stated previously, the TBE Project Manager monitors the project to ensure quality assurance policies are met. If quality issues are identified, mechanisms are in place to handle situations that may arise. Potential problems will be resolved by following the FDEP SOP procedures, along with the QAMP.

Field Quality Control for Water Samples

A groundwater field blank will be collected and preserved with the same bottle of acid preservative used to adjust the pH of the groundwater samples. A sufficient volume of each sample will be collected in the field to allow re-analysis if the laboratory data quality objective are not reached. Because the water quality characteristics are not critical, no field quality control samples will be collected relating to groundwater; however, the field team will complete FDEP groundwater sampling logs and will maintain proper instrument calibration and frequency as detailed in Section B7.

Field Quality Control for Soil Samples

Net OVA measurements obtained from carbon-filtered and unfiltered soil samples will be obtained. A sufficient volume of each sample will be collected in the field to allow re-analysis if the laboratory data quality objectives are not reached or if additional analyses are required.

B6. INSTRUMENT/EQUIPMENT TESTING, INSPECTION, & MAINTENANCE REQUIREMENTS

The multi-parameter meter, the dissolved oxygen meter, and the turbidimeter will require testing, routine inspection, and maintenance per the manufacturer's recommendations. The multi-parameter meter will be used to measure pH, temperature, conductivity for water samples while in the field. All equipment manufacturer literature (e.g. operator instruction/user manuals for testing and inspecting the meters, etc.) will be maintained and made available by the TBE Field Team Leader.

An inspection checklist and initial calibration check will be completed by a field team member prior to mobilizing to the site for the site investigation. A maintenance kit, which will include extra batteries, calibration standards, and commonly needed spare parts will be made available at the site for the meters. Any preventive or corrective maintenance done will be documented in the field notes. If any meter fails the initial testing and inspection, spare meters can be obtained from the TBE inventory or rented from an environmental sampling supply vendor.

Xenco QAP Section XV "Preventative Maintenance" addresses the testing, inspection, and maintenance for the analytical instruments. These procedures include reviewing the instrument log for any notations regarding problems experienced during previous use and verifying that scheduled preventative maintenance has been conducting in accordance to the manufacturer's

recommendations. The lab will document any preventive or corrective maintenance conducted on laboratory equipment/instrumentation.

B7. INSTRUMENT CALIBRATION & FREQUENCY

All of the field equipment will be inspected and calibrated in accordance with manufacturer's specifications and FDEP SOP-001/01 guidelines before and after each site visit, and after every four hours of use. The TBE Project Manager or QA/QC officer, in accordance with TBE's Quality Assurance Manual, may request spot checks of equipment calibration at any time.

FDEP field calibration logs are used in the field for each piece of equipment that requires onsite calibration. All field notes, and calibration logs are relinquished to the TBE Project Manager upon completion of the sampling event to maintain in the project file for reference.

The laboratory analytical instruments will be calibrated using the procedures and frequency per Xenco QAP Section VIII, "Calibration Procedures and Frequency."

B8. INSPECTION/ACCEPTANCE REQUIREMENTS FOR SUPPLIES AND CONSUMABLES

A complete list of supplies and consumables with acceptance criteria for each of these items is included in DEP SOP-001/01, FS 1000 General Sampling Procedures, Table FS 1000-1 *Equipment Construction Materials*, Table FS 1000-2 *Construction Material Selection for Equipment and Sample Containers*, and Table FS 1000-3 *Equipment Use and Construction*, pp. 10 – 38 (see **Attachment G**). The field team leader will be responsible for inspecting sample containers before leaving for the field; only new sample containers provided by the lab will be used. The sample containers will also be inspected for cracks, faulty lids and/or seals, and other defects before use and discarded if imperfect.

In addition to the items included under DEP SOP-001/01 for consumable items, items such as pH buffers and turbidity and conductivity solutions, are used for field calibrations and are considered consumable supplies. These items are used if the integrity of the container is acceptable, the product is within the expiration date, bacterial growth or other floatable components are *not* present in the solution, and if the lot number, material, and expiration date is specified on the container. In addition, these materials must be in accordance with manufactured specifications for proper calibration of field equipment.

B9. DATA ACQUISITION REQUIREMENTS FOR NON-DIRECT MEASUREMENTS

Computer databases, literature files, and other similar sources of non-direct measurement data will be evaluated based on their perceived reliability and a statement of the source and perceived reliability, including limitations, will be provided in project reports.

B10. DATA MANAGEMENT

Data for this project will be produced in two locations: onsite and at Xenco Laboratories. Data collected onsite will be recorded on field data worksheets (copy attached) and into field logbooks, which will become a part of the project file. The TBE Project Manager will submit copies of the field data worksheets and logbooks with the field activity report when field activities are complete. The Xenco Laboratories Services Director will submit laboratory data to the TBE Project Manager within 7 calendar days of the laboratory's receipt of the samples. The TBE Project Manager will be responsible for ensuring the analytical report meets the requirements in Section A9 and for forwarding it to the FDEP Site Manager.

A computer compatible with MS Office Suite will be used to help process, compile, and manage the data. As discussed previously in this document, project records will be managed according to FDEP SOP FA3300, Section 6 "Documentation" and laboratory records will be managed according to Xenco QAP Section IX "Data Reduction, Reporting, Validation, and Recordkeeping." Adherence to these SOPs will assure that applicable information resource management requirements are satisfied.

As discussed in Section A9, all project records and documents will be handled in general accordance with EPA SOP #EPA-90251.3b "Handling and Disposition of Project Records and Documents." Xenco will manage the original raw data from this project (both hard copy and electronic) in accordance with FDEP SOP LD1000 "Laboratory Documentation." The Xenco Laboratory Director will retain information on where the records are stored, who will be responsible for records management, and how long specific types of records or documents will be maintained.

The listing below summarizes types of reports, records, and other documents that may be generated for this project:

Field Logs (checklists and standard forms – see **Attachment I**)
Quality Assurance Project Plans
Historical Phase I Environmental Assessments
Phase II Environmental Assessments
Limited Site Assessment Report
Interim Source Removal Proposal
Interim Source Removal Report
Site Rehabilitation Plan
Site Assessment Report
Risk Assessment Report
No Further Action Proposal
Natural Attenuation with Monitoring Proposal
Remedial Action Plan
Remedial Action Status Report
Post-Active Remedial Monitoring Report
Site Rehabilitation Completion Report
No Further Action Proposal with Monitoring Proposal
No Further Action Proposal with Monitoring Report
Combined Document

All records and reports, including any review comments and checklist from the USEPA Region 4 Office of Quality Assurance and Data Integration can be found in the physical project file located at the TBE headquarters, 380 Park Place Blvd., Suite 300, Clearwater, FL 33759. The project file will be eventually archived for a period up to twenty years. The project file will reference TBE Project Number 00125.003.00. Any deviations from these procedures will be documented in the project file and approved by the TBE QA/QC Officer before implementation.

C1. ASSESSMENT AND RESPONSE ACTIONS

Due to the limited duration of this project, the only assessments that are planned include one audit of field activities, the verification and validation of all reported data (conducted in accordance with Section D1 and Section D2), and QA review of all reports by senior level technical staff. The TBE QA/QC Officer may conduct an on-site field audit at the time(s) when samples are being collected for both field and laboratory analysis. The QA/QC officer will have

the authority to halt the on-site work if he believes the findings from the audit justify such action. The TBE Field Team Leader, in consultation with the TBE Project Manager, will be responsible for corrective actions related to field activities.

The laboratory will provide a narrative report with the analytical results referencing the project, associated Chain of Custody, quality control issues, and the validity and integrity of the results. Sections D1 and D2 of this QAPP discuss the verification and validation process in detail.

The flow chart provided as **Figure 2, Attachment B**. outlines the standard process for communicating and resolving problems that arise in the field, via corrective actions implementation.

C2. REPORTS TO MANAGEMENT

The TBE Project Manager will prepare the final report, which will be reviewed for technical accuracy and data quality by the project QA/QC officer or similar senior technical staff (as appropriate). The final report will include a summary description of project activities, a summary of all data, the field activity report, a discussion on any problems encountered during the project and the corrective actions taken, a discussion of the conclusions drawn from the results and the rationale for those conclusions, and the results of the data quality assessment. The report will then be reviewed for conformance with TBE internal document standards. Two signed and sealed copies of the final report will be submitted to the FDEP. Final reports will be forwarded to the EPA project manager along with the quarterly report submittal as required. Laboratory analytical reports will be generated by the Xenco Laboratory Director and submitted to the TBE Project Manager seven calendar days after receipt of the samples who will then forward the analytical information to the FDEP Site Manager in conjunction with the field notes.

A Quality Management Plan for the Brownfields Agreement was submitted to EPA in March 2003. Execution of proposed field activities for this project will commence with conditional approval of this QAPP.

D1. DATA VALIDATION AND USABILITY

Data will be reviewed for integrity by checking all field and laboratory data entries for errors and consistency. All sample results will be reviewed and correlated to field measurements and observations. All data will be evaluated in accordance with FDEP SOPs-001/01, provided in **Attachment G**. Data validation will be accomplished through a series of checks and reviews

intended to assure that the reported results are of a verifiable, reproducible, and acceptable quality. The validation process will include:

- Quality control blanks meet criteria
- Quality control data (spikes, duplicates) are acceptable
- Surrogate spike recoveries are acceptable
- Unacceptable data are identified and corrective actions are initiated
- Data qualifiers are assigned (by lab) if necessary (as detailed in Xenco Section IX "Data Reduction, Reporting, Validation, and Record keeping."). A summary of data qualifiers is as follows:

J	The analyte was positively identified below the RL or MQL, but above the MDL.
U, ND	The analyte was analyzed for, but not detected above the MDL.
<RL, <BRL	The analyte was positively identified but the associated numerical value is below the RL.
G	Common laboratory or field contaminant
B	The analyte was identified in the blank, as well as in the sample.
X	Analytes outside control limits due to possible matrix or chemical interference or a concentration of target analyte high enough to effect spike recovery. This could also affect the RPD
S	To be applied to all field screening data
T	Tentatively identified compound (using GC/MS)
K	Sample analyzed outside recommended hold time
E	Estimated concentration due to analyte exceeding upper calibration range
F	RPD exceeded lab control limits

These data qualifiers will be provided in all data summary tables within project reports.

In addition to evaluating data qualifiers associated with laboratory analyses, a comparison of the sample duplicate(s) and the corresponding sample result(s) will be made to evaluate the reproducibility of the sample results based on the laboratory analysis and sample collection and transportation procedures. For this comparison, if the duplicate or sample result is less than 5 times the reporting limit (the higher of the two it they aren't the same for each, which they almost always are), then the comparison is made by the absolute difference between the results (S-D). For water samples, if this difference is less than the magnitude of the (higher) reporting

limit, precision is considered "acceptable". For soil samples, if the difference is less than twice the magnitude of the (higher) reporting limit, precision is considered "acceptable". If these differences are within 2X the "acceptable" limits, they are considered "slightly high"; anything beyond that would be considered "high". If both sample and duplicate results are greater than five times (5X) the reporting limit (the higher of the two RLs, if they're not the same), then precision is assessed by the %RPD (difference in results divided by the average of the two results X 100). <35% RPD = "good/acceptable", >35% but < 50% = variability is "slightly high", >50% = "high".

Based on the data qualifiers provided by the laboratory, and on the sample/sample duplicate comparison described above; data will be categorized as fully quantified, qualified, or unusable. Unusable data will not be utilized in the project decision process. Raw data will be included in all submitted project reports.

A data usability review that includes an assessment of field procedures, completeness, comparability, representativeness, precision, and bias (accuracy) of the data will be performed. An evaluation of laboratory analysis procedures (EPA Methods 8260B, 8270, 8310, FL-PRO, and 6020) and review of: holding times, blanks, control samples, duplicate analysis, detection limits, holding times, laboratory controls, and overall assessment of data will be conducted.

The data usability will compare proposed sample locations to actual sample locations. The review also will verify that the predefined number of samples were analyzed and will confirm that the predefined analytical methods and detection limits were used. The TBE Project Manager will review the quality control samples, hold times, calibration, surrogate recovery, as well as the precision and accuracy data for the sampled analytes of concern to determine whether the data will be accepted or rejected. In the event results are rejected, the TBE quality assurance officer and project manager, and the Brownfields Program Coordinator will meet to discuss the reasons for the rejection of data and what steps should be initiated including additional site sampling if deemed necessary.

Problems associated with the laboratory will be documented in the laboratory QA report provided with all analytical results, which will be provided to all end users in the form of summary reports.

Precision, accuracy and completeness calculations are as follows, respectively:

1. RPD = 200*l(BS %R - BSD Result) / (BS %R + BSD Result)l

2. BS Recovery = 100*(BS Result)/[Spike Added]

3. BSD Recovery = 100*(BSD Result)/[Spike Added]

   RPD: Relative Percent Difference
   BS: Blank Spike
   %R: Percent Recovery
   BSD: Blank Spike Duplicate

D2. DATA VALIDATION AND VERIFICATION

The TBE Project Manager will validate the field data and discuss any problems identified during the project with the Field Activities Supervisor. Any problems and associated corrective actions will be documented in the field activity report.

The Xenco Laboratory Director will validate the laboratory data generated according to Xenco Section IX "Data Reduction, Reporting, Validation, and Recordkeeping." Any problems identified during this process will be reported to the TBE Project Manager in the analytical data report. Information on data qualifiers and QC criteria is provided in Xenco QAP Section IX. Additionally, the TBE quality assurance officer along with the project manager validates laboratory data upon receipt of the results.

The TBE data base manager or the project manager will evaluate the sample/sample duplicate data and equipment blank data to determine if data precision is of an acceptable quality (see Section D1). Pending these three data validation procedures, the data will be determined to be of a specified quality and reported as such. For instance, data will typically be reported with no qualifiers if the data are determined to be fully useable. However, a discussion of data limitations will be added to the data summary tables and data discussion within the reports if data validity is compromised in any way.

The FDEP Site Manager will also review and verify the field sheets, the final report, and the analytical data report. Any problems or deviations are typically reported to the TBE Project manager in the form of a comment and a formal action and response is provided back to the FDEP. Issues are resolved through staff TQM meetings or through the FDEP comment and response process.

D3. RECONCILIATION WITH DATA QUALITY OBJECTIVES

Valid data of known and documented quality is required for all media sampled. Once reliable and representative data are obtained, the data will be compared to the CTLs to determine no further action is required or if active remediation is needed. The FDEP Site Manager will reconcile the data with the project-specific DQOs outlined in Section A7.

The process for reconciling the data includes the evaluation of the following questions: (1) Were samples collected using the appropriate collection procedures (2) were samples handled in accordance with the SOPS (3) were the samples collected from the pre-determined or specific sampling locations (4) were the samples properly preserved (5) were field sampling problems documented in field logs (6) were the QAPP-specified analytical methods used (7) were problems idenitifed during laboratory analysis (8) was the laboratory able to meet the MDLs, PQLs, and QA/QC requirements specified in the QAPP or provided in the analytical methods (9) what were the results of data validation – do any of the data points require rejection (10) if data is problematic, is re-sampling or reanalysis required (if data is rejected – how does the result affect the ability to make site decisions)

REFERENCES

1. Florida Department of Environmental Protection. 2003. *Brownfields Redevelopment Program Guidance Manual*. pp. 20-22. March.

2. TBE Group, Inc. 2002. *Quality Assurance Rule Quality Manual*, pp. 1-10.

3. U.S. Environmental Protection Agency. 2000. *EPA Guidance for Data Quality Objectives Process*. EPA QA/G-4. EPA 600-R-96-055. August.

4. U.S. Environmental Protection Agency. 1998. *EPA Guidance for Quality Assurance Project Plans*. EPA QA/G-5. EPA 600-R-98-018. February.

5. U.S. Environmental Protection Agency. 2001. *EPA Requirements for Quality Assurance Project Plans*. EPA QA/R-5. EPA 240-B-01-003. March.

6. U.S. Environmental Protection Agency. 1998. *Guidance for Data Quality Assessment*. pp. 3.2-1-3.2-10. EPA QA/G-9. EPA 600-R-96-084. January.

7. U.S. Environmental Protection Agency. 1998. *Quality Assurance Guidance for Conducting Brownfields Site Assessments*. EPA 540-R-98-038. September.

LIST OF ABBREVIATIONS

ASTM:	American Society for Testing and Materials
BSA:	Brownfields Site Assessment
BTEX:	Benzene, Toluene, Ethylbenzene, and Total Xylenes
CD:	Compact Disc
COC:	Contaminants of Concern
CTL:	Cleanup Target Levels
DEFT:	Decision Error Feasibility Trials
DEP/FDEP:	Florida Department of Environmental Protection
DPT:	Direct Push Technology
DQO:	Data Quality Objective
e.g.:	*exempli gratia* - for example
ESA:	Environmental Site Assessment
ECD :	Electron Capture Device
FID:	Flame Ionization Detector
FL-PRO:	Florida Petroleum Range Organics
GC:	Gas Chromatography
GC-MS	Gas Chromatography – Mass Spectrometry
GIS:	Geographic Information Systems
GPS:	Global Positioning Satellite
HAZWOPER:	Hazardous Waste Operations
HPLC:	High Performance Liquid Chromatography
ICP:	Inductively Coupled Plasma
ID:	Identification
i.e.:	*id est* - that is
IUPAC:	International Union of Pure and Applied Chemistry
L:	Liter
MADEP:	Massachusetts Department of Environmental Protection
MDLs:	Method Detection Limits
MIP:	Membrane Interface Probe
mL:	Milliliter
MTBE:	Methyl tert-butyl ether
MW:	Monitor Well
MS:	Microsoft Corporation
NA:	Not Applicable
NELAC:	National Environmental Laboratory Accreditation Conference
OSHA:	Occupational Safety and Health Administration
OVA:	Organic Vapor Analyzer
PAHs:	Polynuclear Aromatic Hydrocarbons
PE:	Performance Evaluation
P.E.:	Professional Engineer
P.G.:	Professional Geologist
PQLs:	Practical Quantification Limits
TBE:	TBE Group, Inc.
QA:	Quality Assurance

Attachment A

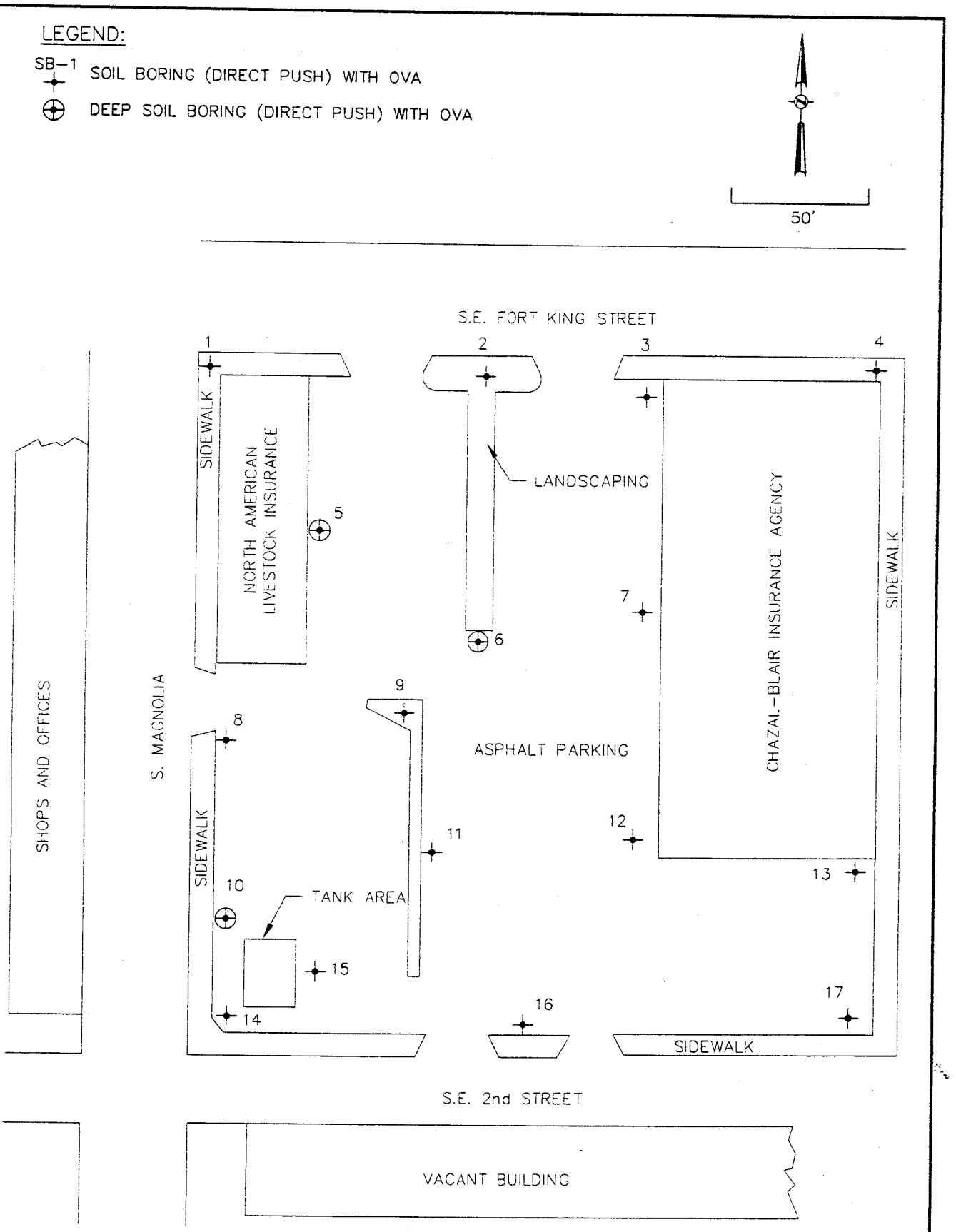
Project Organization Chart

TBE GROUP

CITY OF OCALA
QUALITY ASSURANCE PROJECT ORGANIZATION

Attachment B

Figures



TBE GROUP

SITE MAP
BARRETT BUILDING
OCALA, FLORIDA

FIGURE 1

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Attachment C

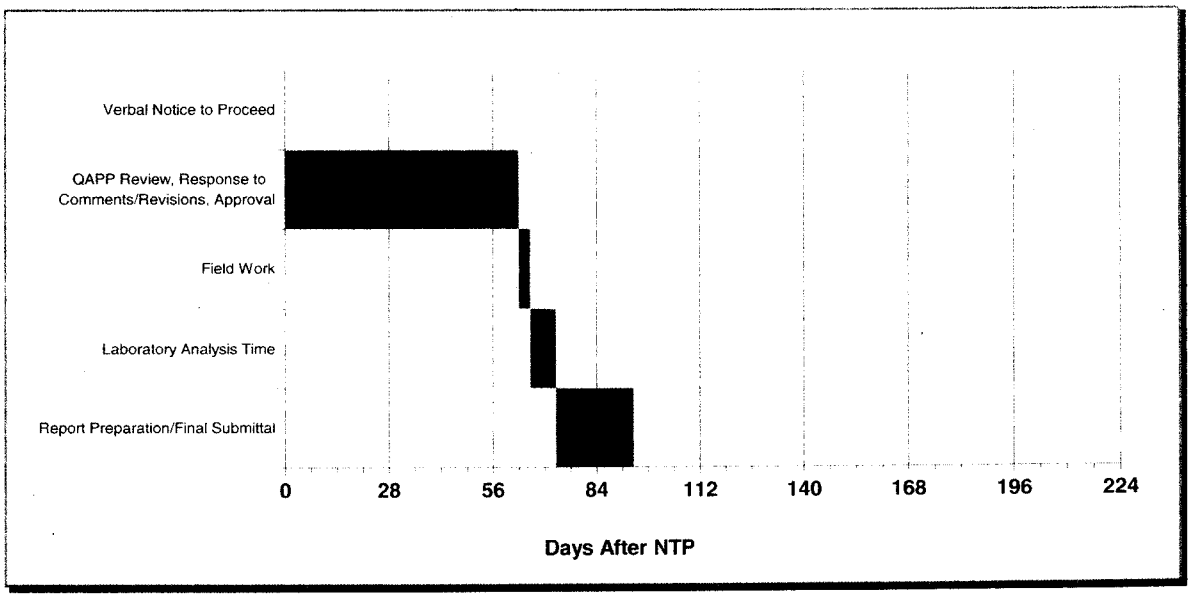
Project Schedule

Attachment C

TBE GROUP

East Tampa Redevelopment Site Project Schedule

Activity	Start After NTP	Activity Duration	Due After NTP	Date Due
Verbal Notice to Proceed	0	0	0	12-Sep-05
QAPP Review, Response to Comments/Revisions, Approval	0	63	63	14-Nov-05
Field Work	63	3	66	17-Nov-05
Laboratory Analysis Time	66	7	73	24-Nov-05
Report Preparation/Final Submittal	73	21	94	8-Dec-05



Revised on :		By :	B. Bishop
Printed on :	12-Sep-2005	By :	B. Bishop

Attachment D

Data Quality Objectives Criteria for Proposed Analyses

TBE GROUP

ATTACHMENT D
Data Quality Objectives for Proposed Analyses
VOAs by EPA 8260

Extraction/Digestion Method Soils: SW 5030 — Holding Time: 14 Days Soil***
Extraction/Digestion Method Water: SW 5030 — Holding Time: 14 Days Water

Regulatory Criteria: Regulatory criteria applicable to each analyte is included in Attachment J

Bottle requirements: For Soils: 2 - 40 mL VOA vials with Tare weights and 5 mL DI and 1 40 mL VOA vial with tare weight and 5 mL Methanol (If only 8260 requested, will require a 2 oz Glass Clear for Dry Weight / % Moisture)
For Waters: 2 - 40 mL VOA vials with HCl preservative

* = RL based on 5.00 g of sample to 5.00 mL of preservative. Actual RL will depend on actual amount of sample received and moisture content of sample
** = Normal spiking compounds.
***= Soil collected in the VOA vials with DI Water (Low Level) must be rec'd at the laboratory w/in 48 hrs of collection so they may be analyzed or frozen upon receipt to extend the holding time to 14 days from the time of collection

		Matrix Soil					Matrix Water					
				QA/QC Acceptance Limits					QA/QC Acceptance Limits			
CAS No.	Analytes of Concern	Detection Limits	Units	LCL	UCL	RPD	Detection Limits	Units	LCL	UCL	RPD	
71-43-2	Benzene	0.005	mg/kg	66	142	21	1.00	ug/L	66	142	21	**
108-86-1	Bromobenzene	0.005	mg/kg	75	125	25	1.00	ug/L	75	125	20	
74-97-5	Bromochloromethane	0.005	mg/kg	73	125	20	1.00	ug/L	73	125	20	
75-27-4	Bromodichloromethane	0.005	mg/kg	75	125	20	1.00	ug/L	75	125	20	
75-25-2	Bromoform	0.005	mg/kg	75	125	20	1.00	ug/L	75	125	20	
74-83-9	Bromomethane	0.005	mg/kg	65	135	20	1.00	ug/L	70	130	20	
1634-04-4	MTBE	0.005	mg/kg	75	125	20	1.00	ug/L	75	125	20	
98-06-6	tert-Butylbenzene	0.005	mg/kg	75	125	25	1.00	ug/L	75	125	20	
135-98-8	Sec-Butylbenzene	0.005	mg/kg	75	125	25	1.00	ug/L	75	125	20	
104-51-8	n-Butylbenzene	0.005	mg/kg	75	125	25	1.00	ug/L	75	125	20	
56-23-5	Carbon Tetrachloride	0.005	mg/kg	62	125	20	1.00	ug/L	62	125	20	
108-90-7	Chlorobenzene	0.005	mg/kg	60	133	21	1.00	ug/L	60	133	21	**
75-00-3	Chloroethane	0.010	mg/kg	65	135	20	1.00	ug/L	70	130	20	
67-66-3	Chloroform	0.005	mg/kg	74	125	20	1.00	ug/L	74	125	20	
74-87-3	Chloromethane	0.010	mg/kg	65	135	20	1.00	ug/L	70	130	20	
95-49-8	2-Chlorotoluene	0.005	mg/kg	73	125	25	1.00	ug/L	73	125	20	
106-43-4	4-Chlorotoluene	0.005	mg/kg	74	125	25	1.00	ug/L	74	125	20	
99-87-6	p-Cymene (p-Isopropyltoluene)	0.005	mg/kg	75	125	25	1.00	ug/L	75	125	20	
96-12-8	1,2-Dibromo-3-Chloropropane	0.005	mg/kg	59	125	28	5.00	ug/L	73	125	20	
124-48-1	Dibromochloromethane	0.005	mg/kg	73	125	25	1.00	ug/L	59	125	28	
74-95-3	Dibromomethane	0.005	mg/kg	69	127	23	1.00	ug/L	69	127	23	
95-50-1	1,2-Dichlorobenzene	0.005	mg/kg	75	125	25	1.00	ug/L	75	125	20	
541-73-1	1,3-Dichlorobenzene	0.005	mg/kg	75	125	25	1.00	ug/L	75	125	20	
106-46-7	1,4-Dichlorobenzene	0.005	mg/kg	75	125	25	1.00	ug/L	75	125	20	
75-71-8	Dichlorodifluoromethane	0.005	mg/kg	65	135	23	1.00	ug/L	70	130	23	
107-06-2	1,2-Dichloroethane	0.005	mg/kg	68	127	20	1.00	ug/L	72	125	20	
75-34-3	1,1-Dichloroethane	0.005	mg/kg	72	125	20	1.00	ug/L	68	127	20	
156-60-5	trans-1,2-dichloroethene	0.005	mg/kg	75	125	20	1.00	ug/L	59	172	22	
156-59-2	cis-1,2-Dichloroethene	0.005	mg/kg	75	125	20	1.00	ug/L	75	125	20	
75-35-4	1,1-Dichloroethene	0.005	mg/kg	59	172	22	1.00	ug/L	75	125	20	**
594-20-7	2,2-Dichloropropane	0.005	mg/kg	75	125	25	1.00	ug/L	74	125	20	
142-28-9	1,3-Dichloropropane	0.005	mg/kg	75	125	25	1.00	ug/L	75	125	20	
78-87-5	1,2-Dichloropropane	0.005	mg/kg	74	125	20	1.00	ug/L	75	125	20	
10061-02-6	trans-1,3-dichloropropene	0.005	mg/kg	66	125	20	1.00	ug/L	75	125	20	
563-58-6	1,1-Dichloropropene	0.005	mg/kg	75	125	25	1.00	ug/L	74	125	20	
10061-01-5	cis-1,3-Dichloropropene	0.005	mg/kg	74	125	20	1.00	ug/L	66	125	20	
100-41-4	Ethylbenzene	0.005	mg/kg	75	125	20	1.00	ug/L	75	125	20	
87-68-3	Hexachlorobutadiene	0.005	mg/kg	75	125	25	1.00	ug/L	75	125	20	
98-82-8	isopropylbenzene	0.005	mg/kg	75	125	25	1.00	ug/L	75	125	20	
75-09-2	Methylene Chloride	0.010	mg/kg	75	125	35	5.00	ug/L	75	125	35	
91-20-3	Naphthalene	0.010	mg/kg	75	125	25	5.00	ug/L	75	125	20	
103-65-1	n-Propylbenzene	0.005	mg/kg	75	125	25	1.00	ug/L	75	125	20	
100-42-5	Styrene	0.005	mg/kg	75	125	51	1.00	ug/L	75	125	51	
630-20-6	1,1,1,2-Tetrachloroethane	0.005	mg/kg	72	125	20	1.00	ug/L	72	125	20	
79-34-5	1,1,2,2-Tetrachloroethane	0.005	mg/kg	74	125	31	1.00	ug/L	74	125	31	
127-18-4	Tetrachloroethylene	0.005	mg/kg	71	125	20	1.00	ug/L	71	125	20	
108-88-3	Toluene	0.005	mg/kg	59	139	21	1.00	ug/L	59	139	21	**
120-82-1	1,2,4-Trichlorobenzene	0.005	mg/kg	75	135	25	1.00	ug/L	75	137	20	
87-61-6	1,2,3-Trichlorobenzene	0.005	mg/kg	75	137	25	1.00	ug/L	75	135	20	
79-00-5	1,1,2-Trichloroethane	0.005	mg/kg	75	127	20	1.00	ug/L	75	125	20	
71-55-6	1,1,1-Trichloroethane	0.005	mg/kg	75	125	20	1.00	ug/L	75	127	20	
79-01-6	Trichloroethene	0.005	mg/kg	62	137	24	1.00	ug/L	62	137	24	**
75-69-4	Trichlorofluoromethane	0.005	mg/kg	67	125	20	1.00	ug/L	67	125	20	
96-18-4	1,2,3-Trichloropropane	0.005	mg/kg	75	125	20	1.00	ug/L	75	125	20	
95-63-6	1,2,4-Trimethylbenzene	0.005	mg/kg	75	125	25	1.00	ug/L	75	125	20	
108-67-8	1,3,5-Trimethylbenzene	0.005	mg/kg	70	130	25	1.00	ug/L	70	125	20	
75-01-4	Vinyl Chloride	0.002	mg/kg	65	135	20	1.00	ug/L	75	125	20	
95-47-6	o-Xylene	0.005	mg/kg	75	125	20	1.00	ug/L	75	125	20	
	m,p-Xylenes	0.010	mg/kg	75	125	20	1.00	ug/L	75	125	20	

Data Quality Obj[illegible]s for Proposed Analyses
SVO[illegible]y EPA 8270

Extraction/Digestion Method Soils: SW3550
Extraction/Digestion Method Water: SW3510

Holding Time Soils: 14 Days to Extraction then 40 days to analyze
Holding Time Waters: 7 Days to Extraction then 40 days to analyze

Regulatory Criteria: Regulatory criteria applicable to each analyte is included in Attachment J

Bottle requirements: For Soils: 9 oz. Glass Clear
For Waters: 1 Liter Amber Glass Unpreserved

* = Starting RL. Actual RL will depend moisture content of sample or amount of sample received
** = Normal spiking compounds.

		Matrix Soil					Matrix Water					
				QA/QC Acceptance Limits					QA/QC Acceptance Limits			
CAS No.	Analytes of Concern	Detection Limits	Units	LCL	UCL	RPD	Detection Limits	Units	LCL	UCL	RPD	
83-32-9	Acenaphthene	0.167	mg/kg	63	123	25	5.00	ug/L	27	132	31	**
208-96-8	Acenaphthylene	0.167	mg/kg	63	122	25	5.00	ug/L	46	108	25	
62-53-3	Aniline (Phenylamine, Aminobenzene)	0.667	mg/kg	45	125	25	20.00	ug/L	5	115	25	
120-12-7	Anthracene	0.167	mg/kg	62	126	25	5.00	ug/L	47	145	25	
56-55-3	Benzo(a)anthracene	0.167	mg/kg	61	127	25	5.00	ug/L	33	143	25	
50-32-8	Benzo(a)pyrene	0.167	mg/kg	64	127	25	5.00	ug/L	65	135	25	
205-99-2	Benzo(b)fluoranthene	0.167	mg/kg	61	130	25	5.00	ug/L	24	159	25	
191-24-2	Benzo(g,h,i)perylene	0.167	mg/kg	55	125	25	5.00	ug/L	25	125	25	
207-08-9	Benzo(k)fluoranthene	0.167	mg/kg	64	123	25	5.00	ug/L	65	135	25	
65-85-0	Benzoic Acid	1.000	mg/kg	18	151	25	30.00	ug/L	30	115	40	
85-68-7	Benzyl Butyl Phthalate	0.167	mg/kg	57	128	25	5.00	ug/L	65	135	25	
111-91-1	bis(2-chloroethoxy) methane	0.333	mg/kg	52	122	25	10.00	ug/L	54	188	25	
111-44-4	bis(2-chloroethyl) ether	0.333	mg/kg	59	112	25	10.00	ug/L	65	135	25	
108-60-1	bis(2-chloroisopropyl) ether	0.333	mg/kg	57	113	25	10.00	ug/L	65	135	25	
117-81-7	bis(2-ethylhexyl) phthalate	0.167	mg/kg	57	129	25	5.00	ug/L	8	158	25	
101-55-3	4-Bromophenyl-phenylether	0.333	mg/kg	61	122	25	10.00	ug/L	65	135	25	
84-74-2	di-n-Butyl Phthalate	0.167	mg/kg	56	124	25	10.00	ug/L	16	129	33	
59-50-7	4-chloro-3-methylphenol	0.333	mg/kg	60	122	25	20.00	ug/L	9	128	25	**
106-47-8	4-Chloroaniline	0.667	mg/kg	53	126	25	10.00	ug/L	65	135	25	
91-58-7	2-Chloronaphthalene	0.333	mg/kg	57	123	25	10.00	ug/L	16	116	40	
95-57-8	2-Chlorophenol	0.333	mg/kg	58	116	25	10.00	ug/L	65	135	25	**
7005-72-3	4-Chlorophenyl Phenyl Ether	0.333	mg/kg	60	121	25	5.00	ug/L	65	135	25	
218-01-9	Chrysene	0.167	mg/kg	61	127	25	5.00	ug/L	50	125	25	
53-70-3	Dibenz(a,h)anthracene	0.167	mg/kg	58	133	25	10.00	ug/L	52	125	25	
132-64-9	Dibenzofuran	0.333	mg/kg	63	124	25	5.00	ug/L	49	135	50	
95-50-1	1,2-Dichlorobenzene	0.333	mg/kg	57	118	25	10.00	ug/L	65	135	25	
541-73-1	1,3-Dichlorobenzene	0.333	mg/kg	56	117	25	10.00	ug/L	65	135	25	
106-46-7	1,4-Dichlorobenzene	0.333	mg/kg	56	116	25	10.00	ug/L	19	121	28	**
91-94-1	3,3-Dichlorobenzidine	0.333	mg/kg	54	124	25	10.00	ug/L	12	147	25	
120-83-2	2,4-Dichlorophenol	0.333	mg/kg	59	119	25	10.00	ug/L	65	135	25	
84-66-2	Diethyl Phthalate	0.167	mg/kg	61	122	25	5.00	ug/L	37	125	50	
131-11-3	Dimethyl Phthalate	0.167	mg/kg	61	121	25	5.00	ug/L	25	175	50	
105-67-9	2,4-Dimethylphenol	0.333	mg/kg	48	118	25	10.00	ug/L	32	119	25	
534-52-1	4,6-dinitro-2-methyl phenol	0.333	mg/kg	58	133	25	10.00	ug/L	2	181	25	
51-28-5	2,4-Dinitrophenol	0.333	mg/kg	51	128	25	10.00	ug/L	65	135	25	**
121-14-2	2,4-Dinitrotoluene	0.333	mg/kg	61	125	25	10.00	ug/L	22	135	38	
606-20-2	2,6-Dinitrotoluene	0.333	mg/kg	62	122	25	10.00	ug/L	49	122	38	
206-44-0	Fluoranthene	0.167	mg/kg	62	128	25	5.00	ug/L	43	134	50	
86-73-7	Fluorene	0.167	mg/kg	65	123	25	5.00	ug/L	47	125	25	
118-74-1	Hexachlorobenzene	0.333	mg/kg	59	126	25	5.00	ug/L	48	139	25	
87-68-3	Hexachlorobutadiene	0.333	mg/kg	57	123	25	10.00	ug/L	46	133	25	
77-47-4	Hexachlorocyclopentadiene	0.333	mg/kg	40	131	25	10.00	ug/L	44	125	25	
67-72-1	Hexachloroethane	0.333	mg/kg	53	122	25	10.00	ug/L	41	125	25	
193-39-5	Indeno(1,2,3-c,d)Pyrene	0.167	mg/kg	59	132	25	10.00	ug/L	25	153	25	
78-59-1	Isophorone	0.333	mg/kg	59	119	25	5.00	ug/L	27	160	25	
91-57-6	2-Methylnaphthalene	0.167	mg/kg	60	125	25	10.00	ug/L	26	175	25	
95-48-7	2-methylphenol	0.333	mg/kg	58	115	25	5.00	ug/L	65	135	25	
	3&4-Methylphenol	0.333	mg/kg	58	114	25	10.00	ug/L	14	176	25	
91-20-3	Naphthalene	0.167	mg/kg	60	122	25	10.00	ug/L	14	176	25	
100-01-6	4-Nitroaniline	0.667	mg/kg	62	123	25	5.00	ug/L	26	175	25	
99-09-2	3-Nitroaniline	0.333	mg/kg	57	129	25	10.00	ug/L	65	135	25	
88-74-4	2-Nitroaniline	0.333	mg/kg	59	130	25	10.00	ug/L	65	135	25	
98-95-3	Nitrobenzene	0.333	mg/kg	56	120	25	20.00	ug/L	65	135	25	
88-75-5	2-Nitrophenol	0.333	mg/kg	58	121	25	10.00	ug/L	65	135	25	
100-02-7	4-Nitrophenol	0.333	mg/kg	51	126	25	10.00	ug/L	65	135	25	**
621-64-7	N-Nitrosodi-n-Propylamine	0.333	mg/kg	55	123	25	10.00	ug/L	10	80	50	**
86-30-6	N-Nitrosodiphenylamine	0.333	mg/kg	57	123	25	10.00	ug/L	22	134	38	
117-84-0	di-n-Octyl Phthalate	0.167	mg/kg	57	135	25	10.00	ug/L	2	196	25	
87-86-5	Pentachlorophenol	0.333	mg/kg	52	132	25	10.00	ug/L	17	117	50	**
85-01-8	Phenanthrene	0.167	mg/kg	62	127	25	5.00	ug/L	65	135	25	
108-95-2	Phenol	0.333	mg/kg	57	117	25	10.00	ug/L	12	110	25	**
129-00-0	Pyrene	0.167	mg/kg	60	127	25	5.00	ug/L	23	152	31	**
110-86-1	Pyridine	0.333	mg/kg	46	110	25	10.00	ug/L	16	86	28	
120-82-1	1,2,4-Trichlorobenzene	0.333	mg/kg	55	122	25	10.00	ug/L	20	124	28	**
88-06-2	2,4,6-Trichlorophenol	0.333	mg/kg	60	123	25	10.00	ug/L	65	135	25	
95-95-4	2,4,5-Trichlorophenol	0.333	mg/kg	59	123	25	10.00	ug/L	65	135	25	

ATTACHMENT D
Data Quality Objectives for Proposed Analyses
PAHs by EPA 8310

Extraction/Digestion Method Soils: SW3550
Extraction/Digestion Method Water: SW3510

Holding Time Soils: 14 Days to Extraction then 40 days to analyze
Holding Time Waters: 7 Days to Extraction then 40 days to analyze

Regulatory Criteria: Regulatory criteria applicable to each analyte is included in Attachment J

Bottle requirements: For Soils: 9 oz. Glass Clear
For Waters: 1 Liter Amber Glass Unpreserved

* = Starting RL. Actual RL will depend moisture content of sample or amount of sample received
** = Normal spiking compounds.

Matrix Soil

CAS No.	Analytes of Concern	Detection Limits	Units	QA/QC Acceptance Limits LCL	UCL	RPD
208-96-8	Acenaphthylene	3.30	ug/kg	20	139	25
120-12-7	Anthracene	2.01	ug/kg	20	126	25
56-55-3	Benzo(a)anthracene	2.07	ug/kg	12	135	25
50-32-8	Benzo(a)pyrene	2.25	ug/kg	20	128	25
205-99-2	Benzo(b)fluoranthene	1.77	ug/kg	6	150	25
191-24-2	Benzo(g,h,i)perylene	7.80	ug/kg	20	116	25
205-82-2	Benzo(j)fluoranthene	3.30	ug/kg	70	130	25
207-08-9	Benzo(k)fluoranthene	1.80	ug/kg	20	159	25
218-01-9	Chrysene	1.53	ug/kg	20	199	25
90-12-0	1-Methylnaphthalene	1.20	ug/kg	70	130	25
53-70-3	Dibenz(a,h)anthracene	1.56	ug/kg	20	110	25
206-44-0	Fluoranthene	1.47	ug/kg	14	123	25
86-73-7	Fluorene	1.70	ug/kg	20	142	25
193-39-5	Indeno(1,2,3-c,d)Pyrene	1.70	ug/kg	20	116	25
91-57-6	2-Methylnaphthalene	1.20	ug/kg	70	130	25
91-20-3	Naphthalene	1.10	ug/kg	20	122	25
85-01-8	Phenanthrene	1.53	ug/kg	20	155	25
129-00-0	Pyrene	1.53	ug/kg	20	140	25

Matrix Water

Detection Limits	Units	QA/QC Acceptance Limits LCL	UCL	RPD	**
0.110	UGL	17	172	25	**
0.170	UGL	37	146	25	**
0.096	UGL	52	169	25	**
0.140	UGL	47	143	25	**
0.260	UGL	16	210	25	**
0.118	UGL	70	130	25	**
0.120	UGL	70	130	25	**
0.120	UGL	70	130	25	**
0.084	UGL	27	176	25	**
0.084	UGL	27	176	25	**
0.130	UGL	72	138	25	**
0.048	UGL	60	134	25	**
0.130	UGL	15	152	25	**
0.150	UGL	31	159	25	**
0.140	UGL	5	198	25	**
0.120	UGL	25	172	25	**
0.100	UGL	46	157	25	**
0.120	UGL	28	172	25	**

ATTACHMENT D
Data Quality Objectives for Proposed Analyses
8 RCRA Metals by SW 6020

Extraction/Digestion Method Soils: SW3050
Extraction/Digestion Method Water: SW3010

Holding Time Mercury: 28 Days Soil or Water
Holding Time Trace Metals: 6 months Soil or Water

Regulatory Criteria: Regulatory criteria applicable to each analyte is included in Attachment J

Bottle requirements: For Soils: 9 oz. Glass Clear
For Waters: 500ml Plastic Preserved with HNO_3

* = Starting RL. Actual RL will depend moisture content of sample or amount of sample received
** = Normal spiking compounds.

		Matrix Soil					Matrix Water					
				QA/QC Acceptance Limits					QA/QC Acceptance Limits			
CAS No.	Analytes of Concern	Detection Limits	Units	LCL	UCL	RPD	Detection Limits	Units	LCL	UCL	RPD	**
7440-38-2	Arsenic	0.500	ug/kg	70	125	30	5.00	ug/L	75	125	25	**
7440-39-3	Barium	0.500	ug/kg	70	125	30	5.00	ug/L	75	125	25	**
7440-43-9	Cadmium	0.500	ug/kg	70	125	30	5.00	ug/L	75	125	25	**
7440-47-3	Chromium	0.500	ug/kg	70	125	30	5.00	ug/L	75	125	25	**
7439-92-1	Lead	0.500	ug/kg	70	125	30	5.00	ug/L	75	125	25	**
7439-97-6	Mercury	0.0400	ug/kg	70	125	30	0.40	ug/L	75	125	25	**
7782-49-2	Selenium	0.500	ug/kg	70	125	30	5.00	ug/L	75	125	25	**
7440-22-4	Silver	0.500	ug/kg	70	125	30	5.00	ug/L	75	125	25	**

Attachment E

Xenco Laboratories QAP (CD)

Attachment E

TBE GROUP

Attachment F

List of SOPs

Attachment F: List of SOPs

EPA:

EPA-902551.3b	Handling and Disposition of Project Records and Documents

FDEP SOP-001/01

FDEP-FC1000	Cleaning/Decontamination Procedures
FDEP-FS1000	General Sampling Procedures
FDEP-FS2000	General Aqueous Sampling
FDEP-FS2200	Groundwater Sampling
FDEP-FS3000	Soil
FDEP-FT1000	General Field Testing and Measurement
FDEP-FT1200	Field Measurement of Specific Conductance (Conductivity)
FDEP-FT1400	Field Measurement of Temperature
FDEP-FT1500	Field Measurement of Dissolved Oxygen (DO)
FDEP-FT1600	Field Measurement of Turbidity
FDEP-FT1900	Continuous Monitoring with Multi-parameter Meters
FDEP-FQ1000	Field Quality Control Requirements*
FDEP-LD1000	Laboratory Documentation*

*under revision, will update when available

TBE Group, Inc. Quality Assurance Manual

TBE-QAM-FA3300-6	Documentation

Xenco Laboratories Quality Assurance Program Plan

LAB-QAP-IX	Data Reduction, Reporting, Validation, and Record Keeping
LAB-QAP-XIII	Sample Custody
LAB-QAP-XIV	Sample Receipt
LAB-QAP-XV	Preventative Maintenance
LAB-QAP-XVI	Preservation Requirements

Attachment G

FDEP SOPs – 001/01 (CD)

TBE GROUP

Attachment H

Systematic Planning Process Worksheet

Attachment H

Attachment H: Systematic Planning Process and DQO Table

Note: The Data Quality Objectives (DQO) process outlined in EPA/G-4, "Guidance for the Data Quality Objectives Process", was used to develop this systematic planning process.

SYSTEMATIC PLANNING PROCESS WORKSHEET

SITE NAME: Renew Ocala – 104 SE 1st Avenue, Ocala, FL

1. STATE THE PROBLEM

a. *Planning Team Members*

Barbara Schuster, EPA Project Manager
Marilyn Thornton, EPA Regional Quality Assurance Manager
George Roberts, Project Coordinator
David O'Connor, P.E.; TBE Project Manager
Belinda S. Bishop; TBE Quality Assurance/Quality Control (QA/QC) Officer
Miles Ballogg, TBE Brownfields Economic Development Manager
Dana Kress TBE Field Team Leader
Michelle Williams, Laboratory Director; Xenco Laboratories
George Houston, Brownfields Coordinator, Central District (FDEP)

b. *Concise Description of the Problem*

Based on the results of the recently completed Phase I ESA, the following ASTM *Standard Practice E 1527-00* recognized adverse environmental concerns were identified associated with the subject property (104 SE 1st Avenue, Ocala, FL):

Within the Subject Property Boundaries:

- Historical documentation of three dry cleaning facilities within the boundaries of the subject site.
- Historical retail gasoline sales in the southwest corner of the property. Underground storage tanks were removed in June 1992.

Within Adjacent or Nearby Properties:

- Historical documentation of auto repair facilities/activities on the northwest and southeast corners of the subject site.
- Historical documentation of printing companies on the northwest corner and eastern portion of the subject site.
- Documented petroleum-contaminated groundwater at adjacent upgradient site with

documented BTEX plume extending beneath the subject site.

- Historical documentation of an auto repair facility upgradient of the subject site.
- Historical documentation of a retail gasoline station 200 feet east-northeast (potentially upgradient) of the subject site with no assessment data to date.

The site may present a threat via exposure to soils and off-site migration of petroleum, solvent, and metal contaminants through groundwater. The anticipated future land use will be a mixed use retail and residential area with an enclosed parking facility. The Phase II Brownfields Site Assessment (BSA) will be conducted to evaluate the presence and extent of soil impacts in the areas of concern and evaluate the potential impacts to underlying groundwater. This information will then be used to decide if additional assessment or active remediation is necessary, which will affect future redevelopment plans.

c. Available Resources and Deadlines

Funds for the site investigation have been provided through EPA Brownfields Cooperative Agreement #BF96411004. A final report including recommendations regarding further action at the site will be submitted to the FDEP Site Manager.

2. IDENTIFY THE DECISION

a. *Primary Study Question*

(1) Will the site need to be remediated before redevelopment to the desired land use alternative?

(2) Are the concentrations of COCs in soil and groundwater above CTLs presenting a threat via exposure to soils and off-site migration through groundwater?

b. *Decision Statement*

Determine whether or not the concentration of any COCs in soil and groundwater are above CTLs, present a threat via exposure to soils and off-site migration through groundwater, and whether remediation is warranted. If the concentrations are below regulatory GCTLs and SCTLS (Chapter 62-777 F.A.C.), the site can be developed for the anticipated future land use as is.

c. *Alternative Actions from the Resolution of the Primary Study Question*

(1) Remediate the COC-impacted soil and groundwater to concentrations below GCTLs and SCTLs.

(2) No Further Action or monitored natural attenuation will be pursued.

(3) Redevelop the site for another use if cleanup is too expensive.

3. IDENTIFY THE INPUTS OF THE DECISION

a. *Identify Information Needed to Resolve Decision Statement*

The concentration of the COCs in soil and the concentration of COCs in groundwater at the site are needed.

b. *Determine Sources for Needed Information*

Soil and groundwater samples will be collected and analyzed to determine the concentration of COCs in soil and groundwater.

c. *Identify Information Needed to Establish Action Levels*

Risk-based action levels for each analyte of concern will be required. Cleanup target levels established by FDEP Chapter 62-777 F.A.C. SCTLs and GCTLS will be used for this project.

d. *Confirm Appropriate Measurement Techniques Exist to Provide the Data*

Environmental assessments have been conducted at other petroleum-impacted, metals-impacted, and solvent-impacted sites to determine the effects of exposure. Soil and groundwater samples will be collected per FDEP SOPs and analyzed per EPA approved methods.

e. *Identify Practical Constraints on Data Collection*

Proposed sampling locations have been developed based on previous site inspections and review of historical records. The most important practical consideration that could interfere with the study is access to soil areas of study underneath concrete slabs or in the vicinity of underground or overhead utilities. The scope of work assumes that locations of concern are fully accessible to geophysical and DPT coring equipment.

4. DEFINE THE STUDY BOUNDARIES

The population of interest applies to the entire site area. The commercial reuse decision applies to areas where sampling locations are identified. The locations are divided into soils, surface and

subsurface, and groundwater at locations were OVA readings from soils are elevated. The spatial boundaries of the study area are limited to the area of concern identified in **Figure 1**.

Temporal boundaries include performing the sampling event when personnel are available and during favorable weather conditions.

5. DEVELOP A DECISION RULE

a. *Specify Statistical Parameter Characterizing the Population of Interest*

At this time, any SCTL or GCTL exceedances will be addressed and no statistical methods will apply.

b. *Specify the Action Level for the Study*

(1) Soil: FDEP Chapter 62-777 F.A.C. Table II Soil Cleanup Target Levels for Direct Exposure Residential/Leachability Based on Groundwater Criteria

(2) Groundwater: FDEP Chapter 62-777 F.A.C. Table I Groundwater Cleanup Target Levels

(3) Routine Detection Limits for analysis of each constituent in groundwater and soil for the laboratory equipment used will be coordinated with the Xenco Laboratory Director. This information is specified in Attachment D to this QAPP.

c. *Develop a Decision Rule*

If the concentrations of the designated contaminants of concern (COCs) exceed the CTLs specified above, then remediation of the COCs may be required. Alternatively, a site-specific risk assessment or modification in the proposed future land use may be required. If concentrations of the COCs are less than CTLs, then no further action is required.

6. SPECIFY LIMITS ON DECISION ERRORS

A sufficient number of representative soil and groundwater samples have been proposed to reduce the potential sample error rate caused by sample collection errors or matrix interferences. Future decision making errors associated with apparent contamination (above CTLs) at the site will be reduced by collecting confirmatory samples within the identified impacted areas. The

collection of additional data will reduce the potential of making an erroneous decision regarding site development or remediation.

The laboratory detection limits for all analytes of concern for this project have been reviewed and specific analytical methods are being requested to provide the lowest reporting limits achievable. Limits on the probability of errors in the decision-making for the subject property are not needed because the sample design is intended to simply identify/confirm contamination that might be present at the site. A confirmatory sampling program will be developed to confirm and delineate impacts detected during this study.

7. OPTIMIZE THE DESIGN

a. *Considerations for optimizing the design*

- Develop a sampling plan based on a judgmental approach drawing from the potential COCs identified in previous assessments
- Develop a sample collection design within budget
- Develop a sampling design sufficient to reduce errors in the decision
- Optimize the design for future remediation (require remediation where needed)

To minimize costs, a judgmental approach to optimizing the sampling program for this site was selected instead of a statistical sampling design. First, a Phase I ESA was performed across the entire site and a follow-up site inspection was conducted to identify areas of particular concern with respect to waste management and/or environmental releases. The assumption for the majority of the site is that it is un-impacted based on historical activities; however, the assumption for select locations throughout the site is that impacts may be present due to historical waste management activities. Therefore, extensive sampling has been proposed in potentially impacted areas while a lower number of samples are proposed in areas with no historical waste management issues. This approach is designed to optimize the field sampling program.

To review, the planning decisions are:

- The majority of the site is un-impacted and portions of the site are contaminated and will require remediation.
- The site is clean, and no action is needed.

It should be possible to accept the planning decisions by collecting representative soil and groundwater samples from the previously identified area of concern. If the results of the laboratory analyses show exceedances of applicable CTLs, then the assumptions can be accepted.

b. *Data Quality Indicators - PARCC*

Precision. The precision at this site will be calculated as the relative percent difference (RPD) for laboratory duplicates (matrix spike/matrix spike duplicates) for the water and soil samples. The frequency for laboratory duplicates is discussed in Section B5. For the concentrations of COCs in groundwater, results from one groundwater sample will make the determination for the decision unit. Co-located field duplicates for soil and groundwater at the site will also be collected and analyzed as an indication regarding the precision associated with the sample collection procedures for the water and soil matrices. The FDEP Site Manager will evaluate the duplicate analytical results during the review and verification process.

Accuracy. Accuracy will be determined for COCs in water or soil with a performance evaluation (PE) sample, analyzed to determine any possible bias. The laboratory will also analyze a matrix spike and a matrix spike duplicate to verify the effect of the matrix on analytical bias. The percent recovery for the PE sample and the matrix spike will be calculated and the acceptance criteria are defined in Xenco QAP; provided as **Attachment C**.

Representativeness. Representativeness will be assured by collecting a number of samples (as determined using a judgmental/authoritative approach) within the "hot spot" areas of concern established by the previous assessment activities at the site for each decision unit. Soil samples exhibiting high results will be used to determine the representativeness of collected samples. The analytical results can be compared to the OVA results obtained from soil samples collected at specific depth intervals of the proposed soil borings.

Completeness. To generate data with the final test design criteria, 100% of the proposed samples must be collected and analyzed. If all the critical samples are not collected and analyzed, re-sampling will occur because each sample is needed in order to meet the final design criteria.

Comparability. For this project, comparability will be addressed through the use of common and accepted analytical techniques and by reporting data in standard units. Sampling will be performed per the FDEP-FS1000, FS2200, and FS3000 Standard Operating Procedures (SOPs).

TABLE 1
DATA QUALITY OBJECTIVES

DATA QUALITY OBJECTIVE	PROJECT SPECIFIC ACTION
State the Problem	Is the Renew Ocala Site (104 SE 1st Avenue) safe for reuse for a mixed use retail/residential use with an enclosed parking facility?
Identify the Decision	To assess if soil, groundwater, or structures on the property have been impacted by hazardous substances. If an impact is identified, determine what actions may be needed to permit redevelopment activities. Will the site need to be remediated before redevelopment?
Identify the Inputs to the Decision	Samples will be collected from selected areas across the site that will represent background and potential areas of on-site impacts. Surface and subsurface soil and groundwater samples will be collected and analyzed for organic and inorganic compounds. Soil samples will be analyzed for the presence of volatile aromatic hydrocarbons via EPA Method 8260B, 8270, 8310, FL-PRO and RCRA 8 heavy metals via EPA Method 6020. Groundwater samples will be analyzed for presence of volatile aromatic hydrocarbons via EPA Method 8260B, 8310, 8270, FL-PRO and RCRA 8 heavy metals metals. Results will be compared to state and federal standards for soil and groundwater. Analytical data will be collected at intervals to capture potential contamination areas identified during the Phase I assessment.
Define the Boundary of the Study	The population of interest applies to the entire property at 104 SE 1st Avenue. The commercial reuse decision applies to areas where sampling locations are defined in Figure 1 and are based upon contaminants of concern (COCs). The property is evaluated for surface soils, subsurface soils, and groundwater due to the surrounding properties. Sample results are directly compared to regulatory limits. Temporal boundaries include performing the sampling event when personnel are available and during favorable weather conditions.
Develop a Decision Rule	If the concentrations of the COCs exceed the CTLs, then remediation may be required. Alternatively, a site-specific risk assessment or modification in the proposed future land use may be required. If concentrations of the COCs are less than CTLs, then no further action is required.
Specify Tolerable Limits on Decision Error	Representative soil and groundwater samples will be collected to reduce the potential sample error caused by sample collection errors or matrix interferences. FDEP and Xenco labs SOPs are used when collecting and analyzing sample results to reduce errors. Future decision making errors associated with apparent contamination (above CTLs) will be reduced by collecting confirmatory samples within the identified impacted areas. Collection of additional data will reduce the potential of making erroneous decision regarding site development or remediation. If the action limits are exceeded then contamination is considered present, based upon regulatory limits compared directly to sample data results.
Optimize the Design for Obtaining Data	A sampling plan based on a judgmental approach drawing from potential COCs identified in previous assessments could make it possible to reject the assumption that the site is contaminated by showing that the site is clean – by collecting representative samples sufficient to reduce errors in the decision while remaining within the sampling collection design budget. The Phase II ESA will be based on the activities and units defined in the Phase I.

ATTACHMENT D
Data Quality Objectives for Proposed Analyses
TRPH by FLPRO

Extraction/Digestion Method Soils: SW3550
Extraction/Digestion Method Water: SW3510

Holding Time Soils: 14 Days to Extraction then 40 days to analyze
Holding Time Waters: 7 Days to Extraction then 40 days to analyze

Regulatory Criteria: Regulatory criteria applicable to each analyte is included in Attachment J

Bottle requirements: For Soils: 9 oz. Glass Clear
For Waters: 1 Liter Amber Glass Preserved with H_2SO_4

* = Starting RL. Actual RL will depend moisture content of sample or amount of sample received
** = Normal spiking compounds.

		Matrix Soil					Matrix Water					
				QA/QC Acceptance Limits					QA/QC Acceptance Limits			
CAS No.	Analytes of Concern	Detection Limits	Units	LCL	UCL	RPD	Detection Limits	Units	LCL	UCL	RPD	
NA	FLPRO	3.33	mg/kg	65	135	35	0.100	mg/L	65	135	25	**

Attachment I

Field Sheets

TBE GROUP

TBL GROUP

Field Log

Project Name: _____

Project No. : _____

Date: _____

Site Name: _____

Site Address: _____

Weather/Site Conditions: _____

Boring No.	Time of Sample Collection	Depth (Feet BLS)	Soil Description	Vapor Odor (Y/N)	GWT (Y/N)	Time of OVA	OVA Readings (ppm)		
							Without Methane Filter	With Methane Filter	Petroleum Related Vapors

Calibration:

Time	Reading w/Meth Gas	95 ± 7.5%	Notes

Name of Sampler: _____

Sampler Signature: _____ Date: _____

Water Sampling Field Log

FDEP FACILITY NO.:	WELL NO.:	SAMPLE ID:
SITE NAME:	SITE LOCATION:	

PURGE DATA

Date: _____

WELL DIAMETER (in):	TOTAL WELL DEPTH (ft):	DEPTH TO WATER (ft):	WELL CAPACITY (gal/ft):

1 WELL VOLUME (gal) = (TOTAL WELL DEPTH - DEPTH TO WATER) x WELL CAPACITY =

= (-) x =

PURGE METHOD:	PURGING INITIATED:	PURGING ENDED:
	PURGE RATE (gpm):	TOTAL VOLUME PURGED (gal):

WELL VOLS. PURGED	CUMUL. VOLUME PURGED (gal)	pH	TEMP (°C)	COND. (μmhos)	COLOR	ODOR	APPEARANCE	OTHER

WELL CAPACITY: 1.25" = 0.06 gal/ft; 2" = 0.16 gal/ft; 4" = 0.65 gal/ft; 6" = 1.47 gal/ft; 8" = 2.61 gal/ft; 12" = 5.88 gal/ft

SAMPLE DATA

Date: _____

SAMPLED BY / AFFILIATION	SAMPLER(S) SIGNATURE(S)	
SAMPLING METHOD(S):	SAMPLING INITIATED:	SAMPLING ENDED:
FIELD DECONTAMINATION: Y N	FIELD-FILTERED: Y N	DUPLICATE: Y N

SAMPLE CONTAINER SPECIFICATIONS			SAMPLE PRESERVATION			INTENDED ANALYSIS AND/OR METHOD
NO.	MATERIAL CODE	VOLUME	PRESERVATIVE	TOTAL VOLUME ADDED IN FIELD	FINAL pH	

REMARKS:

MATERIAL CODES: AG = Amber Glass; CG = Clear Glass; HDP = High Density Polyethylene; O = Other (Specify)

WELL CAPACITY: 1.25" = 0.06 gal/ft; 2" = 0.16 gal/ft; 4" = 0.65 gal/ft; 6" = 1.47 gal/ft; 8" = 2.61 gal/ft; 12" = 5.88 gal/ft

CALIBRATION DATA: pH Meter Calibrated: Y N Tare Value: _____

Conductivity Meter Calibrated: Y N Tare Value: _____

Note: This does not constitute all the information required by Chapter 62-160, FAC.

TAMPA BAY ENGINEERING, INC.

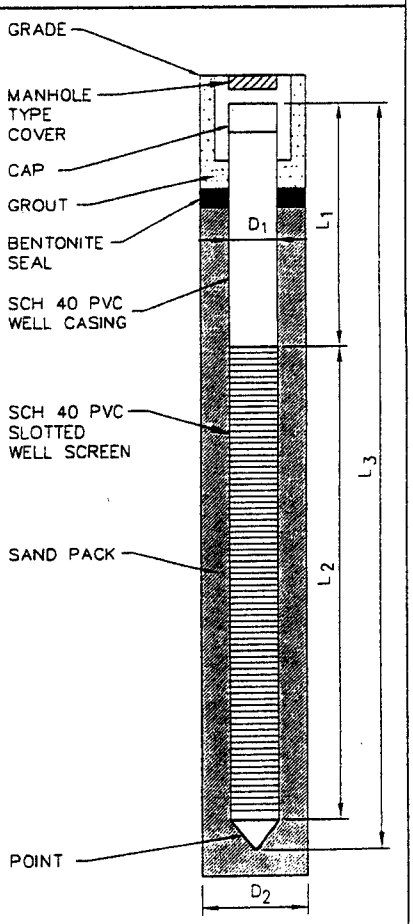
DRILLING LOG

Boring/Well No.	
Sheet 1 of	
Project No.	
Project Title	Drilling Method:
	Hole Diameter:
Client Name	Casing Elevation:
	Total Depth:
Project Address	Driller:
Date:	
Comments:	

Water Depth			
Time			
Date			

OVA unfiltered	− OVA filter	= total OVA (ppm)	Sample Type	Blow Counts	Depth *	Geologic Description
					0	
					1	
					2	
					3	
					4	
					5	
					6	
					7	
					8	
					9	
					10	
					11	
					12	
					13	
					14	
					15	
					16	
					17	
					18	
					19	
					20	
					21	
					22	
					23	
					24	
					25	
					26	
					27	
					28	
					29	
					30	

Well Detail



L_1 = _____ ft.

L_2 = _____ ft.

L_3 = _____ ft.

D_1 = _____ in.

D_2 = _____ in.

SLOT SIZE = _____ in.

NOT TO SCALE

* DEPTH IN FEET BELOW GROUND ELEVATION

Equipment Checkout Summary

Description	Check Out	Check In	Disposal
Hand Auger No. 1 (SS)			
Hand Auger No. 2			
OVA			
Calibration Gases			
Stainless Steel Spoon No. 1			
Stainless Steel Spoon No. 2			
Stainless Steel Tamper Rod			
Bucket			
Alconox			
Brushes			
Analyte-Free H_2O Container			
Analyte-Free H_2O			
Isopropanol			
Mason Jars ID Nos. _____ _____ _____ _____			
Latex Gloves			

Calibration - TBE SOP, DEP SOP 7.7.7*

Time/Date	Reading w/Methane Gas	95 ± 7.5% (Y/N)	Notes

Cleaning (DEP SOP 4.1.4)*

Time/Date	Equipment	Notes

Notes by QA Officer

Description	Y/N	Notes
OVA Sampling (TBE 17-770-200(2) Performed		
Soil Sampling (DEP SOP 4.3.4)* Performed		

Sample Notes: (Also see COC)

QA Checks (DEP SOP 9.1.1)*

Pre-Cleaned Equipment Blanks

_____

_____

Field Equipment Blanks

_____

_____

Trip Blanks

_____

_____

Duplicates

_____

_____

Notes:

Corrective Action (if applicable):

_____

_____

Disposal:

_____

_____

Picture Log:

_____

_____

Is site plan attached? Y N

Attachment J

FDEP Chapter 62-777 Cleanup Target Tables & Table V Natural Attenuation Default Concentrations (CD)

TBE GROUP

BROWNFIELDS ASSESSMENT. OCALA, FLORIDA
FOIA 2019-003937

FOLDER NUMBER	BRIEF DESCRIPTION	
515558	Kubota Tractor Sales	

Prepared for

Renew Ocala
P.O. Box 1270
Ocala, Florida 34478

PHASE I ENVIRONMENTAL SITE ASSESSMENT

SUBJECT SITE: FORMER KUBOTA TRACTOR SALES (415 N MAGNOLIA AVENUE) AND OK CORRAL TRUCK SALES (431 NE 1ST AVENUE) PROPERTIES

OCALA, FLORIDA

Prepared by

GeoSyntec Consultants
2258 Riverside Avenue
Jacksonville, Florida 32204

GeoSyntec Consultants Project Number FR0904

April 2006

GEOSYNTEC CONSULTANTS

2258 Riverside Avenue
Jacksonville, Florida 32204 • USA
Tel. (904) 388-8821 • Fax (904) 388-8163

10 April 2006

Mr. George Roberts
Renew Ocala
P.O. Box 1270
Ocala, Florida 34478

Subject: Phase I Environmental Site Assessment Report
Former Kubota Tractor Sales and OK Corral Truck Sales Properties
415 N Magnolia Avenue and 431 NE 1st Avenue
Ocala, Marion County, Florida

Dear Mr. Roberts:

In accordance with the authorization of GeoSyntec's proposal by Renew Ocala, GeoSyntec has prepared a Phase I Environmental Site Assessment (ESA) report for the subject site (the subject site contains two properties: the former Kubota Tractor Sales and OK Corral Truck Sales properties), located in Ocala, Marion County, Florida. Enclosed are two paper copies of the report.

You will note that we have identified recognized environmental conditions (RECs) as well as other notable findings. Recommendations regarding further due diligence can be provided upon your request.

Should you have questions regarding this submittal or need additional information, please do not hesitate to contact us. We appreciate the opportunity to be of service to Renew Ocala and look forward to working with you in the future.

Sincerely,

Nandra D. Weeks, P.E.
Project Manager/Associate

J. Chris Herin, P.G.
Principal

Enclosure

RECYCLED AND RECYCLABLE

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1. INTRODUCTION

1.1 Terms of Reference

In February 2006, GeoSyntec Consultants (GeoSyntec) of Jacksonville, Florida was authorized by Renew Ocala to complete one combined Phase I Environmental Site Assessment (ESA) report of the "subject site" (consisting of the former Kubota Tractor Sales property, located at 415 N Magnolia Avenue ("Subject Site Property 1"), and the Former OK Corral Truck Sales property, located at 431 NE 1st Avenue ("Subject Site Property 2")), in Ocala, Marion County, Florida (Figure 1). The Phase I ESAs were completed in accordance with GeoSyntec's 7 February 2006 proposal to George A. Roberts, Project Coordinator of Renew Ocala. As requested by Mr. Roberts, this report addresses both of the aforementioned subject site properties as one subject site (since the subject site properties are located across the street from one another). Because of the close proximity of the subject site properties, several of the sections of this report (e.g., site geology, groundwater flow direction, etc.) are applicable to both properties and therefore, presented only once. However, a distinction is made between the subject site properties in sections of this report that relate to site-specific features (e.g., site location and description, site characteristics, etc.).

This report was prepared by Mr. Jon Powell, E.I. and was reviewed by Mr. J. Chris Herin, P.G. and Ms. Nandra Weeks, P.E. of GeoSyntec. Mr. Powell's, Mr. Herin's, and Ms. Weeks' qualifications are presented as Appendix A of this report.

1.2 Purpose

The Phase I ESAs in this project were conducted in general accordance with the scope and limitations of the American Society for Testing and Materials (ASTM) Practice E 1527-00, titled "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process" (ASTM E 1527-00). The purpose of the Phase I ESAs was to identify, to the extent feasible, recognized environmental conditions (RECs) in connection with the subject properties by conducting site reconnaissance, reviewing historical and current facility operations, and by evaluating potential environmental liabilities in the area which could affect soil and/or groundwater quality at the subject site.

1.3 Limitations

The Phase I ESA performed for this project contains a site description and history of both sites, environmental database review, a summary of visual observations made during the site reconnaissance activities, and descriptions of information obtained during interviews of one or more persons knowledgeable with the subject site. The findings and conclusions presented in this report are the result of professional interpretation of the information collected at the time of this study. This study did not necessarily include an exhaustive search of all available records, nor did it include detailed assessment of all findings. Therefore, GeoSyntec cannot "certify" or guarantee that the subject site is free of environmental impairment; no warranties regarding the environmental quality of the subject site are expressed or implied.

This report has been prepared solely for the benefit of GeoSyntec's client (in this case, Renew Ocala). GeoSyntec has issued the report to this entity and grants the right-to-rely on the report contents accordingly. If another entity requests the right-to-rely on the report, GeoSyntec will consider the request and may grant a right-to-rely letter, with the client's agreement. Please note that GeoSyntec's consent to provide a right-to-rely on the report is subject to agreement to GeoSyntec's terms and conditions associated with GeoSyntec's performance of this specific study.

2. DESCRIPTION

2.1 Site Location and Description

No legal descriptions were provided to GeoSyntec and GeoSyntec assumed that property boundaries coincided with the fencelines indicated on Figures 2 and 3. GeoSyntec's site reconnaissance was performed on 22 February 2006.

Subject Site Property 1

The former Kubota Tractor Sales property is located at 415 N Magnolia Avenue, Ocala, Marion County, Florida. Subject Site Property 1 (see Figure 2) was observed to consist of three connected on-site buildings and two covered (not enclosed) areas that were apparently formerly used as part of a tractor sales and service center. Two of the buildings and the two covered areas were apparently used for tractor service and repair, and one building was apparently used as office space. According to the property owner, Mr. Tom Markovich, the facility ceased activity in 2004 and has been inactive since then. The subject site property is situated within Section 17, Township 15 South, Range 22 East of the U.S. Geological Survey's (USGS) Ocala West, Florida 7.5-minute quadrangle topographic map, as illustrated in Figure 1.

Subject Site Property 2

The former OK Corral Truck Sales facility is located at 431 NE 1st Avenue, Ocala, Marion County, Florida. Subject Site Property 2 (see Figure 3) was observed to consist of two buildings and one covered area (not enclosed) that were apparently formerly part of a truck sales and service center. Service and repair apparently took place in the one building and the covered area, and offices were located in the second building. According to Mr. Markovich, the facility has been inactive since 2004. Subject Site Property 2 is situated in the same Section, Township, and Range as Subject Site Property 1, and is shown in Figure 1.

2.2 Site Characteristics

Subject Site Property 1

Based on the site information provided by George Roberts of Renew Ocala and observations made during GeoSyntec's 22 February 2006 site reconnaissance, Subject Site Property 1 is situated on an approximately 1.64-acre parcel; the on-site area surrounding the buildings is mostly paved asphalt. The buildings are located in the northern portion of the property, and the central and southern portions of the property are covered with paved asphalt. The property is fenced all the way around, with the exception of the northwest corner, where the office building faces NE 5th Street and N Magnolia Avenue. The offices can be accessed either from N Magnolia Avenue from the west, or from NE 5th Street from the north. The fence has locked gates facing N Magnolia Avenue, NE 5th Street, and NE 1st Avenue. Figure 2 shows the layout of Subject Site Property 1 at the time of GeoSyntec's 22 February 2006 site reconnaissance.

Subject Site Property 2

Based on the site information provided by George Roberts and observations made during GeoSyntec's 22 February 2006 site reconnaissance, Subject Site Property 2 is comprised of approximately 0.46 acres; the area surrounding the buildings is mostly paved asphalt. The buildings are located in the central and eastern portions of the property. The property is fenced all the way around. The offices could not be accessed during site reconnaissance; however, the service area was accessed through a door that faces west. Figure 3 shows the layout of Subject Site Property 2 at the time of GeoSyntec's 22 February 2006 site reconnaissance.

2.3 Vicinity Characteristics

Subject Site Property 1

Subject Site Property 1 is located in an area of industrial and commercial facilities. Observed current adjacent land uses include:

- To the north – NE 5th Street; further north is Professional Auto Body (an auto repair facility).

- To the east – NE 1st Avenue; further east is the former OK Corral Truck Sales site (Subject Site Property 2), a radio station, and a residential area.

- To the west – N Magnolia Avenue; further west is Walton's Rentals, which rents a variety of equipment ranging from landscaping equipment to trucks and other hauling equipment.

- To the south – A small vegetated area, then Manning Millwork & Door, which is a lumber, wood products, and door/window retailer. Also, Southern Plate Glass & Paint, a retailer/contractor, is located to the south of Subject Site Property 1.

The adjacent properties were briefly inspected during GeoSyntec's site reconnaissance (from Subject Site Property 1) to observe the associated land use practices (e.g., condition, housekeeping, evidence of chemical usage/spills, etc.). According to Mr. Roberts, at one time there were petroleum underground storage tanks (USTs) present at the Manning Millwork & Door (Manning) property and a Phase II ESA is currently being conducted at that property. Based on the apparent presence of USTs, the Manning property is projected to have a moderate potential to have affected soil and groundwater on Subject Site Property 1.

Subject Site Property 2

Subject Site Property 2 is located in an area of industrial and commercial facilities. Observed current adjacent land uses include:

- To the north – NE 5th Street; further north is the Ocala Union Station train station.

- To the east – A residential area; a couple of detached houses were noted.

- To the west – NE 1st Avenue; further west is the former Kubota Tractor Sales site (Subject Site Property 1).

- To the south – Lester's Auto Paint & Body shop; further south is a radio station.

The adjacent properties were briefly inspected from Subject Site Property 2 during the site reconnaissance to observe the associated land use practices. An open diesel tank was observed on the property to the south (Lester's Auto Paint & Body); this adjacent property is discussed in more detail in Section 3.4.

2.4 Past Property Use

Subject Site Property 1

Based on information provided by George Roberts and review of historic documents (including aerial photographs, city directory search, and Sanborn maps), two small buildings were present on the north-central portion of Subject Site Property 1 in 1891. The 1895 Sanborn map indicates three buildings on the property; one vacant building in the northwest portion of the property, one dwelling on the north-central portion of the property, and a gunsmith on the southwest portion of the property. In the 1901 Sanborn map, the former gunsmith building was a barber shop. The former vacant building is shown as a blacksmith in the 1912 Sanborn map. The 1924 Sanborn map shows the former blacksmith building as a store. Following this, the city directory indicates that the structures on-site were apparently used as restaurants until approximately 1940, when they became vacant. In approximately 1948, the city directory indicates that the site was used for auto sales and repair. From approximately 1948 until 2004, the site has been used for automobile-related sales or service. A more detailed discussion of past property use is presented in Sections 3.3.2 and 3.3.3.

Subject Site Property 2

Based on information provided by George Roberts and review of historic documents (including aerial photographs, city directories, and Sanborn Maps), no buildings were present on the subject site property until approximately 1912, when a flat (as used to designate a delivery service) appears in the central portion of the property. In 1930, several structures appeared; one on the western portion of the property labeled on the Sanborn map as a "store", and two structures in the approximate central portion of the site labeled as "automobile", as in a garage. In the 1948 Sanborn

map, the aforementioned structure with stores was labeled "Small Animal Hospital". According to the city directory, the subject site property was used as a used car dealership between 1948 and 1965. The property was not listed in the city directory between 1965 and 1995 (although the Sanborn maps listed the property as "Auto Sales & Service" in 1970). The property was an auto repair shop between 1995 and 1998, and was OK Corral truck sales between 1998 and 2004. A more detailed discussion of the property use is presented in Sections 3.3.2. and 3.3.3.

3. RECORDS REVIEW

3.1 Environmental Setting

3.1.1 Topography

Figure 1 depicts the location of the subject site, as indicated on the USGS's Ocala West, Florida 7.5-minute quadrangle topographic map. Topographically, the site and surrounding area was generally flat with ground surface elevations of approximately 68 ft above mean sea level.

3.1.2 Geology

Generalized geologic characteristics of the region were provided in the environmental information report provided to GeoSyntec by Environmental Data Resources, Inc. (EDR). The EDR report indicated that the underlying soils consist of fine and loamy sand of varying thickness. The EDR reported a depth to the underlying bedrock in this region at greater than 60 inches.

3.1.3 Hydrogeology

Based on review of the topography shown on the USGS quadrangle map (Figure 1), the location of area surface-water bodies and other relevant features for the area, and the information provided in the EDR Report for the subject site, the local groundwater flow direction is projected to be towards the northwest. The EDR report indicated the depth to groundwater is greater than 6 ft below land surface in some areas.

3.1.4 Water Supply Wells

GeoSyntec did not observe on-site wells at Subject Site Property 1 or 2. The owner of both properties, Mr. Tom Markovich, said he was not aware of on-site wells.

No public supply wells were observed at or in the immediate vicinity of the subject site at the time of GeoSyntec's site visit. The EDR report indicated that one public

water supply well is located between ¼ and ½ mile southwest of the subject site, and another potable drinking water well is located ½ to 1 mile north-northwest of the subject site.

3.1.5 Sink Holes

The EDR report indicated that there are three sink holes located within a ½-mile radius of the subject site.

3.1.6 Flood Plains

The EDR report indicated that the subject site is not situated within a 100 year or 500 year flood zone, as designated by the Federal Emergency Management Agency.

3.2 Environmental Database Search

3.2.1 Approach

Using ASTM E 1527-00 guidance, GeoSyntec reviewed the records of certain applicable and reasonably accessible federal, state, and local environmental databases as part of this Phase I ESA. The environmental database search was performed by EDR in an attempt to ascertain whether the property or neighboring properties were suspected of having environmental conditions that could have impacted the soil and/or groundwater at the subject site property. One EDR report was requested (using Subject Site Property 1 as the target location) due to the proximity of the two subject sites; please note that some databases were not searched for Subject Site Property 2. Specific records and search distances for these environmental databases are discussed in the EDR report, which is presented as Appendix B.

3.2.2 Results

EDR's search of available "reasonable ascertainable" government records found numerous listings, not including the subject site, within the ASTM-specified search distances. Table 1 summarizes the findings of the database review and evaluates the

potential for these listed sites to have impacted the soil and groundwater at the subject site. Note that due to the large number of listed sites in the EDR report, GeoSyntec only included the following types of sites in Table 1: (i) listed sites located within $^1/_8$-mile of the target location; and (ii) listed sites located greater than $^1/_8$-mile of the target location AND projected to be upgradient of the target location AND listed as having soil and/or groundwater contamination on-site. Sites not included on Table 1 are not considered to have a high potential to have affected soil and groundwater quality at the subject site.

EDR also identified numerous "orphan sites", which could not be mapped by EDR because these sites lacked sufficient address information. However, judging from the limited address information provided in the EDR report and the site reconnaissance, it was concluded that the orphan sites which GeoSyntec could locate appear to be located at a sufficient distance from the subject site property such that it is unlikely these sites have impacted soil and groundwater quality at the subject site. As such, no orphan sites are included in Table 1. Also, please note that GeoSyntec could not locate all orphan sites listed in the EDR report.

GeoSyntec notes that information not identified in the EDR report regarding former USTs and aboveground storage tanks (ASTs) at and near the subject site was provided by Mr. Roberts and Mr. Markovich. Details related to the unlisted USTs and ASTs are presented in Sections 3.4, 4.4.2, and 4.4.3.

3.3 Historical Land Use

3.3.1 Aerial Photographs

The purpose of the aerial photograph review was to help evaluate past uses of the subject site. GeoSyntec acquired digital aerial photographs from the University of Florida's Digital Map and Imaging Library for the years 1940, 1956, and 1964. Also, available aerial photographs dating back to at least 1940 were requested from the Marion County Property Appraisers' Office. In response, the Marion County Property Appraisers' Office provided the following aerial photographs for GeoSyntec's review: 1976, 1980, 1985, 1992, 1996, and 1999. The most current aerial photograph (2004) was obtained from the Marion County Property Appraiser's web site. A summary of aerial photograph observations is provided in Table 2.

In the historical aerial photograph review, the subject site and immediately adjacent properties were reviewed to observe the associated land use practices (e.g., condition, housekeeping, evidence of chemical usage/spills, etc.). In GeoSyntec's aerial photograph review, it was apparent that the area in the vicinity of the subject site has been used for commercial purposes for many years. Though obvious evidence of on-site contamination was not noted in the aerial photograph review, there is an increased likelihood of a long history of chemical usage. There were no obvious historical land-use features that could indicate a potential source of soil and/or groundwater contamination on-site.

3.3.2 Sanborn Fire Insurance Maps

To further evaluate whether prior operations at the subject site or in the immediate vicinity have the potential to have caused soil and/or groundwater contamination at the subject site property, GeoSyntec requested that EDR conduct a search for the availability of Sanborn fire insurance maps (Sanborn maps). These maps provide a graphical depiction of known historical land uses in a particular area. EDR provided Sanborn maps for the following years: 1891, 1895, 1901, 1906, 1912, 1924, 1930, 1948, and 1970. A copy of EDR's Sanborn maps is presented as Appendix C.

Subject Site Property 1

Review of the Sanborn maps indicates that the subject site was occupied by one unidentified structure on the western portion of the property along Magnolia Avenue in 1891, in addition to two unidentified buildings on the north-central portion of the site along May Ave (now NE 5th Street). In the 1895 map, an additional building appeared in the northwest corner of the site (identified as vacant), and the two unidentified buildings from the 1891 map are listed as a dwelling. An additional building (an outhouse) is present in the 1906 map just to the west of the dwelling in the north-central part of the property, in addition to a barber shop on the southwest portion of the property. In 1912, the building in the northwest corner was apparently a blacksmith. The building in the northwest appears to have been demolished sometime before 1924, and a new structure was built just to the south of the former building; the new structure is labeled on the map as a store. Also, there is a garage just to the northwest of the

dwelling. In 1930, a building appeared in the northwest corner of the property (labeled as a garage). In 1948, the buildings in the northeast portion of the property had been demolished, and one large (approximately 11,000 ft^2) L-shaped building appeared, labeled "Auto Sales & Service". The 1970 map showed a layout similar to what exists today. The structures are labeled "Auto Sales & Service". GeoSyntec notes that several gas stations and automotive service stations were located on adjacent properties to the north and east of the subject site property. Based on GeoSyntec's review of the Sanborn maps, GeoSyntec estimates there is at least a moderate potential that historical activity on the Subject Site Property 1, as well as activity from nearby properties, has affected soil and groundwater quality at the subject site.

Subject Site Property 2

Review of the Sanborn maps indicates that the first building (a flat) appeared on the current subject site property around 1912. Additionally, a group of structures labeled "Woodmar Sand & Stone Co.", including a building labeled "Stone Mfg. Concrete", is present on what appears to be the southeast corner of Subject Site Property 2. No structures are apparent on the property in the 1924 map, but a group of three structures appears in the 1930 map; one on the southwest portion of the property (labeled on the map as a store), and two in the center of the property (both labeled as an automotive garage). Also, Ocala Mfg. & Ice Packing Co. is present to the east of Subject Site Property 2. In 1948, the two automotive garages in the center of the property are no longer present, and the building in the southwest corner of the property is listed as a "Small Animal Hospital". In 1970, the site appears as it does today, with a small office building in the center of the site, and two structures for automotive repair on the eastern portion of the site. Based on GeoSyntec's review of the Sanborn maps, there is a moderate potential that historical activity on the property and nearby properties (e.g., Ocala Iron Works, Ocala Mfg. & Ice Packing Co., and Woodmar Sand & Stone Co.) may have affected soil and groundwater quality at the subject site.

3.3.3 City Directory Search

George Roberts provided GeoSyntec with listings for Subject Site Property 1 and Subject Site Property 2 from a city directory, dating back to 1927-1928.

Subject Site Property 1

Based on the city directory search provided by Mr. Roberts, it appears Subject Site Property 1 had two occupants in the earliest listing: Dekans Soft Drinks at 415 N Magnolia Avenue and Marcum Restaurant at 417 N Magnolia Avenue. The listing for 417 N Magnolia Avenue was vacant in 1937, and no listing appeared for that address from 1940 to the present. The listing for the current site, Kubota Tractor Sales, first appears in 1993.

Previous occupants are listed below:

Date	Occupant
1927-28	Dekans Soft Drinks (415 N Magnolia); Marcum Restaurant (417 N Magnolia)
1935	Ida's Café (415); Roy's Place (417)
1937	O'Neal Café (415); Vacant (417)
1940	Fred Sutton Restaurant (415); No Listing (417)
1945	No Listing
1949	Bailey Auto Sales
1951	Dingman Pontiac
1970	Datsun/Jeep Dealership
1988	Ocala Office Supply
1991	Sun Tractor
1993	Kubota Tractor Sales

GeoSyntec notes that the table above only reflects the city directory listing in which a new occupant was listed, or an occupant's addressed changed. Occupants of Subject Property 1 are indicated on the city directory search in bold print. A copy of the city directory search is presented as Appendix D.

Subject Site Property 2

Based on the earliest city directory record provided by Mr. Roberts, it appears the current subject site property initially had multiple occupants. The street numbering system changed slightly in the mid-1960s, so the first listing for 431 NE 1st Avenue

appears in 1973 (although it's classified as a "No Listing"). For the listings between 1927-28 and 1966, multiple occupants were listed for the current Subject Site Property 2. The first listing for the most recent site occupant (OK Corral Truck Sales) appears in 1998.

Previous occupants of the subject site property are listed below:

Date	Occupant
1927-28	White Star Line Transfer (409-411 NE 1st Avenue); Joseph Borden Autos (503)
1935	White Star Line (409); Collier Art Co. (411); Travis Collier (residence-413); Turnipseed Chevrolet (417 and 503)
1937	Nicholas & Thomas Veterinarians (413); No Listing (417); Turnipseed Chevrolet (503)
1940	Nicholas & Thomas Veterinarians (411)
1947	Lovell Bros. Auto Parts (503)
1949	Blalock Used Cars (415)
1951	Winston Insurance Agency (411)
1955	Blalock Building (411); Weather View Jalousies (413); Boyd Motors Used Cars (415)
1958	Blalock Building (409-411); Boyd Motors Used Cars (413-415)
1965	Dance School (413); Boyd Motors Used Cars (415)
1970	No Listing
1995	Dave's Auto Repair (431)
1998	OK Corral Truck Sales (431)

GeoSyntec notes that the table above only reflects the city directory listing in which a new occupant was listed, or an occupant's addressed changed. Occupants of Subject Site Property 2 are indicated on the city directory search in bold print. A copy of the city directory search is presented as Appendix D.

Because of the long history of automobile repair-related activities at Subject Site Property 1 and Subject Site Property 2, GeoSyntec believes that there is at least a significant potential for the automobile-related activities to have affected soil and groundwater quality at the site.

3.4 Previous Environmental Reports

No previous environmental reports were made available to GeoSyntec. However, in a letter dated 20 January 2006 from Mr. George Roberts to Ms. Nandra Weeks of GeoSyntec, Mr. Roberts noted a few environmental investigations that have been conducted on some of the sites adjacent to Subject Site Property 1 and Subject Site Property 2. GeoSyntec has not reviewed the results of these investigations. A Phase I ESA has been conducted on properties adjacent to and to the south of Subject Site Property 1 and Subject Site Property 2. A Phase II ESA was conducted on the property just south of Subject Site Property 2 (Lester's Paint and Auto Body); Mr. Roberts stated that minor environmental issues (not defined for GeoSyntec) were discovered that were addressed through engineering controls. According to Mr. Roberts, a Phase II ESA is in the process of being conducted at the property to the south of Subject Site Property 1 (the current Manning site). Additionally, Mr. Roberts said that a Phase I ESA was conducted on the property adjoining Subject Site Property 2 to the east, and found no RECs.

Mr. Markovich discussed a limited environmental investigation that took place when two USTs and an AST were removed from Subject Site Property 1 in 1992 (the USTs/AST are discussed later in this report in Sections 4.4.2 and 4.4.3). Eighteen soil borings were advanced by Petroleum Aids, Inc. The borings were field-screened for organic vapors; Mr. Markovich stated that the results did not indicate that the soil had been contaminated from the tanks. GeoSyntec was not provided with specific data from the limited investigation prior to submittal of this Phase I ESA report.

4. PHASE I ESA SITE RECONNAISSANCE AND INTERVIEW

4.1 Introduction

GeoSyntec performed a Phase I ESA site reconnaissance of the subject site on 22 February 2006. The reconnaissance was performed to assess the environmental conditions on and around the subject site and consisted of a walk-through of the subject site. GeoSyntec was provided access to buildings and structures at Subject Site Property 1 and Subject Site Property 2, with the exception of the office building at Subject Site Property 2. During the walk-through, GeoSyntec looked for features such as stained surfaces, stressed vegetation, signs of waste dumping, and storage of hazardous materials. Photographs documenting the walk-through of the subject site are included as Appendix E. The Phase I ESA site reconnaissance observations regarding the subject site are summarized below.

In addition, GeoSyntec conducted two interviews with the current property owner for both sites, Mr. Tom Markovich, on 22 and 27 February 2006. Mr. Markovich was specifically asked about environmental conditions at the subject site. He indicated that he was not aware of any current or past environmental issues on either site, and that there were no leases or environmental liens on the subject site. Mr. Markovich has owned the subject site since 1976 and stated that he did not know much about the history of the subject site prior to his ownership.

4.2 Site Structures and Improvements

Subject Site Property 1

Subject Site Property 1 consists of approximately 1.64 acres (fenced), including three connected site buildings: one was used as office space, and two were used to service and repair vehicles; this property was inactive at the time of GeoSyntec's site reconnaissance. There are two covered (not enclosed) areas, one on the northwest side of the building, and one on the east side of the building. The total area of the covered areas and buildings is approximately 14,000 ft^2. According to documents from the Marion County Property Appraiser's office provided by Mr. Roberts, the current on-site buildings were constructed in 1952. Vehicle washing took place in the covered area on the east side of the property; the other covered area served as a canopy above a

walkway going into the office building. The portion of the property not covered by buildings or canopies is comprised of paved asphalt. Figure 2 illustrates the current layout of the subject site property.

According to Mr. Markovich, there were formerly hydraulic lifts inside of the service bay where vehicles were repaired at the facility. The lifts were taken out and filled with concrete in the mid-1980s. He did not indicate whether testing was done to evaluate if these lifts had impacted the ground.

Subject Site Property 2

Subject Site Property 2 consists of approximately 0.45 acres (completely fenced), including two disconnected site buildings; one was used as office space, and one was used to service and repair vehicles. There is one covered (not enclosed) area on the northwest side of the building used for service/repairs. The covered area was used as a carport when the facility was active. The service area and carport comprise an area of approximately 3,000 ft^2, and the office building is approximately 400 ft^2. According to the Marion County Property Appraiser's database, the service area and carport were built in 1952, and the office building was built in 1994. The portion of the property not comprised of buildings is paved asphalt, with the exception of a small (approximately 100 ft^2) strip of sparsely vegetated (mostly soil) area on the southeastern portion of the property.

The service area and carport had some structural damage. Specifically, the roof of the service area was mostly caved in. It was unclear as to the cause of the damage to the roof. Additionally, the roof of the carport was damaged; specifically, the roof above the bathroom (shown in the site layout in Figure 3) was not present. Mr. Markovich said that the former service area is going to be demolished in the near future, although he did not mention a specific time frame.

4.2.1 Asbestos

Given the age of the buildings on Subject Site Property 1 and Subject Site Property 2 (reportedly built in 1952), with the exception of the office building on Subject Site Property 2 (reportedly built in 1994), it is more likely that asbestos-containing materials (ACMs) have been used in on-site structures.

Please note that this report should not be construed as constituting an asbestos assessment for the purposes of demolition or reconstruction or for complying with applicable regulatory standards.

4.2.2 Lead-Based Paint

Based on the date of construction for the buildings on Subject Site Property 1 and Subject Site Property 2 (reportedly built in 1952), with the exception of the office building on Subject Site Property 2 (reportedly built in 1994), lead-based paint (LBP) is more likely to have been used in on-site structures.

Please note that this report should not be construed as constituting a LBP survey for the purposes of demolition or reconstruction or for complying with applicable regulatory standards.

4.3 Utility Service, Waste Management, and Water Management

According to the property owner, Mr. Tom Markovich, electricity, waste management, water and wastewater management, and natural gas at the subject properties are provided by the following:

- Electricity – City of Ocala.
- Waste management – City of Ocala.
- Potable water supply – City of Ocala.
- Sanitary wastewater – City of Ocala.
- Natural gas – TECO.

4.4 Hazardous Substances and Wastes

4.4.1 Container Storage Areas

Subject Site Property 1

No hazardous substances or wastes were observed in any of the buildings or covered areas during GeoSyntec's site reconnaissance. However, given the nature of the building's history as a vehicle service and repair shop, hazardous substances (e.g., parts cleaners, solvents, petroleum products) were likely stored and used at the facility. GeoSyntec noted a shelf in the service/repair area that that appeared to have been used to store spray paint, as several spray paint markings were present in different colors on the shelf. GeoSyntec did not note other container storage areas within the service/repair area.

Subject Site Property 2

Overall, GeoSyntec observed several potentially hazardous substances inside of the service/repair building on the property. GeoSyntec was unable to perform a full inspection of the service/repair area because of a severely damaged roof. Additionally, the most recent occupants had disposed of waste inside of the building, which also made a full inspection of the building's interior difficult. The waste consisted primarily of dirt, a couple of drums, leaves, furniture, buckets, food, and bottles. GeoSyntec was able to identify a number of potentially hazardous substances during the inspection of the building:

- Two 55-gallon drums were present just inside the door, as shown in Figure 3. One drum was without a lid, and was approximately half full with debris and a dark, thick liquid substance. The other drum, which GeoSyntec noted to be mostly empty, had a seemingly intact lid with an opening approximately 3-in. wide on top.

- Two five-gallon buckets filled with an unknown substance were present in the northeast corner of the building.

- An approximately three-gallon gasoline container was present inside the former service/repair building. The type and amount of fuel contained in the can is unknown.

- Small empty containers (1-quart sized) of motor oil were observed.

GeoSyntec also observed some potential hazardous substances on the outside of the buildings:

- To the south of the service/repair building, a 55-gallon plastic drum was present on the unpaved portion of the site. The drum had an opening on the lid approximately 3-in. wide. The drum contained approximately five gallons of an unknown dark liquid. Some dark liquid (less than one gallon) and several dirty rags were present on top of the drum. Dark staining was present on the exterior sides of the drum.

- A corroded metal box that contained several stacked heavy-duty automobile batteries near the aforementioned drum was present on the unpaved portion of the site.

4.4.2 Aboveground Storage Tanks

Subject Site Property 1

No storage tanks were observed in the exterior portion of the Subject Site Property 1 at the time of GeoSyntec's site reconnaissance. However, Mr. Markovich noted that the facility used to have an AST that stored gasoline. Mr. Markovich did not know the size of the tank, but he said that the tank (when active) was located on a concrete pad. The AST was removed in 1992.

Subject Site Property 2

No storage tanks were observed during GeoSyntec's site reconnaissance. Mr. Markovich stated that there were no ASTs used at Subject Site Property 2.

4.4.3 Underground Storage Tanks

Subject Site Property 1

GeoSyntec observed no indications that USTs remained on Subject Site Property 1. However, Mr. Markovich said that the facility once had two USTs, one 500-gallon tank for gasoline storage, and one 250-gallon tank for oil storage. Mr. Markovich said both tanks were installed in 1976 and were removed in 1992. Mr. Markovich stated that the USTs were removed in accordance with regulations at that time. The EDR Report did not identify USTs associated with the subject site.

Subject Site Property 2

GeoSyntec did not note evidence of USTs during the site visit. According to Mr. Markovich, there were no USTs at Subject Site Property 2.

4.4.4 Indications of Polychlorinated Biphenyls

Subject Site Property 1

During the site visit, GeoSyntec observed potential polychlorinated biphenyl (PCB)-containing equipment at Subject Site Property 1. Potential PCB-containing equipment/building materials observed at the subject site included two pole-mounted transformers located along the western property boundary. GeoSyntec did not observe leaks, stains, or stressed vegetation in the vicinity of these transformers. No labeling regarding PCB content was noted.

GeoSyntec notes that the former hydraulic lifts may have contained PCBs. Also, given the age of the on-site structures, PCB-containing paint is more likely to have been used on-site.

Subject Site Property 2

GeoSyntec did not observe potential PCB-containing equipment at Subject Site Property 2. Given the age of the on-site structures, PCB-containing paint is more likely to have been used on-site.

4.4.5 Radon

The United States Environmental Protection Agency (USEPA) and the USGS have evaluated the radon potential in the U.S. and have developed maps of Radon Zones to assist National, State, and local organizations to target their resources and to assist building code officials in deciding whether radon-resistant features are applicable in new construction. Each zone designation reflects the average short-term radon measurement that can be expected to be measured in a building without the implementation of radon control methods. Based on the Radon Zone Map, Marion County falls under a Zone 2 classification with short-term measurements from 2 to 4 pCi/L. USEPA's guidance concentration of 4 pCi/L falls at the upper end of the range for Marion County.

4.5 Other Observations

4.5.1 Staining and Corrosion

Subject Site Property 1

Some limited staining was present on the eastern portion of Subject Site Property 1, inside of the former service/repair building. The staining was on a paved area and was not oily in appearance. The nature of the staining unknown to GeoSyntec, and was approximately 1 ft^2 in area. Additionally, some staining (nature of the stain unknown, not oily in appearance) was present on a paved area in the covered former wash area. The staining was approximately 5 ft^2 in area. GeoSyntec did not note signs of corrosion during site reconnaissance.

Subject Site Property 2

GeoSyntec identified several locations of staining and corrosion for Subject Site Property 2, specifically:

- dark stains of an unknown nature of various sizes inside of the former service/repair building (paved);
- a dark (possibly oil/grease) stain (approximately 5 ft^2 in area) on a concrete block on the southern portion of the carport;

- various dark (possibly oil/grease) stains on the concrete inside of the carport (the pavement approximately 10 ft to the west of the staining was cracked, although it did not appear that the staining had traveled to the cracks);
- an area of dark staining (approximately 10 ft^2, not oily in appearance) next to a pile of wood debris on the pavement in the northern portion of the site (nature of the stain unknown to GeoSyntec); and
- corrosion on a box containing batteries that was located over an unpaved area to the south of the service/repair building.

GeoSyntec believes the box with batteries and the concrete block staining in the carport presents a high potential to have affected soil and groundwater at the subject site.

4.5.2 Drains, Pits, Sumps

Subject Site Property 1

GeoSyntec identified three drains at Subject Site Property 1; one was located in the former wash area, and two were located in the former service area. The drain in the former wash area was approximately 3 ft^2, and discharged to the sewer system. The activities in the former wash area, according to Mr. Markovich, consisted of washing the exterior of vehicles. The drains in the former service area were each <1 ft^2, and also (according to Mr. Markovich) discharged to the sewer system. Mr. Markovich said that activities in the former service area included various minor car repair services (e.g., tune-ups). GeoSyntec did not observe pits or sumps during the site reconnaissance. Mr. Markovich noted to GeoSyntec that he was not aware of any pits or sumps on-site.

Subject Site Property 2

GeoSyntec did not identify drains, pits, or sumps during the site reconnaissance. However, GeoSyntec was only able to inspect the exterior of the property and the floor of the carport area; the former service area contained a large amount of debris, and most of the floor was covered. Mr. Markovich noted to GeoSyntec that he was not aware of any pits or sumps on-site.

4.5.3 Septic Tanks and Drainfields

No evidence of a septic tank or drainfield was observed at either subject site property at the time of GeoSyntec's site reconnaissance. According to Mr. Markovich, no septic tanks are located on either site; domestic wastewater is discharged off-site to the City of Ocala sanitary sewer. Mr. Markovich said he was unsure as to whether septic tanks were used on-site for either subject site property prior to 1976. GeoSyntec would be concerned if a septic tank had been on-site prior to 1976.

4.5.4 Wells

No wells were observed at either subject site property by GeoSyntec during the site reconnaissance; Mr. Markovich said he was not aware of wells present on-site.

4.5.5 Unusual Odors

Subject Site Property 1

GeoSyntec did not note unusual odors on the exterior portion of the property; however, an oil odor was observed around the eastern portion of the former service area although the source of the odor is unknown.

Subject Site Property 2

GeoSyntec noted an unusual odor on the exterior portion of the property and found that the odor was from a dead animal on the southern portion of the site. Additionally, the 55-gallon drum outside described in Section 4.4.1 had a strong oil smell. The interior of the service building had a faint smell of oil; this was likely minimized since the building was mostly open to the atmosphere because of the damaged roof.

4.5.6 Stressed Vegetation

During GeoSyntec's site reconnaissance, no obviously stressed vegetation was observed on the subject site.

4.5.7 Ponds, Pools, and Lagoons

GeoSyntec did not observe ponds, pools, and lagoons on the subject site during the site reconnaissance.

4.5.8 Wetlands

No wetlands were observed by GeoSyntec on the subject site during the site reconnaissance.

4.5.9 Evidence of Fill or Illicit Dumping

Subject Site Property 1

GeoSyntec did not observe obvious evidence of fill or illicit dumping at Subject Site Property 1.

Subject Site Property 2

During the site reconnaissance, GeoSyntec noted that debris (consisting of primarily dirt, leaves, and various types of waste, and pictured in Appendix E) had been dumped inside of the building. According to Mr. Markovich, the dumping was apparently left by the previous occupants. Mr. Markovich stated that the former service building is going to be demolished; however, it is unclear how the waste inside of the building will be managed prior to demolition.

5. CONCLUSIONS

5.1 Phase I ESA Conclusions

A Phase I ESA of the former Kubota Tractor Sales and OK Corral Truck Sales properties was performed by GeoSyntec in general accordance with ASTM Standard Practice E 1527-00. The subject properties are located at (respectively) 415 N Magnolia Avenue and NE 1st Avenue, Ocala, Marion County, Florida. The Phase I ESA included a review of reasonably ascertainable information concerning the past uses of the subject properties, a site reconnaissance, interviews, and a search of regulatory environmental database listings.

The information gathered during this project was used to develop conclusions and recommendations with respect to the potential for adverse environmental conditions at the subject property.

This assessment has revealed evidence of one recognized environmental condition (REC) in connection with Subject Site Property 1, and one REC in connection with Subject Site Property 2. ASTM E 1527-00 defines a "recognized environmental condition" as:

> *The presence or likely presence of any hazardous substances or petroleum products on a property under condition that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimis conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.*

The REC at Subject Site Property 1 is described as follows:

- The historic use of the site for automobile repair and maintenance. Some on-site features identified by GeoSyntec as contributing to the REC designation include:
  - the former presence of hydraulic lifts;
  - ASTs removed in 1992; and
  - USTs removed in 1992.

The REC at Subject Site Property 2 is described as follows:

- The historic use of the site for automobile repair and maintenance. Some on-site features identified by GeoSyntec as contributing to the REC designation include:
  - The open 55-gallon drum, which possessed an oil-like odor, is considered to have a high material threat of release onto the ground, given that the oil-like substance is present in the drum, the drum is not secured, the drum is located on an unpaved area, and the drum is open to the atmosphere; and
  - The corroded metal box containing the heavy duty automobile batteries is considered to have a high material threat of release onto the ground, given that the box was placed on an unpaved area of the site.

In addition to the above RECs, GeoSyntec has identified several potential RECs (PRECs) for each subject site property. These are items that do not meet the REC definition noted above due to a lack of available information regarding environmental conditions in these areas. Based on GeoSyntec's professional judgment and experience; however, we note that there is the possibility that soil and/or groundwater impacts may be associated with these PRECs. The PRECs are summarized as follows:

Subject Site Property 1

- Activities at the Manning site to the south. Since a Phase II ESA is being conducted at the site to the south, a moderate potential exists that activities at the adjoining site may have affected soil/groundwater at the subject site property.

- Staining on the eastern portion of the former service area. The nature of the staining is unknown, but if it were a petroleum-based product (e.g., oil), this presents a moderate potential to have affected soil and/or groundwater at the site.

- The vicinity of Subject Site Property 1 has been commercial/industrial for many years (notably, there were several adjacent sites used as gas stations).

- GeoSyntec considers the following sites to be PRECs based on the findings in the EDR report (details for each site are located in Table 1):

  - Seminole Stores;
  - Professional Auto Body;
  - Ray the Locksmith;
  - Waltons Service Center, Inc.;
  - Ocala Area #1;
  - Ocala Area #5; and
  - 342 N Magnolia Ave.

Subject Site Property 2

- Debris on the interior of the former service building. As noted previously, GeoSyntec was not able to fully inspect the interior of the former service building because of the excessive debris present and the condition of the roof. Therefore, it is unknown exactly what has been disposed of inside of the building. As a result, a moderate potential exists that some of the material disposed of in the former service building poses a threat to soil and/or groundwater at the site. GeoSyntec notes that, according to Mr. Markovich, the building is going to be demolished in the future; it is unclear as to how the debris will be managed prior to demolition.

- Staining in the carport area and next to the wood debris. The nature of the staining is unknown. However, there is a moderate potential that the staining poses a risk to soil and/or groundwater at the site, given that the staining in the carport area was located near an area where the pavement was cracked.

- Use of subject site property as an auto sales and/or repair facility dating back to the 1990s. These facilities often involve the use of solvents and petroleum products. If these materials are not managed properly, they may have a high potential to have affected soil and/or groundwater on-site.

- The former occupation of the site by automobile dealerships between approximately 1927 and 1935.

- GeoSyntec considers the following sites to be PRECs based on the findings in the EDR report (details for each site are located in Table 1):

  - Seminole Stores;
  - Professional Auto Body;
  - Ray the Locksmith;
  - Waltons Service Center, Inc.;
  - Ocala Area #1;
  - Ocala Area #5; and
  - 342 N Magnolia Ave.

In addition to the above-named PRECs, GeoSyntec identified the following non-RECs for Subject Site Property 1 and Subject Site Property 2:

Subject Site Property 1

- The increased potential for ACM, LBP, and PCBs to exist on-site based on the age of the site.

Subject Site Property 2

- The increased potential for ACM, LBP, and PCBs to exist on-site based on the age of the site.

BROWNFIELDS ASSESSMENT. OCALA, FLORIDA
FOIA 2019-003937

FOLDER NUMBER	BRIEF DESCRIPTION	
515 559	Marion Inc + Battery	

BF-96411004

EE&G

EE&G Environmental Services, LLC

PHASE I
ENVIRONMENTAL SITE ASSESSMENT

FOR

MARION TIRE & BATTERY/CENTRAL FLORIDA PAINTS
210-214 W. SILVER SPRINGS/
211 SW BROADWAY STREET
OCALA, FLORIDA

Prepared For:

City of Ocala – Community Programs
P.O. Box 1270
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SECTION 1.0
INTRODUCTION

1.1 PURPOSE

EE&G Environmental Services, LLC (EE&G) was retained by the City of Ocala, "*the Client*", to perform a Phase I Environmental Site Assessment (ESA) of the Marion Tire & Battery/Central Florida Paints, located at 210-214 W. Silver Springs Boulevard, and the southern adjoining vacant lot, located at 211 SW Broadway Street, in Ocala, Marion County, Florida (hereafter referred to as the "*Property*".)

This Phase I ESA was prepared in accordance with the standard practice set forth in American Society of Testing and Materials (ASTM) Designation E 1527-00. The purpose of this Phase I ESA was to identify recognized environmental conditions (RECs) associated with the *Property*. RECs are defined in ASTM Designation E 1527-00 as "the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property." Additionally, this assessment was intended to assist the user in satisfying one of the requirements to qualify for the innocent landowner defense to the Comprehensive Environmental Response Compensation and Liability Act (CERCLA).

1.2 DETAILED SCOPE OF WORK

In accordance with the ASTM Designation E 1527-00 guidelines, this Phase I ESA included the following scope of services.

- EE&G interviewed the Client or Client's designated representative to assess knowledge of site-specific conditions or uncover available information, which may help to identify RECs.

- EE&G conducted a site reconnaissance to obtain information indicating the likelihood of identifying RECs in connection with the *Property*. EE&G assessed the uses and conditions of the *Property*, to the extent visually and/or physically observed during the site inspection of accessible areas, including:

  - Current uses on the *Property* likely to involve the use, treatment, storage, disposal or generation of hazardous substances or petroleum products.

  - Interior and exterior inspection of the *Property* to assess for sewage, storm water and wastewater disposal system(s), potable water supply, and evidence of storage tanks, drums, PCB-containing equipment, pools of liquid, odors, pits/ponds/lagoons, stained soil or pavement, stressed vegetation, drains, heating/cooling system and wells. A general description of the current on-site structures was noted.

  - Current uses of adjoining properties as limited to the extent visually and/or physically observed from property boundaries.

  - Current uses of surrounding area as limited to extent visually and/or physically observed during a drive-through of the area.

- EE&G obtained and reviewed reasonably ascertainable records from standard sources (as defined in ASTM Designation E 1527-00), which are publicly available, practically reviewable, and obtainable within reasonable time and cost constraints. These records included:

  - Applicable regulatory files held by federal, state and local agencies, which pertain to the use and handling of hazardous waste, hazardous substances and petroleum products for the *Property*, adjoining properties, and surrounding properties (within the designated search distance, per ASTM Designation E 1527-00).

  - Physical setting sources, including a current USGS 7.5 Minute Topographic Map, and current technical documentation on the regional surficial soil type and distribution, and regional geologic and hydrogeologic environmental setting.

  - Standard historical sources, used to develop an understanding of the previous uses or occupants of the *Property* and adjoining properties, which may indicate potential RECs. These sources included (at a minimum) city directories, aerial photographs, a chain of title review, and fire insurance maps, which were reviewed at approximately 5-year intervals.

- EE&G conducted interviews with individuals knowledgeable of the *Property* to assess for information indicating potential RECs in connection with the *Property*.

- EE&G prepared a final report, which summarized the methodology and findings of the Phase I ESA. The report included a summary of the Client/User Information, Site Reconnaissance, Interview(s), and Record Review Findings. As required by ASTM Designation E 1527-00, the final report included a Findings/Opinion Section and Conclusions Section, which clearly stated if RECs were identified in connection with the *Property*. Documentation of pertinent resources, references and key exhibits were included to support the report findings, when appropriate.

1.3 SIGNIFICANT ASSUMPTIONS

Information regarding the *Property* was reasonably ascertainable and therefore, no significant assumptions have been made, unless otherwise noted in a specific section of this report.

1.4 LIMITATIONS AND EXCEPTIONS

This Phase I ESA was performed by competent, qualified technical professionals in accordance with sound professional practices and the standard due care exercised within the profession. The presence or absence of contaminants on the surface or in the subsurface of the *Property* cannot be determined without proper testing. Accordingly, the findings of this investigation merely assessed the potential for property owner liabilities arising from past and present usage of the *Property*, and should not be construed as conclusive evidence that the *Property* has or has not been negatively impacted.

The opinions and recommendations presented herein apply only to conditions existing at the time of this assessment. Any changes in site conditions, environmental standards, practices, or regulations subsequent hereto are not covered. Furthermore, although every reasonable effort has been made to use information sources that are authoritative, EE&G does not warrant their accuracy or completeness, nor the use of segregated portions of this report.

1.5 SPECIAL TERMS & CONDITIONS

This Phase I ESA was prepared in accordance with ASTM Designation E 1527-00, and the Client required no special terms and conditions, unless otherwise noted in this report.

1.6 USER RELIANCE

This report was prepared solely for the use of the Client, and is not intended for use by third party beneficiaries. The Client and third parties shall indemnify and hold EE&G harmless against any liability for any loss arising out of or related to reliance by any third party on any work performed thereunder, or the contents of this report.

1.7 USER-PROVIDED INFORMATION

The Client was given a User Form to complete regarding the *Property*. For a copy of the form, see **Appendix A**. This Phase I ESA was completed as part of the City of Ocala's Brownfields Assessment Redevelopment Program. Additionally, this assessment was intended to assist the user in satisfying one of the requirements to qualify for the innocent landowner defense to the Comprehensive Environmental Response Compensation and Liability Act (CERCLA).

SECTION 2.0
GENERAL ENVIRONMENTAL SETTING

2.1 AREA SETTING

The *Property* was located in a primarily commercial area of Ocala, Marion County, Florida. Adjoining properties were observed to be commercial and retail businesses, a church, a bank, and residential streets. According to the Ocala West Quadrangle, Florida, United States Geological Survey (USGS) 7.5 Minute Topographic Map, dated 1991, the *Property* was located in an area characterized by moderately sloping topography, with a surface elevation of approximately 75-feet above the National Geodetic Vertical Datum of 1929. The *Property* and surrounding areas were characterized as a commercial/urban area within the City of Ocala. Refer to **Figure B1, Appendix B,** for the portion of the USGS topographic map depicting the location of the *Property*.

2.2 SOIL TYPE

According to a soil map published by United States Department of Agriculture (USDA), Soil Conservation Service, the soil in the area of the *Property* has been characterized as the Urban land complex. The Urban land complex is more than 70 percent covered with shopping centers, parking lots, large buildings, streets, sidewalks, and other structures. Observation of the soil was not possible. Other soil complexes appear in open areas, such as parks, vacant lots and playgrounds. The surface soils have been modified by cutting ditches and shaping of the surface areas with fill materials.

2.3 HYDROGEOLOGY

There are four main physiographic areas within the Marion County Area. These areas are as follows: narrow swamps along the Oklawaha and Withlacoochee Rivers, broad flatwoods in the eastern and southwestern parts of the county, rolling sand ridges that dominate the southern parts of the county, and rolling uplands in the central and northwestern parts of the county.

The soils in the Marion County area formed in thick beds of sandy and clayey material that were transported by seas which covered the area during the Pleistocene period. Transgressive seas eroded and redeposited, or reworked, Miocene and Pliocene sediments on the shallow sea bottom to form marine terraces.

The stratified sand and sandy clay of the Hawthorn Formation are the parent material of many of the soils that formed the loamy and fine textured subsoils in Marion County. In the central parts of the county, the limestone beds of this formation are commonly only a few feet thick and are located only at or near the base of the formation. Phosphoric sand, clayey sand, and clay make up the greater part of the Hawthorn Formation. Other formations occurring within the survey area are the Ocala Limestone, Fort Preston Formation, Alachua Formation, and the Avon Park Formation. Except for a few exposures of limited extent, the Ocala Limestone and the Avon Park Formation are overlain by sandy, clayey or unconsolidated sandy and clayey material. The Alachua Formation consists of irregularly interbedded deposits of clay, sand, and sandy clay that are phosphatic. The Fort Preston Formation consists of coarse, clastic sediments of middle Miocene and younger ages.

Two separate aquifer systems are generally recognized in central Florida: the shallow surficial aquifer system, and the Floridan aquifer system. The shallow surficial aquifer system generally

consists of unconfined permeable units in the undifferentiated surficial sediments units. Recharge is derived almost entirely from rainfall, resulting in seasonal fluctuations in the water table. Clay layers of the Hawthorn Formation serve as the confining layer between the shallow surficial aquifer and the Floridan aquifer system. The Floridan aquifer system underlies most of Florida, and is the primary source of municipal water supplies. The Floridan aquifer system is comprised of a series of limestone units which range in age from middle Eocene to Miocene. The saturated thickness of the Floridan aquifer system is the Marion County area may be as thick as one thousand feet.

The aquifers described above are classified as G-II aquifers according to Chapter 62-3, Florida Administrative Code (FAC). G-II groundwater must meet the primary and secondary drinking water quality standards established for public water systems, pursuant to the Florida Safe Drinking Water Act as defined in Chapter 62-550, FAC.

2.4 SITE SPECIFIC GROUNDWATER FLOW

The direction of groundwater flow and depth to the surficial aquifer vary by location, by seasonal fluctuations, and surface water features. Based on observation of local topography, surface water features, a review of the USGS topographic map of the area, and EE&G's experience and knowledge of Marion County, the approximate depth to groundwater in the vicinity of the *Property* is likely to be at depths greater than 25 feet below ground surface.

The groundwater flow direction in the area of the *Property* may be controlled by depth to groundwater, area lake levels, and precipitation. The groundwater flow direction at the *Property* will fluctuate over time. Actual determination of the groundwater flow direction at the *Property* can not be assessed without physical testing.

SECTION 3.0
SITE RECONNAISSANCE

A site reconnaissance was conducted on August 4, 2005, by Mr. Paul Lee of EE&G, during which an inspection of the *Property* was conducted, noting areas of potential environmental concern. There were no limiting conditions to EE&G's inspection. Refer to **Figure B1, Appendix B,** for a portion of the USGS map depicting the location of the *Property.* Refer to **Figure B2, Appendix B,** for a site sketch of the *Property* and adjoining properties. Refer to **Appendix C** for photographs taken during the site visit.

Physical Description of *Property*

Name of Property:	Marion Tire & Battery/Central Florida Paints & the southern adjoining vacant parcel.
Address or Physical Location:	210-214 W Silver Springs Blvd. and 211 SW Broadway Street, Ocala, Florida.
Section/Township/Range	Section 18, Township 15 South, Range 22 East
Description of Onsite Structures:	Approximately 12,000 square foot concrete block and metal frame commercial building. First development of the *Property* was observed in the mid-1890s. The current buildings were developed in the late 1950's.
Description of Current Use:	Abandoned Marion Tire & Battery commercial building and existing Central Florida Paints commercial business, and a vacant lot.
Northern Adjoining Property:	Silver Springs Boulevard, beyond which was Post Office Tire and Brake.
Southern Adjoining Property:	A vacant warehouse, and SW Broadway Street, beyond which was the Mt. Moriah Baptist Church.
Eastern Adjoining Property:	A vacant warehouse, and SW 2nd Avenue, beyond which was the Wachovia Bank Drive-Thru building and parking area.
Western Adjoining Property:	An abandoned restaurant and commercial office building, and parking lot, beyond which was SW 3rd Avenue, and a closed restaurant.

Summary of Site Reconnaissance Findings

Inspection Category	Evidence Observed
Hazardous Substances and Wastes	No
Petroleum Products	**Yes**
Underground/Aboveground Storage Tanks	No
Hydraulic Car Lifts	**Yes**
Potential PBC Containing Equipment	No
Solid Waste	**Yes**
Storm Water Drainage	**Yes**
Waste Water	No
Wells	No
Pits, Ponds & Lagoons	No
Floor Drains	**Yes**
Sanitary Sewer/Septic System	**Yes**
Heating/Cooling System	**Yes**
Stains or Corrosion	**Yes**
Drains and Sumps	No
Stained Soil or Pavement	**Yes**
Stressed Vegetation and Odors	No
Pools of Liquid	No
Grease Traps	No
Oil/Water Separators	No
Drums or Unidentified Containers	No
Other	No

Petroleum Products: Central Florida Paints, which occupied the western portion of the building stored and sold commercial paint products and supplies. Commercial paints, which included oil and water based paints were staged in quart, one-gallon, and five-gallon containers in the warehouse area. A small quantity of commercial grade lead based primer was also staged in the warehouse area. Commercial one and five-gallon containers of paint thinners were also observed staged in a secured room in the warehouse. An inspection of the warehouse area did not reveal significant evidence of miss-handling or leakage of the observed paint products. Several small propane containers were observed staged in the warehouse. The propane was used to fuel the forklift at the *Property*.

The Marion Tire & Battery facility was closed at the time of the inspection, and no petroleum products or waste products were observed at the *Property*.

No other petroleum products were observed or reported to exist on the *Property*.

Hydraulic Car Lifts: During the inspection of the Marion Tires & Batteries facility, six underground hydraulic car lifts were identified in the service area. Two locations of former underground lifts were also identified in the service area. The six underground lifts systems maintained underground fluid storage reservoirs and components. The integrity of the underground reservoirs could not be visually evaluated.

No other hydraulic lifts were identified during the inspection of the *Property*.

Solid Waste: Solid waste generated on the *Property*, typically cardboard boxes and household trash was stage in a commercial dumpster on the *Property*, which was maintained by the City of Ocala. According to Mr. Kernan, owner of Central Florida Paints, non-spec and returned paints are donated to the City of Ocala. No paint products were reportedly disposed in the commercial dumpster.

No significant areas of solid waste were observed on the *Property* during the inspection of the *Property*.

Storm Water Drainage: Storm water drainage at the *Property* included a single storm water inlet near the south side of the building, gravity and sheet flow on the paved areas, and direct infiltration through the surficial soils on the unpaved areas. Storm water entering the inlet appears to be transported to the City of Ocala's storm water system.

No significant staining or petroleum sheens were identified associated with the storm water inlet.

Floor Drains: Floor drains were observed in the bathrooms of the building on the *Property*, and one floor drain was observed in the shop area at the *Property*. Based on the available information, the floor drains appear connected to the City of Ocala's sanitary sewer system.

Sanitary Sewer: According to Mr. John Hockaday, representative from the City of Ocala's Sewer and Water Engineering Department, sanitary sewer service is currently available to the *Property*. According to city records, sanitary sewer service was available to the area of the *Property* as early as 1916. Although evidence of a septic system was not observed on the *Property*, it appears likely that the *Property* was on a septic system prior to 1916.

The existing commercial building on the *Property* was reportedly construction in the late 1950s, and was reportedly connected to the City of Ocala's sanitary sewer system. Historic construction at the *Property* began in the late 1800s, and included boarding houses, residential dwellings, and commercial and retail businesses. Homes and buildings constructed prior to 1916 were likely connected to on-site septic systems.

Heating/Cooling System: Climate control of the interior spaces of the building was accomplished by roof mounted units with electric heat strips. The warehouse area of the Central Florida Paints was vented using wall fans, and heated using natural gas heating units.

No evidence of a boiler system was observed or reported to exist on the *Property*.

Stained Soil or Pavement: Several areas of petroleum stained concrete were observed in the service area, inside the Marion Tire & Brake portion of the building. The staining appeared associated with maintenance services formerly conducted inside the building. The stained areas were characterized as small to moderate, and were not observed in the immediate area of the floor drain observed in the shop.

No other areas of stained soil, or distressed vegetation were observed at the *Property*.

SECTION 4.0
INTERVIEWS

EE&G personnel interviewed Mr. Bill Kernan, the owner of Central Florida Paints, concerning his knowledge of the *Property*. According to Mr. Kernan, the *Property* was originally developed with the Marion Tire & Batteries portion of the building in the mid-1950s. Mr. Kernan stated that the western portion of the building, which is occupied by Central Florida Paints was built in the late 1950s by Pittsburg Paint and Glass. Mr. Kernan has been associated with the *Property* since its construction in the late 1950s. Mr. Kernan stated that the business sold paint and plate glass through the mid-1960s, when the glass business was discontinued, and only paints and paint supplies were sold. The existing business has continued to operate through the present. With the exception of the paints, thinners, and other commercial products, Mr. Kernan was not aware of any historic or existing environmental conditions in connection with the Central Florida Paints operation on the *Property*.

According to Mr. Kernan, the Marion Tire & Battery business has operated at the *Property* since the mid-1950s, and continued to operate through early 2005, when the business was closed. According to Mr. Kernan, the business conducted minor automotive repairs (oil changes), tire replacements and repairs, and the installation of new automobile batteries.

On April 20, 2004, EE&G personnel completed a Phase I ESA of the adjoining B.F. Goodrich facility to the south for the City of Ocala. Mr. Dorsey Mansfield, the owner of Marion Tires & Batteries and the B.F. Goodrich facilities was interviewed concerning his knowledge of both facilities. Mr. Mansfield stated that used oil generated at the adjoining Marion Tire and Battery facility was stored in two approximately 250-gallon ASTs that were located at the B.F. Goodrich facility. Mr. Mansfield provided used oil disposal manifests from Howco Environmental Services, documenting the proper disposal of the used oil. According to Mr. Mansfield, prior to his purchase of the B.F. Goodrich facility, past occupants of the facility included Broadway Furniture, a pool hall, and a pharmacy. Mr. Mansfield, a long-time resident of Ocala, was not aware of any potentially hazardous operations or tenants that formally occupied the *Property*.

Mr. Mansfield was not available for an interview during the August 2005 site inspection.

During the April 2004 Phase I ESA of the B.F. Goodrich facility, EE&G personnel interviewed Ms. Angie Sweeney of the Marion County Fire Department concerning the regulation of petroleum storage tanks in Marion County. According to Ms. Sweeney, the Marion County Fire Department is the local agency regulating petroleum storage tank systems in Marion County. Ms. Sweeney stated that regulatory files for facilities with no activities for approximately five years have been forwarded to the Florida Department of Environmental Protection (FDEP) in Tallahassee, Florida. Ms. Sweeney was questioned about her knowledge of tank closure activities at the *Property*, and three other surrounding facilities of concern (Post Office Tire Service, Broadway Tire and Brake, and the Florida National Bank). Based on the date of the closure activities (see **Section 6.2**), Ms. Sweeney stated that the files for these facilities had been forwarded to the FDEP in Tallahassee, Florida.

SECTION 5.0
HISTORICAL REVIEW

The historical use of the *Property* and adjoining properties was reviewed using available city directories, Sanborn Fire Insurance Maps, and aerial photographs. To follow are the findings of the historical review.

5.1 CITY DIRECTORIES

City directories are reference books published yearly for most major metropolitan areas. The directories contain listings of businesses and landowners by address and by name. City directories are useful in determining the historical use and/or occupant(s) of a given property. The Marion County Public Library contained Polk Ocala City Directories. EE&G reviewed city directories for the years 1927/28, 1935, 1940, 1945, 1950, 1955, 1960, 1965, 1970, 1975, 1980, 1985, 1990, 1995, 2000, and 2005. These findings are summarized in **Table 1**:

Table 1
SUMMARY OF CITY DIRECTORIES

YEAR	PROPERTY (210-214 Silver Springs Blvd./209-219 S. Broadway St.)	NORTH ADJOINING	SOUTH ADJOINING	EAST ADJOINING	WEST ADJOINING
1927/ 1928	Residential/Furnished Rooms	No Listing	Ocala Furniture/Farmers Supply/Malone Grocery/Smith Clothes Cleaner	Residential	Residential/Jernigan Fish
1935	Odd Fellows Hall/Roberts & Co./	NC	Mini-Saver/Cantrell Feed/Sanitary Fish	NC	Residential/Parker Cash Market
1940	Residential/Graden Restaurant/Robert Furniture Repair /Crompton Gibbs Dry Goods	NC	Smith Market/Cantrell Feed/Baldwin Grocery	NC	Residential/Marsh Grocery
1945	Residential/Ocala Fish Market/Crompton Tailoring	NC	Watson's Credit Store/Yates Feed/Sidney's Clothing/Muni-Saver Grocery/Graden Beer Hall/Crompton Tailoring/Joy Spot Beer	NC	Doctors Office/Louise Lunch Room
1950	Owens Restaurant/Residential/ Ocala Fish/Crompton Tailoring/Musleh Beer	NC	Broadway Furniture/Yates Feed/Save Way Grocery	Residential/Barber Shop	Potts Dentist/ Residential/Biggs Beer/Afro-American Insurance
1955	Odd Fellows Hall/Katiba Cash Grocery/Ocala Fish/Residential/ Crompton Tailoring	NC	Folk Drug/Yates Feed/Mini saver Grocery/Als Restaurant/Joy Spot Beer	Residential	Jones Bldg./Residential/ Clifton Grocery/Afro-American Insurance/ United Cab
1960	**BF Goodrich**/Allen's Grocery/Pittsburg Plate Glass/Broadway Café/ /Odd Fellows Hall/Crompton & Tailoring/Joy Spot	**Post Office Tire**	Folk Drug//Jerry Thrift/ Muni Saver Grocery	NC	Residential/Jones Bldg./Olivia Dinette
1965	**BF Goodrich**/Allen's Grocery/Pittsburg Plate Glass/Broadway Café/ Odd Fellows Hall /Crompton & Co. /Apartments/Joy Spot Liquors	**Post Office Tire**	Jewelers/Vacant Bldgs.	NC	NC

Table 1 (continued)
SUMMARY OF CITY DIRECTORIES

YEAR	PROPERTY (210-214 Silver Springs Blvd./209-219 S. Broadway St.)	NORTH ADJOINING	SOUTH ADJOINING	EAST ADJOINING	WEST ADJOINING
1970	**Marion Tire & Battery**/PP&G Paints/Broadway Furniture/Broadway Café/Odd Fellows Hall/ Apartments	**Post Office Tire**/Allen's Grocery	Jakes Pool Room/Miller's Fish	NC	Residential/Woody's Restaurant/Jones Bldg./Olivia's Dinette
1975	**Marion Tire & Battery**/PP&G Paints/Broadway Café/ Artistic Beauty Salon	NC	Jakes Pool Room/Miller's Fish	No Listings	NC
1980	**Marion Tire & Battery**/PP&G Paints	**Post Office Tire**	Broadway Café	NC	Residential/Woody's Restaurant/Jones Bldg./Miss Pearls Restaurant
1985	**Marion Tire & Battery**/PP&G Paints	NC	Marion T&B Warehouse	NC	Residential/Woody's Restaurant//Broadway Café/Jones Bldg./Miss Pearls Restaurant
1990	**Marion Tire & Battery**/ Central Florida Paints	**NC**	Vacant Buildings	NC	NC
1995	**NC**	**NC**	No Listing	NC	Miss Pearls Restaurant/ Jodie Restaurant
2000	**NC**	**NC**	NC	NC	NC
2005	**NC**	**NC**	NC	NC	Broadway Cafe

NC = Signifies relatively no change from the prior City Directory that was reviewed.
Note: Properties in **bold** were identified as a potential environmental concern in connection with the *Property*.

5.2 SANBORN FIRE INSURANCE MAPS

EE&G contracted Environmental Data Resources, Inc. (EDR) to conduct a search for available Sanborn Fire Insurance Maps that include the *Property* and surrounding area. Sanborn Fire Insurance Maps are an additional source of historical use information available for most developed areas. Sanborn Fire Insurance Maps for the years of 1895, 1901, 1906, 1912, 1924, 1930, 1948, and 1970 were reviewed. Copies of the fire insurance maps are provided in **Appendix D**. These findings are summarized in **Table 2**:

Table 2
SUMMARY OF SANBORN FIRE INSURANCE MAPS

YEAR	PROPERTY (210-214 Silver Springs Blvd./209-219 S. Broadway St.)	NORTH ADJOINING	SOUTH ADJOINING	EAST ADJOINING	WEST ADJOINING
1895	Storage warehouse and dwelling	North Street, beyond swamp area	Broadway St., beyond dwellings	S. Lime Ave., beyond dwellings	Dwellings, S. Pond Ave., beyond a cigar factory
1901	Dwelling and unidentified structure	North St., beyond vacant parcel and creek	Broadway St., beyond a produce market, carriage repository, and a dwelling	S. Lime Ave., beyond vacant parcel	NC
1906	Dwelling, boarding house, and I.O.O.F. Bldg.	NC	Broadway St., beyond a dwelling and unidentified bldg.	NC	Dwellings, S. Pond Ave., beyond Firemen Laboratory
1912	Several dwellings and housing quarters, and Odd Fellows Hall	North St., not visible beyond	Several dwellings, a Tailor, Broadway St., beyond a dwelling, Drug Store, and Feed Store	S. Lime Ave., beyond housing quarters	Dwellings, S. Pond Ave., not visible beyond
1924	Several dwellings and housing quarters, and Odd Fellows Hall, and several unidentified stores	North St., beyond vacant parcel and creek	Several unidentified stores, Broadway St., beyond several unidentified store	NC	Dwelling, S. Pond Ave., beyond vacant parcel
1930	Several dwellings and housing quarters, and Odd Fellows Hall, a Mattress Factory, and several unidentified stores	NC	NC	NC	NC
1948	NC	NC	Paint Store, Broadway St., Beyond a Restaurant, Movie Theater, and Unidentified Store	NC	Unidentified Store, Several Dwellings, S. Pond St., Beyond a Restaurant
1970	**Tire & Battery Sales**, Paint Sales, a restaurant, an unidentified store, and unidentified bldg.	W. Ocklawaha Ave., beyond **Tire & Battery Sales**	Unidentified store, Broadway St., beyond several unidentified stores and a restaurant	S. Lime Ave., beyond parking	Several dwellings and unidentified stores, S. Pond St., beyond an unidentified building and parking

NC = Signifies relatively no change from the prior map that was reviewed.
Note: Properties in **bold** were identified as a potential environmental concern in connection with the *Property*.

5.3 HISTORICAL AERIAL PHOTOGRAPHS

Government agencies or private entities often take aerial photographs annually or bi-annually. Review of these historic aerial photographs may provide information regarding land development and land use patterns at specified dates. Aerial photographs of Section 18, Township 15 South, Range 22 East were available at the Marion County Property Appraiser's Office. EE&G reviewed aerials for the years 1964, 1976, 1980, 1985, 1992, 1996, 1999, and 2002. Copies of the 1976 and 2002 aerial photographs are presented in **Appendix E**. These findings are summarized in **Table 3**.

TABLE 3

SUMMARY OF AERIAL PHOTOGRAPHS

YEAR	PROPERTY	NORTH PROPERTIES	SOUTH PROPERTIES	EAST PROPERTIES	WEST PROPERTIES
1964	Developed, with three commercial bldgs.	Silver Springs Blvd., beyond which was a commercial bldg.	Commercial Bldg., beyond which was Broadway St., and commercial bldgs.	SW 2nd Ave., Beyond which was a parking lot	Commercial bldgs. and parking lot, beyond which was SW 3rd Ave.
1976	NC	NC	NC	NC	NC
1980	NC	NC	NC	NC	NC
1985	Single commercial bldg. (adj. to Silver Springs)	NC	NC	NC	NC
1992	NC	NC	NC	NC	NC
1996	NC	NC	NC	NC	NC
1999	NC	NC	NC	SW 2nd Ave., beyond which was a commercial drive-through bldg.	NC
2002	NC	NC	NC	NC	NC

NC = No significant change was observed on the properties relative to the previous year that was reviewed.

5.4 PRIOR ASSESSMENT USAGE

The client did not provide prior assessment usage documents or reports related to the *Property*.

5.5 SUMMARY OF PAST USE OF THE PROPERTY AND SURROUNDING PROPERTIES

The use of the *Property* and adjoining properties are summarized below:

- ***Property:*** The *Property* appeared developed as early as 1895 with a storage warehouse and a dwelling. Several dwellings, housing quarters and a meeting hall appeared on the *Property* from the early 1900s through the mid-1920s, when several stores and mattress factory appeared on the *Property*. The *Property* appeared relatively unchanged through the early 1950s, when commercial businesses and the meeting hall occupied the *Property*. Numerous commercial businesses including BF Goodrich, Pittsburg Plate Glass (Silver Springs frontage), a café, a meeting hall, and apartments (SW Broadway frontage) occupied the *Property* from the mid-1950s through the early 1980s. The former Marion Tire & Battery and PP&G (Central Florida Paints) appeared on the *Property* in the mid-1980s, the buildings fronting SW Broadway Street were nolonger visible. The *Property* remained relatively unchanged from the late 1980s through present.

- **North:** The adjoining property to the north beyond Silver Springs Boulevard (also known as North St. and Ocklawaha Ave.), appeared undeveloped as early as

1895, and remained relatively unchanged through the early 1960s, when the existing tire and battery sales and service facility appeared. The adjoining property to the north appeared unchanged from the mid-1960s through the present.

- **South:** The adjoining property to the south appeared vacant to Broadway Street as early as 1895. Dwellings and commercial businesses appeared beyond Broadway Street in the early 1900s. Numerous commercial businesses occupied the land beyond Broadway Street from the mid-1900s through the late 1970s, when the existing church appeared. Adjoining properties to the south included numerous commercial businesses, restaurants, feed stores, grocery stores, and a warehouse building from the mid-1900s through the late 1980s, when the only existing building, the former warehouse appeared vacant. The adjoining property to the south remained unchanged from the early 1990s through the present.

- **East:** The adjoining property to the east beyond SW 2nd Avenue appeared as a dwellings and housing quarters as early as mid-1890s, and remained unchanged through the early 1970s, when the property appeared as a vacant parking area. The existing bank drive-through building and parking lot appeared in the mid to late 1990s. The adjoining property beyond SW 2rd Avenue remained unchanged from the early 2000s` through the present.

- **West**: The adjoining property to the west appeared as dwellings as early as 1895, and remained relatively unchanged through the early 1930, when commercial businesses began to appear. Numerous commercial businesses occupied the adjoining property to the west, including restaurants, markets, professional offices, and apartments (boarding rooms). The adjoining property to the west appeared relatively unchanged from the late 1930s though the present.

5.6 PROPERTY ZONING

Based on a review of the current property zoning classification prepared by the City of Ocala Planning Department, the *Property* was zoned B-3. Based on the review of the Future Land Use map prepared by the City of Ocala Planning Department, the future land use designation for the *Property* was Community Redevelopment Area, Commercial. Refer to **Appendix F**, for copies of the property zoning documents.

5.7 CHAIN OF TITLE SEARCH

EE&G retained Harold G. Springer Abstracts of Belleview, Florida to perform a Chain of Title search for the *Property*. According to the abstract company, the *Property* comprised three separate legal parcels, Parcel ID#2845-025-005, Parcel ID#2854-025-008, and Parcel ID#2854-025-001.

According to the first recorded transaction for Parcel ID#2854-025-005, the *Property* was owned by Caledomie Snowden. The first deeded record was dated October 5, 1892, when the *Property* was purchased by John Bierman. The *Property* remained in individual ownership from the late 1800s through the early 1980s, when trustees of the Southern Standard Lodge Number 2711 grand united order of odd fellows sold the *Property* to Dorsey and Marva Mansfield. The

Property remained in the ownership of the Mansfield's through the mid-2005, when the *Property* was purchased by the current owner, Ocala Broadway, LLC.

According to the first recorded transaction for Parcel ID#2854-025-008, the *Property* was owned by Mary Walker. The first deeded record was dated May 13, 1892, when the *Property* was purchased by George MacKay. The *Property* was purchase by The Woodmar Investment Company in September 1915, and returned to the ownership of George MacKay in September 1919. The *Property* remained in individual ownership from the early 1920s through the early 1930s, when the *Property* was purchased by the Southland Dairy Products Company, Inc. The *Property* was purchased by Chapin-Sacks Corporation in April 1935. The *Property* was purchased by the Ocala Manufacturing Ice and Packing Company November 1935, and then purchased by Eugene Smith in December 1936. The *Property* was purchased by the current owners, Eugene Peek Jr. and wife in December 1960.

According to the first recorded transaction for Parcel ID#2854-025-001, the *Property* was owned by Augusta and Charles Brown. The first deeded record was dated January 11, 1895, when the *Property* was purchased by John Bierman. It appears the First National Bank of Ocala received the *Property* in 1890, and a portion of the *Property* was purchased by John Bierman. A second portion of the *Property* was sold by the bank to Mina Knapp in November 1898. The *Property* remained in individual ownership from the early 1900s through the mid-1950s, when the *Property* was purchased by the current owners, James and D.R. Smith.

The Chain of Title search revealed no ownership records that would appear to represent a significant environmental impact to the *Property*, with the exception of the ice and packing company. However, due to the short length of ownership, approximately one year, it appears likely that production activities did not occur at the *Property*. The Chain of Title search for the *Property* is provided in **Appendix G**.

SECTION 6.0
ENVIRONMENTAL REGULATORY DATABASE AND RECORD REVIEW

EE&G contracted Environmental Data Resources (EDR) to conduct a search of database systems maintained by Environmental Protection Agency (EPA), the FDEP, and the State and County regulatory agencies. These federal, state and local regulatory agency database systems maintain information concerning the storage, use and/or discharge of hazardous substances and/or petroleum products, compliance issues, environmental violations, and enforcement actions of reported sites. The following table summarizes the databases researched, their search criteria (based on the approximate minimum search distance recommended by ASTM Designation E 1527-00), and date information released by the Government. The databases definitions, and detailed research findings, are presented in the *August 4, 2005 EDR Radius Map Report*. Due to the size of the *EDR Radius Map Report* (350 plus pages) only applicable portions of the Radius Map Report, which include the *Property* and surrounding properties of concern is provided in **Appendix H**. EE&G maintains a complete electronic copy of the *EDR Radius Map Report*, which will be made available to the *Client*.

The following table summarizes the databases researched and their search distance criteria (based on the approximate minimum search distance recommended by ASTM Designation E 1527-00). Further information regarding these databases, including the date the information was released by the Government and the date the Government version was verified, can be found in the *EDR Radius Map Report*.

Federal Database (EPA)	**Search Radius from *Property***
National Priorities List (NPL)	1.0-Mile Radius
Corrective Action Report (CORRACTS)	1.0-Mile Radius
Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS)	0.5-Mile Radius
CERCLIS-No Further Remedial Action Planned (NFRAP)	0.25-Mile Radius
Resources Conservation and Recovery Information System (RCRIS) for Large Quantity Generators (LQGs) and Small Quantity Generators (SQGs)	0.25-Mile Radius
Biennial Reporting System (BRS) for LQGs and Treatment, Storage, and Disposal (TSD) facilities	0.5-Mile Radius
Emergency Response Notification System (ERNS)	Limited to the *Property*
PCB Activity Database System (PADS)	Limited to the *Property*
Facility Index System/Facility Identification Initiative Program Summary Report (FINDS)	Limited to the *Property*
Hazardous Materials Information Reporting System (HMIRS)	Limited to the *Property*
Toxic Chemical Release System (TRIS)	Limited to the *Property*
Toxic Substance Control Act (TSCA)	Limited to the *Property*
State Database (FDEP)	**Search Radius from *Property***
Florida's State-Funded Action Sites (FSAS) & State Hazardous Waste Sites (SHWS)	1.0-Mile Radius
Solid Waste Facilities/Landfill List (SWF/LF)	0.5-Mile Radius
Leaking Underground Storage Tank (LUST) & Petroleum Contamination Detail Report (PCT01)	0.5-Mile Radius
Florida's Registered USTs & ASTs	0.25-Mile Radius
Florida Cattle Vats	0.5-Mile Radius
Dry Cleaning Facilities (DRYCLN)	0.25-Mile Radius
Wastewater Facility Regulation Database	Limited to the *Property*

6.1 SUMMARY OF DATABASE RESEARCH FOR THE *PROPERTY*

Based on a review of the *EDR Radius Map Report* (see **Appendix H**), the *Property* was identified on the EDR databases reviewed. The regulatory review for the *Property* is summarized below:

Marion Tire and Battery
210 Silver Springs Boulevard

This *Property* was listed on the LUST, and UST data bases. Regulatory files for the *Property* were not available at the Marion County Fire Department. According to the EDR Radius Map Report, the *Property* reported two petroleum discharges on June 13, 1992, associated with the removal of two 550-gallon USTs that contained waste oil, and a 888-gallon vehicular fuel UST. The *Property* currently maintains no USTs. The *Property* was determined eligible for the State of Florida Abandoned Tank Restoration Program, and was given a cleanup score of 10. According to the Discharge Reporting Form, available on the FDEP's OCULUS Document Management System, an organic vapor reading from a soil sample collected at a depth of approximately 21-feet below land surface was in excess of 2,500 parts per million. No groundwater samples were collected during the tank closure activities. Based on the low cleanup score, future assessment and remedial activities at this facility likely will not begin for several years. Based on the documented petroleum-affected soil impacts, and the lack of additional assessment activities in the area of the discharge, this on-site discharge was identified as a REC in connection with the *Property*.

6.2 SUMMARY OF DATABASE RESEARCH FOR SURROUNDING PROPERTIES

Due to the regionally flat topography, relatively flat hydraulic gradient, significant depth to groundwater, and relatively high natural biodegradation/attenuation capabilities in Central Florida, the potential for contaminants to migrate horizontally has been minimized. However, sites potentially contaminated with volatile organic halocarbons (VOHs), such as dry cleaners, are of significant concern due to the mobility of these constituents in the groundwater. Thus, sites greater than one-sixteenth of a mile (330 feet) from the *Property* were not considered a significant environmental threat, unless chlorinated solvent contamination was suspected.

Based on a review of the EDR Radius Map Report (see **Appendix H**), three surrounding facilities of potential environmental concern were identified on the above data bases reviewed. The *Property* was also identified as being within the City of Ocala's designated Brownfields Redevelopment Area. The surrounding facilities of concern included the Florida National Bank (109 W. Silver Springs Blvd.), Post Office Tire Service (221 W. Silver Springs Blvd.), and Broadway Tire and Brake (317 SW Broadway St.). The regulatory review for each facility is summarized below.

Florida National Bank (Wachovia Bank): This facility was listed on the UST data base. This facility was located on the adjoining property to the east, beyond SW 2nd Avenue. This facility formerly maintained a 3,000-gallon vehicular diesel UST. This UST was installed in July 1961, and was removed in February 1989. There was no reported petroleum releases associated with the removal of the UST. Based on the lack of a reported discharge associated with the former UST, this facility appears to pose no environmental concern to the *Property*.

Post Office Tire Service: This facility was listed on the LUST and UST data bases. This facility was located approximately 80-feet north of the *Property*. This facility removed one "vehicular fuel tank" in June 1985, and closed in place a "vehicular fuel tank", a waste oil UST, and a Kerosene UST in December 1992. Multiple discharges for this facility were recorded in June 1992. The reported releases included leaded gasoline, diesel fuel, kerosene, and waste oil. According to the EDR data base report, the facility is partially eligible for the State of Florida Abandoned Tank Restoration Program. This facility was granted a facility score of 10. EE&G searched the FDEP's OCULUS Data Management System for available regulatory documents, however, no documents were discovered. Based on the low facility score, future assessment and remedial activities at this facility likely will not begin for many years. Based on the distance of this facility from the *Property*, this facility was identified as a REC in connection with the *Property*.

Broadway Tire & Brake: This facility was listed on the UST data base. This facility was located approximately 200-feet west of the *Property*. According to regulatory files available at the Marion County Fire Department, in June 1991, this facility closed in place three "vehicular fuel" tanks, and a waste oil UST in December 1999. Six Soil borings and organic vapor readings (OVA) in the area of the three "vehicular fuel" tanks revealed no readings above 10-parts per million (ppm). A visual assessment of the soils beneath the waste oil UST (observed from a hole cut in the bottom of the UST) revealed no evidence of visual impacts from the waste oil UST. Based on the results of the soil borings conducted by BTEX in 1991, the Department of Environmental Regulations granted "No Further Action" Status for the "vehicular fuel" tank closure in March 1992.

Numerous other facilities were included in the EDR Radius Map Report, however, no other surrounding facilities of potential environmental concern were identified within the search radius of concern on the above environmental databases.

6.3 ORPHAN SITES

Orphan sites are facilities that have been identified on the *EDR Radius Map Report*; however, due to poor or inadequate address information, the facilities could not be mapped by EDR with relation to the *Property*. A total of twenty-four orphan sites were identified on *the EDR Radius Map Report*, and EE&G attempted to further assess these facilities. One surrounding facility, the King Property was identified as a Brownfields Site on the Orphan Site. This facility appears to be located on the adjoining property to the west beyond SW 3rd Avenue.

King Property: EE&G contacted Mr. George Roberts with the City of Ocala Brownfields Redevelopment Program concerning his knowledge of this property. According to Mr. Roberts, a Phase I ESA was conducted on the entire block, which included Silver Springs Boulevard to SW Broadway Street and SW 3rd Avenue to Pine Street. The property included an abandoned gasoline station, an abandoned restaurant, and the Bob's Tire & Brake facility described above. According to Mr. Roberts, a Phase II ESA was completed and the finding identified petroleum contamination in the former service islands, and an area of "solvent" contamination from an unknown source on the eastern side of the

building. Four USTs beneath an addition were closed in place, and three other USTs were abandoned, however, a closure report was not completed. The assessment of three hydraulic underground lifts revealed no analyzed constituents. The Phase II ESA Report file is available for review at the City of Ocala's Bownfields Redevelopment office. The presence of the newly identified petroleum and "solvent" contamination at this *Property* was identified as an REC in connection with the *Property.*

Based on field observations, the remaining orphan sites were determined to be located at distances, which would not pose a significant environmental threat to the *Property*, and regulatory file reviews were not warranted.

SECTION 7.0
FINDINGS & OPINIONS

Upon the completion of this Phase I Environmental Site Assessment, EE&G identified the following conditions in connection with the *Property*.

- The *Property* was developed with an approximately 12,000-square foot commercial building. The *Property* was currently occupied by the Central Florida Paints at the time of the site inspection. Marion Tires & Battery had recently abandoned the eastern portion of the building. The *Property* was located in a primarily commercial area of Ocala, Florida, characterized by surrounding properties that were observed to be commercial and retail businesses, an abandoned warehouse and buildings, a bank drive-through, and city streets. The *Property* was zoned Community Redevelopment Area, B-3.

- According to available information, the *Property* appeared developed as early as 1895 with a storage warehouse and a dwelling. Several dwellings, housing quarters and a meeting hall appeared on the *Property* from the early 1900s through the mid-1920s, when several stores and a mattress factory appeared on the *Property*. The *Property* appeared relatively unchanged through the early 1950s, when commercial businesses and the meeting hall occupied the *Property*. Numerous commercial businesses including BF Goodrich, Pittsburg Plate Glass(Silver Springs frontage), a café and the meeting hall and apartments (SW Broadway frontage) occupied the *Property* from the mid-1950s through the early 1980s. The former Marion Tire & Battery and PP&G (Central Florida Paints) businesses appeared on the *Property* in the mid-1980s, and the *Property* remained relatively unchanged from the late 1980s through present.

- At the time of the site inspection, Central Florida Paints occupied the western proton of the building at the *Property*. Central Florida Paints was a retail dealer of commercial paints and paint supplies. Oil based paint and petroleum based thinner products were staged at the *Property*. An inspection of the *Property* revealed no significant evidence of environmental concerns in connection with the Central Florida Paints facility.

- At the time of the site inspection, the Marion Tire & Battery facility had abandoned the eastern portion of the building at the *Property*. An inspection of the facility revealed six underground hydraulic lift systems and two locations of abandoned hydraulic lift systems. The hydraulic storage tanks and piping were located beneath the concrete floor slabs, therefore, they could not be visually inspected. The inspection of the interior floor slab in the service area revealed several areas of minor surface staining. No labeled or unlabeled containers or drums were observed at the *Property* during the site inspection. Past interviews with Mr. Dorsey Mansfield (owner of the *Property* and operator of Marion Tire & Battery) revealed that the operations formerly generated waste oil, which was stored in two 250-gallon above ground storage tanks on the adjoining warehouse property to the south. Mr. Mansfield provided waste oil disposal manifests documenting the proper disposal of the waste. Mr. Mansfield was not present at the time of the site inspection. The presence of the hydraulic lift systems at the *Property* were identified as REC in connection with the *Property*.

- According to the EDR Radius Map Report, the *Property* (Marion Tire and Battery facility) was listed on the LUST and UST data bases. The *Property* reported a petroleum discharge on June 13, 1992, associated with the removal of two 550-gallon USTs that contained waste oil, and a 888-gallon vehicular fuel UST. A soil sample screened with an OVA from approximately 21-feet below land surface, contained OVA readings in excess of 2,500 ppm. This facility was determined eligible for the State of Florida Abandoned Tank Restoration Program, and was given a score of 10. Based on the recorded discharge, and the lack of additional assessment activities at the *Property*, the petroleum release at the *Property* was identified as a REC in connection with the *Property*.

- The Post Office Tire Service facility was located approximately 80-feet north of the *Property*, beyond W. Silver Springs Boulevard was identified on the *EDR Radius Map Report* LUST Database. This facility reported multiply petroleum discharges associated with the closure in-place of three USTs in December 1992. The discharges included leaded gasoline, diesel fuel, kerosene, and waste oil. The facility was determined partially eligible for the State of Florida Abandoned Tank Restoration Program. The facility was granted a facility cleanup score of 10. Based on the low cleanup score, future assessment and remedial activities will likely not begin for many years. Based on the proximity of this facility to the *Property* and the lack of additional assessment activities at the facility, this facility was identified as a REC in connection with the *Property*.

  The *Property* was located within the City of Ocala's designated Brownfields Redevelopment area. The King Property Brownfield site was identified on the adjoining city block to the west. The property included the Bob's Tire & Bake facility described previously. The newly completed Phase II ESA at the former Bob's Tire & Brakes facility identified petroleum and "solvent" contamination at the property. The presence of the newly identified contamination at this property was identified as an REC in connection with the *Property*.

- No other surrounding facilities of potential environmental concern were identified during the completion of the Phase I ESA.

SECTION 8.0
CONCLUSIONS

EE&G has performed a Phase I Environmental Site Assessment, in conformance with the scope and limitations of ASTM Practice Designation E 1527-00, of the Marion Tire and Battery/Central Florida Paints facility, located at 210-214 W. Silver Springs and 211 SW Broadway Street, Ocala, Marion County, Florida. Exceptions to, or deletions from, this assessment are described in Sections 1.3, 1.4, and 1.5 of this report. Based on the findings of the Phase I ESA, EE&G identified no recognized environmental conditions in connection with the *Property* except for the following:

- The six underground hydraulic lift systems and two abandoned hydraulic lift systems were identified as RECs in connection with the *Property*.
- The petroleum discharge on the *Property* and the lack of additional assessment activities associated with the discharge were identified as RECs in connection with the *Property*.
- Based on the proximity of the documented petroleum release at the surrounding Post Office Tire Service facility and the petroleum and "solvent" contamination identification at the Bob's Tire & Brake facility, these facilities were identified as a REC in connection with the *Property*.

SECTION 9.0
DEVIATIONS & ADDITIONAL SERVICES

No deviations from the ASTM Designation E 1527-00 were required to complete this Phase I ESA.

BROWNFIELDS ASSESSMENT. OCALA, FLORIDA
FOIA 2019-003937

FOLDER NUMBER	BRIEF DESCRIPTION	
515560	Brownfield Shippers, Inc	

HSW

September 9, 2005

Ms. Barbara Schuster
Brownfields Coordinator
EPA Region IV
South Site Management Branch
61 Forsyth Street SW
Atlanta, Georgia 30303

Re: City of Ocala Brownfields Redevelopment Project – Renew Ocala Umbrella Quality Assurance Project Plan (U-QAPP) and Project-Specific Addendum C1 for Skippers, Inc.

Dear Ms. Schuster:

On behalf of the City of Ocala and Mr. George Roberts, Renew Ocala Project Coordinator, HSW Engineering, Inc., (HSW) is pleased to provide the referenced U-QAPP and project-specific addendum for EPA review and approval. A hardcopy of each is enclosed, as is a disk copy that includes relevant standard operating procedures for field activities (Addendum A) and Xenco Laboratories' Quality Assurance Plan (Addendum B). Per our earlier agreement, HSW will submit project-specific addenda for EPA approval as each new site comes under investigation and will submit a revised U-QAPP only if information referenced in the U-QAPP changes.

Please contact us if you have any questions or comments. We will be happy to assist as needed to expedite the approval of both the U-QAPP and Addendum C1.

Sincerely,

HSW ENGINEERING, INC.

Cindy Lee Westergard

Cindy Lee Westergard
QA Officer/Senior Scientist

Fred A. Seguiti, P.G.
Principal Hydrologist

Enclosure

cc: George A. Roberts, City of Ocala

HSW ENGINEERING, INC.
3820 Northdale Boulevard, Suite 210 B, Tampa, Florida 33624, 813/968-7722, Fax: 813/962-2406

HSW

Addendum C1

Project-Specific Supplement to the
Umbrella Quality Assurance Project Plan for Renew Ocala
City of Ocala Brownfields Redevelopment Project

Phase II Environmental Site Assessment
Skippers, Inc.
224 SE 1st Avenue
Ocala, Florida

A5 – Problem Definition/Background

Skippers, Inc., (Skippers) occupies about one acre and is composed of an asphalt parking lot and approximately 4,800 square foot block building located in downtown Ocala. The building, constructed in 1936, is used as a Minolta copier/fax machine sales and service company. The office is mainly set up for sales purposes. One room is used to store fax/printer supplies and another is used for repair and refurbishment. Most repairs are performed at client offices.

No recognized environmental concerns (RECs) were apparent at the surface during a site reconnaissance of the subject site conducted on January 27, 2005. However, RECs were apparent from historical record searches and city directory reviews of the subject site. Several drycleaners and automobile repair businesses have existed on the subject property. One immediately adjacent site (currently Swinson's Auto Tint, formerly several different service stations) and several adjacent (across a street) sites are currently, or have been in the past, either drycleaners or auto garages. One drycleaner is currently in business to the south, across SE 3rd Street. In the past, a drycleaner occupied a different location to the south. An auto garage was previously located to the east, across SE 1st Avenue. As part of the City of Ocala's Brownfields Redevelopment Program (Renew Ocala), this property is undergoing a Phase II ESA to determine whether these past uses of the site have resulted in contamination of soil or groundwater.

A6 – Project/Task Description

The Phase II ESA will include limited soil and groundwater sampling and analysis conducted at locations evaluated to have potential impacts from past activities related to the storage and dispensing of petroleum products, dry cleaning operations, and automobile repair. The proposed field activities are outlined below. Sample locations (both soil and groundwater) will be chosen based on the current site configuration (accessibility) and historical information from aerial photographs and fire insurance maps.

- Soil borings will be advanced at up to five locations, with one boring located near the adjacent Swinson's Car Care property. Continuous soil cores will be collected using direct push technology (DPT) to a depth of approximately 10 ft bls at each location. The cores will be screened using an organic vapor analyzer (OVA) equipped with either a flame ionization detector (FID) or photoionization detector (PID).

- Up to five soil samples will be collected for laboratory analysis based on the results of the OVA screening. The soil samples will be analyzed for volatile organic compounds (VOCs, both aromatic and halogenated) by EPA Method 8260B and for polynuclear aromatic hydrocarbons (PAHs) by EPA Method 8270 (low level). The samples will be analyzed by Xenco Laboratories in Tampa, Florida.

- Up to five monitor wells will be installed at the locations based on the OVA results from the soil borings. The wells will be installed using DPT to minimize the generation of waste. Each well will be installed at least five to eight feet below the prevailing water table with enough screen to extend both above and below the water table.

- Groundwater samples will be collected from the newly installed wells and analyzed for VOCs (both aromatic and halogenated) using EPA Method 8260B; for PAHs using EPA Method 8270 (low level). The groundwater samples collected near two former automobile repair facilities located on the subject site will also be analyzed for arsenic, cadmium, chromium and lead using EPA Method 6020.

- Soil and groundwater sampling will be conducted in accordance with the Umbrella Quality Assurance Project Plan (U-QAPP).

A7 – Quality Objectives and Criteria

Data Quality Objective	Project-Specific Action
Problem statement	Past or current activities at the site may have resulted in environmental impacts to the soil or groundwater which may affect the site's future use and/or marketability. Analytes of potential concern include solvents associated with drycleaning services and petroleum-related contaminants.
Identify the decisions	Identify areas suspected or likely to have sustained environmental impacts. Determine which screening values are applicable and what action will be taken if screening values are exceeded.
Identify inputs to the decision	The site is located in Florida; therefore, the FDEP Soil Cleanup Target Levels (SCTLs) and Groundwater Cleanup Target Levels (GCTLs) as given in 62-777 F.A.C. will be used as screening/cleanup values. Soil and groundwater samples will be collected, screened, and analyzed as described in Section A6.
Define boundary of project	Due to the limited scope of the site assessment, the collection of soil and groundwater samples will be limited to the areas identified as potentially having been impacted by past activities. Soil and groundwater samples will be analyzed for volatile organic compounds (VOCs, both aromatic and halogenated), polynuclear aromatic hydrocarbons (PAHs), and/or arsenic, cadmium, chromium, and lead.
Develop the decision rule	If concentrations of target analytes in any soil or groundwater samples exceed SCTLs or GCTLs, additional sampling will be conducted to determine the horizontal and vertical extent of contamination and assess cleanup options; otherwise, no further action will be taken except at the discretion of the buyer or seller.
Specify limits on decision errors	Because this is a biased sampling design (judgment-based), a statistical evaluation of decision error is not possible. However, the use of biased sampling prevents the results of the investigation from being used to evaluate areas beyond the immediate study area boundary.

B1 – Sampling Process Design

Matrix	Location	Number of Samples	Parameters	Rationale
Soil	Near the adjacent Swinson's Car Care property	1	VOCs, PAHs	Suspected area of contamination based on historical use.
	To be determined based on field screening data	≤ 4	VOCs, PAHs	Up to four additional samples will be collected if OVA results suggest contamination to allow more comprehensive evaluation of site contamination.
Groundwater	To be determined based on field screening data	≤ 3	VOCs, PAHs	Will be located in suspected areas of contamination. Will allow monitoring over time to help ensure detection of analytes, if present.
	Near two former automobile repair facilities on the subject site	≤ 2	VOCs, PAHs, arsenic, cadmium, chromium, and lead	Will be located in suspected areas of contamination. Will allow monitoring over time to help ensure detection of analytes, if present.

HSW

A1 – Title and Approval Sheet

Umbrella Quality Assurance Project Plan for Renew Ocala
City of Ocala Brownfields Redevelopment Project

Prepared by:

HSW Engineering, Inc.
3820 Northdale Blvd., Suite 210-B
Tampa, Florida 33624

September 2005

Renew Ocala Project Coordinator: George A Roberts 9/6/2005
George A. Roberts / Date

HSW Project Officer: Fred A Seguiti 9/6/05
Fred A. Seguiti, P.G. / Date

HSW Project Manager: Bruce W. Nocita 9/6/05
Bruce W. Nocita, Ph.D. / Date

HSW Project QA Officer: Cindy Lee Westergard 9/6/05
Cindy Lee Westergard / Date

U.S. EPA Project Manager Approval: _____
Signature

_____
Printed Name / Date

U.S. EPA QA Officer Approval: _____
Signature

_____
Printed Name / Date

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Addendum C Project-Specific Information (Addenda C1, C2, C3, ...)

A3 – Distribution List

U.S. EPA Project Manager
U.S. EPA QA Officer
George A. Roberts, Renew Ocala Project Coordinator
Fred A. Seguiti, P.G., HSW Engineering Project Officer
Bruce W. Nocita, Ph.D., P.G., HSW Project Manager
Cindy Lee Westergard, HSW QA Officer
Michelle Williams, Xenco Laboratories Laboratory Director

A4 – Project/Task Organization

This umbrella quality assurance project plan (U-QAPP) describes the necessary quality assurance (QA), quality control (QC), and other technical activities that must be implemented to ensure that the results of work performed will satisfy the performance criteria of each individual site assessment or investigation. The success of each endeavor carried out under this plan requires the coordinated efforts of many individuals. These individuals, their specific roles and responsibilities, and relationships are described as follows.

Mr. George A. Roberts, Renew Ocala Project Coordinator

As Project Coordinator for the Renew Ocala Brownfields Redevelopment Project, Mr. Roberts is responsible for committing the financial resources necessary to conduct each site assessment or investigation and for approving the design and implementation of such assessments/investigations. He is responsible for communicating with EPA and with the Florida Department of Environmental Protection (FDEP) and for ensuring that project goals are met.

Mr. Fred A. Seguiti, P.G., HSW Engineering, Inc., Project Officer

Mr. Seguiti has many years' experience with brownfields redevelopment with the City of Ocala. As an officer and owner of HSW Engineering, Inc. (HSW), Mr. Seguiti has the authority to commit the company's resources to each new project that is conducted under this U-QAPP and to make technical decisions to ensure the success of each project. Mr. Seguiti will communicate directly with Mr. Roberts and serve as a liaison between the City and HSW, delegating this responsibility to other HSW team members as appropriate.

Ms. Cindy Lee Westergard, HSW QA Officer

As QA Officer for HSW and for projects conducted under this U-QAPP, Ms. Westergard is responsible for ensuring that field activities adhere to standard operating procedures (SOPs) and that QA/QC field and laboratory requirements described under this U-QAPP and any subsequent addenda are met. Ms. Westergard also is responsible for communicating with the contract laboratory, validating field and laboratory data, and applying appropriate data validation qualifiers.

Dr. Bruce Nocita, HSW Project Manager

Dr. Bruce Nocita, a Professional Geologist, will serve as the HSW project manager for assessments or investigations conducted under this U-QAPP. Dr. Nocita will be responsible for routine tasks and for managing the efforts of support staff, both in the office and in the field. Dr. Nocita will work directly with Mr. Seguiti and Ms. Westergard in ensuring that each project's goals and performance criteria are met. Dr. Nocita may communicate directly with Mr. Roberts, EPA, or the contract laboratory as needed to move each project forward.

Ms. Michelle Williams, Xenco Laboratories Laboratory Director

As Laboratory Director of Xenco Laboratories, the contract laboratory designated under this U-QAPP, Ms. Williams is responsible for ensuring that laboratory SOPs are followed and that sample analyses meet the QA acceptance criteria specified in this U-QAPP. Ms. Williams or her designated representative will ensure that samples are logged in correctly and will contact Ms. Westergard and/or Dr. Nocita to discuss any irregularities upon sample receipt. Ms. Williams or her designated representative also will be responsible for ensuring the timeliness, accuracy, and completeness of the reported results. Ms. Williams will work with Ms. Westergard in a timely manner to minimize or preclude potential analytical or QA/QC issues.

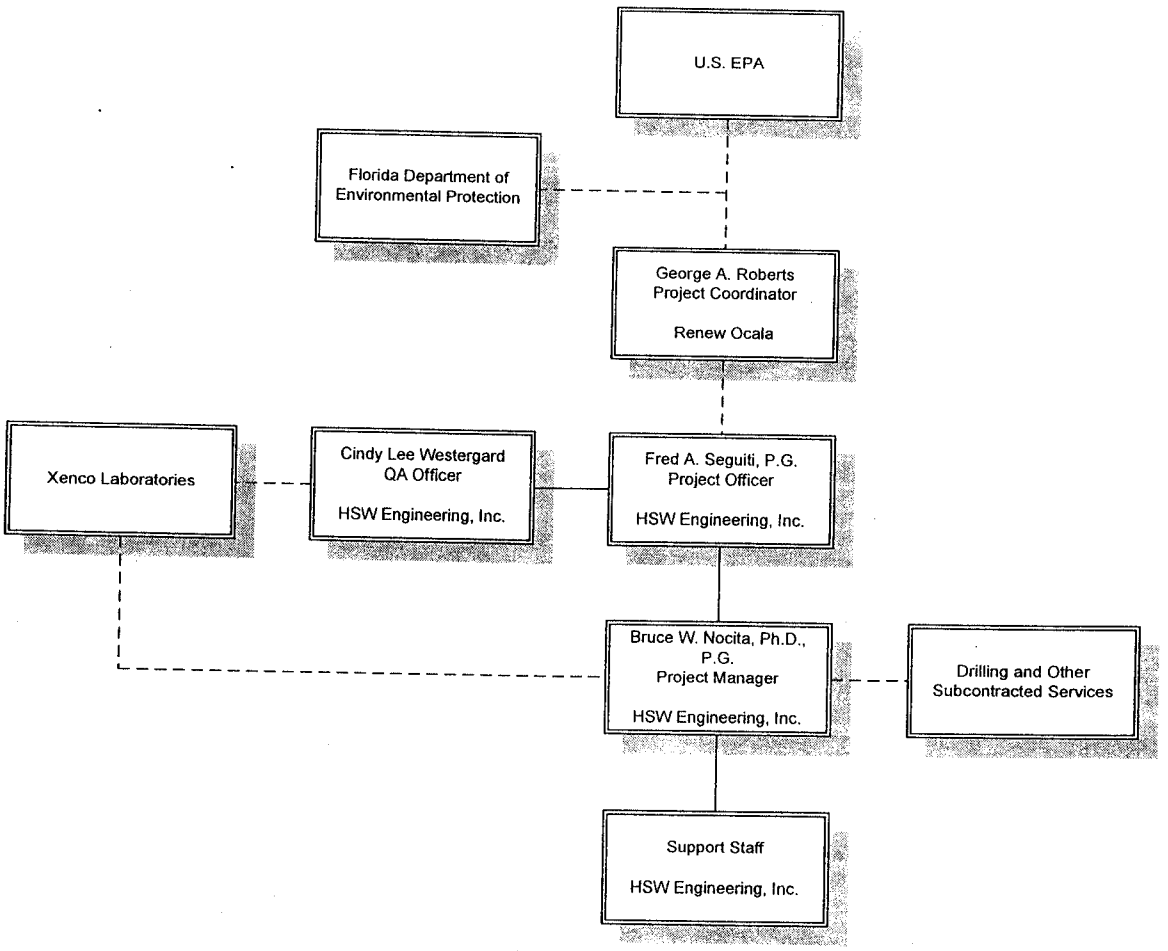

Figure A4-1. Project Organization and Lines of Communication

A5 – Problem Definition/Background

(Refer to project-specific addenda)

A6 – Project/Task Description

(Refer to project-specific addenda)

A7 – Quality Objectives and Criteria

(Refer to project-specific addenda)

A8 – Specialized Training/Certification

The individuals comprising the project team have specialized training and certifications needed to successfully complete the project or task. Both the HSW Project Officer, Mr. Seguiti, and HSW Project Manager, Dr. Nocita, are Professional Geologists certified by the State of Florida and have over 20 years of experience in Phase I, II, and III site assessments and environmental remediation. Ms. Westergard, the HSW QA Officer, has nearly 20 years of experience in QA oversight, data validation, and data management. Ms. Westergard is also familiar with environmental laboratories, performing on-site audits on behalf of HSW and HSW's clients on a regular basis, and therefore is capable of working with the contract laboratory to ensure the acceptability of analytical work performed under this U-QAPP. HSW support staff will work closely under the direction of Mr. Seguiti, Dr. Nocita, and Ms. Westergard to ensure that project performance criteria are met.

A9 – Documents and Records

As HSW's QA Officer, Ms. Westergard will ensure that this U-QAPP is distributed to all individuals listed in the distribution list in Section A3. The initial version of this U-QAPP will be designated Revision 0. Ms. Westergard will maintain a spreadsheet that will summarize any subsequent changes to this U-QAPP, the affected sections, and corresponding revision numbers (numbered sequentially). This spreadsheet will also be used to ensure that all individuals on the distribution list in Section A3 have been provided with the latest version of the U-QAPP, including any revised sections. The creation and distribution of project-specific addenda will likewise be tracked within this master spreadsheet.

Information routinely generated during Phase II site assessments likely to be conducted under this U-QAPP is typically comprised of field data and laboratory data. At the initiation of a field event, the HSW project manager obtains a unique event identifier from a spreadsheet maintained by Ms. Westergard on HSW's computer network. The project manager enters key pieces of information in this spreadsheet and communicates the identifier to all participants in the field event. Field data packages typically comprise the following:

- field report summary sheet (with event identifier indicated)
- daily logs with narrative of each day's activities
- equipment calibration and performance summary sheet(s)
- water level measurements sheet(s)
- field duplicate, blank, and equipment decontamination summary sheet(s)
- sampling logs for each location sampled

Laboratory data packages typically comprise what is recognized in the environmental industry as "Level II" or "standard" deliverables. These deliverables also constitute definitive data. Included in such data packages are the following:

- case narrative, to include any excursions to contract laboratory requirements
- analytical methods summary
- lab/field sample ID cross-reference
- dates of sample collection, receipt, preparation/extraction, and analysis
- analytical results, laboratory qualifiers (defined), method detection limits, and practical quantitation limits
- surrogate recoveries and acceptance limits
- laboratory QC batch IDs
- identification of samples used for matrix spike/matrix spike duplicate (MS/MSD) analyses
- method blank results
- laboratory control sample (LCS) recoveries
- MS/MSD recoveries and relative percent differences (%RPDs)

- sample receipt integrity checklist (to include temperatures and condition of samples upon receipt)
- signed chain-of-custody forms

Data packages are to be submitted in pdf format via e-mail to the HSW project manager and copied to the HSW QA Officer. On a project-specific basis, HSW may also require that the laboratory provide data deliverables in electronic spreadsheet format for uploading into Microsoft Excel or Access.

Hardcopies of field and laboratory data for a given field event are filed together in a single folder labeled with the unique identifier, project name, event date(s), and brief description. Labels are color-coded for a given year. Data for the current year and past two years are kept in HSW's QA files in the Tampa office. Data for all earlier years are archived off-site and retained for a minimum of ten years.

B1 – Sampling Process Design

(Refer to project-specific addenda)

B2 – Sampling Methods

HSW follows FDEP's Standard Operating Procedures for Field Activities (DEP-SOP-001/01 – February 1, 2004) whenever possible. Specifically, these include the following SOPs for field equipment cleaning and decontamination, field QC requirements, procedures for sampling various matrices, and procedures for properly calibrating field equipment and obtaining measurements of field parameters.

FC 1000 Cleaning/Decontamination Procedures
FQ 1000 Field Quality Control Requirements
FS 2100 Surface Water Sampling
FS 2200 Groundwater Sampling
FS 2400 Wastewater Sampling
FS 3000 Soil Sampling
FS 4000 Sediment Sampling
FS 5000 Waste Sampling
FT 1000 General Field Testing and Measurement
FT 1100 Field Measurement of Hydrogen Ion Activity (pH)
FT 1200 Field Measurement of Specific Conductance
FT 1400 Field Measurement of Temperature
FT 1500 Field Measurement of Dissolved Oxygen
FT 1600 Field Measurement of Turbidity
FT 2100 Field Measurement of Oxidation-Reduction Potential

An electronic copy of these SOPs are included with this U-QAPP as Addendum A. Each HSW field technician has a three-ring binder with hardcopies of these SOPs so that they are available to HSW personnel at all times during field events.

B3 – Sample Handling and Custody

All samples will be uniquely identified and labeled. Following collection, samples requiring preservation at 4 °C will be kept on ice in coolers until being shipped or transported to the laboratory under standard chain-of-custody (COC) procedures. If a third-party shipping service (e.g., FedEx or UPS) is used, signed and dated custody seals will be used to seal each cooler. Condition of such samples upon receipt at the laboratory shall be considered acceptable if the temperature of each sample or representative temperature blank is 6 °C or less, or, if the samples were collected within four hours of receipt at the laboratory, ice is present in the cooler(s). The laboratory will note any anomalies or discrepancies associated with the samples, COC forms, or other standing work orders and will contact HSW for resolution before proceeding with sample log-in and analysis.

In all instances, whether anomalies or discrepancies are noted or not, the laboratory will provide log-in information to the HSW project manager via e-mail or fax within 48 hours of sample receipt and log-in. The HSW project manager will use this as an opportunity to make any needed corrections or clarifications so that errors will not be propagated through the lab.

Field samples and field QC samples will at all times be in the custody of a responsible party, whether in the field or in the laboratory. A sample is defined as being in a person's custody if it is in their possession, in their view, placed in a locked area by the person, or is in a designated secure area. Upon receipt and log-in at the laboratory, samples will be maintained in limited-access, temperature-controlled areas, with sample custody documented by the laboratory.

B4 – Analytical Methods

This U-QAPP has been written to include specific details for a comprehensive list of analytes and methods most likely to be used during any project-specific site assessment or investigation. The following methods may be used to analyze samples during one or more site assessments conducted under this U-QAPP.

EPA SW-846 Method 8260B
EPA SW-846 Method 8270C
EPA SW-846 Method 8310
EPA SW-846 Method 8081
EPA SW-846 Method 8082
EPA SW-846 Method 8141
EPA SW-846 Method 8151
EPA SW-846 Method 6020
FDEP Method FL-PRO

Xenco Laboratories has been selected as the primary contract laboratory for work performed under this U-QAPP. The specific analytes reported by Xenco for each of the methods listed above and corresponding detection limits and QA/QC acceptance limits for each analyte are provided in Table B4-1 (water and soil) and in Table B4-2 (air). Instances in which these acceptance limits are not met may be used to classify data as qualitative or unusable.

Table B4-1

Data Quality Objectives for Proposed Analytes in Soil and Water
Xenco Laboratories, Inc.

Method	CAS No.	Analyte	Soil						Water					
			Detection Limits*	Units	QA/QC Acceptance Limits				Detection Limits*	Units	QA/QC Acceptance Limits			
					LCL	UCL	RPD				LCL	UCL	RPD	
8260B	71-43-2	Benzene	0.005	mg/kg	66	142	21		1.00	ug/L	66	142	21	**
8260B	108-86-1	Bromobenzene	0.005	mg/kg	75	125	25		1.00	ug/L	75	125	20	
8260B	74-97-5	Bromochloromethane	0.005	mg/kg	73	125	20		1.00	ug/L	73	125	20	
8260B	75-27-4	Bromodichloromethane	0.005	mg/kg	75	125	20		1.00	ug/L	75	125	20	
8260B	75-25-2	Bromoform	0.005	mg/kg	75	125	20		1.00	ug/L	75	125	20	
8260B	74-83-9	Bromomethane	0.005	mg/kg	65	135	20		1.00	ug/L	70	130	20	
8260B	1634-04-4	MTBE	0.005	mg/kg	75	125	20		1.00	ug/L	75	125	20	
8260B	98-06-6	tert-Butylbenzene	0.005	mg/kg	75	125	25		1.00	ug/L	75	125	20	
8260B	135-98-8	Sec-Butylbenzene	0.005	mg/kg	75	125	25		1.00	ug/L	75	125	20	
8260B	104-51-8	n-Butylbenzene	0.005	mg/kg	75	125	25		1.00	ug/L	75	125	20	
8260B	56-23-5	Carbon Tetrachloride	0.005	mg/kg	62	125	20		1.00	ug/L	62	125	20	
8260B	108-90-7	Chlorobenzene	0.005	mg/kg	60	133	21		1.00	ug/L	60	133	21	**
8260B	75-00-3	Chloroethane	0.010	mg/kg	65	135	20		1.00	ug/L	70	130	20	
8260B	67-66-3	Chloroform	0.005	mg/kg	74	125	20		1.00	ug/L	74	125	20	
8260B	74-87-3	Chloromethane	0.010	mg/kg	65	135	20		1.00	ug/L	70	130	20	
8260B	95-49-8	2-Chlorotoluene	0.005	mg/kg	73	125	25		1.00	ug/L	73	125	20	
8260B	106-43-4	4-Chlorotoluene	0.005	mg/kg	74	125	25		1.00	ug/L	74	125	20	
8260B	99-87-6	p-Cymene (p-Isopropyltoluene)	0.005	mg/kg	75	125	25		1.00	ug/L	75	125	20	
8260B	96-12-8	1,2-Dibromo-3-Chloropropane	0.005	mg/kg	59	125	28		5.00	ug/L	73	125	20	
8260B	124-48-1	Dibromochloromethane	0.005	mg/kg	73	125	25		1.00	ug/L	59	125	28	
8260B	74-95-3	Dibromomethane	0.005	mg/kg	69	127	23		1.00	ug/L	69	127	23	
8260B	95-50-1	1,2-Dichlorobenzene	0.005	mg/kg	75	125	25		1.00	ug/L	75	125	20	
8260B	541-73-1	1,3-Dichlorobenzene	0.005	mg/kg	75	125	25		1.00	ug/L	75	125	20	
8260B	106-46-7	1,4-Dichlorobenzene	0.005	mg/kg	75	125	25		1.00	ug/L	75	125	20	
8260B	75-71-8	Dichlorodifluoromethane	0.005	mg/kg	65	135	23		1.00	ug/L	70	130	23	
8260B	107-06-2	1,2-Dichloroethane	0.005	mg/kg	68	127	20		1.00	ug/L	72	125	20	

Table B4-1 (cont'd)

Method	CAS No.	Analyte	Soil						Water					
			Detection Limits*	Units	QA/QC Acceptance Limits				Detection Limits*	Units	QA/QC Acceptance Limits			
					LCL	UCL	RPD				LCL	UCL	RPD	
8260B	75-34-3	1,1-Dichloroethane	0.005	mg/kg	72	125	20		1.00	ug/L	68	127	20	
8260B	156-60-5	trans-1,2-dichloroethene	0.005	mg/kg	75	125	20		1.00	ug/L	59	172	22	
8260B	156-59-2	cis-1,2-Dichloroethene	0.005	mg/kg	75	125	20		1.00	ug/L	75	125	20	
8260B	75-35-4	1,1-Dichloroethene	0.005	mg/kg	59	172	22		1.00	ug/L	75	125	20	**
8260B	594-20-7	2,2-Dichloropropane	0.005	mg/kg	75	125	25		1.00	ug/L	74	125	20	
8260B	142-28-9	1,3-Dichloropropane	0.005	mg/kg	75	125	25		1.00	ug/L	75	125	20	
8260B	78-87-5	1,2-Dichloropropane	0.005	mg/kg	74	125	20		1.00	ug/L	75	125	20	
8260B	10061-02-6	trans-1,3-dichloropropene	0.005	mg/kg	66	125	20		1.00	ug/L	75	125	20	
8260B	563-58-6	1,1-Dichloropropene	0.005	mg/kg	75	125	25		1.00	ug/L	74	125	20	
8260B	10061-01-5	cis-1,3-Dichloropropene	0.005	mg/kg	74	125	20		1.00	ug/L	66	125	20	
8260B	100-41-4	Ethylbenzene	0.005	mg/kg	75	125	20		1.00	ug/L	75	125	20	
8260B	87-68-3	Hexachlorobutadiene	0.005	mg/kg	75	125	25		1.00	ug/L	75	125	20	
8260B	98-82-8	isopropylbenzene	0.005	mg/kg	75	125	25		1.00	ug/L	75	125	20	
8260B	75-09-2	Methylene Chloride	0.010	mg/kg	75	125	35		5.00	ug/L	75	125	35	
8260B	91-20-3	Naphthalene	0.010	mg/kg	75	125	25		5.00	ug/L	75	125	20	
8260B	103-65-1	n-Propylbenzene	0.005	mg/kg	75	125	25		1.00	ug/L	75	125	20	
8260B	100-42-5	Styrene	0.005	mg/kg	75	125	51		1.00	ug/L	75	125	51	
8260B	630-20-6	1,1,1,2-Tetrachloroethane	0.005	mg/kg	72	125	20		1.00	ug/L	72	125	20	
8260B	79-34-5	1,1,2,2-Tetrachloroethane	0.005	mg/kg	74	125	31		1.00	ug/L	74	125	31	
8260B	127-18-4	Tetrachloroethylene	0.005	mg/kg	71	125	20		1.00	ug/L	71	125	20	
8260B	108-88-3	Toluene	0.005	mg/kg	59	139	21		1.00	ug/L	59	139	21	**
8260B	120-82-1	1,2,4-Trichlorobenzene	0.005	mg/kg	75	135	25		1.00	ug/L	75	137	20	
8260B	87-61-6	1,2,3-Trichlorobenzene	0.005	mg/kg	75	137	25		1.00	ug/L	75	135	20	
8260B	79-00-5	1,1,2-Trichloroethane	0.005	mg/kg	75	127	20		1.00	ug/L	75	125	20	
8260B	71-55-6	1,1,1-Trichloroethane	0.005	mg/kg	75	125	20		1.00	ug/L	75	127	20	
8260B	79-01-6	Trichloroethene	0.005	mg/kg	62	137	24		1.00	ug/L	62	137	24	**
8260B	75-69-4	Trichlorofluoromethane	0.005	mg/kg	67	125	20		1.00	ug/L	67	125	20	
8260B	96-18-4	1,2,3-Trichloropropane	0.005	mg/kg	75	125	20		1.00	ug/L	75	125	20	
8260B	95-63-6	1,2,4-Trimethylbenzene	0.005	mg/kg	75	125	25		1.00	ug/L	75	125	20	

Table B4-1 (cont'd)

Method	CAS No.	Analyte	Soil						Water					
			Detection Limits*	Units	QA/QC Acceptance Limits				Detection Limits*	Units	QA/QC Acceptance Limits			
					LCL	UCL	RPD				LCL	UCL	RPD	
8260B	108-67-8	1,3,5-Trimethylbenzene	0.005	mg/kg	70	130	25		1.00	ug/L	70	125	20	
8260B	75-01-4	Vinyl Chloride	0.002	mg/kg	65	135	20		1.00	ug/L	75	125	20	
8260B	95-47-6	o-Xylene	0.005	mg/kg	75	125	20		1.00	ug/L	75	125	20	
8260B		m,p-Xylenes	0.010	mg/kg	75	125	20		1.00	ug/L	75	125	20	
8270C	83-32-9	Acenaphthene	0.167	mg/kg	63	123	25		5.00	ug/L	27	132	31	**
8270C	208-96-8	Acenaphthylene	0.167	mg/kg	63	122	25		5.00	ug/L	46	108	25	
8270C	62-53-3	Aniline (Phenylamine, Aminobenzene)	0.667	mg/kg	45	125	25		20.00	ug/L	5	115	25	
8270C	120-12-7	Anthracene	0.167	mg/kg	62	126	25		5.00	ug/L	47	145	25	
8270C	56-55-3	Benzo(a)anthracene	0.167	mg/kg	61	127	25		5.00	ug/L	33	143	25	
8270C	50-32-8	Benzo(a)pyrene	0.167	mg/kg	64	127	25		5.00	ug/L	65	135	25	
8270C	205-99-2	Benzo(b)fluoranthene	0.167	mg/kg	61	130	25		5.00	ug/L	24	159	25	
8270C	191-24-2	Benzo(g,h,i)perylene	0.167	mg/kg	55	125	25		5.00	ug/L	25	125	25	
8270C	207-08-9	Benzo(k)fluoranthene	0.167	mg/kg	64	123	25		5.00	ug/L	65	135	25	
8270C	65-85-0	Benzoic Acid	1.000	mg/kg	18	151	25		30.00	ug/L	30	115	40	
8270C	85-68-7	Benzyl Butyl Phthalate	0.167	mg/kg	57	128	25		5.00	ug/L	65	135	25	
8270C	111-91-1	bis(2-chloroethoxy) methane	0.333	mg/kg	52	122	25		10.00	ug/L	54	188	25	
8270C	111-44-4	bis(2-chloroethyl) ether	0.333	mg/kg	59	112	25		10.00	ug/L	65	135	25	
8270C	108-60-1	bis(2-chloroisopropyl) ether	0.333	mg/kg	57	113	25		10.00	ug/L	65	135	25	
8270C	117-81-7	bis(2-ethylhexyl) phthalate	0.167	mg/kg	57	129	25		5.00	ug/L	8	158	25	
8270C	101-55-3	4-Bromophenyl-phenylether	0.333	mg/kg	61	122	25		10.00	ug/L	65	135	25	
8270C	84-74-2	di-n-Butyl Phthalate	0.167	mg/kg	56	124	25		10.00	ug/L	16	129	33	
8270C	59-50-7	4-chloro-3-methylphenol	0.333	mg/kg	60	122	25		20.00	ug/L	9	128	25	**
8270C	106-47-8	4-Chloroaniline	0.667	mg/kg	53	126	25		10.00	ug/L	65	135	25	
8270C	91-58-7	2-Chloronaphthalene	0.333	mg/kg	57	123	25		10.00	ug/L	16	116	40	
8270C	95-57-8	2-Chlorophenol	0.333	mg/kg	58	116	25		10.00	ug/L	65	135	25	**
8270C	7005-72-3	4-Chlorophenyl Phenyl Ether	0.333	mg/kg	60	121	25		5.00	ug/L	65	135	25	
8270C	218-01-9	Chrysene	0.167	mg/kg	61	127	25		5.00	ug/L	50	125	25	
8270C	53-70-3	Dibenz(a,h)anthracene	0.167	mg/kg	58	133	25		10.00	ug/L	52	125	25	
8270C	132-64-9	Dibenzofuran	0.333	mg/kg	63	124	25		5.00	ug/L	49	135	50	

Table B4-1 (cont'd)

Method	CAS No.	Analyte	Soil						Water					
			Detection Limits*	Units	QA/QC Acceptance Limits				Detection Limits*	Units	QA/QC Acceptance Limits			
					LCL	UCL	RPD				LCL	UCL	RPD	
8270C	95-50-1	1,2-Dichlorobenzene	0.333	mg/kg	57	118	25		10.00	ug/L	65	135	25	
8270C	541-73-1	1,3-Dichlorobenzene	0.333	mg/kg	56	117	25		10.00	ug/L	65	135	25	
8270C	106-46-7	1,4-Dichlorobenzene	0.333	mg/kg	56	116	25		10.00	ug/L	19	121	28	**
8270C	91-94-1	3,3-Dichlorobenzidine	0.333	mg/kg	54	124	25		10.00	ug/L	12	147	25	
8270C	120-83-2	2,4-Dichlorophenol	0.333	mg/kg	59	119	25		10.00	ug/L	65	135	25	
8270C	84-66-2	Diethyl Phthalate	0.167	mg/kg	61	122	25		5.00	ug/L	37	125	50	
8270C	131-11-3	Dimethyl Phthalate	0.167	mg/kg	61	121	25		5.00	ug/L	25	175	50	
8270C	105-67-9	2,4-Dimethylphenol	0.333	mg/kg	48	118	25		10.00	ug/L	32	119	25	
8270C	534-52-1	4,6-dinitro-2-methyl phenol	0.333	mg/kg	58	133	25		10.00	ug/L	2	181	25	
8270C	51-28-5	2,4-Dinitrophenol	0.333	mg/kg	51	128	25		10.00	ug/L	65	135	25	**
8270C	121-14-2	2,4-Dinitrotoluene	0.333	mg/kg	61	125	25		10.00	ug/L	22	135	38	
8270C	606-20-2	2,6-Dinitrotoluene	0.333	mg/kg	62	122	25		10.00	ug/L	49	122	38	
8270C	206-44-0	Fluoranthene	0.167	mg/kg	62	128	25		5.00	ug/L	43	134	50	
8270C	86-73-7	Fluorene	0.167	mg/kg	65	123	25		5.00	ug/L	47	125	25	
8270C	118-74-1	Hexachlorobenzene	0.333	mg/kg	59	126	25		5.00	ug/L	48	139	25	
8270C	87-68-3	Hexachlorobutadiene	0.333	mg/kg	57	123	25		10.00	ug/L	46	133	25	
8270C	77-47-4	Hexachlorocyclopentadiene	0.333	mg/kg	40	131	25		10.00	ug/L	44	125	25	
8270C	67-72-1	Hexachloroethane	0.333	mg/kg	53	122	25		10.00	ug/L	41	125	25	
8270C	193-39-5	Indeno(1,2,3-c,d)Pyrene	0.167	mg/kg	59	132	25		10.00	ug/L	25	153	25	
8270C	78-59-1	Isophorone	0.333	mg/kg	59	119	25		5.00	ug/L	27	160	25	
8270C	91-57-6	2-Methylnaphthalene	0.167	mg/kg	60	125	25		10.00	ug/L	26	175	25	
8270C	95-48-7	2-methylphenol	0.333	mg/kg	58	115	25		5.00	ug/L	65	135	25	
8270C		3&4-Methylphenol	0.333	mg/kg	58	114	25		10.00	ug/L	14	176	25	
8270C	91-20-3	Naphthalene	0.167	mg/kg	60	122	25		10.00	ug/L	14	176	25	
8270C	100-01-6	4-Nitroaniline	0.667	mg/kg	62	123	25		5.00	ug/L	26	175	25	
8270C	99-09-2	3-Nitroaniline	0.333	mg/kg	57	129	25		10.00	ug/L	65	135	25	
8270C	88-74-4	2-Nitroaniline	0.333	mg/kg	59	130	25		10.00	ug/L	65	135	25	
8270C	98-95-3	Nitrobenzene	0.333	mg/kg	56	120	25		20.00	ug/L	65	135	25	
8270C	88-75-5	2-Nitrophenol	0.333	mg/kg	58	121	25		10.00	ug/L	65	135	25	

Table B4-1 (cont'd)

Method	CAS No.	Analyte	Soil						Water					
			Detection Limits*	Units	QA/QC Acceptance Limits				Detection Limits*	Units	QA/QC Acceptance Limits			
					LCL	UCL	RPD				LCL	UCL	RPD	
8270C	100-02-7	4-Nitrophenol	0.333	mg/kg	51	126	25		10.00	ug/L	65	135	25	**
8270C	621-64-7	N-Nitrosodi-n-Propylamine	0.333	mg/kg	55	123	25		10.00	ug/L	10	80	50	**
8270C	86-30-6	N-Nitrosodiphenylamine	0.333	mg/kg	57	123	25		10.00	ug/L	22	134	38	
8270C	117-84-0	di-n-Octyl Phthalate	0.167	mg/kg	57	135	25		10.00	ug/L	2	196	25	
8270C	87-86-5	Pentachlorophenol	0.333	mg/kg	52	132	25		10.00	ug/L	17	117	50	**
8270C	85-01-8	Phenanthrene	0.167	mg/kg	62	127	25		5.00	ug/L	65	135	25	
8270C	108-95-2	Phenol	0.333	mg/kg	57	117	25		10.00	ug/L	12	110	25	**
8270C	129-00-0	Pyrene	0.167	mg/kg	60	127	25		5.00	ug/L	23	152	31	**
8270C	110-86-1	Pyridine	0.333	mg/kg	46	110	25		10.00	ug/L	16	86	28	
8270C	120-82-1	1,2,4-Trichlorobenzene	0.333	mg/kg	55	122	25		10.00	ug/L	20	124	28	**
8270C	88-06-2	2,4,6-Trichlorophenol	0.333	mg/kg	60	123	25		10.00	ug/L	65	135	25	
8270C	95-95-4	2,4,5-Trichlorophenol	0.333	mg/kg	59	123	25		10.00	ug/L	65	135	25	
8310	208-96-8	Acenaphthylene	3.30	ug/kg	20	139	25		0.110	ug/L	17	172	25	**
8310	120-12-7	Anthracene	2.01	ug/kg	20	126	25		0.170	ug/L	37	146	25	**
8310	56-55-3	Benzo(a)anthracene	2.07	ug/kg	12	135	25		0.096	ug/L	52	169	25	**
8310	50-32-8	Benzo(a)pyrene	2.25	ug/kg	20	128	25		0.140	ug/L	47	143	25	**
8310	205-99-2	Benzo(b)fluoranthene	1.77	ug/kg	6	150	25		0.260	ug/L	16	210	25	**
8310	191-24-2	Benzo(g,h,i)perylene	7.80	ug/kg	20	116	25		0.118	ug/L	70	130	25	**
8310	205-82-2	Benzo(j)fluoranthene	3.30	ug/kg	70	130	25		0.120	ug/L	70	130	25	**
8310	207-08-9	Benzo(k)fluoranthene	1.80	ug/kg	20	159	25		0.120	ug/L	70	130	25	**
8310	218-01-9	Chrysene	1.53	ug/kg	20	199	25		0.084	ug/L	27	176	25	**
8310	90-12-0	1-Methylnaphthalene	1.20	ug/kg	70	130	25		0.084	ug/L	27	176	25	**
8310	53-70-3	Dibenz(a,h)anthracene	1.56	ug/kg	20	110	25		0.130	ug/L	72	138	25	**
8310	206-44-0	Fluoranthene	1.47	ug/kg	14	123	25		0.048	ug/L	60	134	25	**
8310	86-73-7	Fluorene	1.70	ug/kg	20	142	25		0.130	ug/L	15	152	25	**
8310	193-39-5	Indeno(1,2,3-c,d)Pyrene	1.70	ug/kg	20	116	25		0.150	ug/L	31	159	25	**
8310	91-57-6	2-Methylnaphthalene	1.20	ug/kg	70	130	25		0.140	ug/L	5	198	25	**
8310	91-20-3	Naphthalene	1.10	ug/kg	20	122	25		0.120	ug/L	25	172	25	**
8310	85-01-8	Phenanthrene	1.53	ug/kg	20	155	25		0.100	ug/L	46	157	25	**

Table B4-1 (cont'd)

Method	CAS No.	Analyte	Soil						Water					
			Detection Limits*	Units	QA/QC Acceptance Limits				Detection Limits*	Units	QA/QC Acceptance Limits			
					LCL	UCL	RPD				LCL	UCL	RPD	
8310	129-00-0	Pyrene	1.53	ug/kg	20	140	25		0.120	ug/L	28	172	25	**
8081	72-54-8	4,4-DDD	1.667	ug/kg	50	164	20		0.05	ug/L	48	136	20	**
8081	72-55-9	4,4-DDE	1.667	ug/kg	48	162	20		0.05	ug/L	45	139	20	**
8081	50-29-3	4,4-DDT	1.667	ug/kg	42	168	20		0.05	ug/L	34	143	20	**
8081	309-00-2	Aldrin	1.667	ug/kg	50	159	20		0.05	ug/L	47	125	20	**
8081	319-84-6	Alpha-BHC	1.667	ug/kg	59	144	20		0.05	ug/L	75	125	20	**
8081	5103-71-9	Alpha-Chlordane	1.667	ug/kg	50	158	20		0.05	ug/L	41	125	20	**
8081	319-85-7	Beta-BHC	1.667	ug/kg	47	154	20		0.05	ug/L	51	125	20	**
8081	57-74-9	Chlordane	16.667	ug/kg	65	132	20		0.5	ug/L	40	130	20	**
8081	319-86-8	Delta-BHC	1.667	ug/kg	50	152	20		0.05	ug/L	75	126	20	**
8081	60-57-1	Dieldrin	1.667	ug/kg	44	162	20		0.05	ug/L	42	132	20	**
8081	959-98-8	Endosulfan I	1.667	ug/kg	50	163	20		0.05	ug/L	49	143	20	**
8081	33213-65-9	Endosulfan II	1.667	ug/kg	60	142	20		0.05	ug/L	75	159	20	**
8081	1031-07-8	Endosulfan Sulfate	1.667	ug/kg	52	134	20		0.05	ug/L	46	141	20	**
8081	72-20-8	Endrin	1.667	ug/kg	33	183	20		0.05	ug/L	43	134	20	**
8081	7421-93-4	Endrin Aldehyde	1.667	ug/kg	49	117	20		0.05	ug/L	75	150	20	**
8081	53494-70-5	Endrin Ketone	1.667	ug/kg	50	155	20		0.05	ug/L	75	125	20	**
8081	58-89-9	Gamma-BHC (Lindane)	1.667	ug/kg	52	151	20		0.05	ug/L	73	125	20	**
8081	5103-74-2	Gamma-Chlordane	1.667	ug/kg	50	159	20		0.05	ug/L	41	125	20	**
8081	76-44-8	Heptachlor	1.667	ug/kg	47	163	20		0.05	ug/L	45	128	20	**
8081	1024-57-3	Heptachlor Epoxide	1.667	ug/kg	49	165	20		0.05	ug/L	40	130	20	**
8081	72-43-5	Methoxychlor	1.667	ug/kg	33	174	20		0.05	ug/L	73	142	20	**
8081	8001-35-2	Toxaphene	16.667	ug/kg	41	126	20		0.5	ug/L	53	134	20	**
8141	35400-43-2	Bolstar (Suprophos)	16.7	ug/kg	50	130	20		0.5	ug/L	58	146	50	**
8141	56-72-4	Coumaphos	16.7	ug/kg	50	130	20		0.5	ug/L	57	203	50	**
8141	8065-48-3	Demethon-o	16.7	ug/kg	50	130	20		0.5	ug/L	39	217	50	**
8141	126-75-0	Demeton-s	16.7	ug/kg	50	130	20		0.5	ug/L	50	130	50	**
8141	333-41-5	Diazinon	16.7	ug/kg	50	130	20		0.5	ug/L	42	126	50	**
8141	62-73-7	Dichlorvos	16.7	ug/kg	50	130	20		0.5	ug/L	50	130	50	**

Table B4-1 (cont'd)

Method	CAS No.	Analyte	Soil						Water					
			Detection Limits*	Units	QA/QC Acceptance Limits				Detection Limits*	Units	QA/QC Acceptance Limits			
					LCL	UCL	RPD				LCL	UCL	RPD	
8141	60-51-5	Dimethoate	16.7	ug/kg	50	130	20		0.5	ug/L	43	123	50	**
8141	298-04-4	Disulfoton	16.7	ug/kg	50	130	20		0.5	ug/L	58	137	50	**
8141	2921-88-2	Chlorpyrifos	16.7	ug/kg	50	130	20		0.5	ug/L	45	137	50	**
8141	2104-64-5	EPN	16.7	ug/kg	50	130	20		0.5	ug/L	56	154	50	**
8141	13194-48-4	Ethoprop	16.7	ug/kg	50	130	20		0.5	ug/L	28	140	50	**
8141	56-38-2	Ethyl parathion	16.7	ug/kg	50	130	20		0.5	ug/L	50	130	50	**
8141	52-85-7	Famphur	16.7	ug/kg	45	135	60		0.5	ug/L	58	158	50	**
8141	115-90-2	Fensulfothion	16.7	ug/kg	50	130	20		0.5	ug/L	60	168	50	**
8141	55-38-9	Fenthion	16.7	ug/kg	50	130	20		0.5	ug/L	46	141	50	**
8141	86-50-0	Azinphos, methyl	16.7	ug/kg	50	130	20		0.5	ug/L	59	183	50	**
8141	121-75-5	Malathion	16.7	ug/kg	50	130	20		0.5	ug/L	54	131	50	**
8141	150-50-5	Merphos	16.7	ug/kg	50	130	20		0.5	ug/L	47	171	50	**
8141	298-00-0	Methylparathion	16.7	ug/kg	50	130	20		0.5	ug/L	54	125	50	**
8141	7786-34-7	Mevinphos	16.7	ug/kg	50	130	20		0.5	ug/L	12	141	50	**
8141	6923-22-4	Monocrotophos	16.7	ug/kg	50	130	20		0.5	ug/L	34	116	50	**
8141	300-76-5	Naled	16.7	ug/kg	50	130	20		0.5	ug/L	0	111	50	**
8141	298-02-2	Phorate	16.7	ug/kg	50	130	20		0.5	ug/L	15	162	50	**
8141	299-84-3	Ronnel	16.7	ug/kg	50	130	20		0.5	ug/L	48	118	50	**
8141	22248-79-9	Stirofos	16.7	ug/kg	50	130	20		0.5	ug/L	59	145	50	**
8141	3689-24-5	Sulfotep	16.7	ug/kg	50	130	20		0.5	ug/L	27	131	50	**
8141	107-49-3	TEPP	16.7	ug/kg	50	130	20		0.5	ug/L	9	200	50	**
8141	34643-46-4	Tokuthion	16.7	ug/kg	50	130	20		0.5	ug/L	47	143	50	**
8141	327-98-0	Trichloronate	16.7	ug/kg	50	130	20		0.5	ug/L	45	131	50	**
8151	93-76-5	2,4,5-T	16.67	ug/kg	30	159	25		0.5	ug/L	30	159	25	**
8151	93-72-1	2,4,5-TP (Silvex)	16.67	ug/kg	32	140	25		0.5	ug/L	32	140	25	**
8151	94-75-7	2,4-D	33.33	ug/kg	10	189	25		1	ug/L	10	189	25	**
8151	94-82-6	2,4-DB	166.67	ug/kg	10	169	25		5	ug/L	10	169	25	**
8151	75-99-0	Dalapon	166.67	ug/kg	60	125	25		5	ug/L	60	125	25	
8151	1918-00-9	Dicamba	16.67	ug/kg	20	173	25		0.5	ug/L	20	173	25	**

Table B4-1 (cont'd)

Method	CAS No.	Analyte	Soil						Water					
			Detection Limits*	Units	QA/QC Acceptance Limits				Detection Limits*	Units	QA/QC Acceptance Limits			
					LCL	UCL	RPD				LCL	UCL	RPD	
8151	120-36-5	Dichloroprop	33.33	ug/kg	10	152	25		1	ug/L	10	152	25	**
8151	94-74-6	MCPA	6666.6	ug/kg	28	137	25		200	ug/L	28	137	25	**
8151	93-65-2	MCPP	6666.6	ug/kg	13	114	25		200	ug/L	13	114	25	**
6020	7440-38-2	Arsenic	0.5	mg/kg	70	125	30		5	ug/L	75	125	25	**
6020	7440-39-3	Barium	0.5	mg/kg	70	125	30		5	ug/L	75	125	25	**
6020	7440-41-7	Beryllium	0.5	mg/kg	70	125	30		5	ug/L	75	125	25	**
6020	7440-43-9	Cadmium	0.5	mg/kg	70	125	30		5	ug/L	75	125	25	**
6020	7440-47-3	Chromium	0.5	mg/kg	70	125	30		5	ug/L	75	125	25	**
6020	7440-50-8	Copper	0.5	mg/kg	70	125	30		5	ug/L	75	125	25	**
6020	7439-92-1	Lead	0.5	mg/kg	70	125	30		5	ug/L	75	125	25	**
6020	7439-97-6	Mercury	0.04	mg/kg	70	125	30		0.4	ug/L	75	125	25	**
6020	7440-02-0	Nickel	0.5	mg/kg	70	125	30		5	ug/L	75	125	25	**
6020	7782-49-2	Selenium	0.5	mg/kg	70	125	30		5	ug/L	75	125	25	**
6020	7440-22-4	Silver	0.5	mg/kg	70	125	30		5	ug/L	75	125	25	**
6020	7440-28-0	Thallium	0.5	mg/kg	70	125	30		2	ug/L	75	125	25	**
6020	7440-66-6	Zinc	0.5	mg/kg	70	125	30		5	ug/L	75	125	25	**
FL-PRO		TRPH	3.33	mg/kg	65	135	35		0.1	mg/L	65	135	25	**
504	106-93-4	Ethylene dibromide (EDB)	--	--	--	--	--		0.020	ug/L	70	125	25	
8011	106-93-4	Ethylene dibromide (EDB)	0.05	mg/kg	71	133	25		0.050	ug/L	71	133	25	

* Starting detection limit. Actual detection limit may vary due to sample volumes provided and/or dilution factors.
** Normal spiking compounds
ug/L micrograms per liter
mg/Kg milligrams per kilogram
LCL lower confidence limit
UCL upper confidence limit
RPD relative percent difference

Analysis of samples for polynuclear aromatic hydrocarbons (PAHs) may be performed by Method 8270C (low-level single ion monitoring [SIM]), rather than by Method 8310. Any PAHs for which the data quality objectives for Method 8310 given above cannot be met or exceeded by Method 8270C SIM will be addressed in project-specific addenda (Addenda C1, C2, etc.).

Table B4-2

Data Quality Objectives for Proposed Analytes in Air
Xenco Laboratories, Inc.

Method	CAS No.	Analytes of Concern	Detection Limits	Units	QA/QC Acceptance Limits			
					LCL	UCL	RPD	
TO-14	71-43-2	Benzene	0.500	ppmv	75	125	35	**
TO-14	1634-04-4	MTBE	0.500	ppmv	71	133	35	
TO-14	100-41-4	Ethylbenzene	0.500	ppmv	71	129	35	**
TO-14	108-88-3	Toluene	0.500	ppmv	70	125	35	**
TO-14	95-47-6	o-Xylene	0.500	ppmv	71	133	35	**
TO-14		m,p-Xylenes	1.000	ppmv	70	131	35	**
TO-14		TPH-GRO	50.0	ppmv	71	130	30	**

* Starting detection limit. Actual detection limit may vary due to sample volumes provided and/or dilution factors.
** Normal spiking compounds
ppmv parts per million by volume
LCL lower confidence limit
UCL upper confidence limit
RPD relative percent difference

B5 – Quality Control

Quality control is the overall system of technical activities that measures the attributes and performance of a process, item, or service against defined standards to verify that the attributes and/or performance meet established requirements. Specific QC requirements for the comprehensive list of analytes anticipated to be requested for analysis for individual projects conducted under this U-QAPP are given in Tables B4-1 and B4-2. Additional QC requirements and corrective action are described in Xenco's Quality Assurance Plan, included as Addendum B to this U-QAPP.

The FDEP SOPs also specify the type and number of field QC samples that must be collected in association with field events in which environmental samples are collected. These requirements are summarized in Table B5-1.

Table B5-1

Field Quality Control Requirements

QC Sample	Required by FDEP SOPs?	Frequency	Acceptance Criteria		Corrective Action
			Water	Soil	
Field Duplicate	No	At project manager's discretion, up to 10% per matrix per event.	/S–D/ < 1 x RL or %RPD ≤ 50%	/S–D/ < 2 x RL or %RPD ≤ 50%	Field and laboratory data reviewed to determine if there were any errors in collection, labeling, analysis, or reporting. If not, sample data are qualified to indicate results may not represent site conditions.
Equipment Blank	Yes	5% over life of project or one per year, whichever is greater	All analytes not detected or detected only at levels below RLs	All analytes not detected or detected only at levels below RLs	Sample results less than five times the level detected in the blank classified as non-detections. If detection is a common lab contaminant, sample results less than ten times the level in the blank are classified as nondetections.
Ambient Blank	No	At project manager's discretion. Can be used to meet the frequency requirements for equipment blanks	All analytes not detected or detected only at levels below RLs	All analytes not detected or detected only at levels below RLs	Sample results less than five times the level detected in the blank classified as non-detections. If detection is a common lab contaminant, sample results less than ten times the level in the blank are classified as nondetections.

Table B5-1 (cont'd)

QC Sample	Required by FDEP SOPs?	Frequency	Acceptance Criteria		Corrective Action
			Water	Soil	
Trip Blank	Yes	One per cooler containing samples for VOCs analysis.	All analytes not detected or detected only at levels below RLs	All analytes not detected or detected only at levels below RLs	Sample results less than five times the level detected in the blank classified as non-detections. If detection is a common lab contaminant, sample results less than ten times the level in the blank are classified as nondetections.
Temperature Blank*	No	At lab's discretion, one per cooler containing samples shipped on ice.	6 °C or less or, if sampled within four hours of receipt at lab, the presence of ice	6 °C or less or, if sampled within four hours of receipt at lab, the presence of ice	Results classified as qualitative if 7-8 °C; samples not analyzed if >8 °C.

/S-D/ Absolute value of the difference between the sample result and duplicate result for a given analyte. Used when either the sample and/or duplicate result is less than five times the reporting limit (RL). Results considered acceptable if /S-D/ is less than one times the RL for water samples and less than two times the RL for soil samples. If the RLs differ for the sample and duplicate for a given analyte, the higher of the two is used for the evaluation.

%RPD relative percent difference. Used with both the sample result and duplicate result for a given analyte are greater than five times the RL. If the RLs differ for the sample and duplicate for a given analyte, the higher RL is used for the evaluation.

* Some laboratories use non-invasive instruments for measuring the temperature of each individual container and therefore do not use temperature blanks. In such cases, the requirements given above for temperature blanks would be applied to each sample.

B6 – Instrument/Equipment Testing, Inspection, and Maintenance

Instrument/equipment testing, inspection, and maintenance procedures performed by the contract laboratory, Xenco Laboratories, are described in Xenco's QA Plan, which is included as Addendum B to this U-QAPP.

HSW maintains an electronic spreadsheet listing each piece of field equipment, its acquisition date, repair history, and current location. Each employee is responsible for proper use, care, and return of equipment in their possession and for notifying HSW's equipment manager of any equipment loss of performance or failure.

When mobilizing for a field event, HSW personnel visually inspect each piece of equipment and test field instruments to ensure their proper functioning before arriving on-site. HSW also has accounts with several reliable environmental equipment rental companies in Florida and is able to rent equipment as needed, whether at the beginning of a field event if HSW's equipment is in use on another project or while in the field should a particular piece of equipment fail.

B7- Instrument/Equipment Calibration and Frequency

Instrument/equipment calibration and frequency performed by the contract laboratory, Xenco Laboratories, are described in Xenco's QA Plan, which is included as Addendum B to this U-QAPP.

Calibration frequency and acceptance criteria for equipment calibration and performance used when collecting aqueous samples are based on requirements in the FDEP SOPs followed by HSW and are summarized in Table B7-1. These same acceptance criteria are applied to individual sample measurements when purging wells to determine when stabilization has occurred and a groundwater sample representative of the particular sampling location can be collected.

Table B7-1

Summary of Calibration Procedures, Acceptance Criteria, and Corrective Action for Field Equipment

Instrument	Activity	Frequency	Acceptance Criteria	Corrective Action
Multi-parameter meters	Initial calibration	At time of first use or when calibration check does not meet acceptance criteria	pH: +/- 0.2 S.U. with at least two standards** Conductivity: +/- 5% with one standard*** Temperature: +/- 1° per NIST thermometer DO: +/- 0.3 mg/L Turbidity: +/- 5-10%, depending on standard ORP: +/- 10 mV	Troubleshoot instrument and/or recalibrate. Replace instrument if necessary.
	Calibration check(s)	Immediately following initial calibration, at least once daily thereafter, and at end of event	(Same as above)	Troubleshoot instrument and/or recalibrate and qualify data bracketed by any out-of-acceptance meter readings as qualitative
Turbidi-meters	Initial calibration	At time of first use or when calibration check does not meet acceptance criteria	0.1-10 NTU standard: +/- 10% 11-40 NTU standard: +/- 8% 41-100 NTU standard: +/- 6.5% >100 NTU standard: +/- 5%	Troubleshoot instrument and/or recalibrate. Replace instrument if necessary.
	Calibration check(s)	Immediately following initial calibration, at least once daily thereafter, and at end of event	(Same as above)	Troubleshoot instrument and/or recalibrate and qualify data bracketed by any out-of-acceptance meter readings as qualitative
Dissolved Oxygen meter	Initial calibration	At time of first use or when calibration check does not meet acceptance criteria	+/- 0.3 mg/L	Troubleshoot instrument and/or recalibrate. Replace instrument if necessary.
	Calibration check(s)	Immediately following initial calibration, at least once daily thereafter, and at end of event	(Same as above)	Troubleshoot instrument and/or recalibrate and qualify data bracketed by any out-of-acceptance meter readings as qualitative

* From Form F-1.

** pH standards include a 7 standard and either a 4 or 10 standard, depending on expected pH of samples. Third pH standard used as check.

*** Conductivity standard should be the lowest standard that brackets expected sample conductivity values. Higher standards should be available for use as needed.

B8 – Inspection/Acceptance of Supplies and Consumables

Inspection/acceptance of supplies and consumables used by the contract laboratory, Xenco Laboratories, is described in their QA Plan, included as Addendum B to this U-QAPP.

HSW obtains supplies and consumables from a limited number of sources with an established history of good service and reliable products. Standards used for equipment calibrations are perhaps the most critical supplies used by HSW. All standards are NIST-traceable and upon receipt are logged into an electronic spreadsheet by lot number and expiration date, with this information also recorded on field logs during each use. Other supplies and consumables are ordered with sufficient lead-time for HSW to inspect and return/replace any supplies that do not meet acceptance criteria before mobilizing for field work.

B9 – Non-direct Measurements

Generally, data are obtained from non-measurement sources such as interviews, computer databases, programs, literature files, and historical databases during Phase I site assessments, rather than Phase II site assessments that are addressed by this U-QAPP. However, there may be instances in which additional or more extensive searches of such sources are necessary to complete the Phase II assessment. Such data shall be used to refine the number and types of samples planned for the Phase II assessment and to build greater confidence in decisions regarding the extent of any contamination and/or proposed future use of the site. Such data will be considered most reliable when it comes from a first-party source such as an eye witness or from an established, professional source such as government archives, or when it is confirmed by a second source.

B10 – Data Management

Management of Project Files

All project files are saved in the Projects (or CAD) folder on the server, not on personal desktop computers. It is appropriate for an employee to work on files saved on a personal computer only if the connection to the server slows the work effort (large graphic files and photographs). Otherwise, files should be opened from the server, worked on, and then saved to the server. Use additional folders (subdirectories) within the main project folder to organize the project files as-needed, but without creating too many layers (six or fewer) within the main project folder. The following serves as a typical example. Actual organization of the project files will vary depending upon the project specifics. The file name will be used on all documents.

HSW_NT1 (server)
- Projects (main folder)
  - 1AT6 City of Ocala (client folder)
    - 1AT601902 Skippers Phase II Site Assessment (specific project)
      - Field Data (folder of field data packages as pdf's)
      - Lab Data (folder of lab data packages as pdf's)
      - Report
        - Text (folder of text files)
        - Tables (folder of tables)
        - Figures (folder of figures)
      - Support (folder of tools, support information, etc.)
      - Budget (folder of budget tracking)
      - Correspondence (folder of letters, e-mails, etc.)

Active Project and CAD files are backed up to tape on a nightly basis. Project managers will archive project files that have not been active for a few months and that will not be used anytime soon. These archived project files will be transferred to two compact disks (CD): one for on-site and one for off-site storage. The CDs will be labeled and indexed to enable access to retrieve needed files. To archive project files, organize the file(s) in their project folder, copy them to the Project Arch folder on the server, and send an e-mail to the in-house file manager letting him know some project files have been archived. The contents of Project Arch will periodically be transferred to a CD, which will be appropriately labeled, indexed, and filed. After archiving is complete, the employee will be notified that the project files have been archived and he or she must delete these files from the Project folder. There is also a need to bundle and save certain project files that are sent out as final documents.

Final documents sent to clients and/or regulatory agencies are to be saved as a complete package so HSW has an unalterable record of what was sent. These documents include reports, permit applications, work plans, large-scale proposals, cost estimates and CAD drawings. "Living" documents such as ongoing spreadsheets and databases should

have a copy of the master at the time of submittal or an output such as a PDF file. The project manager will need to set up a separate folder to contain copies of all of the text, tables, and graphics that make up the final deliverable. These document copies should be placed in the folder you have created and the folder then moved with copies to the Final main folder. These final files will be copied to a CD for filing with the final document in the locked files. The Final folder will be available for read-only access by users.

The project manager is responsible for the organization and control of the active project files, designation of the files as active or inactive (archive), collection of the final copies, and movement of the final copies.

Management of Field and Laboratory Data

The planning and scheduling of a field event begins with the project manager obtaining a unique identifier for the event and entering key information concerning the event into an electronic spreadsheet. At the conclusion of a discrete field event, field personnel submit the completed field package to HSW's QA support staff, who scan the package to create a pdf that is saved under the project file on HSW's computer server. The original field data package is then placed in a file and stored in dedicated QA files until the laboratory data package(s) is received.

Each laboratory data package is provided via e-mail as pdf's of the finished report and as an electronic spreadsheet deliverable. The pdf is printed and a hardcopy placed with the corresponding field data in the QA files. The pdf is saved under the project file on HSW's server.

For large, on-going projects in which analytical data are produced on a regular basis over a period of time, electronic spreadsheet deliverables are saved on the server in database files dedicated to database management and are uploaded on a regular basis into the Access database containing the historical data tables.

HSW_NT1 (server)
- Projects (main folder)
  - Databases
    - 1AT6 City of Ocala
      - Laboratory Deliverables (folder containing electronic spreadsheet deliverables)
      - Database (folder containing Access historical data tables, standard queries, and reports)
      - Database Outputs (folder containing rough outputs)

Any database outputs that are to be used as report tables are re-saved in the main project folder previously described in this section, where they are formatted or otherwise made report-ready. For smaller projects or projects of short duration, this level of data

management is not always necessary, and short-cut methods of transforming the electronic deliverables directly into report-ready tables may be used.

C1 – Assessments and Response Actions

The HSW Project Manager has overall responsibility for supervising and ensuring that samples are collected and handled in accordance with this U-QAPP and that the documentation of field activities is adequate and complete. The QA Officer will evaluate the implementation of the U-QAPP on a day-to-day basis. Field activities such as sample collection, preservation, and labeling will be checked for completeness. When procedures are found to be out of compliance with the U-QAPP or project-specific addenda, the deviation will be documented and corrective action taken.

The QA Officer will be responsible for evaluating and validating the project data to determine if it meets the needs of the project. Field data will be validated by determining the extent to which the FDEP SOPs were followed and acceptance criteria met. Laboratory data will be validated using the criteria in the National Functional Guidelines for Organic Data Review (EPA 540/R-94/012), the National Functional Guidelines for Inorganic Data Review (EPA 540/R-94/013), method requirements, and industry norms. The QA Officer will prepare a data assessment report of the project data to be included in the final report. Corrective action will be taken to resolve problems as quickly as possible and to bring systems into conformance with the projects QA requirements. This applies to both field and laboratory activities.

The laboratory has a corrective action system in place that operates under the direction of the laboratory's QA Officer. The lab's QA Officer or the Officer's designated representative shall be responsible for initiating corrective actions as necessary. Corrective actions will be required if there are any discrepancies noted upon receipt of the samples by the laboratory. Corrective actions will also be required if any QC samples or laboratory conditions fail to meet method-specific criteria or criteria described in the laboratory's QA Plan.

C2 – Reports to Management

The compressed timeframe for each project-specific site assessment conducted under this U-QAPP precludes the need for written progress reports. Any problems that develop that cannot be satisfactorily resolved will be brought to the attention of the HSW Project Officer, HSW QA Officer, and City of Ocala Project Coordinator. This notification will be documented in the field logs or project files, as appropriate. It shall be the responsibility of these persons to notify the EPA Project Manager. The impact of any such problems will be discussed with EPA, FDEP, and the City of Ocala, with the results of these discussions summarized in the final report.

Each project-specific site assessment report shall include the site history/project background, a description of field sampling design, and a description of all fieldwork, all investigative findings, a summary of QA/QC findings and any impacts to the project, a comparison to screening criteria, and a conclusion.

The QA Officer will prepare the QA/QC summary section of the report and provide this section to the Project Manager as soon as data validation is complete. This will be completed before the bulk of the final report is completed. It shall be the responsibility of the QA Officer to review the assessment report to ensure the data is being interpreted properly before it is released for general review.

D1 – Data Review, Verification, and Validation

Upon receipt of the analytical reports from the laboratory, the QA Officer will validate the field and laboratory data to determine if the data meet project acceptance criteria. Data validation will be performed using the criteria in the National Functional Guidelines for Organic Data Review (EPA 540/R-94/012), the National Functional Guidelines for Inorganic Data Review (EPA 540/R-94/013), method requirements, laboratory-specified acceptance criteria, and industry norms. The results of the data validation will be summarized in a data assessment report (checklist format with comments). Any quality issues associated with the data will be noted in the final report.

To the extent possible, FDEP qualifier codes will be applied to data requiring qualification. These codes and the EPA equivalent are summarized in Table D1-1. The codes that will be used have been highlighted.

Table D1-1

Data Qualifiers

Symbol	EPA Equivalent	Meaning
I	J	Result is between the method detection limit (MDL) and practical quantitation limit (PQL) and is an estimate.
J	J	Result has been classified as qualitative due to one or more quality issues.
U	U	Analyte was not detected or has been classified as not detected due to the presence of the analyte in an associated blank.
R*	R	Result is rejected due to one or more quality issues and is not usable.

*No FDEP code for unusable data; EPA code used instead.
Codes may be combined in some instances; e.g., "U J" or "I J". The meaning of any combined codes will be explained in each site assessment report.

D2 – Verification and Validation Methods

HSW subscribes to EPA's definition of data verification and data validation described in EPA's Guidance on Environmental Data Verification and Data Validation, EPA QA/G-8, November 2002. While clearly related, each is a separate process with a separate function. Data verification is the process of evaluating the completeness, correctness, and conformance/compliance of a specific data set against the method, procedural, or contractual requirements. Data validation is an analyte- and sample-specific process, generally carried out by an independent third party, that extends the evaluation of data beyond method, procedural, or contractual compliance (i.e., data verification) to determine the analytical quality of a specific data set. Due to the compressed timeframe each project-specific site assessment is likely to occur, the data verification and data validation processes are combined into a single effort to be conducted by HSW's QA Officer. The following steps are included in this combined effort.

A. Identify the project needs for records, documentation, and technical specifications for data generation, and determine the location and source of those records.
B. Verify records that are produced or reported against the method, procedural, or contractual requirements (e.g., sample collection, sample receipt, sample preparation, sample analysis, and data verification records review).
C. Validate appropriate records to determine the quality of the data and whether or not project needs were met by performing data validation.

Data Validation of Field Activities

For validating field activities, the following five steps are performed.

1. Evaluate the field records for consistency.
2. Review QC information.
3. Summarize deviations and determine impact on data quality.
4. Summarize samples collected.
5. Prepare field data validation report (Part A of HSW's Data Assessment Report).

Data Validation for Analytical Laboratory Activities

For validating analytical laboratory activities, the following five steps are performed.

1. Assemble planning documents and data to be validated.
2. Review verified, reported sample results collectively for the data set as a whole, including laboratory qualifiers.
3. Summarize data and QC deficiencies and evaluate the impact on overall data quality.
4. Assign data validation qualifiers, as necessary.
5. Prepare analytical data validation report (Part B of HSW's Data Assessment Report).

D3 – Reconciliation with User Requirements

Following data verification and validation, the fundamental question that must be answered is, "Can these data be used for their intended purpose in environmental decision-making?" Given the compressed timeframe, limited scope, and straightforward nature of site assessments that will be conducted under this U-QAPP, it is anticipated that any issues concerning the usability of the data will be minimal and/or easily remedied through consensus among team members.

Addendum A

Florida Department of Environmental Protection
Standard Operating Procedures

(Refer to electronic copy)

Addendum B

Xenco Laboratories Quality Assurance Plan

(Refer to electronic copy)

BROWNFIELDS ASSESSMENT. OCALA, FLORIDA
FOIA 2019-003937

FOLDER NUMBER	BRIEF DESCRIPTION	
467328	Ebony Beauty Supply,	

BP98486399

EE&G

Evans Environmental & Geosciences

PHASE I
ENVIRONMENTAL SITE ASSESSMENT

FOR

EBONY BEAUTY SUPPLY
242 NW 10TH STREET
OCALA, FLORIDA

Prepared For:

City of Ocala – Community Programs
P.O. Box 1270
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Printed on Recycled Paper

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SECTION 1.0
INTRODUCTION

1.1 PURPOSE

Evans Environmental and Geoscience, LLC (EE&G) was retained by the City of Ocala, the Client, to perform a Phase I Environmental Site Assessment (ESA) of the Ebony Beauty Supply facility, located 242 NW 10th Street, in Ocala, Marion County, Florida (hereafter referred to as the "*Property*".)

This Phase I ESA was prepared in accordance with the standard practice set forth in American Society of Testing and Materials (ASTM) Designation E 1527-00. The purpose of this Phase I ESA was to identify recognized environmental conditions (RECs) associated with the *Property*. RECs are defined in ASTM Designation E 1527-00 as "the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property." Additionally, this assessment was intended to assist the user in satisfying one of the requirements to qualify for the innocent landowner defense to the Comprehensive Environmental Response Compensation and Liability Act (CERCLA).

1.2 DETAILED SCOPE OF WORK

In accordance with the ASTM Designation E 1527-00 guidelines, this Phase I ESA included the following scope of services.

- EE&G interviewed the Client or Client's designated representative to assess knowledge of site-specific conditions or uncover available information, which may help to identify RECs.

- EE&G conducted a site reconnaissance to obtain information indicating the likelihood of identifying recognized environmental conditions in connection with the *Property*. EE&G assessed the uses and conditions of the *Property*, to the extent visually and/or physically observed during the site inspection of accessible areas, including:

  - Current uses on the *Property* likely to involve the use, treatment, storage, disposal or generation of hazardous substances or petroleum products.

  - Interior and exterior inspection of the *Property* to assess for sewage, storm water and wastewater disposal system(s), potable water supply, and evidence of storage tanks, drums, PCB-containing equipment, pools of liquid, odors, pits/ponds/lagoons, stained soil or pavement, stressed vegetation, drains, heating/cooling system and wells. A general description of the current on-site structures was noted.

  - Current uses of adjoining properties as limited to the extent visually and/or physically observed from property boundaries.

  - Current uses of surrounding area as limited to extent visually and/or physically observed during a drive-through of the area.

- EE&G obtained and reviewed reasonably ascertainable records from standard sources (as defined in ASTM Designation E 1527-00), which are publicly available, practically reviewable, and obtainable within reasonable time and cost constraints. These records included:

  - Applicable regulatory files held by federal, state and local agencies, which pertain to the use and handling of hazardous waste, hazardous substances and petroleum products for the *Property*, adjoining properties, and surrounding properties (within the designated search distance, per ASTM Designation E 1527-00).

  - Physical setting sources, including a current USGS 7.5 Minute Topographic Map, and current technical documentation on the regional surficial soil type and distribution, and regional geologic and hydrogeologic environmental setting.

  - Standard historical sources, used to develop an understanding of the previous uses or occupants of the *Property* and adjoining properties, which may indicate potential RECs. These sources included (at a minimum) city directories, aerial photographs, and fire insurance maps, which were reviewed at approximately 5-year intervals.

- EE&G conducted interviews with individuals knowledgeable of the *Property* to assess for information indicating potential RECs in connection with the *Property*.

- EE&G prepared a final report, which summarized the methodology and findings of the Phase I ESA. The report included a summary of the Client/User Information, Site Reconnaissance, Interview(s), and Record Review Findings. As required by ASTM Designation E 1527-00, the final report included a Findings/Opinion Section and Conclusions Section, which clearly stated if RECs were identified in connection with the *Property*. Documentation of pertinent resources, references and key exhibits were included to support the report findings, when appropriate.

1.3 SIGNIFICANT ASSUMPTIONS

Information regarding the *Property* was reasonably ascertainable and therefore, no significant assumptions have been made, unless otherwise noted in a specific section of this report.

1.4 LIMITATIONS AND EXCEPTIONS

This Phase I ESA was performed by competent, qualified technical professionals in accordance with sound professional practices and the standard due care exercised within the profession. The presence or absence of contaminants on the surface or in the subsurface of the *Property* cannot be determined without proper testing. Accordingly, the findings of this investigation merely assessed the potential for property owner liabilities arising from past and present usage of the *Property*, and should not be construed as conclusive evidence that the *Property* has or has not been negatively impacted.

The opinions presented herein apply only to conditions existing at the time of this assessment. Any changes in site conditions, environmental standards, practices, or regulations subsequent hereto are not covered. Furthermore, although every reasonable effort has been made to use information sources that are authoritative, EE&G does not warrant their accuracy or completeness, nor the use of segregated portions of this report.

1.5 SPECIAL TERMS & CONDITIONS

This Phase I ESA was prepared in accordance with ASTM Designation E 1527-00, and the Client required no special terms and conditions, unless otherwise noted in this report.

1.6 USER RELIANCE

This report was prepared solely for the use of the Client and Mr. Gordon Smith, and is not intended for use by third party beneficiaries. The Client, Mr. Smith, and third parties shall indemnify and hold EE&G harmless against any liability for any loss arising out of or related to reliance by any third party on any work performed thereunder, or the contents of this report.

1.7 USER-PROVIDED INFORMATION

The Client was given a User Form to complete regarding the *Property*. For a copy of the form, see **Appendix A**. This Phase I ESA was requested as part of the City of Ocala's Brownfields redevelopment programs, and to assist the user in satisfying one of the requirements to qualify for the innocent landowner defense to the Comprehensive Environmental Response Compensation and Liability Act (CERCLA).

The Client was unaware of any environmental liens or activity and use limitations in connection with the *Property*. The Client has no knowledge of a significantly reduced purchase price due to environmental conditions associated with the *Property*.

SECTION 2.0
GENERAL ENVIRONMENTAL SETTING

2.1 AREA SETTING

The *Property* was located in a mixed commercial/residential area of Ocala, Marion County, Florida. Adjoining properties were observed to be commercial and retail businesses, a bank, and residential streets. According to the Ocala West Quadrangle, Florida, United States Geological Survey (USGS) 7.5 Minute Topographic Map, the *Property* was located in an area characterized by relatively flat topography, with a surface elevation of approximately 60 feet above the National Geodetic Vertical Datum of 1929. The *Property* and the adjoining properties to the east, south and west appeared undeveloped, and two commercial buildings were observed on the adjoining property to the north. Refer to **Figure B1, Appendix B,** for the portion of the USGS topographic map depicting the location of the *Property*.

2.2 SOIL TYPE

According to a soil map published by United States Department of Agriculture (USDA), Soil Conservation Service, the soil in the area of the *Property* has been characterized as the Arredondo-Urban land complex. The Arredondo-Urban land complex consists of 60 to 70 percent well drained Arredondo sand, and 30 to 40 percent urban land. Arredondo sand occurs in open areas, such as parks, playgrounds, and vacant lots. Urban land is covered with sidewalks, streets, houses, driveways, industrial buildings, parking lots, and structures.

2.3 HYDROGEOLOGY

There are four main physiographic areas within the Marion County Area. These areas are as follows: narrow swamps along the Oklawaha and Withlacoochee Rivers, broad flatwoods in the eastern and southwestern parts of the county, rolling sand ridges that dominate the southern parts of the county, and rolling uplands in the central and northwestern parts of the county.

The soils in the Marion County area formed in thick beds of sandy and clayey material that were transported by seas which covered the area during the Pleistocene period. Transgressive seas eroded and redeposited, or reworked, Miocene and Pliocene sediments on the shallow sea bottom to form marine terraces.

The stratified sand and sandy clay of the Hawthorn Formation are the parent material of many of the soils that formed the loamy and fine textured subsoils in Marion County. In the central parts of the county, the limestone beds of this formation are commonly only a few feet thick and are located only at or near the base of the formation. Phosphoric sand, clayey sand, and clay make up the greater part of the Hawthorn Formation. Other formations occurring within the survey area are the Ocala Limestone, Fort Preston Formation, Alachua Formation, and the Avon Park Formation. Except for a few exposures of limited extent, the Ocala Limestone and the Avon Park Formation are overlain by sandy, clayey or unconsolidated sandy and clayey material. The Alachua Formation consists of irregularly interbedded deposits of clay, sand, and sandy clay that are phosphatic. The Fort Preston Formation consists of coarse, clastic sediments of middle Miocene and younger ages.

Two separate aquifer systems are generally recognized in central Florida: the shallow surficial aquifer, and the Floridan aquifer. The shallow surficial aquifer generally consists of unconfined permeable units in the undifferentiated surficial sediments units. Recharge is derived almost

entirely from rainfall, resulting in seasonal fluctuations in the water table. Clay layers of the Hawthorn Formation serve as the confining layer between the shallow surficial aquifer and the Floridan aquifer. The Floridan aquifer system underlies most of Florida, and is the primary source of municipal water supplies. The Floridan aquifer is comprised of a series of limestone units which range in age from middle Eocene to Miocene. The saturated thickness of the Floridan aquifer system is the Marion County area may be as thick as one thousand feet.

The aquifers described above are classified as G-II aquifers according to Chapter 62-3, Florida Administrative Code (FAC). G-II groundwater must meet the primary and secondary drinking water quality standards established for public water systems, pursuant to the Florida Safe Drinking Water Act as defined in Chapter 62-550, FAC.

2.4 SITE SPECIFIC GROUNDWATER FLOW

The direction of groundwater flow and depth to the surficial aquifer vary by location, by seasonal fluctuations, and surface water features. Based on observation of local topography, surface water features, a review of the USGS topographic map of the area, and sampling data from the surrounding Circle K #8614 facility, the approximate depth to groundwater in the vicinity of the *Property* appears to be approximately 20 feet below ground surface.

The groundwater flow direction in the area of the *Property* may be controlled by depth to groundwater, area lake levels, and precipitation. The groundwater flow direction at the *Property* will fluctuate over time. Actual groundwater flow direction at the *Property* can not be assessed without physical testing.

SECTION 3.0
SITE RECONNAISSANCE

A site reconnaissance was conducted on July 13, 2004, by Mr. Paul Lee of EE&G, during which an inspection of the *Property* was conducted, noting areas of potential environmental concern. There were no limiting conditions to EE&G's inspection. Refer to **Figure B1, Appendix B,** for a portion of the USGS map depicting the location of the *Property.* Refer to **Figure B2, Appendix B,** for a site sketch of the *Property* and adjoining properties. Refer to **Appendix C** for photographs taken during the site visit.

Physical Description of *Property*

Name of Property:	Ebony Beauty Supply.
Address or Physical Location:	242 NW 10th Street, Ocala, Florida.
Section/Township/Range	Section 7, Township 15 South, Range 22 East
Description of Onsite Structures:	Approximately 8,000 square foot commercial building.
Description of Current Use:	Retail beauty supply and accessories sales.
Northern Adjoining Property:	NW 10th Street, beyond was the Ocala Auto Show, Inc.
Southern Adjoining Property:	Trinity Tile (currently vacant)
Eastern Adjoining Property:	NAPA Auto Parts.
Western Adjoining Property:	NW 4th Avenue, beyond was the M & S Bank.

Summary of Site Reconnaissance Findings

Inspection Category	Evidence Observed
Hazardous Substances and Wastes	No
Petroleum Products	No
Underground/Aboveground Storage Tanks	No
Elevators	No
Potential PBC Containing Equipment	No
Solid Waste	**Yes**
Storm Water Drainage	No
Waste Water	No
Wells	No
Pits, Ponds & Lagoons	No
Floor Drains	**Yes**
Sanitary Sewer/Septic System	**Yes**
Heating/Cooling System	**Yes**
Stains or Corrosion	No
Drains and Sumps	No
Stained Soil or Pavement	No
Stressed Vegetation and Odors	No
Pools of Liquid	No
Grease Traps	No
Oil/Water Separators	No
Drums or Unidentified Containers	No
Other	Yes

Solid Waste: Solid waste generated at the *Property* included household trash and cardboard boxes. The waste was stored in a commercial trash dumpster at the rear of the building. The solid waste was disposed by the City of Ocala.

Floor Drains: Floor drains were observed in the bathrooms of the *Property*. The floor drains appeared connected to the City of Ocala's sanitary sewer system. No other floor drains were observed inside the *Property*.

Sanitary Sewer: According to representatives at the City of Ocala's Public Works Department, the *Property* was initially connected to the city's sanitary sewer system in 1967. The *Property* is currently connected to the city's sanitary sewer system.

According to business owner, Mr. Hanyu Kim, he was not aware of historic septic system use at the *Property*.

Heating/Cooling System: Climate control of the interior spaces of the *Property* was via two natural gas heating units, and two electric ground mounted air conditioning units. According to Mr. Kim, the interior and exterior components of the heating and cooling systems had recently been replaced. At the time of the inspection, the natural gas had not been connected to the interior units. Mr. Kim was not aware of any historic heating systems which would require the use of heating oil.

SECTION 4.0
INTERVIEWS

EE&G personnel interviewed Mr. Gordon Smith, a representative of the *Property* owners group, concerning his knowledge of the *Property*. According to Mr. Smith, the *Property* had been owned by his father for approximately 30 years. Mr. Smith stated that the *Property* was developed with the existing building in the mid to late 1960s. Mr. Smith was not aware of any historic or existing environmental conditions related to the *Property*.

Access to the *Property* was provided by Mr. Kim, owner of Ebony Beauty Supplies. Mr. Kim stated that he had operated the existing business on the *Property* for approximately 12 years. Mr. Kim stated that the business did not store or sell any petroleum products or potentially hazardous materials. Mr. Kim was not aware of former or existing underground storage tanks (UST) associated with the *Property*. Mr. Kim was not aware of any adjoining properties of environmental concern.

SECTION 5.0
HISTORICAL REVIEW

The historical use of the *Property* and adjoining properties was reviewed using available city directories, Sanborn Fire Insurance Maps, and aerial photographs. To follow are the findings of the historical review.

5.1 CITY DIRECTORIES

City directories are reference books published yearly for most major metropolitan areas. The directories contain listings of businesses and landowners by address and by name. City directories are useful in determining the historical use and/or occupant(s) of a given property. The Marion County Public Library contained Polk's Ocala City Directories. On the date of the *Property* inspection, the Marion County Public Library was closed while the facility was being relocated to a new location. Mr. George Roberts, Brownfields Project Coordinator for the City of Ocala, provided a written review of City Directories for the years 1966, 1967, 1968, 1970, 1975, 1980, 1982, 1985, 1990, 1990, 1995, and 2003. These findings are summarized in **Table 1**:

Table 1
SUMMARY OF CITY DIRECTORIES

YEAR	PROPERTY (242/244 NW 10th St.)	NORTH ADJOINING	SOUTH ADJOINING	EAST ADJOINING	WEST ADJOINING
1966	Kendrick Welding/ Florida Times-Union	No Listing	No Listing	No Listing	No Listing
1967	No Listing	NC	NC	Lovell Brothers Auto Parts	NC
1968	Ball & Roller	NC	NC	NC	NC
1970	NC	NC	NC	NC	NC
1975	NC/Milt Boswell Electronic Appliance	NC	NC	NC	NC
1980	Milt Boswell Electronic Appliance/American Carpet and Interiors	NC	NC	NC	NC
1982	NC	NC	NC	NC	NC
1985	Voyles Appliance Sales & Service/Vacant	NC	NC	NC	NC
1990	Voyles Appliance Sales & Service	NC	NC	NC	NC
1995	Ebony Beauty Supplies	NC	NC	NAPA Auto Parts	NC
2003	NC	NC	NC	NC	NC

NC = Signifies relatively no change from the prior City Directory that was reviewed.
Note: Properties in **bold** were identified as a potential environmental concern in connection with the *Property*.

5.2 SANBORN FIRE INSURANCE MAPS

EE&G contracted Environmental Data Resources, Inc. (EDR) to conduct a search for available Sanborn Fire Insurance Maps that include the *Property* and surrounding area. Sanborn Fire Insurance Maps are an additional source of historical use information available for most developed areas. Sanborn Fire Insurance Maps for the years of 1924, 1930, 1948, and 1970 were reviewed. Copies of the fire insurance maps are provided in **Appendix D**. These findings are summarized in **Table 2**:

Table 2
SUMMARY OF SANBORN FIRE INSURANCE MAPS

YEAR	PROPERTY (242/244 NW 10th St.)	NORTH ADJOINING	SOUTH ADJOINING	EAST ADJOINING	WEST ADJOINING
1924	Vacant (partially visible)	Vacant (partially visible)	Vacant (partially visible)	Not Visible	Vacant
1930	Vacant	Vacant	Vacant	Vacant	Vacant
1948	NC	NC	NC	NC	NC
1970	Building (unknown)	Building (unknown)	NC	Commercial Building	Vacant

NC = Signifies relatively no change from the prior map that was reviewed.
Note: Properties in **bold** were identified as a potential environmental concern in connection with the *Property*.

5.3 HISTORICAL AERIAL PHOTOGRAPHS

Government agencies or private entities often take aerial photographs annually or bi-annually. Review of these historic aerial photographs may provide information regarding land development and land use patterns at specified dates. Aerial photographs of Section 7, Township 15 South, Range 22 East were available at the Marion County Property Appraiser's Office. EE&G reviewed aerials for the years 1964, 1976, 1980, 1985, 1992, 1996, 1999, and 2002. Copies of the 1976 and 2002 aerial photographs are presented in **Appendix E**. These findings are summarized in **Table 3**.

TABLE 3

SUMMARY OF AERIAL PHOTOGRAPHS

YEAR	PROPERTY	NORTH PROPERTIES	SOUTH PROPERTIES	EAST PROPERTIES	WEST PROPERTIES
1964	Developed, two buildings	Undeveloped, mostly clear	Undeveloped, mostly clear	Undeveloped, mostly clear	Undeveloped, mostly clear
1976	Developed, existing commercial bldg.	Developed, commercial bldg.	NC	Developed, commercial bldg.	NC
1980	NC	Modular homes sales/commercial bldg.	Developed, commercial bldg.	NC	Small commercial bldg.
1985	NC	NC	NC	NC	Large commercial bldg.
1992	NC	NC	NC	NC	NC
1996	NC	NC	NC	NC	NC
1999	NC	NC	NC	NC	NC
2002	NC	NC	NC	NC	NC

NC = No significant change was observed on the properties relative to the previous year that was reviewed.

5.4 PRIOR ASSESSMENT USAGE

The client did not provide prior assessment usage documents or reports related to the *Property*.

5.5 SUMMARY OF PAST USE OF THE PROPERTY AND SURROUNDING PROPERTIES

The use of the *Property* and adjoining properties are summarized below:

- ***Property:*** The *Property* appeared undeveloped as early as the mid-1920s, and remained relatively unchanged through the early 1960s, when two possible residential dwellings appeared. The *Property* appeared developed with the existing commercial building in the mid-1960s, and remained relatively unchanged from the mid-1960s through the early 2000s. Commercial businesses reported to exist at the *Property* included Kendrick welding, the Florida Times-Union (home delivery pickup), an appliance store, a carpet store, and the current occupant of the *Property*, Ebony Beauty Supplies.

- **North:** The adjoining property to the north appeared undeveloped and mostly clear as early as the mid-1920s, and remained relatively unchanged through the early to mid-1970s, when a commercial building appeared. The adjoining property to the north appeared unchanged through the early 1980s, when a modular homes sales facility appeared to the west of the commercial building, beyond NW 4th Avenue. The adjoining property to the north appeared relatively unchanged from the mid-1980s through the early 2000s.

- **South:** The adjoining property to the south appeared undeveloped and mostly cleared as early as the mid-1920s, and remained relatively unchanged through the early 1980s, when the existing commercial building appeared. The adjoining property to the south appeared relatively unchanged from the mid-1980s through the early 2000s.

- **East:** The adjoining property to the east appeared undeveloped and mostly clear as early as the early 1930s, and remained relatively unchanged through the late 1960s, when the existing commercial building was constructed. The adjoining property to the east has remained relatively unchanged through the early 2000s.

- **West**: The adjoining property to the west appeared undeveloped and mostly clear as early as the mid-1920s, and remained relatively unchanged through the mid to late 1970s, when a small commercial building appeared to the west, beyond NW 4th Avenue. The existing commercial bank building to the west appeared in the mid-1980s, and remained relatively unchanged through the early 2000s.

5.6 PROPERTY ZONING

Based on a review of the current *Property* zoning classification prepared by the City of Ocala Planning Department, the *Property* was zoned wholesale business. Based on the review of Future Land Use map prepared by the City of Ocala Planning Department, the future land use designation for the *Property* was wholesale/other business. Refer to **Appendix F**, for copies of the property zoning documents.

5.7 CHAIN OF TITLE SEARCH

EE&G retained Harold G. Springer Abstracts of Belleview, Florida to perform Chain of Title search for the *Property*. According to the first recorded transaction, the *Property* was owned by the "S. T. Sistrull, Special Master in Chancery". The first deeded record was dated July 11, 1919, when the *Property* was purchased by Mr. Louis W. Duval. On July 21, 1956, the *Property* was transferred from Mr. Louis W. Duval to Mr. P.T. Greene and wife. On November 17, 1961, the *Property* was transferred from Mr. P. T. Greene and wife to Mr. Eugene Peek, Jr. and Mr. James Smith, Jr. Upon the death of Mr. Eugene Peek, Jr. (December 1994), and his wife, Virginia B. Peek (September 2000), the *Property* was listed as an estate by the Marion County Tax Assessor. The Chain of Title search revealed no ownership records that would appear to represent a significant environmental concern to the *Property*. The Chain of Title search for the *Property* is provided in **Appendix G**.

SECTION 6.0
ENVIRONMENTAL REGULATORY DATABASE AND RECORD REVIEW

EE&G contracted Environmental Data Resources (EDR) to conduct a search of database systems maintained by Environmental Protection Agency (EPA), the Florida Department of Environmental Protection (FDEP), and the State and County regulatory agencies. These federal, state and local regulatory agency database systems maintain information concerning the storage, use and/or discharge of hazardous substances and/or petroleum products, compliance issues, environmental violations, and enforcement actions of reported sites. The following table summarizes the databases researched, their search criteria (based on the approximate minimum search distance recommended by ASTM Designation E 1527-00), and date information released by the Government. The databases definitions, and detailed research findings, are presented in the *June 30, 2004 EDR Radius Map Report*, which is provided in **Appendix H**.

Federal Database (EPA)	**Search Radius from *Property***	**Date Released by Government**
National Priorities List (NPL)	1.0-Mile Radius	04/27/04
Corrective Action Report (CORRACTS)	1.0-Mile Radius	03/15/04
Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS)	0.5-Mile Radius	02/26/04
CERCLIS-No Further Remedial Action Planned (NFRAP)	0.25-Mile Radius	02/26/04
Resources Conservation and Recovery Information System (RCRIS) for Large Quantity Generators (LQGs) and Small Quantity Generators (SQGs)	0.25-Mile Radius	04/13/04
Biennial Reporting System (BRS) for LQGs and Treatment, Storage, and Disposal (TSD) facilities	0.5-Mile Radius	12/01/01
Emergency Response Notification System (ERNS)	Limited to the *Property*	12/31/03
PCB Activity Database System (PADS)	Limited to the *Property*	03/30/04
Facility Index System/Facility Identification Initiative Program Summary Report (FINDS)	Limited to the *Property*	04/08/04
Hazardous Materials Information Reporting System (HMIRS)	Limited to the *Property*	02/17/04
Toxic Chemical Release System (TRIS)	Limited to the *Property*	12/31/01
Toxic Substance Control Act (TSCA)	Limited to the *Property*	12/31/02
State Database (FDEP)	**Search Radius from *Property***	**Date Released by Government**
Florida's State-Funded Action Sites (FSAS) & State Hazardous Waste Sites (SHWS)	1.0-Mile Radius	02/02/04
Solid Waste Facilities/Landfill List (SWF/LF)	0.5-Mile Radius	05/19/04
Leaking Underground Storage Tank (LUST) & Petroleum Contamination Detail Report (PCT01)	0.5-Mile Radius	05/05/04
Florida's Registered USTs & ASTs	0.25-Mile Radius	05/05/04
Florida Cattle Vats	0.5-Mile Radius	05/01/94
Dry Cleaning Facilities (DRYCLN)	0.25-Mile Radius	03/08/04
Wastewater Facility Regulation Database	Limited to the *Property*	03/26/04

6.1 SUMMARY OF DATABASE RESEARCH FOR THE *PROPERTY*

Based on a review of the *EDR Radius Map Report* (see **Appendix H**), the *Property* was not identified on any of the above environmental databases.

6.2 SUMMARY OF DATABASE RESEARCH FOR SURROUNDING PROPERTIES

Due to the regionally flat topography, relatively flat hydraulic gradient, significant depth to groundwater, and relatively high natural biodegradation/attenuation capabilities in Central Florida, the potential for contaminants to migrate horizontally has been minimized. However, sites potentially contaminated with volatile organic halocarbons (VOHs), such as dry cleaners, are of significant concern due to the mobility of these constituents in the groundwater. Thus, sites greater than one-sixteenth of a mile (330 feet) from the *Property* were not considered a significant environmental threat, unless chlorinated solvent contamination was suspected.

Based on a review of the EDR Radius Map Report (see **Appendix H**), four surrounding facilities of potential environmental concern were identified on the above data bases reviewed. The facilities included the adjoining NAPA Auto Parts (320 NW 10th Street), the Browder Property (121 NW 10th Street), U-Haul Center of Ocala (1011 NW Pine Avenue), and Circle K #8614 (917 NW Pine Avenue). The regulatory review for each facility is summarized below.

NAPA Auto Parts: This facility was listed on the RCRIS data base. This facility was located on the adjoining property to the east. According to the EDR Radius Map Report, this facility was registered as a Small Quantity Generator of hazardous waste, and no violations were reported to exist associated with this facility. EE&G attempted to reviewed regulatory compliance files for this facility at the FDEP's Hazardous Waste office in Orlando, Florida. No regulatory files were discovered for this facility, indicating that the FDEP had not inspected the facility, and no recorded violations existed related to the facility. Based on the lack of documented violations at this facility, this facility appears to pose minimal environmental concern to the Property at this time.

Circle K #8614: This facility was listed on the LUST and UST data bases. This facility was located approximately 300 feet west of the *Property*. According to the EDR Radius Map Report, this facility removed six leaded gasoline USTs in the late 1980s. The facility currently maintains three 10,000 gallon unleaded gasoline USTs, which were installed in April 1988. Based on the review of the information in the EDR Radius Map Report, and available documents on the FDEP OCULUS Document Management system, this facility reported a petroleum release in October 1987. The facility was determined eligible for state reimbursement assistance under the Early Detection Incentive (EDI) Program. The facility received a ranking score of 10. The initial assessment activities conducted in February 1995, identified petroleum-affect groundwater in the four compliance monitoring wells. No additional assessment activities have been conducted at the facility since the initial assessment in February 1995. Additional assessment and remediation activities will likely not begin at this facility for several years. Based on the distance of this facility from the *Property* and the significant depth to groundwater (approximately 20 feet), this facility appears to pose minimal environmental concern to the *Property*.

Browder Property: This facility was listed on the LUST data base. This facility was located approximately 500 feet northeast of the *Property.* Based on the review of the EDR Radius Map Report, and available documents on the FDEP OCULUS Document Management system, this facility reported a petroleum release in September 1994. The facility was determined eligible for state reimbursement assistance under the Abandoned Tank Restoration Program. The facility received a ranking score of 10. Based on the distance of this facility from the *Property*, and the expected significant depth to the surficial aquifer (approximately 20 feet), this facility appears to pose minimal environmental concern to the *Property.*

U-Haul Center of Ocala: This facility was listed on the LUST and UST data bases. This facility was located approximately 300 feet northwest of the *Property.* Based on the review of the EDR Radius Map Report, and available documents on the FDEP OCULUS Document Management system, this facility reported two petroleum releases, December 1988 and March 1992. The December 1988 discharge required "no cleanup". The March 1992 discharge was associated with the release of approximately 15 gallons of unleaded fuel which was released while transferring fuel from the UST. The March 1992 release was determined ineligible for any State of Florida reimbursement programs. The site ranking score for the facility was 9. Based on the distance of this facility from the *Property*, and the expected significant depth to the surficial aquifer (approximately 20 feet), this facility appears to pose minimal environmental concern to the *Property.*

Numerous other facilities were included in the EDR Radius Map Report, however, no other surrounding facilities of potential environmental concern were identified within the search radius of concern on the above environmental databases.

6.3 ORPHAN SITES

Orphan sites are facilities that have been identified on the *EDR Radius Map Report*; however, due to poor or inadequate address information, the facilities could not be mapped by EDR with relation to the *Property.* A total of eleven orphan sites were identified on *the EDR Radius Map Report*, and EE&G attempted to further assess these facilities. Based on field observations, the orphan sites were determined to be located at distances, which would not pose a significant environmental threat to the *Property*, and regulatory file reviews were not warranted.

SECTION 7.0
FINDINGS & OPINIONS

Upon the completion of this Phase I Environmental Site Assessment, EE&G identified the following conditions in connection with the *Property*.

- The *Property* was located in a mixed commercial/residential area of Ocala, Florida, characterized by surrounding properties that were observed to be commercial business, retail shops, a bank, and residential homes. The *Property* was zoned B-5, Wholesale Business.

- At the time of the site inspection, the *Property* was developed with an approximately 8,000 square foot commercial building. The commercial business sold beauty supplies and accessories. The existing business, Ebony Beauty Supplies, occupied the *Property* for approximately 12 years.

- According to available historical information, the *Property* appeared undeveloped and mostly cleared as early as the mid-1920s, and remained undeveloped through the early 1960s, when two structures appeared on the *Property.* The *Property* appeared developed with the existing commercial building in the mid-1960s, and remained relatively unchanged through the present.

- The Chain of Title search revealed no ownership records that would appear to represent a significant environmental concern to the *Property*.

- The surrounding properties appeared undeveloped as early as the mid-1920s, and remained relatively unchanged through the late 1960s, when an auto parts store appeared. The adjoining property to the west remained undeveloped through the mid to late 1970s, when a small commercial business appeared beyond NW 4th Avenue. The existing commercial bank building to the west appeared in the mid-1980s. The adjoining property to the north (beyond NW 10th Street) remained undeveloped through the early to mid-1970s, when a commercial building (existing automobile sale facility) appeared to the east of NW 4th Avenue, and the existing modular homes sales facility appeared to the west of NW 4th Avenue in the early 1980s. The adjoining property to the south remained undeveloped through the early 1980s, when the existing vacant commercial building appeared.

- Three surrounding properties, the Browders Property (121 NW 10th Street), the Circle K #8614 (917 NW Pine Avenue), and the U-Haul Center of Ocala (1011 NW Pine Avenue), have documented petroleum releases to the subsuface. The Browders Property reported a petroleum release in September 1994 that was eligible for the State of Florida's Abandoned Tank Restoration Program. The facility ranking score was 10. The Circle K #8614 facility reported a petroleum release in October 1987 that was eligible for the Early Detection Incentive Program. The facility ranking score was 10. The U-Haul Center of Ocala reported a petroleum release in March 1992, and the release was determined ineligible for any State of Florida reimbursement program. The facility ranking score was 9. Future assessment and remediation activities are pending FDEP notification to proceed. Upon completion of additional assessment activities at

these facilities, a more definitive conclusion can be derived concerning the environmental concern to the *Property*, associated with the facilities.

SECTION 8.0
CONCLUSIONS

EE&G has performed a Phase I Environmental Site Assessment, in conformance with the scope and limitations of ASTM Practice Designation E 1527-00, of an undeveloped parcel, located at 242 NW 10th Street, Ocala, Marion County, Florida. Exceptions to, or deletions from, this assessment are described in Sections 1.3, 1.4, and 1.5 of this report. Based on the findings of the Phase I ESA, EE&G presents the following conclusions:

EE&G has identified no evidence of recognized environmental conditions in connection with the *Property*.

SECTION 9.0
DEVIATIONS & ADDITIONAL SERVICES

No deviations from the ASTM Designation E 1527-00 were required to complete this Phase I ESA.

BROWNFIELDS ASSESSMENT. OCALA, FLORIDA
FOIA 2019-003937

FOLDER NUMBER	BRIEF DESCRIPTION	
467326	Former Shell Car Wash	

BP 9848639

BROWNFIELD PHASE II ASSESSMENT

REPORT

FORMER SHELL CAR WASH
817 NORTH PINE AVENUE
OCALA, MARION COUNTY, FLORIDA

prepared for

RENEW OCALA - A BROWNFIELD REDEVELOPMENT PROGRAM
P.O. BOX 1270
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PROJECT NO. EPEN-04-0031

December 13, 2004

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STATEMENT OF PROFESSIONAL REVIEW

The Brownfield Phase II Assessment Report for the subject site, located at 817 North Pine Avenue, Ocala, Marion County, Florida, has been prepared under the supervision of a Professional Geologist registered in the State of Florida. This report has been determined to be in accordance with professional practices pursuant to Chapter 492 of the Florida Statutes.

Signed this 13th day of December, 2004

James J. Jamielowski, P.G.
Vice President
Florida Registration #0000428

1.0 INTRODUCTION AND PURPOSE

1.1 Overview and Purpose of Brownfield Phase II ESA Activities

The purpose of this project is to conduct a Brownfield Phase II Assessment for the subject site, located at 817 North Pine Avenue, Ocala, Marion County, Florida. A Phase I Environmental Site Assessment (ESA) was completed for the subject site by HSW on October 23, 2003, which indicated that the subject site previously contained a car wash facility and gasoline station. The Phase I ESA concluded that the subject had "recognized environmental conditions in connection with the subject property, specifically subsurface contamination related to the petroleum releases on January 30, 1989, and November 4, 1991." As a result, AEI was authorized on February 27, 2004 by Renew Ocala, a Brownfield Redevelopment Program (referred to hereafter as "Renew Ocala") to conduct a Brownfield Phase II Site Assessment for the subject site. The purpose of the Brownfield Phase II Assessment conducted by AEI was to determine if the soil and groundwater at the subject site has been adversely impacted by the previous use of the subject site as a car wash and gasoline station, and the laboratory analytical results will be used concerning decisions to be made concerning future re-development of the subject site. The Brownfield Phase II Assessment activities approved by Renew Ocala are the first phase of a Brownfields Site Assessment, and are designed to identify the highest concentrations in the soil and groundwater at the identified source areas on-site.

1.2 Identification of On-Site Sources of Contamination

Based on the information in the Phase I ESA, and other information provided to AEI, four specific source areas were identified, and were investigated by this Brownfield Phase II Assessment. The four on-site source areas are shown in **Figure 3,** and are identified as follows:

Source Area #1:	The former car wash building, located in the north portion of the subject site.
Source Area #2:	The former gasoline underground storage tank (UST) area located in the northern portion of the site, which contained three, 10,000-gallon unleaded gasoline USTs.
Source Area #3:	Two former pump islands, associated with the former gasoline USTs, located in the southern-central portion of the subject site.
Source Area #4:	A former 275-gallon kerosene UST, located immediately to the west of the former car wash building.

1.3 Overview of Soil Investigation Activities

A soil boring investigation was conducted to determine the presence of constituents associated with each of the four source areas, to determine potential impacts on-site in the unsaturated zone. The following information is provided:

a) To investigate the former car wash building, one soil boring was installed to 25 feet, and soil samples from the soil boring were screened in the field for the presence of petroleum and solvents with an Organic Vapor Analyzer (OVA). One laboratory soil sample was collected from a depth of 5.0 feet, which was determined after review the OVA results, and analyzed for solvent parameters.

b) To investigate the former gasoline UST area, two soil borings were installed to 25 feet, and soil samples from the soil borings were screened in the field for the presence of petroleum with an OVA. One laboratory soil sample was collected from a depth of 20 feet, which was determined after review the OVA results, and analyzed for petroleum parameters.

c) To investigate two former fuel dispenser islands, two soil borings were installed to 25 feet and the soil samples from the soil borings were screened in the field for the presence of petroleum with an OVA. One soil sample was collected from beneath one dispenser island from a depth of 5.0 feet, which was determined after review the OVA results, and analyzed for petroleum parameters.

d) To investigate the former 275-gallon kerosene UST, one soil boring was installed to 25 feet and the soil samples from the soil boring were screened in the field for the presence of petroleum with an OVA. One laboratory soil sample was collected from a depth of 15 feet, which was determined after review the OVA results, and analyzed for petroleum parameters.

e) The soil laboratory analytical results were evaluated with respect to the Soil Cleanup Target Levels identified in Chapter 62-777, FAC, Table II, Soil Cleanup Target Levels, either for "Direct Exposure-Residential", or "Leachability Based on Groundwater Criteria", which ever is lower.

1.4. Overview of Groundwater Investigation Activities

A groundwater investigation was conducted to determine the presence of constituents associated with each source area, as feasible. The groundwater investigation included the installation of six monitoring wells and sampling one existing monitoring well. The existing monitoring well was previously installed as a compliance monitoring well for the former UST area. The following summary information is provided:

a) To investigate the former car wash building, one monitoring well was installed in an area within the vicinity of the former car wash building, and sampled for solvent and petroleum parameters, and total lead.

b) To investigate the three former gasoline USTs, two monitoring wells were installed within the area which contained the former USTs, and were sampled for solvent and applicable petroleum parameters, and total lead. In addition, the existing monitoring well was sampled for applicable petroleum parameters.

c) To investigate the two former fuel dispenser islands, one monitoring well was installed in the center of each fuel island, and sampled for solvent and applicable petroleum parameters, and total lead.

d) To investigate the former kerosene UST located to the west of the building, one monitoring well was installed and sampled for solvent and applicable petroleum parameters, and total lead.

e) The groundwater analytical results for each source area were evaluated with respect to the Groundwater Cleanup Target Levels identified in Chapter 62-777, FAC, Table I, Groundwater and Surface Water Cleanup Target Levels, for "Groundwater Criteria".

1.5 Quality Assurance Project Plan Preparation and Submittal

On June 15, 2004, AEI submitted a Quality Assurance Project Plan (QAPP) to the U.S. EPA Region 4 Office in Atlanta, Georgia. On June 23, 2004, the U.S. EPA Region 4 Office in Atlanta, Georgia issued comments concerning the QAPP which was dated June 15, 2004. As a result, review comments were issued by the U.S. EPA on June 23, 2004, and were incorporated into the field investigation activities conducted in July, 2004. A revised QAPP, which is identified as Revision 1.0, was submitted to the U.S. EPA Region 4 Office in Atlanta, Georgia on September 28, 2004. The QAPP dated June 15, 2004, and Revision 1.0, dated September 28, 2004, were prepared in accordance with the following:

a. U.S. Environmental Protection Agency, Office of Solid Waste Emergency Response, EPA 540-R-98-038, Quality Assurance Guidance for Conducting Brownfields Site Assessments, September, 1998.

b. U.S. Environmental Protection Agency, Region 4, Quality Management Plan for Region 4, Revision 2, May 2003.

AEI understands that the purpose of this project is to provide site specific data to evaluate the subject site with respect to applicable regulations and make decisions about the potential reuse of the Former Shell facility. AEI also understands that quality assurance (QA) and quality control (QC) procedures are applicable to the Brownfield Phase II Assessment. Quality assurance is the management activities involving planning, implementation, assessment, reporting and quality improvement to ensure that the Brownfield Phase II Site Assessment meets the desired goals. Quality control is the overall system of technical activities that measure the performance of the processes utilized in this Brownfield Phase II Assessment against defined standards to verify that they meet predefined requirements.

1.6 DQO Overview & Objectives

The U.S. Environmental Protection Agency requires that all Federally funded environmental monitoring and measurement efforts participate in a centrally managed quality assurance program. AEI understands that the Brownfields site assessment team generating data under this quality assurance program has the responsibility to implement minimum procedures to ensure that the precision, accuracy and completeness of its data are known and documented. The Data Quality Objectives (DQO) process has been incorporated by AEI for this Brownfield Phase II Assessment,

which allows AEI to determine the level of data quality needed for specific data collection activities. The seven steps of the DQO process are identified as follows:

Step 1 - Problem Definition

Step 2 - Identify the Decision

Step 3 - Identify the Inputs to the Decision

Step 4 - Define Boundaries of the Study

Step 5 - Development of a Decision Rule

Step 6 - Specifying Limits on Decision Errors

Step 7 - Optimizing the Design

The QAPP, Revision 1.0, which was submitted to the U.S. EPA on September 28, 2004 for this project contained a detailed evaluation of the subject site with respect to the seven DQO steps, and a copy of this evaluation is included in **Appendix G.**

2.0 SITE DESCRIPTION & PROJECT INFORMATION

2.1 Site Location and Description

According to information available from the Marion County Property Appraiser's website, the subject site contains .76 acres of vacant land, with an address of 817 North Pine Avenue, Ocala. The subject site is located immediately to the east of North Pine Avenue (which is also U.S. Highway 441) and is located in Section 7, Township 15 South, Range 22 East, as shown on the U.S. Geological Survey (USGS), "Ocala West", Florida Quadrangle Map, included as **Figure 1**. Based on a site visit by J. Jarmolowski of AEI on March 26, 2004, no buildings are present and the subject site contains concrete and asphalt areas. Site photographs and an aerial photograph are included in **Appendix A.** It should be noted that the address of the subject site has been identified as 819 NW Pine Avenue in other documents reviewed by AEI. For the purposes of this report, the address listed on the Marion County Property Appraiser's website has been utilized. With respect to off-site properties, these consist of various commercial businesses, as shown in **Figure 2.**

2.2 Phase I ESA, October 2003, and Previous Technical Information

As indicated in Section 1.1, a Phase I ESA was completed by HSW, on October 28, 2003. In addition, AEI was provided additional technical information concerning the subject site from Mr. George Roberts of Renew Ocala. The following summary information is provided:

- The Phase I ESA report indicated that the subject site was a former Shell Car Wash, and indicated that petroleum discharges were reported on January 30, 1989, and November 4, 1991.

- Review of the FDEP STI database indicates that the subject site previously contained three 10,000-gallon gasoline USTs and one 275-gallon kerosene UST, which were registered as being removed.

- Based on review of a Closure Assessment Form dated February 1992, the three 10,000-gallon USTs contained gasoline and the 275-gallon UST contained kerosene. Review of a site plan prepared by Gurr & Associates in 1991, and Florida Environmental Compliance in 1994, indicated the presence of two pump islands and two UST areas. The three 10,000-gallon USTs were located in the northern portion of the site and the 275-gallon UST was located adjacent to the west of the former carwash building on-site.

- Based on information provided to AEI by Mr. George Roberts of Renew Ocala, the former car wash operations were conducted in the eastern portion of the former building.

2.3 Utility Location and Health and Safety Procedures

Utility Location: Florida law requires that at least 48 hours prior to the initiation of any subsurface work (drilling, backhoe operation, etc.), a utility inspection must be performed at the subject property. This inspection consists of the marking of underground utility locations by utility company personnel. The utility mark-out was requested for the subject property on July 20, 2004, by notifying Sunshine State One Call and the mark-out ticket number was 19542101.

Health and d Safety Procedures: AEI developed a Health and Safety Plan that was specific to the subject property, in accordance with Hazardous Waste Operations & Emergency Response, in 29 CFR 1910.120. The site Health and Safety Plan was designed to reduce the risk of physical or chemical exposures that may affect workers in the proposed work area. The site Health and Safety Plan included information about chemicals expected on the subject property, health and safety procedures for working on-site and emergency response procedures. The Health and Safety Plan is on file at AEI's office. All site drilling and sampling activities conducted for this project in July and August 2004, were conducted under a "Level D" designation. AEI personnel, and the drilling contractor, Ace Drilling, Inc., have the required "HAZWOPER" training and certification pursuant to 29 CFR, Part 1910.120.

2.4 Determination of Unsaturated Zone

Prior to the initiation of field activities in July 2004, the depth to the upper surface of the water table was measured in the existing monitoring well, (which was identified as MW-7 for this investigation), at a depth of approximately 24 feet below land surface. The seasonal fluctuation in the groundwater table is approximately 2 feet. Based on this information, the unsaturated zone for this project is defined as the interval from 0 to 24 feet, and the "smear zone" associated with the season fluctuation of the water table is from 22 to 24 feet below land surface. Therefore, the unsaturated zone for this project is from 0 to 22 feet below land surface.

2.5 Designated Analytical Laboratory

As indicated in the QAPP, dated June 15, 2004, the designated laboratory for the Brownfield Phase II ESA is PC&B Environmental Laboratories, located in Oviedo, Florida. PC&B Environmental Laboratories, Inc. is certified by the Florida DOH (Lab #E83239), and operates under a NELAP approved Quality Assurance Plan.

2.6 Project Organization and Completion of Brownfield Phase II ESA Activities

Figure 4 shows the project organization and responsibilities of the team members. The AEI Project Manager was James Jarmolowski, P.G., and the Renew Ocala Project Manager is Mr. George Roberts. The Brownfield ESA field activities were completed in July and August, 2004, as follows:

a. *Soil Borings SB-1 through SB-6:*	Soil Borings SB-1 through SB-6 were drilled by Ace Drilling, Inc., on July 26 and 27, 2004.
b. Monitoring Wells MW-1 through MW-6	MW-1 through MW-6 were installed on July 26 and 27, 2004.
c. *Soil Samples SS-1 through SS-6:*	Soil Samples SS-1 through SS-6, were collected on July 26 and 27, 2004. Additional soil samples from SS-3 were collected on August 25, 2004.

d. Groundwater Sampling Activities:

MW-1, MW-2, and MW-5 were sampled on July 28, 2004, and MW-3, MW-4, MW-6 and MW-7 were sampled on July 30, 2004. Additional sampling was conducted for MW-3 and MW-5 for specific parameters on August 25, 2004.

e. Water Level Measurements:

Water level measurements were obtained from MW-1 through MW-7 on July 30 and August 25, 2004.

3.0 SOIL ASSESSMENT ACTIVITIES

3.1 Soil Investigation Overview

The purpose of the soil investigation was to determine the presence of solvent and petroleum constituents associated with the each of the four source areas in the unsaturated zone. The soil investigation consisted of two main components, evaluating each source area by first conducting a soil vapor survey, and then collecting soil samples from each source area for laboratory analyses. The soil investigation included the use of a drill rig for the installation of six soil borings to a depth of 25 feet. Samples were collected from the soil borings at 5 foot intervals and screened in the field with an OVA. The soil vapor survey results were reviewed in the field to determine the presence of petroleum products at specific depths, which were used to determine the specific depths the laboratory soil samples would be collected from. The following summary information is provided for the soil investigation conducted at each source area:

a. Source Area 1, Former Car Wash Building: To investigate the former car wash building, one soil boring, SB-6, was installed to 25 feet, and soil samples from the soil boring were screened in the field for the presence of solvents and petroleum constituents with an OVA. One laboratory soil sample, SS-4, was collected from a depth which was determined after review of the OVA results, and analyzed for solvent parameters.

b. Source Area 2, Former Gasoline USTs: To investigate the area previously occupied by three 10,000-gallon gasoline USTs, two soil borings were installed to 25 feet, and soil samples from the soil borings were screened in the field for the presence of petroleum and solvents with an OVA. One laboratory soil sample, SS-1, was collected from a depth of 20 feet, which was determined after review of the OVA results, and analyzed for petroleum parameters.

c. Source Area 3 Former Fuel Dispenser Islands: To investigate two former fuel dispenser islands, two soil borings, SB-3 and SB-4 were installed to 25 feet and the soil samples from the soil boring were screened in the field for the presence of petroleum and solvents with an OVA. One soil sample, SS-2, was collected from beneath the west dispenser island, from a depth of 5.0 feet, which was determined after review the OVA results, and analyzed for petroleum parameters.

d. Source Area 4, Former Kerosene UST: To investigate the former 275-gallon kerosene UST located to the west of the former building, one soil boring, SB-5, was installed to 25 feet and the soil samples from the soil boring were screened in the field for the presence of petroleum and solvents with an OVA. One laboratory soil sample, SS-3, was collected from a depth of 15 feet, which was determined after review of the OVA results, and analyzed for petroleum parameters.

3.2 Soil Vapor Survey Procedures and Results

Soil Vapor Survey Procedures

As indicated in other sections of this report, soil samples were obtained from the four source areas for OVA screening obtained by installation of six soil borings. The six soil borings were installed by Ace Drilling with a drill rig to a depth of 25 feet. Soil samples were obtained from discrete intervals with a split-spoon sampling device, and headspace organic vapor concentrations were

measured with a calibrated Foxboro 128 Organic Vapor Analyzer in accordance with procedures outlined in Chapter 62-770, FAC. The samples were evaluated with respect to the criteria contained in Chapter 62-770, FAC, for gasoline products, and non-gasoline petroleum products, as follows:

OVA Field Screening Criteria - Gasoline Products

0-100 ppm:	For OVA samples which detected 0 to 100 parts per million (ppm), these samples were considered to be below the criteria for additional laboratory sampling.
100-500 ppm:	For OVA samples which detected 100 to 500 ppm, these samples were considered to be "contaminated", and were identified for laboratory sampling to identify specific parameters and levels present, as applicable.
>500 ppm	For OVA samples which were detected greater than 500 ppm, these samples were identified as "excessively contaminated", and were identified for laboratory sampling to identify specific parameters and levels present.

OVA Field Screening - Non-Gasoline Petroleum Products

0-10 ppm:	For OVA samples which detected from 0 to 10 ppm, these samples were considered to be below the criteria for additional laboratory sampling.
10-50 ppm:	For OVA samples which detected 10 to 50 ppm, these samples were considered to be "contaminated", and were identified for laboratory sampling to identify specific parameters and levels present.
>50 ppm	For OVA samples which detected greater than 50 ppm, these samples were be identified as "excessively contaminated", and were identified for laboratory sampling to identify specific parameters and levels present.

Soil Vapor Survey Results for Soil Borings SB-1 through SB-6

Soil Borings SB-1 through SB-6 were installed by Ace Drilling Inc., on July 26 and 17, 2004, at the locations shown on **Figure 5.** The soil borings were installed with the use of a drill rig, and samples were obtained from a split spoon sampling device. Discrete soil samples were obtained at depths of 1 foot, 5 feet, 10, feet, 15 feet, 20 feet, and 25 feet. The upper surface of the groundwater table was encountered a approximately 24 feet below land surface. The results of the organic vapor analyses for the samples collected from SB-1 through SB-6 are summarized on **Table 1**. The following summary of the results is provided:

SB-1: SB-1 was installed within the area previously occupied by the former USTs, to a depth of 25 feet, as shown on **Figure 5.** No elevated OVA readings were detected for the interval from 1 foot to 25 feet below land surface above 5 ppm, no petroleum odors were noted in the samples, and there was no visual evidence of petroleum contamination.

SB-2: SB-2 was installed within the area previously occupied by the former USTs, to a depth of 25 feet, as shown on **Figure 5.** No elevated OVA readings were detected for the interval from 1 foot to 25 feet below land surface above 5 ppm, no petroleum odors were noted in the samples, and there was no visual evidence of petroleum contamination.

SB-3: SB-3 was installed at the western former fuel island, as shown in **Figure 5.** No elevated OVA readings were detected for the interval from 1 foot to 25 feet below land surface above 5 ppm, no petroleum odors were noted in the samples, and there was no visual evidence of petroleum contamination.

SB-4: SB-4 was installed at the eastern former fuel island, as shown in **Figure 5.** No elevated OVA readings were detected for the interval from 1 foot to 25 feet below land surface above 5 ppm, no petroleum odors were noted in the samples, and there was no visual evidence of petroleum contamination.

SB-5: SB-5 was installed in the area which previously contained the former kerosene UST, as shown in **Figure 5.** OVA readings were measured below 2 ppm in the samples for the interval from 1 foot to 10 feet. ***For the sample obtained at 15 feet, an elevated reading of 186 ppm was measured, and a petroleum odor was noted in the sample, and was identified as "excessively contaminated with a non-gasoline petroleum product".*** A reading of 3.4 ppm was obtained for the sample collected at 20 feet, and a reading of 20 ppm was obtained for the sample collected at 25 feet.

SB-6: SB-6 was installed in a location within the area previously occupied by the former car wash building, to a depth of 25 feet. No elevated OVA readings were detected for the interval from 1 foot to 25 feet below land surface above 5 ppm, no petroleum odors were noted in the samples, and there was no visual evidence of petroleum contamination.

3.3 Soil Laboratory Analyses and Results

After review of the OVA results from the soil borings installed on July 26 and 27, 2004, a total of 4 soil laboratory samples, SS-1 through SS-4, were collected on July 26 and 27, 2004, to further evaluate the four source areas. The soil samples were collected for laboratory analysis in accordance with FDEP SOP #FS 3000, and in accordance with the QAPP dated June 15, 2004. The locations of SS-1 through SS-4 are shown on **Figure 5.**

Any parameters detected were evaluated with respect to those identified in Chapter 62-777, FAC, Table II, Soil Cleanup Target Levels (SCTLs), either for "Direct Exposure-Residential", or "Leachability Based on Groundwater Criteria", which ever is lower. The results of the soil laboratory analyses results are summarized in **Table 2 and Table 3.** The laboratory analytical results are contained in **Appendix B.** The following summary information regarding the soil samples which were collected and analyzed for each source area is provided as follows:

Source Area #1 - Former Car Wash Building: One soil sample, SS-4, was collected from a location within the former building, and was analyzed for EPA Method 8021 (halogens & volatile organics). SS-4 was obtained at a depth of 5.0 feet. As a result, SS-4 did not detect any EPA Method 8021 (halogens& volatile organics) parameters above applicable laboratory method detection limits. *No parameters for SS-4 exceeded any SCTLs specified in Chapter 62-777, FAC.*

Source Area #2 - Former Gasoline USTs

One soil sample, SS-1, was collected from the area which previously contained the three USTs at a depth of 20 feet, and was analyzed for EPA Method 8021 (volatile aromatics). No EPA Method 8021 (volatile aromatics) parameters were detected above applicable laboratory detection limits. *No parameters for SS-1 exceeded any SCTLs specified in Chapter 62-777, FAC.*

Source Area # 3 - Former Gasoline Pump Islands

One soil sample, SS-2, was collected from beneath the western former gasoline pump island and was analyzed for EPA Method 8021 (volatile aromatics). No EPA Method 8021 (volatile aromatics) parameters were detected above applicable laboratory detection limits. *No parameters for SS-2 exceeded any SCTLs specified in Chapter 62-777, FAC.*

Source Area # 4 - Former Kerosene UST

One soil sample, SS-3, was collected from the former kerosene UST location at a depth of 15 feet, and was analyzed for EPA Method 8021 (volatile aromatics) parameters, EPA Method 8100 (Polynuclear Aromatic Hydrocarbons) parameters & TPH via the FL PRO Method. In addition, on August 25, 2004, TPH samples were collected from 1.0, 5.0 and 10.0 feet below land surface. As a result, no EPA Method 8021 (volatile aromatics) or EPA Method 8100 parameters were above applicable laboratory detection limits. TPH was detected at a depth of 15 feet at 5,080 milligrams per kilogram (mg/kg), which is above the SCTL of 340 mg/kg. TPH was not detected above applicable laboratory detection limits in the samples collected at 1.0, 5.0, or 10.0 feet. ***As a result, TPH in the soil sample collected at a depth of 15 feet exceeded the SCTL specified in Chapter 62-777, FAC.*** *No other parameters for SS-3 exceeded any SCTLs specified in Chapter 62-777, FAC.*

3.4 Quality Review for Soil Sampling Activities and Laboratory Analyses

Soil Sampling Activities Data Quality Review

The soil sampling activities conducted on July 26 and 27, and on August 25, 2004, were reviewed by the Project Manager after completion of the sampling activities. The following items are provided:

1. The soil sampling activities conducted were in accordance with FDEP SOP #FS 3000, and in accordance with the requirements contained in the QAPP.

2. Review of the chain-of-custody forms for the three soil sampling events did not detect any discrepancies which required correction.

3. The soil samples for all the samples collected in July and August 2004 were collected with respect to specific parameters and locations specified in the QAPP.

Soil Laboratory Analyses Data Quality Review

The laboratory analytical results for the soil sampling activities conducted on July 26 and 27, and August 25, 2004, were reviewed by the Project Manager after completion of the sampling activities. The following items are provided:

- The soil laboratory analytical results were verified by PC&B Environmental Laboratories, Inc., to meet the requirements of the NELAC Standards.
- With respect to the project requirements, all soil analytical results met the project requirements with respect to applicable detection levels.

4.0 GROUNDWATER QUALITY ASSESSMENT ACTIVITIES AND RESULTS

4.1 Groundwater Investigation Overview

In order to investigate the groundwater at or in the vicinity of the four source areas, six monitoring wells were installed under AEI supervision to depths ranging from 32 to 34 feet. The monitoring wells were installed by Ace Drilling of Deland Florida, at the locations shown in **Figure 5.** The six monitoring wells, MW-1 through MW-6, were sampled for applicable parameters specified in the QAPP, dated June 15, 2004. In addition to the six monitoring wells installed as part of this investigation, AEI sampled one existing monitoring well which was located to the south of the former UST area. This existing monitoring well was designated as MW-7, and is shown in **Figure 5.** The primary groundwater sampling activities were conducted on July 28, and 30, 2004, and included obtaining groundwater samples from MW-1 through MW-7. Supplemental groundwater samples were obtained on August 25, 2004, from MW-3 and MW-5, for other specific parameters. All groundwater sampling activities were conducted in accordance with FDEP SOP #2200. The following sections contain specific information regarding the specific parameters sampled, and the results obtained for the four source areas. The groundwater sampling parameters consisted of the following:

EPA Method 601 (solvent) parameters: Monitoring Wells MW-1 through MW-7 were sampled and analyzed for EPA Method 601 parameters.

EPA Method 602 (gasoline) parameters: Monitoring Wells MW-1 through MW-7 were sampled and analyzed for EPA Method 601 parameters.

EPA Method 8310 parameters: MW-5 and MW-7 were sampled and analyzed for EPA Method 8310 (diesel/kerosene parameters).

Total Lead: Monitoring Wells MW-1 through MW-7 were sampled and analyzed for the presence of total lead(EPA Method 6010).

TPH: Monitoring Wells MW-5 and MW-7 were sampled and analyzed for TPH via the FL PRO Method.

QA Samples: One equipment blank was obtained on July 28, 2004, and analyzed for EPA Methods 601, 602, 8310, TPH (FL PRO) and total lead. One duplicate sample, MW-8, was obtained from MW-5 on July 28, 2004, and analyzed for EPA Methods 601, 602, 8310, TPH, and total lead. Trip blanks for the July 28 and 30, 2004 sampling events were analyzed for EPA Method 601 and 602 parameters.

August 25, 2004 Groundwater Sampling Event: As indicated above, additional groundwater samples were obtained from MW-3 and MW-5 on August 25, 2004. MW-3 was sampled for total lead, and MW-5 was sampled for EPA Method 8310 parameters.

4.2 Monitoring Well Installation

In order to obtain groundwater samples from the designated locations, six monitoring wells, MW-1 through MW-6 were installed on July 26 and July 27, 2004, by Ace Drilling, at the locations shown in **Figure 5.** All drilling equipment, and well installation materials will be decontaminated prior to installation of each monitoring well. The monitoring wells consist of 15 feet of 0.01-inch well screen which was connected to 25 feet of 2-inch diameter PVC casing. The monitoring wells were installed with hollow-stem augers, and a 20/30 silica sand filter pack was placed in the annular space of the screened interval to two feet above the screened interval. A one-foot interval of 30/65 fine sand was placed above the silica sand filter pack, and neat cement grout was placed in the annular space to the surface. The monitoring wells were completed with 2 ft. by 2ft. cement pads, and flush mount covers. The drill cuttings were screened with an OVA for petroleum constituents. No drill cuttings were found to contain elevated petroleum constituents, and were placed on the eastern portion of the subject site. Copies of the Well Completion Reports which were completed by Ace Drilling Inc. are included in **Appendix C. Table 4** contains a summary of information regarding construction of the six monitoring wells, MW-1 through MW-6.

4.3 Groundwater Sampling Procedures

Well Purging Activities Prior to Sample Collection

As indicated above, groundwater sampling activities were conducted on July 28 and 30, 2004 for MW-1 through MW-7. Additional limited sampling activities were conducted for MW-3 and MW-5 on August 25, 2004. MW-1, MW-2, and MW-5 were sampled on July 28, 2004. MW-3, MW-4, MW-6 and MW-7 were sampled on July 30, 2004. FDEP SOP #FS 2212 requires that at least one well volume of water be purged from each well prior to collection of field parameters. Field parameters are then measured two to three minutes apart, and purging is complete when three consecutive measurements are within applicable limits. AEI took all precautions necessary to insure that all procedures were conducted to minimize turbidity, and aeration of the samples. Each monitoring well was purged with a submersible pump, which allows for well purging and sample collection of each well under low flow conditions, with variable pumping rates. Each well was purged for approximately 15 to 20 minutes, and readings for temperature, pH, specific conductivity, dissolved oxygen and turbidity were measured until these parameters had stabilized. Copies of the field sampling logs and instrument calibration forms for the July and August 2004 sampling events are included in **Appendix D.**

Measurement of Field Parameters

For the groundwater sampling events on in July and August, 2004, AEI utilized the Horiba Water Quality Checker U-10, which was calibrated in accordance with the operating instructions provided by the manufacturer. Readings for dissolved oxygen, pH, temperature, turbidity, and conductivity were recorded for each monitoring well samples.

Groundwater Sampling Activities

After purging, groundwater samples were obtained in July and August, 2004, using a submersible pump, in accordance with FDEP SOP #2200 for groundwater sampling. Care was taken during each well sampled to ensure that neither the water column in the wells or the samples were

agitated prior to, or while filling sample containers. As a result, there was no aeration of any groundwater samples. Groundwater sampling activities were conducted as follows:

July 28, 2004: Groundwater samples were obtained from MW-1, MW-2, and MW-5.

July 30, 2004: Groundwater samples were obtained from MW-3, MW-4, MW-6 and MW-7.

August 25, 2004: Groundwater samples were obtained from MW-3 and MW-5.

4.4 Groundwater Analytical Results

Table 5 contains summary information for EPA Methods 601, 602, and total lead. **Table 6** contains summary information for EPA Method 8310 parameters and TPH. **Appendix B** contains the laboratory analyses results for MW-1, MW-2, MW-5, and MW-8 (which is the duplicate sample of MW-5). **Appendix E** contains the laboratory analyses results for MW-3, MW-4, MW-6, and MW-7, and **Appendix F** contains the laboratory analyses results for MW-3 and MW-5, which were sampled on August 25, 2004. The location of each monitoring well sampled as part of this project is shown on **Figure 5,** and the following summary information is provided for each monitoring well:

MW-1: MW-1 was installed in the former gasoline UST area to evaluate water quality conditions for Source Area #2, and was sampled on July 28, 2004, for EPA Method 601 and 602 parameters, and total lead. No EPA Method 601 or 602 parameters were detected above applicable laboratory method detection limits. Total lead was not detected above 3.0 micrograms per liter (ug/L). No FDEP Groundwater Cleanup Target Levels (GCTLs) were exceeded for EPA Method 601 or 602 parameters, or Total Lead in MW-1.

MW-2: MW-2 was installed in the former gasoline UST area to evaluate water quality conditions for Source Area #2, and was sampled on July 28, 2004, for EPA Method 601 and 602 parameters, and total lead. No EPA Method 601 or 602 parameters were detected above applicable laboratory method detection limits. Total lead was not detected above 3.0 ug/L. No FDEP GCTLs were exceeded for EPA Method 601 or 602 parameters, or Total Lead in MW-2.

MW-3: MW-3 was installed in the western former pump island, which is associated with Source Area #3, and was sampled on July 30, 2004, for EPA Method 601 and 602 parameters, and total lead. No EPA Method 601 parameters were detected above applicable laboratory method detection limits. Certain EPA Method 602 parameters were detected, which included MTBE at 56.9 ug/L, ethylbenzene at 1.1 ug/L, toluene at 1.5 ug/L, and total xylenes at 3.8 ug/L. Total lead was detected at 53 ug/L for the sample collected on July 30, 2004. MW-3 was re-sampled for total lead on August 25, 2004, and total lead was not detected above 3.0 ug/L. Since total lead was not detected in any of the other monitoring wells, and the value obtained on July 30, 2004 was not duplicated on August 25, 2004, AEI does not believe that the level of 53 ug/L of total lead detected on July 30, 2004, is representative of groundwater conditions. ***The FDEP GCTL was exceeded for MTBE in MW-3.*** No other GCTLs were exceeded for EPA Method 601 or 602 parameters in MW-3.

MW-4: MW-4 was installed in the eastern former pump island, which is associated with Source Area #3, and was sampled on July 30, 2004, for EPA Method 601 and 602 parameters, and total lead. No EPA Method 601 parameters were detected above applicable laboratory method detection limits. Certain EPA Method 602 parameters were detected, which included ethylbenzene at 2.6 ug/L, and total xylenes at 1.9 ug/L. Total lead was not detected above 3.0 ug/L. No FDEP GCTLs were exceeded for EPA Method 601 or 602 parameters, or Total Lead in MW-4.

MW-5: *July 28, 2004:* MW-5 was installed in the former kerosene UST area, and is associated with Source Area #4. MW-5 was sampled on July 28, 2004, for EPA Method 601 and 602 parameters, EPA Method 8310, parameters, TPH, and total lead. No EPA Method 601 or 602 parameters were detected above applicable method detection limits. No EPA Method 8310 parameters were detected above applicable method detection limits. TPH was not detected above 0.9 milligrams per liter (mg/L). No FDEP GCTLs were exceeded for EPA Method 601, 602, or 8310 parameters, TPH, or Total Lead in MW-5. ***However, a duplicate sample, MW-8 was obtained, and the results did not match those obtained for MW-5.*** MW-8 detected elevated levels of Method 8310 parameters, including naphthalene, 1-methylnaphthalene above the applicable GCTLs, and 2-methylnaphthalene was below the GCTL of 20 ug/L. As a result, Mr. Jarmolowski of AEI contacted PC&B Environmental Laboratories, and discussed the results with Ms. Nancy Moore. Based on that discussion, it was indicated by Ms. Moore that the results for MW-5 and MW-8 would be further reviewed and validated by the laboratory. As a result, it was indicated to AEI that the levels of naphthalene, 1-methylnaphthalene and 2-methylnaphthalene detected in duplicate sample MW-8 were present, and were not detected in the sample obtained for MW-5. Based on the review of the results for MW-5 with those obtained for MW-8, the results obtained for ***MW-5 on July 28, 2004, were not representative of groundwater conditions.***

August 25, 2004: On August 25, 2004, MW-5 was re-sampled Method 8310 parameters and TPH. Naphthalene was detected at 35.3 ug/L, above the GCTL of 20 ug/L, 1-methylnaphthalene was detected at 31.5 ug/L, above the GCTL of 20 ug/L, and 2-methylnaphthalene was detected at 15.3 ug/L, below the GCTL of 20 ug/L. TPH was detected at 1.3 mg/L, below the GCTL of 5.0 mg/L. ***As a result, it can be concluded that FDEP GCTLs for naphthalene and 1-methylnaphthalene were exceeded in MW-5 in July and August, 2004.***

MW-6: MW-6 was installed in the former gasoline UST area to evaluate water quality conditions for Source Area #2, and was sampled on July 28, 2004, for EPA Method 601 and 602 parameters, and total lead. No EPA Method 601 or 602 parameters were detected above applicable laboratory method detection limits. Total lead was not detected above 3.0 ug/L. No FDEP GCTLs were exceeded for EPA Method 601 or 602 parameters, or Total Lead in MW-2.

MW-7: MW-7 was located immediately to the south of the former gasoline UST area, which is Source Area #2, and was sampled on July 30, 2004 for EPA Method 601, 602, and 8310 parameters, and TPH. No EPA Method 601, 602, or 8310 parameters were detected above applicable laboratory method detection limits. TPH was not detected

above 0.1 mg/L. No FDEP GCTLs were exceeded for EPA Method 601, 602, 8310 parameters, or TPH in MW-7.

Quality Assurance Samples

MW-8

As indicated above, MW-8 was a duplicate sample of MW-5, and was obtained on July 28, 2004, for EPA Method 601 and 602 parameters, EPA Method 8310, parameters, TPH, and total lead. No EPA Method 601 or 602 parameters were detected above applicable method detection limits. For EPA Method 8310 parameters, naphthalene was detected at 45.2 ug/L, above the GCTL of 20 ug/L; 1-methylnaphthalene was detected at 68.3 ug/L, above the GCTL of 20 ug/L; and 2-methylnaphthalene was detected at 19.4 ug/L, below the GCTL of 20 ug/L. TPH was detected at 1.3 mg/L, below the GCTL of 5.0 mg/L, and total lead was not detected above 3.0 ug/L, below the GCTL of 15 ug/L. ***The results obtained for MW-8 were not similar to those obtained for MW-5.*** As indicated above, Mr. Jarmolowski of AEI contacted PC&B Environmental Laboratories, and discussed the results with Ms. Nancy Moore. Based on that discussion, it was indicated by Ms. Moore that the results would be further reviewed and validated by the laboratory. As a result, it was indicated to AEI that the levels of naphthalene, 1-methylnaphthalene and 2-methylnaphthalene detected in duplicate sample MW-8 were present, and were not detected in the sample obtained for MW-5. Based on this information, the reason that the levels of naphthalene, 1-methylnaphthalene and 2-methylnaphthalene in MW-8 could be due to a slow infiltration rate of groundwater from the surrounding formation into the monitoring well. ***As a result, the Quality Assurance Duplicate Sample labeled MW-8 appears to be more representative of groundwater conditions than the sample obtained from MW-5, in July, 2004. The FDEP GCTLs for naphthalene and 1-methylnaphthalene were exceeded for MW-5 in July, 2004.*** *This was supported by the results of the re-sampling of MW-5 in August, 2004.*

Equipment Blank:

An equipment blank was obtained on July 28, 2004, for EPA Method 601 and 602 parameters, EPA Method 8310, parameters, TPH, and total lead. No EPA Method 601 or 602 parameters were detected above applicable method detection limits. No EPA Method 8310 parameters, TPH or total lead were detected above applicable laboratory method detection limits.

Laboratory Trip Blanks:

Laboratory trip blanks were provided by PC&B Environmental Laboratories for the groundwater sampling events conducted on July 28 and 30, and August 25, 2004. The laboratory trip blanks were analyzed for EPA Method 601 and 602 parameters. No EPA Method 601 or 602 parameters were detected in the laboratory trip blanks.

4.5 Quality Review for Groundwater Sampling Activities and Laboratory Analyses

Groundwater Sampling Activities Quality Review

The groundwater sampling activities conducted on July 28, 30, and August 25, 2004, were reviewed by the Project Manager after completion of the sampling activities. The following items are provided:

1. The groundwater sampling activities conducted on July 28, 30, and August 25, 2004, were in accordance with FDEP SOP #FS2200, and in accordance with the requirements contained in the QAPP dated June 15, 2004.

2. Review of the chain-of-custody form for the groundwater sampling activities did not detect any discrepancies which required correction, except that the chain-of-custody form for the groundwater sampling events on July 28, 30, or August 25, 2004.

3. The groundwater samples were collected as specified with respect to specific parameters and locations specified in the QAPP, dated June 15, 2004, except for the following:

- Groundwater sampling of the existing monitoring well located to the south of the former gasoline USTs was not specified in the QAPP dated June 15, 2004. In order to obtain additional groundwater analytical results for the former gasoline UST area, AEI recommended to Mr. George Roberts that the existing monitoring well be sampled for EPA Method 601, 602, 8310 and total lead.

Groundwater Laboratory Analyses Data Quality Review

The laboratory analytical results for the groundwater sampling activities conducted on July 28, 30, and August 25, 2004, were reviewed by the Project Manager after completion of the sampling activities. The following items are provided:

1. The groundwater laboratory analytical results were verified by PC&B Environmental Laboratories, Inc., to meet the requirements of the NELAC Standards. The laboratory analyses conducted by PC&B Environmental Laboratories were conducted in accordance with applicable FDEP SOPs for laboratory analyses, and in accordance with applicable sections in the QAPP dated June 15, 2004.

2. With respect to the project requirements, all groundwater analytical results met the project requirements with respect to applicable detection levels.

3. As indicated in Section 4.4, a duplicate sample was obtained from MW-5, as part of the quality assurance process for this project. MW-5 did not detect any EPA Method 8310 parameters, including naphthalene and 1-methylnaphthalene above laboratory method detection limits. The duplicate sample, MW-8, detected naphthalene and 1-methylnaphthalene, above FDEP GCTLs. Review of the laboratory procedures verified that the results for MW-8 were representative of groundwater conditions. The results for MW-8 were verified by obtaining an additional groundwater sample from MW-5 on August 25, 2004, for EPA Method 8310 parameters. The results obtained for MW-5 on August 25, 2004, were similar to the quality assurance duplicate sample obtained W-8 on July 28, 2004, which was designated as MW-8.

5.0 GEOLOGY AND HYDROGEOLOGY

5.1 Regional Geology and Hydrogeology

The geology in Marion County can generally be described as consisting of Pliocene to recent age sands overlying Cretaceous and Tertiary clays and carbonates which were sequentially deposited in shallow seas that traversed and regressed during interglacial periods. Structural activity followed the deposition of the limestone units resulting in the northwest-southeast trending Peninsular Arch (eastern Marion County) and Ocala Uplift (western Marion County). Additional processes of physical and chemical weathering (karst activity) have formed the present-day landscape of Marion County.

A typical sequence in Marion County consists of relatively thin sands deposited by streams and the wind and marine terraces. These sands are underlain by the Hawthorn Group which is comprised of marine interbedded sand, clayey sand, and clay. These deposits are quite often phosphatic and tend to be sandy in the upper part of the dolomitic and limey in the lower part. The Hawthorn Group can range up to 140 feet thick in parts of the county.

The Hawthorn Group uncomfortably overlies the Ocala limestone. In some areas, the Ocala limestone outcrops. This deposit has a lower and upper member differing in lithology and faunal variety. The lower and upper members of the Ocala limestone are both 0 to 100 feet thick. The Ocala limestone is one of the most productive water bearing formations of the Floridan aquifer system in this area. The Ocala limestone is underlain by the Avon Park, Lake City, Oldsmar, and Cedar Key limestones. These deposits range in thickness from 1700 to 2500 feet.

Groundwater supply in Marion County is derived from the surficial and Upper Floridan aquifers. The Upper Floridan aquifer is the principal source of water supply for domestic, agricultural, and industrial uses. At some locations in the county, a surficial aquifer occurs in sandy material overlying the Floridan aquifer. The surficial aquifer may be confined from above and below by layers of clay, or may be perched on low permeability clay.

The surficial aquifer in Marion County is comprised of saturated, undifferentiated sediments consisting of coarse grained quartz sand, clayey sand, shell beds, and thin layers of limestone occurring above the confining unit. The confining unit (the Hawthorn Group), where it is present, separates the surficial aquifer from the underlying Floridan aquifer. The primary hydraulic function of the surficial aquifer is to act as a storage reservoir for recharge to the Floridan aquifer. Groundwater in the surficial aquifer moves both laterally and vertically under the influence of gravity to point of discharge. The water table in the surficial aquifer follows topographic relief.

The Floridan aquifer system in Marion County includes permeable deposits of the lower Hawthorn, Ocala, Avon Park, and Lake City Formations. The Floridan varies considerably in porosity and permeability in both vertical and horizontal directions and consists of limestone and dolomite. Faults and fractures have developed in two principal directions, a primary system trending northwest-southeast and a secondary system trending northeast-southwest. The primary set of parallels the axes of the Peninsular Arch and the Ocala Uplift while the secondary set trends parallel to the dip of these two features. These fracture systems more

than likely resulted from tensional stresses associated with the development of both the Peninsular Arch and Ocala Uplift and have matured as aggressive recharge waters dissolve the rock surrounding the fractures.

5.2 Site Lithology & Hydrogeology

The aquifer directly beneath the subject site is the unconfined, upper surface of the Floridan Aquifer, and is classified as a G-II aquifer according to Chapter 62-520, FAC. Based on split-spoon samples collected in 5-foot intervals during the installation of SB-1 through SB-4, the soil beneath the subject site to a depth of 25 feet is characterized as follows:

0 - 5 ft:	Dark brown and brown fine sand.
5 - 13 ft	Light gray sandy clay.
13 - 17.5 ft	Gray sandy clay with traces of limerock.
17.5 - 25 ft	Light brown limerock.

5.3 Groundwater Elevation Survey

To determine the approximate direction of groundwater flow in the upper surficial aquifer beneath the site, the top-of-casing levels of the MW-1 through MW-7, were surveyed, and the existing monitoring well, MW-7, was also surveyed. Water levels were measured on July 30 and August 25, 2004. The measured elevations were referenced to an arbitrary benchmark of 100.00 feet established at the site. The depth to groundwater was measured from the top-of-casing to the nearest hundredth of a foot in each of the wells with a water level indicator. Groundwater depths from top-of-casing were then converted to relative elevations, which were used to evaluate the subject site. **Table 7** contains a summary of the water levels and relative groundwater elevations for July 30 and August 25, 2004. The relative groundwater elevations for the groundwater level measurements obtained on July 30, 2004 are provided in **Figure 6,** and the relative groundwater elevations for the groundwater level measurements obtained on August 25, 2004 are provided in **Figure 7.** The following summary information for the groundwater measurements obtained on July 30 and August 25, 2004 is provided:

July 30, 2004

- MW-3 and MW-4 were found to contain higher water level elevations with respect to the other monitoring wells on-site. The relative groundwater elevation for MW-3 was 69.95 ft., and the relative groundwater elevation for MW-4 was 69.93 ft. These levels are approximately .04 to .05 feet higher than measurements obtained for other monitoring wells on-site.

- MW-7 was found to contain the lowest relative measurement on-site.

- The general direction of groundwater flow is to the north and northeast.

- MW-3 and MW-4 were found to contain higher water level elevations with respect to the other monitoring wells on-site. The relative groundwater elevation for MW-3 was 70.30 ft., and the relative groundwater elevation for MW-4 was 70.28 ft. These levels are approximately .04 to .07 feet higher than measurements obtained for other monitoring wells on-site.

- MW-6 was found to contain the lowest relative elevation on-site.

- The general direction of groundwater flow is to the northeast.

5.4 Hydraulic Gradient

The effective porosity (n) for the lithology consisting of sandy clay and limerock down to approximately 25 feet encountered during installation of the monitoring wells is estimated at 15 percent, resulting in an estimated storage coefficient of 0.15. With respect to hydraulic gradient across the site, the following information is provided:

- The hydraulic gradient which was measured from MW-3 to MW-6 is .0008 which is representative of site conditions.

A summary of site hydrogeologic data is provided in **Table 8.**

5.5 Municipal Water Supply Wells

The subject property is located within the service area for water supply provided by the City of Ocala. AEI verified with City of Ocala personnel that there are no municipal potable wells within a one-mile radius of the subject site. With respect to private potable wells in the area, the subject site is located within City of Ocala service area, and the entire area is connected to the City of Ocala water system.

6.0 EVALUATION OF RESULTS

6.1 Evaluation of FDEP Soil and Groundwater CTLs

Based upon the results of this investigation, the subject site has been evaluated with respect to the Soil and Groundwater CTLs specified in Chapter 62-777, FAC. **Table 9** contains summary information regarding the results of the soil and groundwater investigations for the four source areas. The following summary information regarding the evaluation of the FDEP Soil and Groundwater CTLs in Chapter 62-777, FAC is provided:

a. Source Area 1, Former Car Wash Building: To investigate the former car wash building, one soil boring was installed to 25 feet, and the soil samples were screened in the field for the presence of petroleum and solvents with an OVA. One laboratory soil sample, SS-4, was collected and analyzed for solvent and petroleum parameters. Monitoring Well MW-6 was installed in an area within the former car wash building, and sampled on July 30, 2004, for EPA Methods 601, 602, and total lead.

> *Soil Evaluation:* No elevated OVA readings were detected in SB-6 for the interval from 1 foot to 25 feet below land surface above 2 ppm, no petroleum or solvent odors were noted in the samples, and there was no visual evidence of solvent or petroleum contamination. No EPA Method 8021 (halogens and volatile aromatics) were detected in SS-4 above applicable laboratory detection limits. *No parameters for SS-4 exceeded any SCTLs specified in Chapter 62-777, FAC.*
>
> *Groundwater Evaluation:* No EPA Method 601 or 602 parameters were detected above applicable laboratory method detection limits. Total lead was not detected above 3.0 ug/L. *No FDEP GCTLs were exceeded for EPA Method 601 or 602 parameters, or Total Lead in MW-6.*

b. Source Area 2, Former Gasoline USTs: To investigate the former gasoline USTs, two soil borings, SB-1 and SB-2 were installed to 25 feet, and soil samples from the soil borings were screened in the field for the presence of petroleum parameters with an OVA. One laboratory soil sample, SS-1, was collected from a depth of 20 feet, which was determined after review of the OVA results, and analyzed for petroleum parameters. MW-1 and MW-2 were installed in the former gasoline UST area, and were sampled on July 30, 2004, for EPA Method 601 and 602 parameters, and total lead. An existing monitoring well, which was designated as MW-7, was also sampled for EPA Method 601 and 602 parameters, and total lead on July 30, 2004.

> *Soil Evaluation:* No elevated OVA readings were detected in SB-1 or SB-2, no petroleum odors were noted in the samples, and there was no visual evidence of petroleum contamination. No EPA Method 8021 (volatile aromatics) parameters were detected in SS-1 above applicable laboratory detection limits. *No parameters for SS-1 exceeded any SCTLs specified in Chapter 62-777, FAC.*

Groundwater Evaluation: No EPA Method 601 or 602 parameters were detected above applicable laboratory method detection limits. Total lead was not detected above 3.0 ug/L. *No FDEP GCTLs were exceeded for MW-1, MW-2, or MW-7.*

C. Source Area 3, Former Fuel Dispenser Islands: To investigate two former fuel dispenser islands, two soil borings, SB-3 and SB-4 were installed to 25 feet and the soil samples from the soil boring were screened in the field for the presence of petroleum and solvents with an OVA. One soil sample was collected from the western former fuel island from a depth of 5 feet, after review the OVA results, and analyzed for petroleum parameters. MW-3 was installed in the western former pump island, and MW-4 was installed in the eastern pump island, and were sampled on July 30, 2004, for EPA Method 601 and 602 parameters, and total lead.

Soil Evaluation, Former Fuel Islands:

West Fuel Island Results: No elevated OVA readings were detected in SB-3, no petroleum odors were noted in the samples, and there was no visual evidence of petroleum contamination. No EPA Method 8021 (volatile aromatics) parameters were detected in SS-2 above applicable laboratory detection limits. *No parameters for SS-2 exceeded any SCTLs specified in Chapter 62-777, FAC.*

East Fuel Island Results: No elevated OVA readings were detected in SB-4, no petroleum odors were noted in the samples, and there was no visual evidence of petroleum contamination.

Groundwater Evaluation, Former Fuel Islands

West Fuel Island Results: No EPA Method 601 parameters were detected in MW-3 above applicable laboratory method detection limits. For EPA Method 602 parameters, MTBE was detected in MW-3 at 56.9 ug/L, above the FDEP GCTL of 50 ug/L. Ethylbenzene was detected at 1.1 ug/L, toluene was detected at 1.5 ug/L, and total xylenes were detected at 3.8 ug/L, which were all below the FDEP GCTLs. Total lead was detected at 50 ug/L, above the FDEP GCTL of 15.0 ug/L on July 30, 2004, and was not detected above 3.0 ug/L on August 25, 2004. ***The FDEP GCTL for MTBE was exceeded for MW-3.*** *No other FDEP GCTLs were exceeded for MW-3.*

East Fuel Island Results: No EPA Method 601 parameters were detected in MW-4 above applicable laboratory method detection limits. For EPA Method 602 parameters, ethylbenzene was detected at 2.6 ug/L, and toluene was detected at 1.9 ug/L, which were below the FDEP GCTLs. Total lead was not detected above 3.0 ug/L. *No FDEP GCTLs were exceeded for MW-4.*

c. Source Area 4, Former 275-Gallon Kerosene UST: To investigate the former 275-gallon kerosene UST, one soil boring, SB-5, was installed to 25 feet and the soil samples from the soil boring were screened in the field for the presence of petroleum and solvents with an OVA. One laboratory soil sample, SS-3, was collected from a depth 15 feet, which was determined after review of the OVA results, and analyzed for petroleum parameters. MW-5 was installed in the same location as SB-5, and was sampled on July 28, 2004, for EPA Method 601, 602, 8310 parameters, TPH, and total lead.

Soil Evaluation: No elevated OVA readings or petroleum odors were noted in the samples for the interval from 0 to 10 feet, and there was no visual evidence of petroleum contamination for this interval. At a depth of 15 feet, a petroleum odor was noted, and an OVA reading of 186 ppm was measured. The sample obtained at 15 feet was identified to contain "excessively contaminated soil". No EPA Method 8021 (volatile organics) parameters or EPA Method 8100 parameters were above applicable laboratory detection limits. TPH was detected at 5,080 mg/kg, which is above the SCTL of 340 mg/kg. ***The FDEP SCTL for TPH in SS-3 was exceeded.*** *No other SCTLs in Chapter 62-777, FAC, were exceeded.*

Groundwater Evaluation: No EPA Method 601 or 602 parameters were detected above applicable laboratory method detection limits in MW-5, or the duplicate sample, MW-8. No EPA Method 8310 parameters were detected above applicable laboratory detection limits in MW-5. In MW-8, naphthalene was detected at 45.2 ug/L, 1-methylnaphthalene was detected at 68.3 ug/L, above the FDEP GCTLs of 20 ug/L, and 2-methylnaphthalene was detected at 19.4 ug/L, slightly below the FDEP GCTL of 20 ug/L. TPH was not detected in MW-5 above 0.9 mg/L, and was detected in MW-8 at 1.3 mg/L, below the FDEP GCTL of 5.9 mg/L. Total lead was not detected in MW-5 or MW-8 above 3.0 ug/L. On August 25, 2004, MW-5 detected naphthalene at 35.3 ug/L, 1-methylnaphthalene was detected at 31.5 ug/L, above the FDEP GCTLs of 20 ug/L, and 2-methylnaphthalene was detected at 15.3 ug/L, slightly below the FDEP GCTL of 20 ug/L. ***As a result, the FDEP GCTLs were exceeded for naphthalene and 1-methylnaphthalene in MW-5.***

6.2 DQO Evaluation

As indicated in Section 1.6, the Data Quality Objectives (DQO) process has been incorporated by AEI for this Brownfield Phase II ESA, and the DQO information for the subject site which was submitted as part of the QAPP is included in **Appendix G.** The seven steps of the DQO process, which were outlined in Section 1.6, have been evaluated with the results of this project, as follows:

Step 1 - Problem Definition

The problem was defined in QAPP Revision 1.0, on *Page 6 of 41*, dated September 28, 2004. The following information is provided:

The subject site has been previously used as a car wash and gasoline station. The subject site is currently undeveloped and under consideration for re-development as an indoor soccer center, with a proposed 20,000 square foot metal frame building. A discharge of unleaded gasoline was reported on January 30, 1989, and a discharge of kerosene was reported on November 4, 1991. As indicated in Section 1.2 above, the subject site has four specific source areas which have been investigated to determine if the soil and groundwater has been impacted by solvents and/or petroleum constituents, before the site is re-developed. If any solvents and/or petroleum constituents were detected in the soil or groundwater, they have been evaluated with respect to applicable criteria specified in Chapters 62-777 and 62-770, FAC. The evaluation of the levels of the solvents and/or petroleum constituents will be used in future decisions that may be made with respect to the development of the subject site.

On-Site Human or Environmental Receptors: The subject site is currently un-occupied and the entire site is paved. Currently there no on-site human or environmental receptors. Re-development of the subject site as an indoor soccer center will result in the presence of occupants on-site for approximately 8 to 16 hours per day, depending on the hours of operation.

Off-Site Human or Environmental Receptors: The subject site is located in a commercial-retail district, to the north of downtown Ocala, along U.S. Highway 441, as shown on **Figure 2.** This area is highly urbanized, and there are various businesses located to the north, south, east and west (across U.S. Highway 441), which contains potential human receptors within a 500 foot radius of the of the subject site. There are no environmental receptors in the immediate vicinity.

End-Data Users: The end data users at this time include AEI, Renew Ocala, the FDEP Central District Office located in Orlando, Florida, and the U.S. EPA Region IV Office, and other users as designated by Renew Ocala, and the U.S. EPA.

Step 2 - Identify the Decision

The decisions were identified in the QAPP, Revision 1.0, on *Page 6 of 41.* The results of the Brownfield Phase II ESA have been evaluated to determine if levels of solvents and petroleum parameters are present in the soil and groundwater at the specific source areas investigated. The decisions identified for the subject site in the QAPP have been evaluated with respect to the results from the Brownfield Phase II ESA below. The text in bold contains the response for the decisions, based on the results obtained for this project.

a) Are Any Interim-Short Term Remedial Actions Needed? This includes the determination of the presence of soil contamination which is exposed that may impact other areas of the subject site, off-site properties, or potentially impact the surficial aquifer. ***Response: As a result of this project, no short term remedial actions are recommended for any of the six source areas at this time.***

b) Are Interim Soil Removal Activities Needed? If it is determined that soil contamination is present above acceptable criteria and is "excessively contaminated" in any of the six source areas, then a decision may be made for removal of soil for specific source areas. ***Response: As a result of this project, no interim source removal activities are recommended for any of the four source areas at this time. The soil contamination at the former kerosene UST area is from approximately 15 feet to 20 feet below land surface, and should be remediated as part of long term remedial actions, after completion of additional assessment activities.***

c) Is Free Product Removal Needed? If the presence of any petroleum free product is detected in the monitoring wells installed in the source areas, is the removal of free product needed? Chapter 62-770.300, FAC, requires the removal of any petroleum free product within three days of discovery. ***Response: No petroleum free product was detected in any of the seven monitoring wells sampled as part of this project. As a result, no removal of free product is required for any of the four source areas at this time.***

d) Groundwater Contamination: Determine the presence of any elevated parameters of solvents or petroleum constituents associated with the source areas, and the potential for these parameters to impact site redevelopment, and off-site migration, and potential impact on adjacent properties.

Response: Groundwater contamination was detected on-site. Levels of naphthalene, and 1-methylnaphthalene were detected on-site above FDEP GCTLs in MW-5. MW-3 detected MTBE above the FDEP GCTL. No solvent parameters were detected, and no potential off-site migration is expected.

e) Determine the Need for Additional Site Assessment Activities: The analyses for soil and groundwater laboratory analyses obtained the source areas will be used to determine the need for delineation of any solvent or petroleum groundwater plumes, the potential for these parameters to impact site redevelopment, and determine the potential for off-site migration and potential impacts on adjacent properties. ***Response: Additional site assessment activities are needed to delineate the extent of the petroleum groundwater plumes associated with the former kerosene UST, and the western former fuel island.***

Step 3 - Identify the Inputs to the Decision

This step involved identification of the information necessary to make informed, defensible decisions. The information for this section was included in *Pages 7 of 41 through 9 of 41,* in the QAPP, Revision 1.0, and included specific information for each source area with respect to the various sampling activities conducted for the evaluation of each source area. These included specific criteria for field screening with an OVA, the collection and evaluation of soil laboratory samples, and the collection and evaluation of groundwater laboratory samples. ***The information included on Pages 7 of 41 through 9 of 41 of the QAPP were utilized to evaluate the field data and laboratory analytical results obtained.***

Step 4 - Define Boundaries of the Study

This step involves identification of the spatial and temporal boundaries which apply to the subject site. The information for this section was included in *Pages 10 of 41 and 11 of 41,* in the QAPP, Revision 1.0 and included specific information for each source area with respect to the various sampling activities conducted for the evaluation of each source area. ***As indicated in other sections of this report, the subject site contains .76 acres, as shown in Figure 3, and four source areas were investigated.***

Step 5 - Development of a Decision Rule

This item was contained on *Pages 11 of 41 and 12 of 41* of the QAPP, Revision 1.0. The purpose of developing a Decision Rule is to "integrate the output from the previous steps of the DQO process into a statement that estimates the parameter(s) of interest, delineates the scale of decision making, specifies the action level, and describes the logical basis for choosing among alternative actions." As a result, a total of four decision alternatives were developed for this project. Two decision alternatives,"A" and "B", were developed for the soil investigation, and two decision alternatives, "C" and "D', were developed for the groundwater investigation. Each source area was then evaluated with respect to the decision alternatives developed for the subject site. The four alternatives are summarized as follows:

> **Alternative A -** The results of the soil investigation for each source area were evaluated respect to the applicable regulatory criteria, identified in Step 3. If the levels associated with the applicable parameters in each source area were below the applicable FDEP Soil

Cleanup Target Levels for Residential Exposure or Groundwater Leachability, (whichever is lower), **then no additional assessment activities or source removal activities were recommended for any of the four source areas, as applicable.**

Alternative B - The results of the soil investigation for each source area were evaluated respect to the applicable regulatory criteria, identified in Step 3. If the levels associated with the applicable parameters any of the source areas exceeded any of the applicable FDEP Soil Cleanup Target Levels for Residential Exposure or Groundwater Leachability, (whichever is lower), **then additional assessment activities or source removal activities were recommended for applicable a specific source area.**

Alternative C - The results of the groundwater laboratory results for each source area were evaluated respect to the applicable regulatory criteria, identified in Step 3. If the levels associated with the applicable parameters in each source area were below the applicable FDEP Groundwater Cleanup Target Levels, **then a conclusion indicating that a specific source area has not adversely impacted groundwater was provided.**

Alternative D - The results of the groundwater laboratory results for each source area were evaluated respect to the applicable criteria. If the levels associated with applicable parameters in each source area are above the applicable FDEP Groundwater Cleanup Target Levels, **then a conclusion indicating that a specific source area has adversely impacted groundwater will be provided, and that the-development project should be evaluated with respect to additional site assessment activities.**

The following summary information is provided for each source area investigated as part of this project:

Source Area 1, Former Car Wash Area

Soil Evaluation: No elevated levels were detected as a result of the soil investigation of the former car wash building, and **Alternative A** is applicable.

Groundwater Evaluation: No elevated levels of applicable parameters were detected, and **Alternative C** is applicable.

Source Area 2, Former Gasoline UST Area

Soil Evaluation: No elevated levels were detected as a result of the soil investigation of the former gasoline UST area, and **Alternative A** is applicable.

Groundwater Evaluation: No elevated levels of applicable parameters were detected, and **Alternative C** is applicable.

c. Source Area 3, Former 275-Gallon Kerosene UST:

Soil Evaluation: Elevated levels of TPH was detected in the soil beneath the former 275-gallon kerosene UST. The interval extends from 15 feet to approximately 20 feet. As a result of the soil investigation of the two former fuel islands, **Alternative B** is applicable.

Groundwater Evaluation: Elevated levels of naphthalene and 1-methylnaphthalene were detected in the groundwater beneath the former kerosene UST. As a result of the groundwater investigation of the former 275-gallon kerosene UST, **Alternative D** is applicable.

d. Source Area 4, Former Fuel Dispenser Islands:

Soil Evaluation: No elevated levels were detected as a result of the soil investigation of the former fuel islands, and **Alternative A** is applicable.

Groundwater Evaluation: Elevated levels of gasoline constituents were detected in the groundwater beneath the western former fuel island. As a result of the groundwater investigation of the western former fuel island, **Alternative D** is applicable. Since no groundwater impacts were identified for the eastern former fuel island, **Alternative C** is applicable.

Step 6 - Specifying Limits on Decision Errors

Because of the limitations of environmental sampling and analysis, the project has been evaluated with respect to the possibility of making the wrong decision because of incomplete information. The following items are provided:

1. Limitations of Decisions Regarding Soil Assessment Activities:

a. The purpose of the soil sampling activities was to evaluate four source areas for the presence of soil contamination. Since the purpose of this project was to identify the presence of applicable contaminants at each source area, the results were to be evaluated with respect to type of contamination, and the vertical extent for the interval from the surface to 24 feet below land surface. If contamination was detected, the horizontal extent could not be determined as part of this project, and the full horizontal extent will be delineated in the next phase of this project. The number of laboratory samples included in this phase of the project was limited by the budget allocated by Renew Ocala for this project.

b. With respect to the soil samples obtained, the possibility for errors exist if contaminants were not detected in the sampling intervals or specific locations. Since split-spoon soil samples were collected in five-foot intervals, contaminants may be present in an interval not sampled.

c. As indicated in Section 3.4, all soil analytical results met the project requirements with respect to applicable detection levels.

2. Limitations of Decisions Regarding Groundwater Assessment Activities:

a. The purpose of the groundwater sampling activities was to determine if groundwater has been impacted by four source areas. Since the purpose of this project is to identify the presence of applicable contaminants at each source area, the results were evaluated with respect to type of contamination, and were limited to obtaining groundwater samples from the upper surface of the water table, was encountered at approximately 24 feet below land surface. The monitoring wells were installed to a depths ranging from 32 to 35 feet. The interval below 35 feet was not investigated as part of this phase of the project.

b. The purpose of the groundwater sampling phase of this project is to evaluate the four source areas for the presence of parameters above the applicable cleanup target levels, which are designed to represent the highest concentrations at each area. For the areas where contamination was detected, the horizontal extent could not be determined. Since the subject site is .76 acres in size, the six monitoring wells and one existing monitoring well were used to evaluate groundwater conditions at the areas where the concentrations were expected to the be the highest. The monitoring wells are not located along the property boundaries, and the concentrations of any constituents present in the groundwater at the property boundaries have not been determined by this phase of the project. This project has not determined the horizontal extent of the levels of naphthalene and 1-methylnaphthalene detected in MW-5 beneath the former 275-gallon kerosene UST. The number of monitoring wells installed and groundwater samples collected in this phase of the project were limited by the budget allocated by Renew Ocala for this project.

Step 7 - Optimizing the Design

The soil and groundwater sampling activities conducted under this Brownfield Phase II ESA have been designed and completed to obtain results regarding the presence of constituents in the soil and groundwater associated with four sources of contamination. As indicated above, the results have been evaluated to determine if any interim remedial actions are necessary, or if the groundwater has been adversely impacted. As a result, the objectives outlined in the QAPP have been achieved.

6.3 Recommendations

As a result of this Brownfield Phase II ESA, the following recommendations are provided:

1. No short term remedial measures are recommended for Source Areas 1 through 4 at this time.

2. Additional assessment activities are recommended for Source Areas 3 and 4 .

3. No additional assessment activities are recommended for Source Area 1, or Source Area 2.

BROWNFIELDS ASSESSMENT. OCALA, FLORIDA
FOIA 2019-003937

FOLDER NUMBER	BRIEF DESCRIPTION	
467325	Former Chevron Gas Station	

BP 98486399

Brfds

EE&G

Evans Environmental & Geosciences

PHASE I
ENVIRONMENTAL SITE ASSESSMENT

FOR

FORMER CHEVRON GASOLINE STATION
315 EAST SILVER SPRINGS BOULEVARD
OCALA, FLORIDA

PREPARED FOR:

City of Ocala – Community Programs
P.O. Box 1270
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October 2004
Project No.: 2005-0001

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SECTION 1.0
INTRODUCTION

1.1 PURPOSE

Evans Environmental and Geoscience, LLC (EE&G) was retained by the City of Ocala, the Client, to perform a Phase I Environmental Site Assessment (ESA) of a former Chevron Gasoline Station, located at 315 East Silver Springs Boulevard, in Ocala, Marion County, Florida (hereafter referred to as the "*Property*".)

This Phase I ESA was prepared in accordance with the standard practice set forth in American Society of Testing and Materials (ASTM) Designation E 1527-00. The purpose of this Phase I ESA was to identify recognized environmental conditions (RECs) associated with the *Property*. RECs are defined in ASTM Designation E 1527-00 as "the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property." Additionally, this assessment was intended to assist the user in satisfying one of the requirements to qualify for the innocent landowner defense to the Comprehensive Environmental Response Compensation and Liability Act (CERCLA).

1.2 DETAILED SCOPE OF WORK

In accordance with the ASTM Designation E 1527-00 guidelines, this Phase I ESA included the following scope of services.

- EE&G interviewed the Client or Client's designated representative to assess knowledge of site-specific conditions or uncover available information, which may help to identify RECs.

- EE&G conducted a site reconnaissance to obtain information indicating the likelihood of identifying RECs in connection with the *Property*. EE&G assessed the uses and conditions of the *Property*, to the extent visually and/or physically observed during the site inspection of accessible areas, including:

  - Current uses on the *Property* likely to involve the use, treatment, storage, disposal or generation of hazardous substances or petroleum products.

  - Interior and exterior inspection of the *Property* to assess for sewage, storm water and wastewater disposal system(s), potable water supply, and evidence of storage tanks, drums, PCB-containing equipment, pools of liquid, odors, pits/ponds/lagoons, stained soil or pavement, stressed vegetation, drains, heating/cooling system and wells. A general description of the current on-site structures was noted.

  - Current uses of adjoining properties as limited to the extent visually and/or physically observed from property boundaries.

  - Current uses of surrounding area as limited to extent visually and/or physically observed during a drive-through of the area.

- EE&G obtained and reviewed reasonably ascertainable records from standard sources (as defined in ASTM Designation E 1527-00), which are publicly available, practically reviewable, and obtainable within reasonable time and cost constraints. These records included:

  - Applicable regulatory files held by federal, state and local agencies, which pertain to the use and handling of hazardous waste, hazardous substances and petroleum products for the *Property*, adjoining properties, and surrounding properties (within the designated search distance, per ASTM Designation E 1527-00).

  - Physical setting sources, including a current USGS 7.5 Minute Topographic Map, and current technical documentation on the regional surficial soil type and distribution, and regional geologic and hydrogeologic environmental setting.

  - Standard historical sources, used to develop an understanding of the previous uses or occupants of the *Property* and adjoining properties, which may indicate potential RECs. These sources included (at a minimum) city directories, aerial photographs, and fire insurance maps, which were reviewed at approximately 5-year intervals.

- EE&G conducted interviews with individuals knowledgeable of the *Property* to assess for information indicating potential RECs in connection with the *Property*.

- EE&G prepared a final report, which summarized the methodology and findings of the Phase I ESA. The report included a summary of the Client/User Information, Site Reconnaissance, Interview(s), and Record Review Findings. As required by ASTM Designation E 1527-00, the final report included a Findings/Opinion Section and Conclusions Section, which clearly stated if RECs were identified in connection with the *Property*. Documentation of pertinent resources, references and key exhibits were included to support the report findings, when appropriate.

1.3 SIGNIFICANT ASSUMPTIONS

Information regarding the *Property* was reasonably ascertainable and therefore, no significant assumptions have been made, unless otherwise noted in a specific section of this report.

1.4 LIMITATIONS AND EXCEPTIONS

This Phase I ESA was performed by competent, qualified technical professionals in accordance with sound professional practices and the standard due care exercised within the profession. The presence or absence of contaminants on the surface or in the subsurface of the *Property* cannot be determined without proper testing. Accordingly, the findings of this investigation merely assessed the potential for property owner liabilities arising from past and present usage of the *Property*, and should not be construed as conclusive evidence that the *Property* has or has not been negatively impacted.

The opinions and recommendations presented herein apply only to conditions existing at the time of this assessment. Any changes in site conditions, environmental standards, practices, or regulations subsequent hereto are not covered. Furthermore, although every reasonable effort has been made to use information sources that are authoritative, EE&G does not warrant their accuracy or completeness, nor the use of segregated portions of this report.

1.5 SPECIAL TERMS & CONDITIONS

This Phase I ESA was prepared in accordance with ASTM Designation E 1527-00, and the Client required no special terms and conditions, unless otherwise noted in this report.

1.6 USER RELIANCE

This report was prepared solely for the use of the Client, and is not intended for use by third party beneficiaries. The Client, and third parties shall indemnify and hold EE&G harmless against any liability for any loss arising out of or related to reliance by any third party on any work performed thereunder, or the contents of this report.

1.7 USER-PROVIDED INFORMATION

The Client was given a User Form to complete regarding the *Property*. For a copy of the form, see **Appendix A**. This Phase I ESA was required for due diligence associated with a real estate transaction. Additionally, this assessment was intended to assist the user in satisfying one of the requirements to qualify for the innocent landowner defense to the Comprehensive Environmental Response Compensation and Liability Act (CERCLA).

The Client was unaware of any environmental liens or activity and use limitations in connection with the *Property*. The Client has no knowledge of a significantly reduced purchase price due to environmental conditions associated with the *Property*.

SECTION 2.0
GENERAL ENVIRONMENTAL SETTING

2.1 AREA SETTING

The *Property* was located in a primarily commercial area of Ocala, Marion County, Florida. Adjoining properties were observed to be commercial banks, a restaurant, and retail businesses, and residential streets. According to the Ocala West Quadrangle, Florida, United States Geological Survey (USGS) 7.5 Minute Topographic Map, the *Property* was located in an area characterized by moderately sloping topography, with a surface elevation of approximately 100 feet above the National Geodetic Vertical Datum of 1929. The *Property* appeared in an area characterized by commercial/residential developments. Refer to **Figure B1, Appendix B,** for the portion of the USGS topographic map depicting the location of the *Property*.

2.2 SOIL TYPE

According to a soil map published by United States Department of Agriculture (USDA), Soil Conservation Service, the soil in the area of the *Property* has been characterized as the Urban land complex. The Urban land complex is more than 70 percent covered with shopping centers, parking lots, large buildings, streets, sidewalks, and other structures. Observations of the soil is impossible. Other soil complexes appear in open areas, such as parks, vacant lots and playgrounds. The surface soils have been modified by cutting ditches and shaping of the surface areas with fill materials.

2.3 HYDROGEOLOGY

There are four main physiographic areas within the Marion County Area. These areas are as follows: narrow swamps along the Oklawaha and Withlacoochee Rivers, broad flatwoods in the eastern and southwestern parts of the county, rolling sand ridges that dominate the southern parts of the county, and rolling uplands in the central and northwestern parts of the county.

The soils in the Marion County area formed in thick beds of sandy and clayey material that were transported by seas which covered the area during the Pleistocene period. Transgressive seas eroded and redeposited, or reworked Miocene and Pliocene sediments on the shallow sea bottom to form marine terraces.

The stratified sand and sandy clay of the Hawthorn Formation are the parent material of many of the soils that formed the loamy and fine textured subsoils in Marion County. In the central parts of the county, the limestone beds of this formation are commonly only a few feet thick and are located only at or near the base of the formation. Phosphoric sand, clayey sand, and clay make up the greater part of the Hawthorm Formation. Other formations occurring within the survey area are the Ocala Limestone, Fort Preston Formation, Alachua Formation, and the Avon Park Formation. Except for a few exposures of limited extent, the Ocala Limestone and the Avon Park Formation are overlain by sandy, clayey or unconsolidated sandy and clayey material. The Alachua Formation consists of irregularly interbedded deposits of clay, sand, and sandy clay that are phosphatic. The Fort Preston Formation consists of coarse, clastic sediments of middle Miocene and younger ages.

Two separate aquifer systems are generally recognized in central Florida: the shallow surficial aquifer, and the Floridan aquifer. The shallow surficial aquifer generally consists of unconfined permeable units in the undifferentiated surficial sediments units. Recharge is derived almost

entirely from rainfall, resulting in seasonal fluctuations in the water table. Clay layers of the Hawthorn Formation serve as the confining layer between the shallow surficial aquifer and the Floridan aquifer. The Floridan aquifer system underlies most of Florida, and is the primary source of municipal water supplies. The Floridan aquifer is comprised of a series of limestone units which range in age from middle Eocene to Miocene. The saturated thickness of the Floridan aquifer system is the Marion County area may be as thick as one thousand feet.

The aquifers described above are classified as G-II aquifers according to Chapter 62-3, Florida Administrative Code (FAC). G-II groundwater must meet the primary and secondary drinking water quality standards established for public water systems, pursuant to the Florida Safe Drinking Water Act as defined in Chapter 62-550, FAC.

2.4 SITE SPECIFIC GROUNDWATER FLOW

The direction of groundwater flow and depth to the surficial aquifer vary by location, by seasonal fluctuations, and surface water features. Based on observation of local topography, surface water features, a review of the USGS topographic map of the area, and a review of the available contamination assessment data derived from the assessment activities at the *Property* in late 1998, the depth to groundwater at the *Property* appears to be approximately 16-feet below land surface, and the groundwater flow direction was reported to be to the north.

SECTION 3.0
SITE RECONNAISSANCE

A site reconnaissance was conducted on October 11, 2004, by Mr. Paul Lee of EE&G, during which an inspection of the *Property* was conducted, noting areas of potential environmental concern. There were no limiting conditions to EE&G's inspection. Refer to **Figure B1, Appendix B,** for a portion of the USGS map depicting the location of the *Property*. Refer to **Figure B2, Appendix B,** for a site sketch of the *Property* and adjoining properties. Refer to **Appendix C** for photographs taken during the site visit.

Physical Description of *Property*

Name of Property:	Former Chevron Gasoline Station.
Address or Physical Location:	315 E. Silver Springs Blvd., Ocala, Florida.
Section/Township/Range	Section 17, Township 15 South, Range 22 East
Description of Onsite Structures:	Single story concrete block building, with concrete slab floors, comprising approximately 4,500-square feet. The *Property* comprised approximately 21,000-square feet. The *Property* appeared developed with the existing building in the early 1930s.
Description of Current Use:	Former gasoline station, currently closed.
Northern Adjoining Property:	NE 1st Street, beyond which was a Sun Trust Bank Branch.
Southern Adjoining Property:	E. Silver Springs Blvd., beyond which was Richard's Place Restaurant.
Eastern Adjoining Property:	NE Watula Ave., beyond which were retail shops.
Western Adjoining Property:	NE 3rd Ave., beyond which was the Sun Trust Bank Private Client Services and Securities facility.

Summary of Site Reconnaissance Findings

Inspection Category	Evidence Observed
Hazardous Substances and Wastes	No
Petroleum Products	**Yes**
Underground/Aboveground Storage Tanks	**Yes**
Hydraulic Car Lifts	**Yes**
Potential PCB Containing Equipment	No
Solid Waste	**Yes**
Storm Water Drainage	No
Waste Water	No
Wells	**Yes**
Pits, Ponds & Lagoons	No
Floor Drains	No
Sanitary Sewer/Septic System	**Yes**
Heating/Cooling System	**Yes**
Stains or Corrosion	No
Drains and Sumps	No
Stained Soil or Pavement	No
Stressed Vegetation and Odors	No
Pools of Liquid	No
Grease Traps	No
Oil/Water Separators	No
Drums or Unidentified Containers	No
Other	**Yes**

Petroleum Products: At the time of the inspection, a petroleum dispensing system, including underground storage tanks (USTs) and dispenser islands, and a waste oil UST were identified on the *Property*. According to regulatory files reviewed at the Marion County Fire Rescue office in Ocala, the gasoline and diesel USTs were reported to have been emptied, prior to being taken out of service. No information was available related to the waste oil UST.

Underground Storage Tanks: At the time of the site inspection, four 10,000-gallon USTs were reported to exist on the *Property*. The USTs were listed as temporarily out of service. Manhole covers associated with the four USTs were observed near the southeast corner of the *Property*. According to the EDR Radius Map Report, the USTs were installed in July 1982. The USTs were listed as single walled fiberglass USTs, with overfill/spill containment buckets, dispenser liners, mechanical line leak detectors with flow restrictors and pressurize piping lines. A 1,000-gallon waste oil UST was also reported to exist on the *Property*. Manhole covers associated with the waste oil UST were observed outside the west service bay at the *Property*. The waste oil UST was listed as in-service, and was installed in February 1990. The UST was listed as double-walled fiberglass construction with overfill/spill containment buckets, and interstitial space monitoring.

In July 1982, a 1,000-gallon waste oil UST was reported to have been removed from the *Property*. In February 1990, a 250-gallon kerosene UST, 1,000-gallon waste oil UST, and 250-gallon vehicular fuel UST were reported to be removed from the *Property*. A 250-gallon heating

oil UST, which was exempt from state regulation, was reported to be removed from the *Property* in February 1990 during the removal of the other USTs.

No other USTs were reported or observed at the *Property*. No ASTs were observed at the *Property* at the time of the site inspection.

Hydraulic Car Lifts: Two underground hydraulic car lifts were observed at the *Property*, as well as two locations which formally housed underground hydraulic car lifts. The hydraulic car lift components, including hydraulic fluid reservoirs, cylinders, and majority of the piping were below the concrete floor slab, and could not be inspected.

Potential PCB Containing Equipment: Electrical transformers as well as hydraulic equipment potentially contain PCBs. Although no transformers were observed at the *Property*, the hydraulic lifts could potentially contain PCBs.

Solid Waste: At the time of the site inspection, solid waste was not being generated at the *Property*. Solid waste disposal is available through the City of Ocala.

No areas of discarded solid waste were observed on the *Property*.

Wells: During the inspection of the *Property*, EE&G identified approximately six groundwater monitoring wells and eight groundwater recovery wells. The monitoring wells were associated with the contamination assessment conducted in association with the August 1989 petroleum discharge at the *Property*. The groundwater recovery wells were associated with the remediation system that formerly operated at the *Property*. The remediation system was not operating at the time of the site inspection.

No potable or irrigation wells were observed at the *Property*.

Sanitary Sewer: According to representatives at the City of Ocala's Public Works Engineering Office, the *Property* was currently connected to the city's sanitary sewer system. According to city records, the *Property* was connected to the sanitary sewer system in September 1957. Although evidence of a septic system was not observed on the *Property*, it appears likely that the *Property* was on a septic system prior to 1957.

Heating/Cooling System: Climate control of the office area at the Property was maintained via a window mounted air conditioning unit. Heating of the service bays was via natural gas heaters.

Others: A groundwater remediation system and tower were observed near the northeast corner of the *Property*. The remediation system was associated with the treatment of the petroleum impacted groundwater, resulting from the August 1989 petroleum discharge.

SECTION 4.0
INTERVIEWS

EE&G personnel interviewed Mr. Walt Porter, the owner of American Pawn, and the prospective buyer of the Property, concerning his knowledge of the *Property*. Mr. Porter provided access to the interior areas of the *Property*. According to Mr. Porter, the *Property* had been a gasoline station and automobile service facility from the early 1940s through the present. Mr. Porter was not aware of the history of the *Property* prior to 1940.

Mr. Porter stated that he intended to purchase the *Property*, remove the existing USTs from the *Property*, remove the hydraulic floor lifts, and complete interior renovations, and operate the *Property* as a retail business. According to Mr. Porter, the renovation activities would not impact the existing monitoring wells and recovery wells at the *Property*.

EE&G interviewed representative from the City of Ocala Public Works Engineering office concerning the connection date of the sanitary sewer service. According to representatives at the engineering office, the *Property* was connected to the city's sanitary sewer system in September 1957.

SECTION 5.0
HISTORICAL REVIEW

The historical use of the *Property* and adjoining properties was reviewed using available city directories, Sanborn Fire Insurance Maps, and aerial photographs. To follow are the findings of the historical review.

5.1 CITY DIRECTORIES

City directories are reference books published yearly for most major metropolitan areas. The directories contain listings of businesses and landowners by address and by name. City directories are useful in determining the historical use and/or occupant(s) of a given property. The Marion County Public Library contained Polk Ocala City Directories. EE&G reviewed city directories for the years 1935, 1937, 1940, 1947, 1953 1958, 1963, 1968, 1973, 1977, 1982, 1988, 1992, 1997, and 2003. These findings are summarized in **Table 1**:

Table 1
SUMMARY OF CITY DIRECTORIES

YEAR	PROPERTY (315 E. Silver Springs)	NORTH ADJOINING	SOUTH ADJOINING	EAST ADJOINING	WEST ADJOINING
1935	**Standard Oil**	No Listing	Ritz Theatre	Open Air Market	Residential
1937	**No Listing**	NC	NC	NC	NC
1949	**Dossey's Standard**	Residential	Ritz Theatre/Drive Inn Restaurant	Residential	NC
1955	**NC**	NC	Ritz Theatre/Pig Stand Restaurant	NC	Camp Building
1959	**NC**	NC	NC	NC	NC
1964	**NC**	No Listing	Florida Theatre/ Randy's Restaurant	Reynolds & Co./Law Office	NC
1969	**NC**	Residential	NC	Wade-Noland Insurance	NC
1974	**NC**	Rose Realty	NC	Reynolds Security	NC
1979	**Dossey Chevron**	No Listing	Parramore Music/ Randy's Restaurant	Wade-Noland Insurance	Sun Bank of Ocala
1983	**NC**	Collier Assets	Parramore Music/ China House	Real Estate Office	NC
1988	**NC**	Vacant	Parramore Music/ Richard's Restaurant	Retail Shops	NC
1994	**Johnson's Chevron**	No Listing	NC	NC	SunTrust
1999	**NC**	NC	NC	NC	NC
2004	No Listing	NC	NC	NC	NC

NC = Signifies relatively no change from the prior City Directory that was reviewed.
Note: Properties in **bold** were identified as a potential environmental concern in connection with the *Property*.

5.2 SANBORN FIRE INSURANCE MAPS

EE&G contracted Environmental Data Resources, Inc. (EDR) to conduct a search for available Sanborn Fire Insurance Maps that include the *Property* and surrounding area. Sanborn Fire Insurance Maps are an additional source of historical use information available for most developed areas. Sanborn Fire Insurance Maps for the years of 1891, 1895, 1901, 1906, 1912, 1924, 1930, and 1948 were reviewed. Copies of the fire insurance maps are provided in **Appendix D**. These findings are summarized in **Table 2**:

Table 2
SUMMARY OF SANBORN FIRE INSURANCE MAPS

YEAR	PROPERTY (315 E. Silver Springs Blvd.)	NORTH ADJOINING	SOUTH ADJOINING	EAST ADJOINING	WEST ADJOINING
1891	Residential Dwellings	Residential Dwelling	Did Not Appear	Did Not Appear	Residential Dwellings
1895	NC	Residential Dwellings	Wood Yard	Residential Dwelling	Did Not Appear
1901	Boarding House/ Residential Dwellings	NC	Unknown Structure	NC	NC
1906	NC	NC	Vacant/beyond a Laboratory with Gas Engine	NC	NC
1912	NC	NC	Did Not Appear	NC	NC
1924	NC	NC	Vacant/Garage (southwest)	NC	Residential Dwellings
1930	**Filling Station** (south)/ Residential Dwellings (north)	Did Not Appear	Vacant/Movie Theater (southwest)	Undeveloped	NC
1948	**NC**	NC	Unknown Structure/ Movie Theater	NC	NC
1965	**NC**	NC	Restaurant	Retail Stores/ Residential Dwellings	Offices

NC = Signifies relatively no change from the prior map that was reviewed.
Note: Properties in **bold** were identified as a potential environmental concern in connection with the *Property*.

5.3 HISTORICAL AERIAL PHOTOGRAPHS

Government agencies or private entities often take aerial photographs annually or bi-annually. Review of these historic aerial photographs may provide information regarding land development and land use patterns at specified dates. Aerial photographs of Section 17, Township 15 South, Range 22 East were available at the Marion County Property Appraiser's Office. EE&G reviewed aerials for the years 1964, 1976, 1980, 1986, 1992, 1996, 1999, and 2002. Copies of the 1976 and 2002 aerial photographs are presented in **Appendix E**. These findings are summarized in **Table 3**.

TABLE 3
SUMMARY OF AERIAL PHOTOGRAPHS

YEAR	PROPERTY	NORTH PROPERTIES	SOUTH PROPERTIES	EAST PROPERTIES	WEST PROPERTIES
1964	Developed, Commercial Bldg. Office and Southern Service Bays	Unknown Structure	Commercial Building	Commercial Building	Commercial Building
1976	NC/Additional Northern Service Bays	Commercial Bldg. Adjoining, Beyond Commercial Bldg.	NC	NC	NC
1980	NC	Parking Lot, Beyond Commercial Bldg.	NC	NC	NC
1986	NC	NC	NC	NC	NC
1992	NC	NC	NC	NC	NC
1996	NC	NC	NC	NC	NC
1999	NC	Existing Commercial Bldg.	NC	NC	NC
2002	NC	NC	NC	NC	NC

NC = No significant change was observed on the properties relative to the previous year that was reviewed.

5.4 PRIOR ASSESSMENT USAGE

Mr. George Roberts, with the City of Ocala, provided excerpts from a Contamination Assessment Report Response Letter, dated May 3, 1990, an Annual Remediation System Status Report, and a copy of the Discharge Notification Form related to the petroleum discharge at the *Property*.

The response letter discussed additional soil and groundwater sampling activities at the *Property*. Soil samples were screened with an organic vapor analyzer (OVA) from the area west of the dispenser island, and north and northeast of the UST area. The OVA results were less than 10 parts per million (ppm) from the ground surface to approximately 12 to 14 feet below ground surface, and ranged from 10 to 40 ppm in the soil samples screened from the 14 to 18 foot sample interval. The groundwater sampling results indicated a maximum volatile organic aromatic concentration of 4,840 parts per billion (ppb) in monitoring well MW-5, approximately 60 north of the UST area. Naphthalene was identified in compliance monitoring well CW-6 at 27 ppb. Compliance well CS-6 was located near the northwest corner of the UST area.

The Annual Remediation System Status Report, dated January 1997, discussed the March through December, 1996 groundwater monitoring, and operation and maintenance activities throughout that period of operation. According to the report, the remedial activities began at the *Property* in 1991. The treated water from the remediation system was discharged to the sanitary sewer system. The system operated for 190 days throughout the period, and the groundwater flow direction was generally to the north. Hydrocarbon concentrations increased in

monitoring well MW-5, and remained constant in well DP-3. The report recommended continued operation of the remedial system.

The client provided documents are included in **Appendix F**.

5.5 SUMMARY OF PAST USE OF THE PROPERTY AND SURROUNDING PROPERTIES

The use of the *Property* and adjoining properties are summarized below:

- ***Property:*** The *Property* appeared as residential homes from the early 1890s through the early 1900s, when the *Property* appeared developed with a boarding house and residential homes. The *Property* remained relatively unchanged from the early 1990s through 1930, when a gasoline station appeared. The *Property* has been occupied by a gasoline station from the 1930s through the present.

- **North:** The adjoining property to the north, beyond NE 1st Street, appeared as residential homes from the early 1890s through the mid-1970s, when a commercial business appeared. The adjoining property to the north remained relatively unchanged through the late 1990s, when the existing commercial bank building appeared.

- **South:** The adjoining property to the south beyond East Silver Springs Boulevard appeared as a wood yard as early as 1895, an unidentified structure appeared in the early 1900s on the adjoining property. The adjoining property to the south appeared undeveloped from the mid-1900s through the mid to late 1920s, when a movie theatre appeared to the southwest. A movie theatre and restaurant occupied the adjoining property to the south from the mid to late 1940s through the late 1970s, when the existing music store replaced the theatre. A commercial music store and restaurant have occupied the adjoining property to the south from the early 1980s through the present.

- **East:** The adjoining property to the east beyond NE Watula Avenue appeared as residential homes as early as the late 1890s, and remained relatively unchanged through the early 1930s, when the adjoining property to the east appeared undeveloped. The adjoining property beyond NE Watula Avenue appeared developed with a commercial offices and/or retail shops from the mid-1960s through the present.

- **West**: The adjoining property to the west beyond NE 3rd Avenue appeared as residential homes as early as 1891, and remained relatively unchanged through the mid-1950s, when a commercial building appeared. The commercial building remained on the adjoining property to the west through the late 1970, when a commercial banking facility appeared. The adjoining property to the west appeared relatively unchanged from the mid-1970s through the present.

5.6 PROPERTY ZONING

Based on a review of the current *Property* zoning classification prepared by the City of Ocala Planning Department, the *Property* was zoned B3, Central Business. Based on the review of Future Land Use map prepared by the City of Ocala Planning Department, the future land use

designation for the *Property* was Community Redevelopment Area, Commercial. Refer to **Appendix G**, for copies of the property zoning documents.

5.7 CHAIN OF TITLE SEARCH

EE&G retained Harold G. Springer Abstracts of Belleview, Florida to perform Chain of Title search for the *Property*. According the available records, the *Property* included the southern half of Lot 6, and all of Lot 7.

According to the first recorded transaction for the southern half of Lot 6, the *Property* was owned by Eliza Ann Welch. The first deeded record was dated January 5, 1955, when the *Property* was purchased by James and Mac Hillman. On July 21, 1951, the *Property* was transferred from the James and Elizabeth Hillman to Ruth Hillman Griffin. On January 17, 1966, the *Property* was transferred from Ruth Hillman Griffin and James Griffin to the Standard Oil Company.

According to the first recorded transaction for Lot 7, the *Property* was owned by Katie Richardson and Katie Pickeral. The first deeded record was dated June 22, 1923, when the *Property* was purchased by Mattie Sherborne and Ella Proctor. On February 26, 1975, the *Property* was transferred from Mattie Sherborne and Earnest and Laura Bland to the Standard Oil Company.

According to the last recorded deed for the *Property*, which included the southern half of Lot 6 and entire Lot 7, dated October 21, 1997, the *Property* was transferred from Chevron USA, Inc., (doing business as Standard Oil) to CMS, Inc. (doing business as Smith Oil Company). A copy of the Chain of Title search for the *Property* is provided in **Appendix H**.

SECTION 6.0
ENVIRONMENTAL REGULATORY DATABASE AND RECORD REVIEW

EE&G contracted Environmental Data Resources (EDR) to conduct a search of database systems maintained by Environmental Protection Agency (EPA), the Florida Department of Environmental Protection (FDEP), and the State and County regulatory agencies. These federal, state and local regulatory agency database systems maintain information concerning the storage, use and/or discharge of hazardous substances and/or petroleum products, compliance issues, environmental violations, and enforcement actions of reported sites. The following table summarizes the databases researched, their search criteria (based on the approximate minimum search distance recommended by ASTM Designation E 1527-00), and date information released by the Government. The databases definitions, and detailed research findings, are presented in the *October 01, 2004 EDR Radius Map Report*, which is provided in **Appendix I**.

Federal Database (EPA)	**Search Radius from *Property***	**Date Released by Government**
National Priorities List (NPL)	1.0-Mile Radius	07/30/04
Corrective Action Report (CORRACTS)	1.0-Mile Radius	06/15/04
Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS)	0.5-Mile Radius	05/17/04
CERCLIS-No Further Remedial Action Planned (NFRAP)	0.25-Mile Radius	05/17/04
Resources Conservation and Recovery Information System (RCRIS) for Large Quantity Generators (LQGs) and Small Quantity Generators (SQGs)	0.25-Mile Radius	06/15/04
Biennial Reporting System (BRS) for LQGs and Treatment, Storage, and Disposal (TSD) facilities	0.5-Mile Radius	12/01/01
Emergency Response Notification System (ERNS)	Limited to the *Property*	12/31/03
PCB Activity Database System (PADS)	Limited to the *Property*	06/29/04
Facility Index System/Facility Identification Initiative Program Summary Report (FINDS)	Limited to the *Property*	04/08/04
Hazardous Materials Information Reporting System (HMIRS)	Limited to the *Property*	02/17/04
Toxic Chemical Release System (TRIS)	Limited to the *Property*	12/31/02
Toxic Substance Control Act (TSCA)	Limited to the *Property*	12/31/02
State Database (FDEP)	**Search Radius from *Property***	**Date Released by Government**
Florida's State-Funded Action Sites (FSAS) & State Hazardous Waste Sites (SHWS)	1.0-Mile Radius	04/23/04
Solid Waste Facilities/Landfill List (SWF/LF)	0.5-Mile Radius	08/17/04
Leaking Underground Storage Tank (LUST) & Petroleum Contamination Detail Report (PCT01)	0.5-Mile Radius	08/09/04
Florida's Registered USTs & ASTs	0.25-Mile Radius	08/09/04
Florida Cattle Vats	0.5-Mile Radius	05/01/94
Dry Cleaning Facilities (DRYCLN)	0.25-Mile Radius	08/09/04
Wastewater Facility Regulation Database	Limited to the *Property*	06/24/04

6.1 SUMMARY OF DATABASE RESEARCH FOR THE *PROPERTY*

Based on a review of the *EDR Radius Map Report* (see **Appendix I**), the *Property* was identified on the LUST and UST environmental databases. According to the EDR Radius Map Report, the *Property* reported a petroleum discharge of unleaded gasoline on August 9, 1989. Based on the review of available documents maintained on the FDEP's Bureau of Petroleum Storage System Document System (OCULUS), the discharge resulted from the historic tanks removed from the *Property*. In May 1991, the discharge was determined eligible for the Florida Petroleum Liability Insurance and Restoration Program. Following the completion and approval of the Contamination Assessment Activities and Remedial Action Plan (RAP), active remediation began at the site in April 1991. The remediation system consisted of five recovery wells pumping into an air stripping tower that discharged treated water to the city's sanitary sewer system. After seven years of active remediation, the site was granted monitoring only status in March 1998. Following the review of the June 2000 Semi-Annual Post Remediation Monitoring Report, hydrocarbon concentrations were observed to have increased to levels above monitoring only criteria in groundwater samples collected from monitoring wells MW-5 and DP-3. Based on the findings, the FDEP requested a RAP-Modification Plan. In March 2003, the RAP-Modification Plan was submitted to the FDEP for review. The plan was determined unacceptable and incomplete, but due to the facility ranking score of 11, additional remedial tasks were not authorized, and future tasks will not be authorized until facility ranking score falls within the funding range. Excerpts from the reviewed OCULUS documents are included in **Appendix F**.

According to the review of the EDR Radius Map Report, and limited documents available at the Marion County Fire Rescue office, four 10,000-gallon USTs, three containing gasoline, and one containing diesel fuel remain at the *Property*. The USTs were installed in 1982, and reported to be single-walled fiberglass USTs. A 1,000-gallon waste oil UST also exists on the *Property*. The waste oil UST was installed in February 1990, and was reported to be a doubled-walled fiberglass UST. The waste oil UST was listed as in-service.

In July 1982, a 1,000-gallon waste oil UST was reported to have been removed from the *Property*. In February 1990, a 250-gallon kerosene UST, 1,000-gallon waste oil UST, and 250-gallon vehicular fuel UST were reported to have been removed from the *Property*. A 250-gallon heating oil UST, which was exempt from state regulation, was reported to be removed from the *Property* in February 1990. Information related to the closure of the above mentioned USTs was not available at the fire rescue office.

6.2 SUMMARY OF DATABASE RESEARCH FOR SURROUNDING PROPERTIES

Due to the regionally flat topography, relatively flat hydraulic gradient, significant depth to groundwater, and relatively high natural biodegradation/attenuation capabilities in Central Florida, the potential for contaminants to migrate horizontally has been minimized. However, sites potentially contaminated with volatile organic halocarbons (VOHs), such as dry cleaners, are of significant concern due to the mobility of these constituents in the groundwater. Thus, sites greater than one-sixteenth of a mile (330 feet) from the *Property* were not considered a significant environmental threat, unless chlorinated solvent contamination was suspected.

- Based on a review of the EDR Radius Map Report (see **Appendix I**), two surrounding facilities of potential environmental concern were identified on the above data bases reviewed. The facilities, both owned by Sprint Florida, (located

at 302 and 319 SE Broadway Street) were located approximately 300-feet south of the *Property*, beyond the East Silver Springs Boulevard and the adjoining commercial buildings.

Sprint Florida-Central Office: This facility closed in-place a 2,000-gallon diesel UST in April 1992. The UST was installed in November 1976. According to the Tank Closure Assessment Report Review Form, reviewed at the Marion County Fire rescue, the closure activities met the Chapter 17-761 Florida Administrative Code (FAC) guidelines, and "No Further Action" or assessment was required (refer to **Appendix F**). This facility also removed a 2,000-gallon aboveground storage tank (AST) in August 1996. No environmental concerns were reported with the removal of the AST. The facility currently maintains a 4,000-gallon diesel AST, which is associated with an emergency generator system. The AST was a double-walled steel tank with overfill/spill containment buckets and interstitial monitoring. Based on the lack of a reported release associated with the former UST and the former and existing ASTs, this facility appears to pose minimal environmental concern to the *Property*.

Sprint Florida-Business Office: This facility closed in-place a 2,000-gallon underground fuel oil tank in April 1992. The UST was installed in February 1982. The fuel oil UST was used to fuel an on-site heating system. No environmental concerns were reported with the removal of the AST. The facility currently maintains a 2,000-gallon diesel AST, which is associated with an emergency generator system. The AST was a double-walled steel tank with overfill/spill containment buckets and interstitial monitoring. Based on the lack of a reported release associated with the former UST and the existing AST, this facility appears to pose minimal environmental concern to the *Property*.

- Numerous other facilities were identified on the EDR Radius Map Report, however, no other surrounding facilities of potential environmental concern were identified within the search radius of concern on the above environmental databases.

6.3 ORPHAN SITES

Orphan sites are facilities that have been identified on the *EDR Radius Map Report*; however, due to poor or inadequate address information, the facilities could not be mapped by EDR with relation to the *Property*. A total of nineteen orphan sites were identified on *the EDR Radius Map Report*, and EE&G attempted to further assess these facilities. Based on field observations, the orphan sites were determined to be located at distances, which would not pose a significant environmental threat to the *Property*, and regulatory file reviews were not warranted.

SECTION 7.0
FINDINGS & OPINIONS

Upon the completion of this Phase I Environmental Site Assessment, EE&G identified the following conditions in connection with the *Property*.

- The *Property* was located in a primarily commercial area of Ocala, Florida, characterized by surrounding properties that were observed to be banks, a restaurant, retail businesses, and residential streets. The *Property* was zoned B3, Central Business.

- According to available historical information, the *Property* appeared as residential homes as early as 1890s, and remained relatively unchanged through the early 1990s, when the *Property* appeared developed with a boarding house and residential homes. The *Property* remained relatively unchanged from the early 1900s through the 1930, when a gasoline station appeared on the *Property*. The *Property* has been occupied by a commercial gasoline station from the 1930s through the present.

- The *Property* documented a petroleum release from the historic UST system in August 1989. Active remediation at the *Property* began in April 1991, and continued through early 1998, when the *Property* was granted monitoring only status, and semi-annual post remediation monitoring began. The June 2000 monitoring report identified hydrocarbon concentrations in excess of monitoring only criteria in monitoring wells MW-5 and DP-2. In March 2003, a RAP-Modification Plan was submitted to the FDEP for review. The plan was determined unacceptable and incomplete, but due to the facility ranking score of 11, additional remedial task were not authorized, and future tasks will not be authorized until facility ranking score falls within the funding range.

- Four 10,000-gallon USTs existed at the *Property*, three containing gasoline, and one containing diesel fuel. The USTs were listed as out-of-service at the time of the site inspection. A 1,000-gallon waste oil UST existed at the *Property*, and was reported to be in-service at the time of the site inspection.

- Two underground hydraulic car lifts were observed in the service areas of the *Property*. Two additional locations which formally contained underground hydraulic car lifts were identified in the service bay areas.

- According to the EDR Radius Map Report, a 1,000-gallon waste oil UST was removed from the *Property* in 1982. A 250-gallon kerosene UST, a 1,000-gallon waste oil UST, a 250-gallon vehicular fuel UST, and a 250-gallon fuel oil UST were reported removed in 1990. Tank closure documentation was not available for review at the Marion County Fire rescue office related to the closure of the USTs on the *Property*.

- The *Property* was commercially developed in the early 1930s, and operated as a gasoline station and automobile service facility from the 1930s through the present. According to the City of Ocala's Public Works Engineering Office, the *Property* was connected to the city's sanitary sewer system in the late 1950s.

The *Property* likely maintained an on-site septic system prior to the sanitary connection date.

- The surrounding properties were generally characterized as residential homes from the 1890s through the mid to late 1920s, when commercial businesses appeared to the south. Commercial development of the adjoining properties continued in the mid-1950s on the property to the west, and the 1960s and 1970s, respectively, on the properties to the west and north.

SECTION 8.0
CONCLUSIONS and RECOMENDATIONS

EE&G has performed a Phase I Environmental Site Assessment, in conformance with the scope and limitations of ASTM Practice Designation E 1527-00, of a former Chevron Gasoline Station, located at 315 East Silver Springs Boulevard, Ocala, Marion County, Florida. Exceptions to, or deletions from, this assessment are described in Sections 1.3, 1.4, and 1.5 of this report. Based on the findings of the Phase I ESA, EE&G identified no recognized environmental conditions in connection with the *Property* except for the following:

- The *Property* had a documented petroleum release from USTs at the *Property*. The petroleum release was identified as a REC in connection with the *Property*. Active remediation began at the *Property* in 1991, and continued through early 1998. Groundwater monitoring at the *Property* identified petroleum-affected groundwater to remain in excess of "monitoring only" criteria in June 2000.

- Four out-of-service 10,000-gallon (three gasoline and one diesel) USTs, and one 1,000-gallon in-service waste oil UST existed on the *Property*. The four 10,000-gallon USTs were installed in 1982, and were of single wall fiberglass construction. The 1,000 gallon UST was installed in 1990, and was of double wall fiberglass construction. The existing USTs on the *Property* were identified as an RECs in connection with the *Property*.

- Five former USTs were reported to have been removed from the *Property* from 1982 through 1990. Tank closure assessment documentation for the removal of the USTs was not available at the Marion County Fire Rescue. The lack of tank closure documentation related to the former USTs was identified as RECs in connection with the *Property*.

- The two underground hydraulic car lifts, and two former underground hydraulic car lifts were identified in the service areas at the *Property*. The existing and former hydraulic lifts were identified as RECs in connection with the *Property*.

- According to available information, it appears likely that the *Property* maintained an on-site septic system prior to 1957. Septic systems provide a potential conduit for regulated materials to enter the subsurface and impact groundwater and/or soil quality.

Based on the results of the Phase I ESA, and the identified RECs in connection with the *Property*, EE&G recommends additional assessment activities at the *Property*.

SECTION 9.0
DEVIATIONS & ADDITIONAL SERVICES

No deviations from the ASTM Designation E 1527-00 were required to complete this Phase I ESA.

BROWNFIELDS ASSESSMENT. OCALA, FLORIDA
FOIA 2019-003937

FOLDER NUMBER	BRIEF DESCRIPTION	
496923	Quality Assurance Project Plan Phase II ESA	

EE&G

EE&G Environmental Services, LLC

QUALITY ASSURANCE PROJECT PLAN

For the Brownfields Phase II Environmental Site Assessment at the
MANNING MILLWORK & DOOR
328 NE 1ST AVENUE
OCALA, MARION COUNTY, FLORIDA

Prepared for:

City of Ocala- Renew Ocala
405 SE Osceola Avenue
Ocala, Florida 34471

Prepared by:

EE&G Environmental Services, LLC
406 North Reo Street, Suite 139
Tampa, FL 33609
July, 2006
EE&G Project No. 2005-1731

EE&G Project Manager: Warren Snyder

Warren Snyder, P.E.

EE&G Quality Assurance Control Officer Paul B. Lee

Paul Lee

U.S. EPA Project Manager: Barbara Schuster

Barbara Schuster

U.S. EPA Regional Quality Assurance Manager: Marilyn Thornton 9/19/06

Marilyn Thornton

Renew Ocala, Project Coordinator:

George Roberts

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Appendix I	Table I Groundwater and Surface Water Cleanup Target Levels Table II Soil Cleanup Target Levels Table V Natural Attenuation Default Concentrations

A3. DISTRIBUTION LIST

The following individuals will receive copies of the approved Quality Assurance Project Plan (QAPP) and subsequent revisions:

- Barbara Schuster, Brownfields Project Officer, United States Environmental Protection Agency (EPA) Region 4 - Site Evaluation Section, Waste Division, Atlanta Federal Building, 61 Forsyth St. S.W., Atlanta, GA 30303; Phone: (404) 562-8923
- Marilyn Thornton, Regional Quality Assurance Manager (RQAM), EPA – Region 4, Office of Quality Assurance and Data Integration, Science and Ecosystem Support Division, 980 College Station Road, Athens, Georgia 30605-2720; Phone: (706) 355-8553
- George Houston, Brownfields Coordinator, Central District, Florida Department of Environmental Protection (FDEP), 3319 Maguire Boulevard, Orlando, FL 32803-3767; Phone: (407) 893-3331
- George Roberts, Brownfields Assessment Grant Project Coordinator, City of Ocala, Renew Ocala, 405 SE Osceola Avenue, Ocala, FL 34478; Phone: (352) 629-8322
- Paul Lee; Quality Assurance/Quality Control (QA/QC), EE&G Environmental Services, LLC, 406 North Reo Street, Suite 139, Tampa, FL 33609; Phone (813) 287-1005
- Warren Snyder, P.E.; Project Manager; EE&G Environmental Services, LLC, 406 North Reo Street, Suite 139, Tampa, FL 33609; Phone (813) 287-1005
- Timothy D. Lentz,, Field Team Leader; EE&G Environmental Services, LLC, 406 North Reo Street, Suite 139, Tampa, FL 33609; Phone (813) 287-1005
- Michelle Williams, Account Executive, KSA Environmental Laboratory, 10200 USA Today Way, Miramar, FL 33025, Phone (954)431-4550.

A4. PROJECT/TASK ORGANIZATION

A project organization chart is provided as Appendix A. The individuals participating in the project and their specific roles and responsibilities are provided below:

Marilyn Thornton, EPA RQAM— The RQAM will be responsible for final review and approval of the QAPP and subsequent revisions for compliance with the current version of EPA QA/R-5, "EPA Requirements for Quality Assurance Project Plans for Environmental Data Operations."

George Houston, Brownfields Coordinator, FDEP — Central District — This individual will be personably responsible or will designate a site manager for reviewing and approving the final site assessment report. This individual will also ensure plans are implemented according to schedule and are compliant with current FDEP Standard Operating Procedures (SOPs).

Paul Lee; QA/QC Officer; EE&G — The QA/QC officer will remain independent of the groups responsible for data generation and will provide QA/QC technical assistance to the EE&G Project Manager. The QA/QC officer will also be responsible for final internal review and approval of the QAPP, internal QA audits and QC implementation of the project per the EE&G Quality Management Plan. The QA/QC officer will report audit results to the EE&G Project Manager and review all implemented corrective actions.

Warren Snyder, P.E.; Project Manager; EE&G - The Project Manager is the primary decision maker for the project and the primary user of the data to determine whether or not further action is required at the site. The EE&G Project Manager will also coordinate the project activities and his specific responsibilities are:

1. Developing the QAPP and subsequent revisions in terms of Brownfields specific requirements.
2. Overall responsibility of the investigation.
3. Coordinating field and laboratory activities.
4. Conducting project activities in accordance with the QAPP and work order.
5. Validating field data.
6. Reporting to the FDEP Site Manager and the City of Ocala Brownfields Project.
7. Coordinator regarding the project status per the work order and preparing interim and final reports to FDEP and the City of Ocala.
8. Making final project decisions with the authority to commit the necessary resources to conduct the project.
9. Responsible for instituting corrective actions for problems encountered in the field sampling activities.
10. Communicate corrective actions to the EE&G Field Team Leader to remedy problems encountered in the field and coordinate with the KSA Environmental Lab Director to correct any corresponding problems encountered in the chemical analyses.
11. Compile documentation detailing any corrective actions and provide them to

the EE&G QA/QC officer and FDEP Site Manager.

Timothy Lentz, Field Team Leader; EE&G —The field team leader will perform the following duties:

1. Select the field sampling team
2. Conduct the field activities per the approved QAPP and supervise the field sampling team
3. Distribute the approved QAPP and subsequent revisions to the members of the field sampling team
4. Report problems in the field to the EE&G Project Manager
5. Implement corrective actions in the field as directed by the EE&G Project Manager. Corrective actions will be documented in the field logs and provided to the EE&G Project Manager.

Field Team Technicians; EE&G. — These individuals will perform the actual fieldwork per the QAPP and at the direction of the field team leader. The field team typically consists of two to four people and will be named at a later date by the Field Team Leader.

Michelle Williams, Account Executive; KSA Environmental Laboratories, Inc —This individual will be responsible for coordinating the analysis of the samples and laboratory validation of the data. She will coordinate the receipt of the samples at the laboratory, select the analytical team, ensure internal laboratory audits are conducted per the KSA Quality Assurance Plan (QAP), and distribute the applicable sections of the QAPP (not to be confused with the previously mentioned QAP) and subsequent revisions to members of the analytical team. The complete KSA QAP was approved by EE&G. Ms. Williams is responsible for instituting corrective actions for problems encountered in the chemical analyses and will also report laboratory problems affecting the project data to the EE&G Project Manager and to the QA/QC officer. Corrective actions for chemical analyses will be detailed in a QA report that will be provided to the EE&G Project Manager via electronic and conventional mail.

A5. PROBLEM DEFINITION BACKGROUND

EE&G was retained by Renew Ocala, the Client, to prepare this QAPP for the former Manning Millwork & Door Property (hereafter referred to as "the *Property*"), which is being considered as a potential Brownfields Site. This QAPP was prepared in accordance with the United States Environmental Protection Agency's (USEPA's) *Quality Assurance Guidance of Conducting Brownfields Site Assessments*, dated 1998.

PHYSICAL LOCATION & DESCRIPTION OF PROPERTY

The *Property* is located at 328 NE 1st Avenue, Ocala, Marion County, Florida, in Section 17, in Township 15 South and Range 22 East. The *Property* is bounded to the north by a commercial business, Southern Glass & Paint, to the south by an abandoned business, Sawaya Automotive, to the east by the Salvation Army Activity Center and Correction Department, and to the west by a commercial business, Lester's Paint & Body.

The *Property* was developed with a one-story approximately 20,120-square foot brick and concrete block building. The *Property* comprised approximately one-acre. The building on the *Property* serves as a product showroom and sales office, production area, and warehouse/storage and loading area.

REGIONAL HYDROGEOLOGY

The regional hydrogeology was assessed by reviewing the *Soil Survey of Marion County Area, Florida*, prepared by the United States Department of Agriculture Soil Conservation Service. There are four main physiographic areas within the Marion County Area. These areas are as follows: narrow swamps along the Oklawaha and Withlacoochee Rivers, broad flatwoods in the eastern and southwestern parts of the county, rolling sand ridges that dominate the southern parts of the county, and rolling uplands in the central and northwestern parts of the county.

The soils in the Marion County area formed in thick beds of sandy and clayey material that were transported by seas which covered the area during the Pleistocene period. Transgressive seas eroded and redeposited, or reworked, Miocene and Pliocene sediments on the shallow sea bottom to form marine terraces.

The stratified sand and sandy clay of the Hawthorn Formation are the parent material of many of the soils that formed the loamy and fine textured subsoils in Marion County. In the central parts of the county, the limestone beds of this formation are commonly only a few feet thick and are located only at or near the base of the formation. Phosphoric sand, clayey sand, and clay make up the greater part of the Hawthorn Formation. Other formations occurring within the survey area are the Ocala Limestone, Fort Preston Formation, Alachua Formation, and the Avon Park Formation. Except for a few exposures of limited extent, the Ocala Limestone and the Avon Park Formation are overlain by sandy, clayey or unconsolidated sandy and clayey material. The Alachua Formation consists of irregularly interbedded deposits of clay, sand, and sandy clay that are phosphatic. The Fort Preston Formation consists of coarse, clastic sediments of middle Miocene and younger ages.

Two separate aquifer systems are generally recognized in central Florida: the shallow surficial aquifer system, and the Floridan aquifer system. The shallow surficial aquifer system generally consists of unconfined permeable units in the undifferentiated surficial sediments units. Recharge is derived almost entirely from rainfall, resulting in seasonal fluctuations in the water table. Clay layers of the Hawthorn Formation serve as the confining layer between the shallow surficial aquifer and the Floridan aquifer system. The Floridan aquifer system underlies most of Florida, and is the primary source of municipal water supplies. The Floridan aquifer system is comprised of a series of limestone units which range in age from middle Eocene to Miocene. The saturated thickness of the Floridan aquifer system is the Marion County area may be as thick as one thousand feet.

The site specific geology has not been evaluated at the *Property*.

HISTORICAL ASSESSMENT FINDINGS

The Client provided EE&G with a copy of a Phase I Environmental Site Assessment (ESA) Report prepared by HSW Engineering, Inc. (HSW), of Tampa, Florida (see Appendix J. The Phase I ESA was dated December 19, 2003. The Phase I ESA was prepared for two facilities maintained by the Manning Companies, Manning Building Supplies, located at 530/511 NW 1st Avenue, and the Property. The following information was noted based on the review of the HSW Engineering Phase I ESA:

- The *Property* comprised approximately one-acre, and is occupied by a one-story, approximately 20,100 square foot brick and concrete block commercial building. At the time of the site inspection, the *Property* was used by Manning Millwork & Door as a showroom and assembly facility for pre-hung doors.

- According to the historical documents reviewed during the Phase I ESA, the following findings were reported:

    - As early as 1901, the area of the *Property* was identified as residential. The *Property* was reported unchanged through 1912.
    - The *Property* was reportedly occupied with a 25-car garage and a residential structure. The adjoining property to the north was reported as a automobile repair and service station.
    - A Dodge and Buick sales and service facility was reported to exist on the *Property* in 1930.
    - An Izlar Motor Company facility was reported to exist on the *Property* from 1927 through 1940.
    - Caviness Motors (Buick Dealership) was reported to exist on the *Property* from 1949 through 1983.
    - Manning Millwork & Door was reported to exist on the *Property* from 1992 through the present.

- A vehicular fuel underground storage tank (UST) of unknown capacity was reportedly removed from the *Property*. The contents of the UST were unknown, and the removal date could not be verified. Mr. Manning, the current owner of the *Property* was reportedly interviewed concerning his knowledge of the UST. Mr. Manning stated that he had no knowledge of the UST formerly existing on the *Property*. HWS stated that the UST may have been associated with the former automobile garage and service station on the *Property*.

- HSW identified the following recognized environmental conditions in connection with the *Property*:

    - The use of the *Property* as a car dealership and service station from 1924 to 1983, leaving the possibility that unreported historical petroleum releases may have occurred at the *Property*. A UST was present at the site that is reported to have contained vehicular

fuel.

- "Two sites within the immediate vicinity of 328 NE 1st Avenue (Day by Day and Ocala Ford Motor Company) have had historical petroleum releases. The locations of these two sites make it possible, but not likely based on the distance and available documentation of extent of contamination, that these sites have impacted the subject site."

A copy of the HSW Phase I ESA is presented Appendix J

The City of Ocala has received a U.S. EPA Brownfields assessment grant for evaluation of eligible properties within areas that may ultimately be designated for Brownfields redevelopment, pursuant to Florida Statutes, Chapter 163. The site, located at 328 NE 1st Avenue, Ocala, Florida has been identified for possible re-development under this program; therefore, a Phase I Environmental Site Assessment (ESA) was performed to evaluate the potential for recognized adverse environmental conditions.

This assessment was performed to satisfy the requirements of the Client's and/or other interested parties with respect to potential environmental impairment and liabilities associated with the Property due to contamination by hazardous substances or petroleum products on or near the site. A site map is not included in Attachment B.

Based on the results of the recently completed Phase I ESA, the following ASTM *Standard Practice E 1527-05* recognized adverse environmental concerns were identified associated with the subject property:

The site may present a threat from exposure to soils and of site migration of petroleum, solvent, and metal contaminants through groundwater. The Phase II ESA will be conducted to evaluate if potential contaminants of concern are present in environmental media including any potential soil impacts in the areas of concern based upon adjacent site usage and evaluate any potential impacts to underlying groundwater. This information will then be used to decide if additional assessment or active remediation is necessary, which could affect future redevelopment plans. In addition to laboratory analyses of groundwater and soil samples (critical determinations), non-critical determinations of pH, temperature, conductivity, dissolved oxygen, turbidity of groundwater; soil lithology; Organic Vapor Analyzer (OVA) screening results; and general visual observations will also be made to aid in the decision making process. Details on how the OVA will be used on-site during soil sampling activities are detailed in Section A6.

A6. PROJECT/TASK DESCRIPTION AND SCHEDULE

Based on the historical uses of this site, all contaminants of concern (COCs) within the following analytical method categories have been identified for initial assessment: volatile organic compounds (VOCs) by EPA Method 8260, semivolatile organic compounds (SVOCs) by EPA Method 8270, polycyclic aromatic hydrocarbons (PAHs) by EPA Method 8270, TRPH by FL-PRO, and RCRA 8 metals per EPA Method 6010 and 7470. The Listing of Accredited Analyses, detailing all analytes by both analytical method (e.g. Method 8270) and method category (e.g. VOCs) is provided in Appendix E of the KSA QAP.

The objective of the proposed Brownfields Phase II Environmental Site Assessment (ESA) is to determine if the potential COCs, of the analytical method categories described above, are present in environmental media and have concentrations exceeding applicable regulatory criteria and if site remediation is warranted based on exceedances of these criteria. For this project, FDEP Chapter 62-777 F.A.C. Table I Groundwater Cleanup Target Levels (GCTLs) and regulatory FDEP Chapter 62-777 F.A.C. Table II Soil Cleanup Target Levels (SCTLs) will apply. The proposed scope of work is designed to confirm the presence or absence of environmental impacts and the general magnitude of impacts, not to delineate impacts or to design a remediation strategy. Table V, Natural Attenuation Default Concentrations are provided as a reference for situations where contaminants are found above Cleanup Target Levels; however the GCTLs and SCTLs regulatory limits are used to determine if contaminants are present. Tables I, II, and V are provided in Addendum I located on the CD provided in the front cover of this manual.

The following scope of work has been developed based on previous site inspections and a review of historical diagrams and engineering records from the facility.

1. Conduct **direct push technology (DPT) sampling with OVA screening of soils and limited soil sampling**. Scope includes collection of soil samples at six to eight (6-8) locations, screening the samples at two-foot intervals to approximately 2 feet below the water table (not to exceed 20-feet below land surface bls) or to the base of the surficial aquifer, using an OVA equipped with a flame ionization detector (FID) or a similar screening technique to detect the presence and approximate magnitude of hydrocarbon vapors in the soils. This task includes coring through the existing concrete/asphalt where required.

   Once the direct push technology (DPT) rig has retrieved a metal probe rod and macro-core sampler, the liner will be removed. Using a clean, decontaminated utensil, the liner will be sliced to expose and collect the soil into 16-ounce Mason jars. The jars will be immediately covered with aluminum foil and sealed with the lid ring.

   The collected soil samples will be screened with an OVA corrected for methane content to establish whether volatiles are present within a depth interval. The filtered and unfiltered OVA measurements (in units of parts per million - ppm)

will be recorded in an OVA field log. The information will be used to determine which samples represent relative high results.

- Special personnel requirement: Licensed FL Driller, Environmental Technician
- Special equipment requirements: Geoprobe™ DPT rig, PhotoVAC MicroFID

Special personnel: None

2. Soil samples will be collected from up to two boring locations with the highest OVA readings and analyzed by an accredited laboratory for VOCs per EPA Method 8260B, SVOCs per EPA Methods 8270C, PAHs per EPA Method 8310, FL-PRO and RCRA 8 metals per EPA Methods 6010 and 7470.

   The laboratory analytical results will be correlated with recorded high OVA/organic vapor concentration results to indicate areas that may exhibit corresponding concentrations of COCs. This task includes coring through the existing concrete/asphalt where required.

   Special personnel requirement: Environmental Technician
   Special equipment requirements: none

3. Based on the local and anticipated regional groundwater flow direction and resultant soil boring OVA data, EE&G will collect up to six shallow groundwater samples and one at the base of the surficial aquifer, and will collect groundwater samples from the temporary, small-diameter monitor wells in the areas with the highest OVA readings or, in the absence of elevated OVA readings, in locations deemed most likely to intercept contamination migrating from onsite and/or off-site concern areas. The shallow wells will be installed to an approximate depth of 18-20 feet bls and will be developed until they produce sediment-free groundwater. One well may be installed to the base of the surficial aquifer based on soil screening results.

   The wells will be installed either with a mechanical drill rig and constructed of two-inch slotted PVC with surrounding sand pack, and locking cap, or they will be one-inch diameter pre-packed microwells installed using DPT technology.

   Following installation of the temporary monitoring wells, the top of casing elevations will be surveyed to +/- 0.01' and referenced to a nearby benchmark established by the City. The depth to water elevation data will be obtained and used to complete water table elevation contour and flow diagrams.

   However, if observations or OVA/MIP data indicate gross contamination levels, then the material will be drummed and properly disposed of pending receipt of laboratory analytical results. All purge water will be discharged immediately

adjacent to each well and sampling location.

Special personnel requirement: Environmental Technician
Special equipment requirements: survey equipment
Special personnel requirement: Licensed FL Driller, Environmental Technician
Special equipment requirements: Geoprobe™ DPT rig, auger or sonic drilling rig

4. EE&G will collect groundwater samples from the new wells and submit groundwater samples for laboratory analysis for VOCs per EPA Method 8260, SVOCs per EPA Method 8260, PAHs per EPA Method 8270, FL-PRO, and RCRA 8 metals per EPA Methods 6010 and 7470. On-site field measurements of depth-to-water, pH, temperature, conductivity, dissolved oxygen, turbidity, color, odor, sample collection times, and meteorological conditions are included on groundwater sampling logs that are provided with all assessment reports.

   Special personnel requirement: Environmental Technician
   Special equipment requirements: none

The primary focus of this Phase II ESA is to determine if contamination is present within environmental media as a result of past land uses, or from releases from adjacent sites, and the general magnitude of contamination, if present. The FDEP Cleanup Target Levels (CTLs) will be the action limits for both soil and groundwater at this site. EE&G will draft an assessment report to summarize the results of the above assessment activities and will compare the results to the appropriate regulatory criteria. The report will provide recommendations and a detailed cost estimate for additional testing, or cleanup activities, if warranted.

A table summarizing the tentative project schedule is provided in Appendix C. Sample collection and associated fieldwork should take approximately three days to complete. Soil and groundwater samples will be shipped overnight to the analytical laboratory for analysis following DEP. SOP FS 1006. Laboratory results should be sent to the EE&G Project Manager within 14 days of sample receipt. Results and decisions for the site should be complete within 60 days of initial sample collection. The FDEP Site Manager will receive the final report from the EE&G Project Manager within 60 days of the completion of field activities.

Soil and groundwater samples will be analyzed for the constituents as grouped by the EPA Methods 8260B, 8270, 8310, FL-PRO, and 6020 using the equipment and methods provided in the KSA QAP, Attachment D, *Data Quality Objectives for Proposed Analyses.*
If the concentration of COCs in soil and/or groundwater for any decision unit (see Section B I) exceed CTLs, then active remediation or performance of a risk assessment may be necessary. If the concentrations of COCs in soil and/or groundwater for any decision unit (see Section B1) do not exceed CTLs, then the site can obtain a no further action status

or go into a natural attenuation monitoring plan. If the decision to remediate is made, a QAPP Addendum may be submitted to cover the active remediation and associated sampling activities not addressed in this document.

A complete equipment list is provided in Section B1. Details on the sample volumes, container types, and preservation requirements for collected groundwater and soil samples are provided in the KSA QAP, Appendix E. See Section A8 of this QAPP for personnel requirements.

It is anticipated that one audit of the field activities will be performed during this project and that data verification and validation will be required for all data submitted to the FDEP Site Manager. Field activities will begin shortly after approval of the QAPP by EPA and the Brownfields Program (Renew Ocala) Project Coordinator. The anticipated start of field activities is_September 4, 2006. The selected start date will allow for review and distribution of the QAPP, communication between individuals on the distribution list Section A3, and coordination of field activities with the field team technicians. The project, including laboratory analysis, should be completed within 30 days of the conclusion of field activities.

Required QA records are described in Section A9 of this QAPP. Due to the short duration of this project, only a final report will be prepared and submitted to the FDEP Site Manager and the City of Ocala's Project Coordinator. The final report will summarize project results and QC data, and will include the data validation report and raw data package. Section C2 of the QAPP provides additional details regarding the final report. A complete list of all standard operating procedures identified in the QAPP can be found in Appendix F.

A7. DATA QUALITY OBJECTIVES FOR MEASUREMENT DATA

The Data Quality Objectives (DQOs) process is a logical step-by-step method of identifying the study objective, defining the appropriate type of data to collect, clarifying the decisions that will be based on the data collected, and a consideration of the potential limitations with alternate sampling designs. The fundamental objective of this project is to obtain an adequate number of reliable samples from appropriate locations to determine if soil or groundwater is impacted by COCs above SCTLs and GCTLs, FDEP Chapter 62-777 F.A.C. The number and placement of samples is specified within the scope of work (Section A6). Sample locations have been developed based on the Phase I ESA of the site. The Phase I ESA identified areas of *recognized environmental conditions* as defined in ASTM Method E 1527-00.

To achieve this objective; i.e., to determine the concentration of COCs in soil and groundwater, valid data of known and documented quality is required for all media sampled. Data collection activities for on-site field analytical measurements will be conducted per FDEP SOP 001/01. Specific sections include General Field Testing and Measurement (FT1000), specific conductance (FT1200), Temperature (FT1400), dissolved oxygen (FT1500), turbidity (FT1600), and multi-parameters meters (FT1900) –

see Appendix F. Before groundwater samples will be collected, three consecutive measurements of field analyzed parameters of pH, temperature, conductivity, dissolved oxygen, and turbidity will be confirmed with allowable percent differences outlined in the DEP SOP-001/01, FS2200 Groundwater Sampling, FS2212 p.7 of 30.

Qualitative and quantitative data quality objectives for on-site field analysis of organic vapors with an OVA/FID or OVA/Photo Ionization Detector (PM) will be consistent w/ manufacturer calibration procedures. Screening will be conducted with the highest sensitivity range setting, particular to the OVA/FID or OVA/PID instrument.

Once reliable and representative data are obtained, the data will be compared to the CTLs to determine no further action is required or if active remediation is needed. The systematic planning process used for this project, including the development of DQOs, is provided in Appendix G. This attachment lists the seven steps of the DQO process and provides project specific information in table format pertaining to each of these steps.

Samples collected for this Phase II ESA will be analyzed by KSA Environmental Laboratories (KSA) for any or all of the following parameters: VOCs by EPA Method 8260B, SVOCs by EPA Methods 8270C, PAHs by EPA Method 8310, FL-PRO, and the RCRA 8 metals by EPA Methods 6010 and 7470. Appendix D provides a list of all the analytes with their respective detection limit and QC requirements.

If the collected data meet the data quality objectives (DQOs) and the data quality indicators outlined in Appendix D, then they will be considered reliable for the determination of environmental impacts at the site and the need for site remediation activities.

Once data are determined to meet the required acceptance criteria, they will be presented in summary tables and graphical formats (maps) which will include all data qualifiers and other data limitations. Presentation of data on maps provides a demonstration of the spatial limitations of the data. All raw data provided by the lab; including their QA report, will be included in an appendix of all project reports. Significant QA issues will be explicitly identified within the text of all project reports.

Corrective Action Process

The implementation and documentation of corrective actions, including communication to all key personnel, are summarized on the Corrective Action Process Flowchart (Figure 2). In general, the KSA Project Manager is responsible for the development and communication of corrective actions. The Laboratory Director will be responsible for implementing and documenting corrective actions associated with laboratory analyses.

The EE&G Project Manager will document significant corrective actions, i.e. corrective actions that require procedural changes in a Corrective Action Report. EE&G conducts weekly technical staff meetings, wherein corrective action issues and procedural changes are communicated.

A8. SPECIAL TRAINING REQUIREMENTS/CERTIFICATION

The EE&G. field team leader will ensure that all EE&G project personnel have current certificates of training for the 40-hour OSHA Hazardous Waste Operations and Emergency Response (HAZWOPER)/Safety Training Class with annual eight-hour refresher courses. All E&EG personnel mobilizing to the site shall carry a Certificate of Training identification card on their person. Current Certificates of Training are also kept in personnel files located at the EE&G headquarters. All EE&G field team members have received extensive in-house and outside training to complete their assigned tasks and this is assured with annual personnel evaluations. Deficiencies and the need for new training are identified during the personnel evaluations.

The final assessment reports will be signed and sealed by either a professional geologist or a professional engineer certified in the state of Florida. The current project manager for this project, Warren Snyder, P.E. is a Florida certified Professional Engineer (P.E.). A Florida licensed driller will perform the drilling tasks for this project; however, Mr. Snyder will provide technical oversight via communication with EE&G personnel and the drilling subcontractor. Licensure of the subcontracted drilling operator will be confirmed during solicitation for drilling services.

KSA will perform laboratory analysis of environmental samples for this project. KSA is in compliance with Florida Administrative Code Rule 64E-1 regulations and National Environmental Laboratory Accreditation Conference (NELAC) Standards, and is certified by the State of Florida Department of Health, Bureau of Laboratories. Specific methods and analytes certified are cited on the Laboratory Scope of Accreditation for this laboratory and are on file at the Bureau of Laboratories, P.O. Box 210, Jacksonville, Florida 32231. The laboratory certification status in Florida for all particular methods and analytes used in this project has been verified with this agency.

The Brownfields Program Project Coordinator, will be responsible for ensuring that all City and County personnel have valid and current specialized training required by the OSHA regulations as a pre-requisite for site visit(s). Specific certifications have not been identified as necessary during the planning of this project.

A9. DOCUMENTS AND RECORDS

EE&G will follow FDEP SOPs-001/01 for sample custody and documentation. The complete FDEP SOP-001/01 has been attached to this QAPP as Appendix F. Some of the required documentation includes:

- Field crew signs or initials all records/notes with a waterproof pen.
- Use of field sampling and decontamination supplies, and equipment are tracked with an in-house system.
- Sampling containers are prepared by the laboratory and shipped with a packing list documenting contents.
- Preservatives used by the laboratory are traceable by preparation date,

vendor and lot number.
- Sampling containers are pre-cleaned at the laboratory.
- Water level indicator and field parameter meters are cleaned according to FDEP SOP FC-1000 and documentation is contained in the field notes.
- All equipment is maintained and calibrated in accordance with manufacturers' specifications and FDEP FQ-1000.

Chain-of-custody forms accompany all samples from origin through disposal. All sample containers are labeled with sample location ID, preservative, sampler name, analyses required, and date/time of collection. The sample location ID is linked to the labels, chain-of-custody, and field notes. The chain-of-custody form includes the following information:

- Project name and address
- Date and times of sample collection
- Name of sampler
- Sample location ID
- Number of samples
- Analyses required
- Preservation method
- Timeframe (days) sample results are needed within
- Comments

Field notes are recorded during all site visits and include:

- Names of personnel, subcontractors, and others on-site
- Date and chronological summary of field activities
- Ambient conditions
- Sample location descriptions, sample ID
- Lithology
- Field measurement data
- Sample order
- Purging and sampling equipment
- Field decontamination procedures
- Field calibration records
- Types of quality control samples collected
- Sampler and QA/QC officer signatures
- Results of QC checks
- Documentation of all problems encountered in the field with corrective action resolution

Field logs will be recorded and bound in three-ring binders. Field logs will include weather observations at the site when field activities were conducted. All relevant observations or digressions from the procedures in this QAPP, deemed notable by any field team member will also be recorded in the field logbook. Field data worksheets (Appendix H) will be used to record all field measurements. Each page of the field logs

and field data worksheets will be dated and signed by the person making the entries. The originals in the bound three-ring binders will be retained in the physical project file. Monitoring well installation and sampling sheets are recorded and include:

- Well casing material, diameter, screened interval, and total depth
- Drilling methods and lithology
- Water table depth
- Calculation of purge volume and sampling procedures
- Field parameter measurements and equipment used
- Sampling date
- Observations

Samples collected are immediately placed in laboratory provided coolers and chilled to four degrees Celsius using wet ice. Chain-of-custody information accompanies the samples, which are collected at the site by a laboratory representative. Upon receipt of the samples and chain-of-custody information, the laboratory:

- Checks sample container integrity, temperature and documentation
- Verifies the sample preservatives
- Logs receipt of the samples
- E-mails a .pdf file copy of the chain-of-custody and login information

Upon receipt of the e-mail confirmation, the EE&G Project Manager and EE&G QA/QC Officer review the .pdf versions of the chain-of-custody and laboratory login information for consistency with the internal work order that documented the sampling work and analyses to be conducted during that field event.

The laboratory provides both electronic and paper copies of the analytical results, which are then reviewed by the EE&G Project Manager and EE&G QA/QC Officer. The electronic copy is placed in the project file maintained on the EE&G server, which is routinely "backed-up" to ensure data integrity. The paper version of the results is maintained in the physical project file, which is eventually archived for a period of twenty years.

Types of information requested from the laboratory include:

- Analytical result sheets
- Method blank results
- Surrogate recoveries and acceptance limits
- Matrix spike/matrix spike duplicate results and acceptance limits
- Spike/Duplicate results and acceptance limits
- Laboratory control sample results and acceptance limits
- ICP serial dilution results
- ICP interference check samples
- Project narrative containing observations and explanation of any data qualifiers

- Signature by laboratory quality assurance officer

The laboratory analytical report will be submitted to the EE&G Project Manager within 14 business days after receipt of samples who will then forward the analytical report the FDEP Site Manager upon verification of its completeness. The narrative report will describe at least:

1. The dates of sample receipt, preparation, and analysis
2. The condition of the samples up, on receipt
3. Sample preparation and analysis
4. Any problems encountered during sampling handling storage, preparation, or analysis, and their solution
5. Any variance from the standard operating procedures
6. And a discussion of the quality of the reported analytical data

Project records will include all correspondence, field logs and data sheets, laboratory analytical reports, and a final report. The final report will be submitted to the FDEP Central District Brownfields Coordinator/FDEP Site Manager, and the Brownfields Program Project Coordinator.

The EE&G Project Manager will submit a field activity report to the FDEP Central District Brownfields Coordinator/FDEP Site Manager, and the City of Ocala within 30 days of completion of the field activities described in this QAPP. This report will include the analytical data report, a signed narrative about field activities, a summary of all collected field data, a written report of the audit of field activities (see Section CI), and copies of the original field log books and field data worksheets for this project. The narrative report will include at least discussions of all field activities, any problems encountered and their solutions, *any* divergences from QAPP procedures, and a discussion of field data quality.

The EE&G Project Manager will distribute copies of the QAPP to the people listed in the distribution list (see Section A3) once it is approved. Any revisions to the QAPP will be documented as *revised.* It will be the responsibility of the EE&G Project Manager to see to it that each person on the distribution list receives copies of any revisions.

Project records and documents will be handled in general accordance with EPA SOP #EPA-90251.3b "Handling and Disposition of Project Records and Documents." KSA will manage the original raw data from this project (both hard copy and electronic) in accordance with FDEP SOP LD1000 "Laboratory Documentation." The KSA Laboratory Director will retain information on where the records are stored, who will be responsible for records management, and how long specific types of records or documents will be maintained.

All records and reports can be found in the physical project file located at the EE&G headquarters, 14505 Commerce Way, Suite 400, Miami Lakes, Florida 33016. The project file will be eventually archived for a period up to twenty years. The EE&G Project Manager will submit copies of all records and reports to the FDEP Site Manager with the field activity report. The FDEP Site Manager will approve deviations from these

procedures before implementation.

B1. SAMPLING DESIGN PROCESS

The proposed Phase II ESA will determine if the presence of contamination at the site is contributing to elevated concentrations of COCs in the soil and groundwater at the site. The sample collection design is such that is that a homogeneous area (decision unit) defined by previous site assessment and derived by professional judgment, will be tested and evaluated. The proposed area for remediation will be confirmed by the sample collection design. Collection of samples will not be random as they are intended to confirm previous historical results or potential releases due to specifically located activities. Comparison of individual results from the confirmatory sampling to the historical assessment data will assure that the results are representative of the groundwater and soil decision units. Use of standard methods and technically accepted methods will assure that data may be comparable to the historical assessment data.

- Sampling design is determined from the Phase I Environmental Site Assessment findings. Professional judgment is used to assist in the determination of sampling locations during this process. Areas of environmental concern are sampled based on constituents known or perceived to be present on the subject site. For this site, the following components lead to the determination of sampling locations resulting from onsite investigations: The *Property* comprised approximately one-acre, and is occupied by a one-story, approximately 20,100 square foot brick and concrete block commercial building. At the time of the site inspection, the *Property* was used by Manning Millwork & Door as a showroom and assembly facility for pre-hung doors.

- According to the historical documents reviewed during the Phase I ESA, the following findings were reported:

  - As early as 1901, the area of the *Property* was identified as residential. The *Property* was reported unchanged through 1912.
  - The *Property* was reportedly occupied with a 25-car garage and a residential structure. The adjoining property to the north was reported as a automobile repair and service station.
  - A Dodge and Buick sales and service facility was reported to exist on the *Property* in 1930.
  - An Izlar Motor Company facility was reported to exist on the *Property* from 1927 through 1940.
  - Caviness Motors (Buick Dealership) was reported to exist on the *Property* from 1949 through 1983.
  - Manning Millwork & Door was reported to exist on the *Property* from 1992 through the present.

- A vehicular fuel underground storage tank (UST) of unknown capacity was reportedly removed from the *Property*. The contents of the UST were unknown,

and the removal date could not be verified. Mr. Manning, the current owner of the *Property* was reportedly interviewed concerning his knowledge of the UST. Mr. Manning stated that he had no knowledge of the UST formerly existing on the *Property*. HWS stated that the UST may have been associated with the former automobile garage and service station on the *Property*.

- HSW identified the following recognized environmental conditions in connection with the *Property*:

  - The use of the *Property* as a car dealership and service station from 1924 to 1983, leaving the possibility that unreported historical petroleum releases may have occurred at the *Property*. A UST was present at the site that is reported to have contained vehicular fuel.
  - "Two sites within the immediate vicinity of 328 NE 1st Avenue (Day by Day and Ocala Ford Motor Company) have had historical petroleum releases. The locations of these two sites make if possible, but not likely based on the distance and available documentation of extent of contamination, that these sites have impacted the subject site."

Samples are collected in the areas of potential environmental impact determined from agency database searches, aerial examinations, and field investigation including onsite interviews. Results of the sampling event are compared directly to the regulatory limits on a sample-by-sample basis. Statistical methods are not implemented during this process; this approach was determined due to the site size and budgetary constraints associated with this sampling event.

Scope

The type and number of samples required, including the sampling design, rationale, locations, frequency, and matrices are provided in Section A6. Duplicate samples and equipment blanks will be collected for each analytical method and matrices at a frequency of one per twenty samples.

Schedule

The anticipated start date for sample collection will be based on approval of this QAPP document, but is anticipated to occur on or around September 4, 2006. A table summarizing the tentative project schedule is provided in Appendix C. Sample collection and associated fieldwork should take approximately three days to complete. Soil and groundwater samples will be shipped overnight to the analytical laboratory for analysis following DEP SOP FS1006. Laboratory results should be sent to the EE&G Project Manager within 14 days of sample receipt. Results and decisions for the site should be complete within 30 days of initial sample collection. The FDEP Site Manager will receive the final report from the EE&G Project Manager within 30 days of the completion of field activities.

Procedures
Samples will be collected from each decision unit at predetermined locations designated by a judgmental approach. The field staff is provided a copy of this plan for reference in the field. The following subsections will discuss the sampling procedures to be used for both the water and soil matrices, respectively.

B1.1 Water Samples (Critical)

An area of concern or documented area of COC-impacted groundwater will be considered to be one decision unit, confined to the proposed monitor well(s). Temporary monitoring wells will be installed at areas with suspected contaminants or highest OVA readings of the soil sampling locations. Groundwater samples will be collected from the monitoring wells per FDEP SOP 001/01; specifically sections FS-1000 and FS-2200 will be used for peristaltic pumps.

Prior to sampling, each well will be purged following FS-2213 requirements; until three consecutive measurements of the six parameters are within the specified limits (temperature, pH, specific conductance, dissolved oxygen, and turbidity). New Teflon-coated tubing will be used for purging and sampling at each well location. Care will be taken to minimize agitation and aeration of groundwater samples during collection. Samples sent to the laboratory for analysis will be property preserved, labeled, logged onto a chain-of-custody form and placed in an iced cooler for shipment. The analyses to be included in this study are summarized in previous sections of this document.

B1.2 Soil Samples (Critical)

The area of expected COC-impacted soil will be considered to be one decision unit, as bracketed by un-impacted soil samples. Six to Eight (6-8) proposed soil borings will be advanced within the site boundary. Soil samples will be analyzed at the locations of temporary monitoring wells. The analyses proposed for soil samples are summarized in previous sections of the QAPP.

B1.3 Non-critical Determinations

Several non-critical determinations will be made in the field for both the groundwater and soil samples. Non-critical determination for groundwater samples will include water quality characteristics (pH, temperature, conductivity, dissolved oxygen, turbidity, color, and odor). Non-critical determinations for the soil samples will include soil characteristics such as lithology described using the United Soil Classification (USC) System (from ASTM D 2487, the depth interval the sample was taken from, and carbon-filtered and unfiltered OVA measurements. This information will be used to supplement the critical data; it is not needed to make the decision of whether or not remediation is needed.

B2. SAMPLING METHODS REQUIREMENTS

Groundwater samples will be collected to confirm the concentration of COCs. Water quality characteristics will be collected to support the critical measurements of COCs in groundwater. Soil samples will be collected in order to determine the concentration of COCs in soil. Sample collection locations will be selected using a judgmental approach,

surveying techniques and site observations.

Water Sampling

The following sampling methods will be used or associated guidance adhered to in completing the sampling activities associated with this project.

1. FDEP SOP FS1000, "General Sampling," describes preliminary activities; contamination prevention and sample collection order; protective gloves; container and equipment rinsing; fuel powered equipment and related activities; preservation, holding and container types, preventive and routine maintenance; documentation and references; sample custody; health and safety; and hazardous wastes.
2. FDEP SOP FC1000, "Cleaning/Decontamination Procedures," describes the process for preparation and decontamination of sampling equipment.
3. FDEP SOP FS2000, "General Aqueous Sampling," describes the aqueous, sample collection of grab samples for laboratory analyses. Samples will be collected from on-site monitor wells by variable-speed peristaltic pump.
4. Pre-cleaned, single use sample containers provided by KSA Laboratories will be used for sample collection. The following tables provided in Appendix D list the sample container requirements, preparation requirements for these containers, sample preservation requirements, and holding time criteria:
5. FDEP Table FS1000-4 "40 CFR Part 136 Table II, Required Containers, Preservation Techniques and Holding Times (Water/Wastewater Samples)
6. FDEP Table FS1000-7 "Sample Volumes, Container Types, and Preservation Requirements"
7. FDEP Table FS1000-8 "Preservation Methods and Holding times for Drinking Water Samples that Differ from CFR Part 136, Table II

Additionally, KSA Laboratories QAP Section, "Sample Volumes, Container Types, and Preservation Requirements" contains a table that describes the analytical method used, container types, minimum sample volumes, sample preservation, and maximum holding time for each analyte.

In general, precautions will be taken to prevent contamination. If the field team encounters any problems or unexpected situations while in the field (e.g. access problems, safety issues, inadequate supplies, equipment failure, etc.), the Corrective Action Process Flowchart will be followed (Figure 2).

For non-critical determinations for groundwater sample collections, the following SOPs will be followed:

- FDEP SOP FT1000, "General Field Testing and Measurement"
- FDEP SOP FT1100, "Field Measurement of Hydrogen Ion Activity (pH)"
- FDEP SOP FT1200, "Field Measurement of Specific Conductance"
- FDEP SOP FT1400, "Field Measurement of Temperature"

- FDEP SOP FT1500, "Field Measurement of Dissolved Oxygen (DO)"
- FDEP SOP FT1900, "Field Measurement of Continuous Monitoring with Multi-parameter Meters"

Groundwater samples have an analysis holding time of 14 days. However, the laboratory has agreed to perform the analysis within 7-10 days.

Soil Sampling

The following guidance documents will be following for the sample collection of soil samples for the designated COCs:

1. FDEP SOP FS1000, "General Sampling," describes preliminary activities; contamination prevention and sample collection order; protective gloves; container and equipment rinsing; fuel powered equipment and related activities; preservation, holding and container types, preventive and routine maintenance; documentation and references; sample custody; health and safety; and hazardous wastes.
2. FDEP SOP FC1000, "Cleaning/Decontamination Procedures," describes the process for preparation and decontamination of sampling equipment.
3. FDEP SOP FS2000, "Soil," describing general soil sampling, procedures for compositing, specific procedures for volatile organic compounds, surface and subsurface soil sampling
4. Pre-cleaned, single use sample containers provided by KSA Laboratories will be used for sample collection. The following tables provided in Attachment G list the sample container requirements, preparation requirements for these containers, sample preservation requirements, and holding time criteria:
    - FDEP Table FS1000-6 "Recommended Sample Containers, Sample Volumes, Preservation Techniques and Holding Times for Residuals, Soil and Sediment Samples."
    - FDEP Table FS1000-7 "Sample Volumes, Container Types, and Preservation Requirements"
    - FDEP Table FS1000-8 "Preservation Methods and Holding times for Drinking Water Samples that Differ from CFR Part 136, Table II.

Additionally, KSA Laboratories QAP Section XVI, "Sample Volumes, Container Types, and Preservation Requirements" contains a table that describes the analytical method used, container types, minimum sample volumes, sample preservation, and maximum holding time for each analyte. The laboratory provides pre-preserved containers for the samples when applicable. The Field Team Leader is responsible for ensuring the laboratory provides the appropriate sampling containers, including preservative. Extraction, digestion, and FL-PRO methods are included in the KSA Laboratories QAP, located in Appendix E.

A non-critical determination of lithologic description using USC System (From ASTM D2487) will be made for each soil sample. In addition the soil samples will be measured

with an Organic Vapor Analyzer as discussed in Section A6. FDEP SOP FS3000 describes the collection of soil from a direct-push rig. Generally, soil samples have an analysis holding time of 14 days before extraction and 40 days after extraction.

Equipment Needs
The following is a list of equipment anticipated for use during the implementation of this project:

Tygon Tubing
Organic Vapor Analyzers
OVA Calibration Kit
PH Meter/Specific Ion Meters
PH/Conductivity Calibration Standards
Conductivity Meters
Plastic Spray Canister
Free Product Probe
Water Level Indicator
Bailers
Laboratory Expendables-Assorted
pH Paper
Dissolved Oxygen Meter
Turbidity Meter
Mason Jars
Teflon Sampling Tips

Stainless Steel Auger
Auger Extensions (36")
Stainless Steel Sample Spoon

Decontamination Buckets

Temporary Monitor Wells
Locking Well Caps
YSI, Probe Kit with Accessories
Peristaltic Sampling Pump
Hach Turbidimeter with Accessories

Field Sheets (Attachment 1)

Consumable Equipment
Nitrile Gloves
Trash Bags
Ice
Tubing

Paper Towels
Packing Materials
Tape for Coolers

An EE&G vehicle equipped for sampling will store the above equipment and will serve as the on-site support for facilities for this project. EE&G also maintains accounts with environmental equipment and supply vendors throughout the southeastern United States to proved additional support. All field personnel are equipped with cellular phones and have direct access to alternative sampling and monitoring equipment when necessary. When necessary, a breaker bit is used with Geoprobe to drill through asphalt and contract surfaces.

B3. SAMPLE HANDLING AND CUSTODY REQUIREMENTS

The following sample custody procedures will be followed during the implementation of this project.

Soil and Groundwater Samples

FDEP SOPs and the KSA Laboratories QAP, which describe the sample handling and custody requirement for this activity, will be followed. Examples of FDEP and EE&G

sample log sheets are available as Appendix H. COC procedures will begin with the KSA Laboratories preparation of a field kit that includes appropriate sample containers for the requested matrices and methods, and ends with the transfer of the collected samples back to the laboratory for analysis. KSA Laboratories QAP Section XIII "Sample Custody" and Section XIV "Sample Receipt" describe the sample logging and tracking for samples. An example of KSA Laboratories COC tracking form can be found in Appendix H.

Each sample will have its own identification number. The numbering scheme will provide tracking for the retrieval and usage of analytical field data for each sample. Samples will be clearly labeled in ink and will correspond to field data sets and logbooks, COC records, and all other documentation used during this project.

B4. ANALYTICAL METHODS REQUIREMENTS

The quality of characteristics and non-critical determination for water and soil will be performed in the field, and is described in section B2. KSA Laboratories will perform the measurement of COCs in water and soil samples. Once the samples are received and logged in at the laboratory, the samples will be analyzed for VOCs per EPA Method 8260, PAHs per EPA Method 8270, FL-PRO, and RCRA heavy metals by EPA Methods 6010 and 7470. A listing of analytical methodologies to be followed for this project's analytes of concern and the required instrumentation are provided in Table FS1000-6, -7, -8, pp. 29-36 (See Appendix E).

FDEP SOP Sections FS2000 will be followed soil sample collection and FDEP SOP Section FS3000 will be followed for water sample collections. The referenced SOP sections are included in Appendix F.

B5. QUALITY CONTROL REQUIREMENTS

Constituents of concern, analytical/extraction methods, sample container, preservation, holding time requirements, are summarized in FDEP FS1000-4 through FS1000-8, pp. 22-36 (see Appendix F). QA/QC acceptance criteria for matrix spikes, equipment blanks, trip blanks, and laboratory control samples, etc. are included in the KSA Laboratories QAP "Quality Assurance Objectives (see Appendix E). The detection limit requirements for each analyte are typically below the CTLs for the parameters of interest. The EE&G Project Manager has reviewed the laboratory QC samples and control limits identified in the KSA Laboratories QAP. The quality of the data generated using the KSA Laboratories QAP will provide analytical data of a sufficient quality for this project.

Quality assurance samples are required pursuant to Chapter 62-160 FAC. The following additional samples will be analyzed:

- One Duplicate groundwater sample will be collected for analysis per the above reference parameters
- Equipment Blank for analysis per the selected parameters
- Trip blank for analysis per the selected parameters.

All purge water and soil generated during well installation and sampling activities will be drummed. The drummed material will be sampled according to FDEP SOP-001/01 to determine the need for specialized disposal.

Laboratory Quality Control

Pre-cleaned equipment blanks and duplicate samples will be collected as specified in the FDEP SOP-001/01. Trip Blanks will be prepared by the laboratory and included in each sample cooler. All field equipment will be visually inspected and calibrated at the beginning of each sampling day, every four hours of use, and at the end of the workday. Laboratory quality control checks include:

- Laboratory Control Standard and Laboratory Control Standard Duplicates
- Matrix Spikes and Matrix Spike Duplicates
- Method Reagent Blanks

The laboratory generates precision and accuracy targets from the matrix spikes and matrix spike duplicates to assess precision and accuracy (see Appendix E).

The Quality Assurance Management Plan (QAMP) for this project is followed to address the QA/QC policies implemented specific for this project. As stated previously, the EE&G Project Manager monitors the project to ensure quality assurance policies are met. If quality issues are identified, mechanisms are in place to handle situations that may arise. Potential problems will be resolved by following the FDEP SOP procedures, along with the QAMP.

Field Quality Control for Water Samples

A groundwater field blank will be collected and preserved with the same bottle of acid preservative used to adjust the pH of the groundwater samples. A sufficient volume of each sample will be collected in the field the allow re-analysis if the laboratory data quality objective are not reached. The field team will complete the FDEP groundwater sampling logs and maintain proper instrument calibration and frequency as detailed in Section B7.

Field Quality Control for Soil Samples

Net OVA measurements obtained from carbon-filtered and unfiltered soil samples will be obtained.

B6. INSTRUMENT/EQUIPMENT TESTING, INSPECTION, & MAINTENANCE REQUIREMENTS

The multi-parameter meter, the dissolved oxygen meter, and the turbidimeter will require testing, routine inspection, and maintenance per the manufacturer's recommendations. The multi-parameter meter will be used to measure pH, temperature, conductivity for water samples while in the field. All equipment manufacturer literature (e.g. operator instruction/user manuals for testing and inspecting the meters, etc.) will be maintained and made available by the EE&G Field Team Leader.

An inspection checklist and initial calibration check will be completed by a field team member prior to mobilizing to the site for the site investigation. A maintenance kit, which will include extra batteries, calibration standards, and commonly needed spare parts will be made available at the site for the meters. Any preventive or corrective maintenance done will be documented in the field notes. If any meter fails the initial testing and inspection, spare meters can be obtained from the EE&G inventory or rented from an environmental sampling supply vendor.

KSA Laboratories QAP "Preventative Maintenance" addresses the testing, inspection, and maintenance for the analytical instruments. These procedures include reviewing the instrument log for any notations regarding problems experience during previous use and verifying that scheduled preventive maintenance has been conducting in accordance to the manufacturer's recommendations. The lab will document any preventive or corrective maintenance conducted on laboratory equipment/ instrumentation.

B7. INSTRUMENT CALIBRATION & FREQUENCY

All of the field equipment will be inspected and calibrated in accordance with manufacturer's specifications and FDEP SOP-001/01 guidelines before and after each site visit, and after every four hours of use. The EE&G Project Manager or QA/QC officer, in accordance with EE&G's Quality Assurance Manual, may request spot checks of equipment calibration at any time.

FDEP field calibration logs are conducted in the field for each piece of equipment that requires onsite calibration. Field equipment calibrations are logged on project field logs and give to the EE&G Project Manager upon completion of the sampling event to maintain in the project file for reference.

The laboratory analytical instruments will be calibrated using the procedures and frequency per KSA Laboratories QAP, "Calibration Procedures and Frequency."

B8. INSPECTION/ACCEPTANCE REQUIREMENTS FOR SUPPLIES AND CONSUMABLES

A complete list of supplies and consumables with acceptance criteria for each of these items is included in FDEP SOP-001/01, FS1000 General Sampling Procedures, Table FS1000-1 Equipment Construction Materials, Table FS1000-2 Construction Material Selection for Equipment and Sample Containers, and Table FS1000-3 Equipment Use and Construction, pp. 10-38 (see Appendix F). The field team leader will be responsible for inspecting sample containers before leaving for the field; only new sample containers provided by the lab will be used. The sample containers will also be inspected for cracks, faulty lids and/or seals, and other defects before use of discarded if imperfect.

In addition to the items included under FDEP SOP-001/01 for consumable items, items such as pH buffers and turbidity and conductivity solutions, are used for field calibrations and are considered consumable supplies. These items are used if the

integrity of the container is acceptable, the product is within the expiration date, bacterial growth or other floatable components are not present in the solution, and if the lot number, material, and expiration date Is specified on the container. In addition, these materials must be in accordance with manufactured specifications for proper calibration of field equipment.

B9. DATA ACQUISITION REQUIREMENTS FOR NON-DIRECT MEASUREMENTS

Computer databases, literature files, and other similar sources of non-direct measurement data will be evaluated based on their perceived reliability and a statement of the source and perceived reliability, including limitations, will be provided in project reports.

B10. DATA MANAGEMENT

Data for this project will be produced in two locations: onsite and at KSA Laboratories. Data collected onsite will be recorded on field data worksheets and into field logbooks, which will become part of the project file. The EE&G Project Manager will submit copies of the field data worksheets and logbooks with the field activity report when field activities are complete. The KSA Laboratories Services Director will submit laboratory data to the EE&G Project Manager within 14 calendar days of the laboratory's receipt of the samples. The EE&G Project Manager will be responsible for ensuring the analytical report meets the requirement in Section A9 and for forwarding it to the FDEP Site Manager.

A computer compatible with MS WORD will be used to help process, compile, and manage the data. As discussed previously in this document, project records will be managed according to KSA Laboratories, "Data Reduction, Reporting, Validation, and Recordkeeping." Adherence to these SOPs will assure that applicable information resource management requirements are satisfied.

As discussed in Section A9, all project records and documents will be handled in general accordance with EPA SOP #EPA-90251.3b "Handling and Disposition of Project Records and Documents." KSA Laboratories will manage the original raw data from this project in accordance with FDEP SOP LD1000 "Laboratory Documentation". The KSA Laboratories Lab Director will train information on where the records are stored, who will be responsible for records management, and how long specific types of records or documents will be maintained.

EE&G maintains the records of the field staff in the project folder; all electronic records including final reports are maintained in-house on the EE&G network in the project folder. The EE&G IT-department maintains the security of the network with up to date software and virus protection. The EE&G network maintains restricted access to EE&G staff, sample results are provided from the laboratory both in hard copy and electronic (PDF) form to ensure results remain in its original content. Additionally, files are maintained in a locked storage room.

The listing below summarizes types of reports, records, and other documents that may

be generated for this project:

Field logs (see Appendix H)
Historical Phase I and Phase II ESA
Interim Source Removal Proposal
Site Rehabilitation Plan
Risk Assessment Report
Natural Attenuation with Monitoring Proposal
Remedial Action Status Report
Site Rehabilitation Completion Report
Combined Documents and Report
Quality Assurance Project Plans
Limited Site Assessment Report
Interim Source Removal Report
Site Assessment Report
No Further Action Proposal
Remedial Action Plan
Post-Active Remedial Action Report
NFA Proposal with Monitoring Proposal

All records and reports, including any review comments and checklist from the USEPA Region 4 Office of Quality Assurance and Data Integration can be found in the physical project file located at EE&G-Tampa Office, 406 North Reo Street, Suite 139, Tampa, Florida 33609. The Project File will be eventually archived for a period up to twenty years. The project file will be documented in the project file and approved by the EE&G QA/QC Officer before implementation.

CI. ASSESSMENT AUDITS AND CORRECTIVE ACTIONS

Due to the limited duration of this project, the only assessments that are planned include one audit of field activities, the verification and validation of all reported data (conducted in accordance with Section D1 and Section D2), and QA review of all reports by senior level technical staff. The EE&G QA/QC Officer may conduct an on-site field audit at the time(s) when samples are being collected for both field and laboratory analysis. The QA/QC officer will have the authority to halt the on-site work if he believes the findings from the audit justify such action. The EE&G Field Team Leader, in consultation with the EE&G Project Manager, will be responsible for corrective actions related to field activities.

The laboratory will provide a narrative report with the analytical results referencing the project, associated Chain of Custody, quality control issues, and the validity and integrity of the results. Sections D1 and D2 of this QAPP discuss the verification and validation process in detail.
The flow chart provided as Figure 2, Appendix B. outlines the standard process for communicating and resolving problems that arise in the field, via corrective actions implementation.

C2. REPORTS TO MANAGEMENT

The EE&G Project Manager will prepare the final report, which will be reviewed for technical accuracy and data quality by the project QA/QC officer or similar senior technical staff (as appropriate). The final report will include a summary description of project activities, a summary of all data, the field activity report, a discussion on any problems encountered during the project and the corrective actions taken, a discussion of the conclusions drawn from the results and the rationale for those conclusions, and the results of the data quality assessment. The final report will be distributed to the

project team. The report will then be reviewed for conformance with EE&G internal document standards. Two signed and sealed copies of the final report will be submitted to the FDEP. Final reports will be forwarded to the EPA project manager along with the quarterly report submittal as required. Laboratory analytical reports will be generated by the KSA Environmental Laboratory Director and submitted to the EE&G Project Manager seven calendar days after receipt of the samples who will then forward the analytical information to the FDEP Site Manager in conjunction with the field notes.

Execution of proposed field activities for this project will commence with conditional approval of this QAPP.

D1. DATA VALIDATION AND USABILITY

Data will be reviewed for integrity by checking all field and laboratory data entries for errors and consistency. Quality control checks are performed on field data by reviewing the chain of custody forms and results from the lab for each sampling event. All sample results will be reviewed and correlated to field measurements and observations. All data will be evaluated in accordance with FDEP SOPs-001/01, provided in Appendix F. Data validation will be accomplished through a series of checks and reviews intended to assure that the reported results are of a verifiable, reproducible, and acceptable quality. The validation process will include:

1. Quality control blanks meet criteria
2. Quality control data (spikes, duplicates) are acceptable
3. Surrogate spike recoveries are acceptable
4. Unacceptable data are identified and corrective actions are initiated.

Data qualifiers are assigned (by lab) if necessary (as detailed in KSA Environmental Laboratories "Data Reduction, Reporting, Validation, and Record keeping."). A summary of data qualifiers is as follows:

I	The reported value is between the laboratory method detection limit and the laboratory practical quantitation limit..
U,	The analyte was analyzed for, but not detected above the MDL.
Y	The laboratory analysis was from an unpreserved or improperly preserved sample
V	The analyte was identified in the blank, as well as in the sample.
J	Estimated value. This code may be used if the surrogate exceeded limits, the reported value failed to meet established quality control limits. The "J" value is accompanied by a comment. interference or a concentration of target analyte high enough to effect spike recovery. This could also affect the RPD
Q	Sample was held beyond the acceptable holding time.
T	The value reported was less than the laboratory method detection limit. The value is reported for informational purposes only.

O	Sampled, but the analysis was lost or not performed.
N	This code is used if the component has been determined using a mass spectral library search or if there is evidence that the analyte is present but the quality control requirements were not.
M	The presence of material is verified but not quantified, and the actual value is less than the value given. The reported value shall be the laboratory PQL.

These data qualifiers will be provided in all data summary tables within project reports.

In addition to evaluating data qualifiers associated with laboratory analyses, a comparison of the sample duplicate(s) and the corresponding sample result(s) will be made to evaluate the reproducibility of the sample results based on the laboratory analysis and sample collection and transportation procedures. For this comparison, if the duplicate or sample result is less than 5 times the reporting limit (the higher of the two it they aren't the same for each, which they almost always are), then the comparison is made by the absolute difference between the results (S-D). For water samples, if this difference is less than the magnitude of the (higher) reporting limit, precision is considered "acceptable". For soil samples, if the difference is less than twice the magnitude of the (higher) reporting limit, precision is considered "acceptable". If these differences are within 2X the "acceptable" limits, they are considered "slightly high"; anything beyond that would be considered "high". If both sample and duplicate results are greater than five times (5X) the reporting limit (the higher of the two RLs, if they're not the same), then precision is assessed by the %RPD (difference in results divided by the average of the two results X 100). <35% RPD = "good/acceptable", >35% but < 50% = variability is "slightly high", >50% = "high".

Based on the data qualifiers provided by the laboratory, and on the sample/sample duplicate comparison described above; data will be categorized as fully quantified, qualified, or unusable. Unusable data will not be utilized in the project decision process. Raw data will be included in all submitted project reports.

A data usability review that includes an assessment of field procedures, completeness, comparability, representativeness, precision, and bias (accuracy) of the data will be performed. An evaluation of laboratory analysis procedures (EPA Methods 8260B, 8270, 8310, FL-PRO, and 6010 and 7470) and review of: holding times, blanks, control samples, duplicate analysis, detection limits, holding times, laboratory controls, and overall assessment of data will be conducted.

The data usability will compare proposed sample locations to actual sample locations. The review also will verify that the predefined number of samples were analyzed and will confirm that the predefined analytical methods and detection limits were used. The EE&G Project Manager will review the quality control samples, hold times, calibration,

surrogate recovery, as well as the precision and accuracy data for the sampled analytes of concern to determine whether the data will be accepted or rejected. In the event results are rejected, the EE&G quality assurance officer and project manager, and the Brownfields Program Coordinator will meet to discuss the reasons for the rejection of data and what steps should be initiated including additional site sampling if deemed necessary.

Problems associated with the laboratory will be documented in the laboratory QA report provided with all analytical results, which will be provided to all end users in the form of summary reports.

Precision, accuracy and completeness calculations are as follows, respectively:
RPD = 200*1(BS %R - BSD Result) / (BS %R + BSD Result)l
BS Recovery = 100*(BS Result)/[Spike Added]
BSD Recovery = 100*(BSD Result)/[Spike Added]
RPD: Relative Percent Difference BS: Blank Spike
%R: Percent Recovery
BSD: Blank Spike Duplicated.

D2. DATA VALIDATION AND VERIFICATION

The EE&G Project Manager will validate the field data and discuss any problems identified during the project with the Field Activities Supervisor. Any problems and associated corrective actions will be documented in the field activity report.

The Project Chemist is responsible for evaluating and validating the project data to determine if it meets the needs of the project. The KSA Laboratory Director will validate the laboratory data generated under their corrective action system according to KSA, "Data Reduction, Reporting, Validation, and Recordkeeping." Any problems identified during this process will be reported to the EE&G Project Manager in the analytical data report. Information on data qualifiers and QC criteria is provided in KSA QAP. Additionally, the EE&G quality assurance officer along with the project manager validates laboratory data upon receipt of the results.

The EE&G data base manager or the project manager will evaluate the sample/sample duplicate data and equipment blank data to determine if data precision is of an acceptable quality (see Section DI). Pending these three data validation procedures, the data will be determined to be of a specified quality and reported as such. For instance, data will typically be reported with no qualifiers if the data are determined to be fully useable. However, a discussion of data limitations will be added to the data summary tables and data discussion within the reports if data validity is compromised in any way. The FDEP Site Manager will also review and verify the field sheets, the final report, and the analytical data report. Any problems or deviations are typically reported to the EE&G Project manager in the form of a comment and a formal action and response is provided back to the FDEP. Issues are resolved through staff TQM meetings or through the FDEP comment and response process.

D3. RECONCILIATION WITH DATA QUALITY OBJECTIVES

Valid data of known and documented quality is required for all media sampled. Once reliable and representative data are obtained, the data will be compared to the CTLs to determine no further action is required or if active remediation is needed. The FDEP Site Manager will reconcile the data with the project-specific DQOs outlined in Section A7.

The process for reconciling the data includes the evaluation of the following questions: (1) Were samples collected using the appropriate collection procedures (2) were samples handled in accordance with the SOPS (3) were the samples collected from the pre-determined or specific sampling locations (4) were the samples properly preserved (5) were field sampling problems documented in field logs (6) were the QAPP-specified analytical methods used (7) were problems identified during laboratory analysis (8) was the laboratory able to meet the MDLs, PQLs, and QAIQC requirements specified in the QAPP or provided in the analytical methods (9) what were the results of data validation – do any of the data points require rejection (10) if data is problematic, is re-sampling or reanalysis required (if data is rejected – how does the result affect the ability to make site decisions)

In the event a problem is noted with the data, the overall affect of the information to the DQO is evaluated and discussed between the project managers, project coordinator, and the QA/QC officer.

REFERENCES

Florida Department of Environmental Protection. 2003. *Brownfields Redevelopment Program Guidance Manual.* pp. 20-22. March.

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U.S. Environmental Protection Agency. 1998. *EPA Guidance for Quality Assurance Project Plans.* EPA QA/G-5. EPA 600-R-98-018. February.

U.S. Environmental Protection Agency. 2001. *EPA Requirements for Quality Assurance Project Plans.* EPA QA/R-5. EPA 240-B-01-003. March.

U.S. Environmental Protection Agency. 1998. *Guidance for Data Quality Assessment.* pp. 3.2-1-3.2-10. EPA QA/G-9. EPA 600-R-96-084. January.

U.S. Environmental Protection Agency. 1998. *Quality Assurance Guidance for Conducting Brownfields Site Assessments.* EPA 540-R-98-038. September.

LIST OF ABBREVIATIONS

- **ASTM**-American Society for Testing and Materials
- **BSA**-Brownfields Site Assessment
- **BTEX**-Benzene, Toluene, Ethylbenzene, and Total Xylenes
- **CD**-Compact Disc
- **COC**-Contaminants of Concern
- **CTL**-Cleanup Target Levels
- **DEFT**-Decision Error Feasibility Trials
- **DEP/FDEP**-Florida Department of Environmental Protection
- **DPT**-Direct Push Technology
- **DQO**-Data Quality Objective
- **e.g.**-*exempli gratia* - for example
- **ESA**-Environmental Site Assessment
- **ECD**-Electron Capture Device
- **EE&G**- EE&G Environmental Services, LLC
- **FID**-Flame Ionization Detector
- **FL-PRO**-Florida Petroleum Range Organics

LIST OF ABBREVIATIONS (continued)

- **GC**-Gas Chromatography
- **GC-MS**-Gas Chromatography — Mass Spectrometry
- **GIS**-Geographic Information Systems
- **GPS**-Global Positioning Satellite
- **HAZWOPER**-Hazardous Waste Operations
- **HPLC**-High Performance Liquid Chromatography
- **ICP**-Inductively Coupled Plasma
- **ID**-Identification
- **i.e.**-*idest* - that is
- **IUPAC**-International Union of Pure and Applied Chemistry
- **L**-Liter
- **MADEP**-Massachusetts Department of Environmental Protection
- **MDLs**-Method Detection Limits
- **MP**-Membrane Interface Probe
- **ML**-Milliliter
- **MTBE**-Methyl tert-butyl ether
- **MW**-Monitor Well
- **MS**-Microsoft Corporation
- **NA**-Not Applicable
- **NELAC**-National Environmental Laboratory Accreditation Conference
- **OSHA**-Occupational Safety and Health Administration
- **OVA**-Organic Vapor Analyzer
- **PAHs**-Polynuclear Aromatic Hydrocarbons

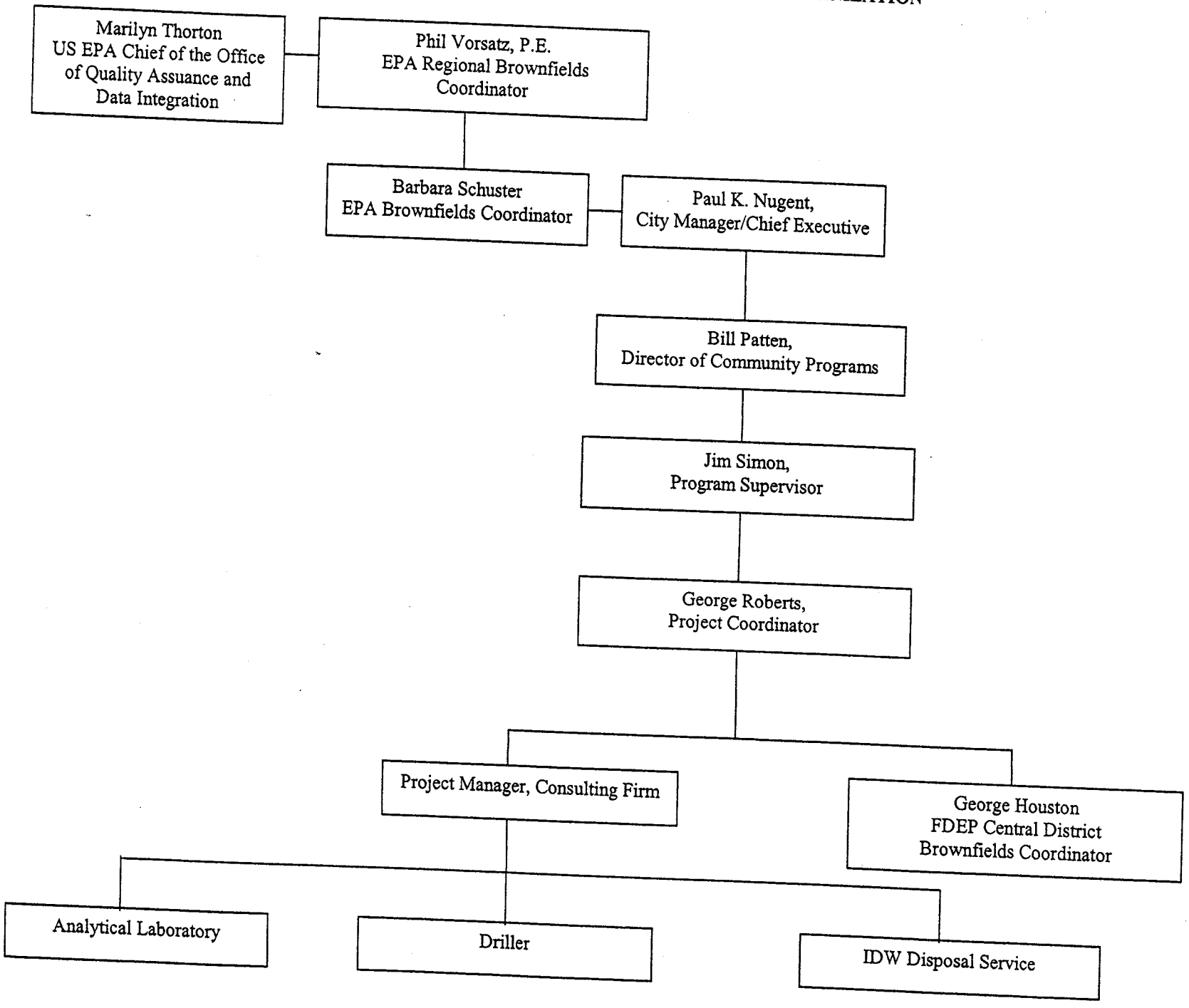
LIST OF ABBREVIATIONS (continued)

- **PE**-Performance Evaluation
- **P.E.**-Professional Engineer
- **P.G.**-Professional Geologist
- **PQLs**-Practical Quantification Limits
- **QA**-Quality Assurance
- **QAP**-Quality Assurance Program Plan
- **QAPP**-Quality Assurance Project Plan
- **QC**-Quality Control
- **RCRA**-Resource and Conservation Recovery Act
- **RPD**-Relative Percent Difference
- **RQAM**-Regional Quality Assurance Manager
- **SPLP**-Synthetic Precipitate Leaching Procedures
- **SS**-Soil Sample
- **SVOC**-Semi-volatile Organic Compounds
- **SOP**-Standard Operating Procedure
- **TCLP**-Toxicity Characteristics Leaching Procedure
- **TQM**-Total Quality Management
- **USC**-United Soil Classification
- **U.S. EPA**-United State Environmental Protection Agency
- **UST**-Underground Storage Tank
- **VOC**-Volatile Organic Compounds

APPENDIX A

PROJECT ORGANIZATION CHART

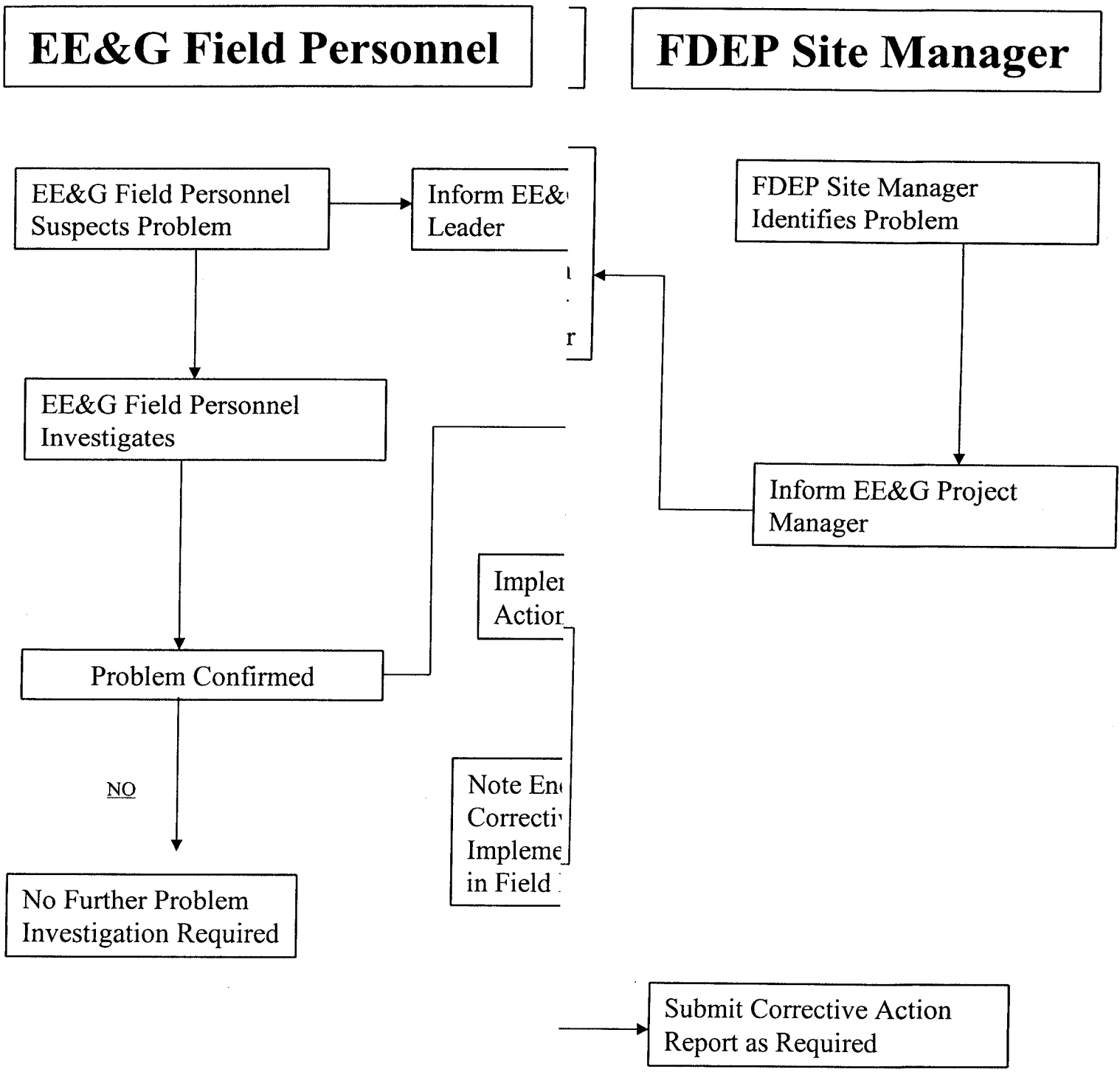
QUALITY ASSURANCE PROJECT ORGANIZATION



J:\00125\00125003.00\DOC\Reports\QAPP\Org Chart Ocala.doc

APPENDIX B

FIGURES


EE&G Field Personnel
FDEP Site Manager
EE&G Field Personnel Suspects Problem
Inform EE&
Leader
FDEP Site Manager Identifies Problem
EE&G Field Personnel Investigates
Inform EE&G Project Manager
Impler
Actior
Problem Confirmed
NO
Note En
Correcti
Impleme
in Field
No Further Problem Investigation Required
Submit Corrective Action Report as Required

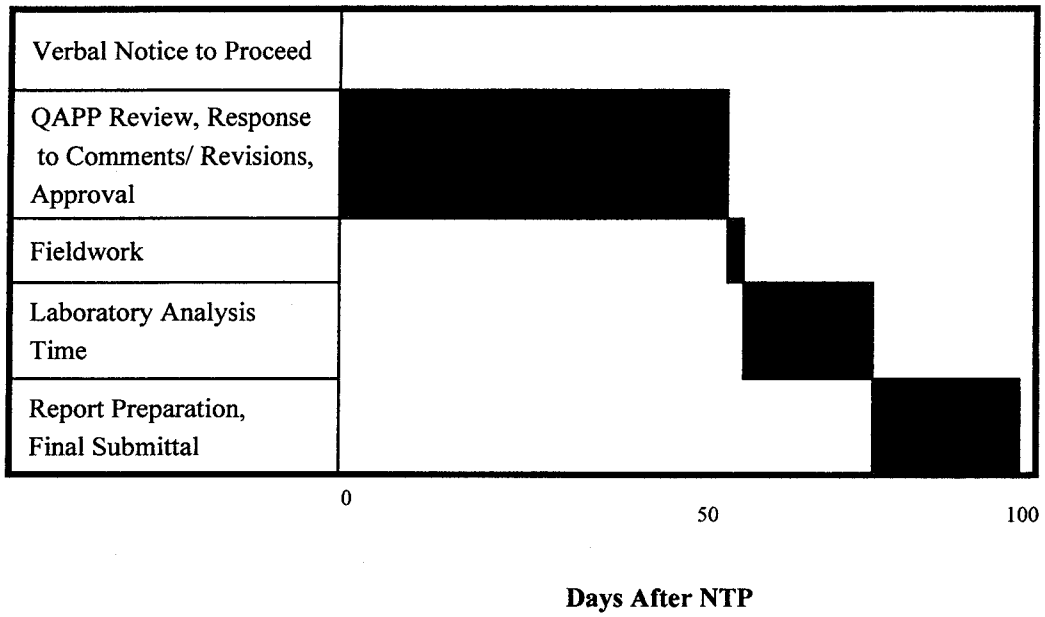
APPENDIX C

PROJECT SCHEDULE

Project Schedule

Renew Ocala-Manning Millwork & Door

Activity	Start After NTP	Activity Duration	Due After NTP	Date Due
Verbal Notice to Proceed	0	0	0	
QAPP Review, Response to Comments/ Revisions, Approval	0	60	60	4 Sept 06
Fieldwork	60	62	62	6 Sept 06
Laboratory Analysis Time	62	76	76	20 Sept 06
Report Preparation, Final Submittal	76	97	97	11 Oct 06



APPENDIX D

DATA QUALITY OBJECTIVES CRITERIA FOR PROPOSED ANALYSES

KSA Environmental Laboratory

5/31/2006

Analytical Method Information

Analyte	MDL	Reporting Limit	Surrogate %R	Duplicate RPD	Matrix Spike %R	Matrix Spike RPD	Blank Spike / LCS %R	Blank Spike / LCS RPD
8270 PAH's in Non-potable Water (8270)								
Preservation: COOL 4 Deg C								
Container: 1L Amber Boston Round		**Amount Required:**				**Hold Time:** 7 days		
1,4-Dichlorobenzene-d4								
Naphthalene-d8								
Acenaphthene-d10								
Phenanthrene-d10								
Chrysene-d12								
Perylene-d12								
surr: Nitrobenzene-d5			41 - 111					
Naphthalene	0.057	10 ug/L		20	21 - 133	20	21 - 133	20
2-Methylnaphthalene	0.030	10 ug/L		20	70 - 130	20	70 - 130	20
1-Methylnaphthalene	0.041	10 ug/L		20	70 - 130	20	70 - 130	20
surr: 2-Fluorobiphenyl			48 - 112					
Acenaphthylene	0.086	1.0 ug/L		20	33 - 145	20	33 - 145	20
Acenaphthene	0.036	1.0 ug/L		20	47 - 145	20	47 - 145	20
Fluorene	0.070	5.0 ug/L		20	59 - 121	20	59 - 121	20
Phenanthrene	0.085	0.20 ug/L		20	54 - 120	20	54 - 120	20
Anthracene	0.035	0.30 ug/L		20	27 - 133	20	27 - 133	20
Fluoranthene	0.022	0.30 ug/L		20	26 - 137	20	26 - 137	20
Pyrene	0.079	0.30 ug/L		20	52 - 115	20	52 - 115	20
surr: Terphenyl-dl4			51 - 135					
Benzo (a) anthracene	0.036	0.20 ug/L		20	33 - 143	20	33 - 143	20
Chrysene	0.081	1.0 ug/L		20	17 - 168	20	17 - 168	20
Benzo (b) fluoranthene	0.070	0.20 ug/L		20	24 - 159	20	24 - 159	20
Benzo (k) fluoranthene	0.076	0.20 ug/L		20	11 - 162	20	11 - 162	20
Benzo (a) pyrene	0.057	0.20 ug/L		20	10 - 219	20	10 - 219	20
Indeno (1,2,3-cd) pyrene	0.078	0.20 ug/L		20	10 - 171	20	10 - 171	20
Dibenz (a,h) anthracene	0.11	0.20 ug/L		20	11 - 162	20	11 - 162	20
Benzo (g,h,i) perylene	0.036	0.20 ug/L		20	10 - 219	20	10 - 219	20

KSA Environmental Laboratory

5/31/2006

Analytical Method Information

Analyte	MDL	Reporting Limit	Surrogate %R	Duplicate RPD	Matrix Spike %R	Matrix Spike RPD	Blank Spike / LCS %R	Blank Spike / LCS RPD
8270 PAH's in Solid (8270)								
Preservation: COOL 4 Deg C								
Container: 8oz Clear Wide Mouth Short		**Amount Required:**				**Hold Time:** 14 days		
1,4-Dichlorobenzene-d4								
Naphthalene-d8								
Acenaphthene-d10								
Phenanthrene-d10								
Chrysene-d12								
Perylene-d12								
surr: Nitrobenzene-d5			37 - 102					
Naphthalene	7.6	300 ug/kg		20	21 - 133	20	21 - 133	20
2-Methylnaphthalene	6.6	300 ug/kg		20	70 - 130	20	70 - 130	20
1-Methylnaphthalene	11	300 ug/kg		20	70 - 130	20	70 - 130	20
surr: 2-Fluorobiphenyl			43 - 103					
Acenaphthylene	25	300 ug/kg		20	33 - 145	20	33 - 145	20
Acenaphthene	28	300 ug/kg		20	47 - 145	20	47 - 145	20
Fluorene	46	300 ug/kg		20	59 - 121	20	59 - 121	20
Phenanthrene	29	300 ug/kg		20	54 - 120	20	54 - 120	20
Anthracene	44	300 ug/kg		20	27 - 133	20	27 - 133	20
Fluoranthene	34	300 ug/kg		20	26 - 137	20	26 - 137	20
Pyrene	29	300 ug/kg		20	52 - 115	20	52 - 115	20
surr: Terphenyl-dl4			32 - 125					
Benzo (a) anthracene	39	300 ug/kg		20	33 - 143	20	33 - 143	20
Chrysene	25	300 ug/kg		20	17 - 168	20	17 - 168	20
Benzo (b) fluoranthene	26	300 ug/kg		20	24 - 159	20	24 - 159	20
Benzo (k) fluoranthene	34	300 ug/kg		20	11 - 162	20	11 - 162	20
Benzo (a) pyrene	9.1	100 ug/kg		20	10 - 219	20	10 - 219	20
Indeno (1,2,3-cd) pyrene	25	300 ug/kg		20	10 - 171	20	10 - 171	20
Dibenz (a,h) anthracene	8.4	100 ug/kg		20	11 - 162	20	11 - 162	20
Benzo (g,h,i) perylene	22	300 ug/kg		20	10 - 219	20	10 - 219	20

KSA Environmental Laboratory

7/18/2006

Analytical Method Information

Analyte	MDL	Reporting Limit	Surrogate %R	Duplicate RPD	Matrix Spike %R	Matrix Spike RPD	Blank Spike / LCS %R	Blank Spike / LCS RPD
8011 EDB, DBCP in Non-potable Water (8011)								
Preservation: COOL 4 Deg C								
Container: 40mL Clear U			**Amount Required:**			**Hold Time:** 14 days		
1,2-Dibromoethane (EDB)	0.0053	0.020 ug/L			81 - 127	20	79 - 128	20
1,2-Dibromo-3-chloropropane	0.0036	0.040 ug/L			55 - 122	20	71 - 136	20
surr: 1,1,1,2-Tetrachloroethane			64 - 125					

APPENDIX E

KSA ENVIRONMENTAL LABORATORIES QUALITY ASSURANCE PLAN

APPENDIX F

FDEP SOP'S 001/01

APPENDIX G

SYSTEMATIC PLANNING PROCESS WORKSHEET

TABLE 1
SITE ASSESSMENT PROJECT-SPECIFIC DATA QUALITY OBJECTIVES
MANNING MILLWORK & DOOR PROPERTY
POTENTIAL BROWNFIEDS SITE

Data quality objective	Project specific action
Problem statement	The subject *Property*, located at 328 NW 1st Avenue, Ocala, Marion County, Florida. Based on the Phase I ESA completed by HSW, the *Property* was listed in city directories as a car dealership and service center from the early 1920s through the early 1980. The *Property* was listed as a Dodge and Buick sales and service facility on the Sanborn Map, dated 1930. The *Property* was listed in the city directories as Manning Millwork & Doors from 1984 through 1992. HSW reported that a vehicular fuel UST of unknown content and capacity was removed from the *Property*. The removal date could not be determined. HSW interviewed Mr. Manning the current owner of the *Property* concerning his knowledge of the UST. Mr. Manning was not aware of a UST existing on the *Property*. HSW deduced that the UST may have been associated with the sites former us as an automobile garage/service station. HSW identified the concerns associated with the former UST as a REC in connection with the *Property*. HSW also identified two surrounding facilities with documented petroleum releases in the "immediate vicinity" of the *Property* as RECs. Site assessment activities should be performed to assess for impacts to the soil and groundwater quality from the RECs identified by HSW.
Identify the decisions	Assess the extent and magnitude of petroleum-affected soil and groundwater, including Volatile organic compounds (VOCs), polynuclear aromatic hydrocarbons (PAHs), total petroleum hydrocarbons (TPHs) and total lead. Assess if the detected contaminants of concern pose human health threats or obstacles to development. Determine options for dealing with the affected soil and groundwater, based on redevelopment plans and risk-based criteria.
Identify inputs to the decision	The site is located in Florida; therefore, EE&G will rely on the FDEP's *Brownfields Cleanup Criteria Rule* (Chapter 62-785, FAC) as guidance for cleanup target levels. The *Brownfields*

	Cleanup Criteria Rule defaults to FDEP's *Contamination Cleanup Target Levels* (Chapter 62-777, FAC), which will be used for comparison to interpret the risks associated with the soil and groundwater analytical results.
Define boundary of project	The physical boundaries of the assessment area will be limited to within the *Property's* boundaries, owned by the Manning Millworks & Doors. No offsite assessment is planned at this time. The objective is to assess for the presence and extent of soil and groundwater impacts, and design/implement a Remedial Action Plan leading to a No Further Action Plan, if determined necessary.
Develop the decision rule	If site assessment findings indicate that soils exceed the *Residential-Use Direct Exposure Criteria*, per Chapter 62-777, FAC, then a recommendation for either removal, or insitu remediation of the affected soils will be presented. If either option of removal or remediation is determined not to be a feasible, stabilization of the affected soils and deed restrictions may be proposed, or capping the affected soils under engineering controls and the execution of institutional controls. If site assessment findings indicate that soils exceed the *Leachability Criteria*, but not the *Residential-Use Direct Exposure Criteria*, per Chapter 62-777, FAC, then a recommendation for removal or insitu remediation of the affected soils will be presented. If either option of removal or remediation is determined not to be a feasible, stabilization of the affected soils and deed restrictions may be proposed, or capping the affected soils under engineering controls and the execution of institutional controls. If site assessment findings indicate that groundwater samples exceed the *Groundwater Cleanup Target Levels (GCTLs)*, per Chapter 62-777, FAC, then a recommendation for either natural attenuation monitoring only or remediation will be presented.
Specify limits on decision errors	Since this is a biased sampling design (judgement based), a statistical evaluation of decision error is not possible. However, the use of biased sampling prevents the results of the investigation from being used to evaluate areas beyond the immediate study area boundary.

APPENDIX H

FIELD SHEETS

Submission Code:
Order:
Entered to Lims:

KSA Environmental Laboratory, Inc.

CHAIN OF CUSTODY RECORD (DEP 62-770.900 - modified form)

10200 USA Today Way • Miramar, Florida 33025
Phone (954) 431-4550 • Fax (954) 431-1959 • Sample Custody Fax (954) 432-8875

FDEP Facility No. E 86349
Page: _____ of _____
Sampling ComQAP No. _____
Approval Date: _____

Original - Return w/Report | Yellow - Lab Copy | Pink - Sampler Copy

Report To:
Report To Address:
Bill To:
Billing Address:
Project Number/Name:
Site Location:
Project Contact: Phone: FAX:
Alternate Contact: Phone: FAX:
Sampled By (print):
Sampler's Signature:

ITEM	SAMPLE ID	DATE COLLECTED	TIME COLLECTED	pH ..... FLD	TEMP °C ..... FLD	COND ..... FLD	MATRIX DW SW GW SED S EFF HW BIO SA	SAMPLE LOCATION JOB DESCRIPTION (optional if needed when samples are from different site location)	# CONTAINERS	ANALYSIS REQUIRED PLACE NAME OR METHOD NUMBER OF TESTS NEEDED IN LARGE BOXES BELOW (✓) CHECK OFF WHICH SAMPLE ITEMS NEED EACH TEST PERFORMED						Sample Condition as Received Temp ___ °C Sealed Yes No Lot Number of Sampling Containers Used
1																
2																
3																
4																
5																
6																
7																
8																
9																
10																

Special Comments:
Total # of Containers:
QA/QC Report Needed? Yes No (See price guide for applicable fees)
Report Format: Standard Other (specify)

(1) Relinquished by Signature: [signature]	Date: 7/21/06	(2) Relinquished by Signature:	Date:	DUE DATE REQUESTED Confirmation #
Company: KSA	Time: 16:00	Company:	Time:	Coating Code
(1) Received by Signature:	Date:	(2) Received by Signature:	Date:	Misc. Charges
Company:	Time:	Company:	Time:	

GROUNDWATER SAMPLING LOG

SITE NAME:		SITE LOCATION:
WELL NO:	SAMPLE ID:	DATE:

PURGING DATA

WELL DIAMETER (inches):	TUBING DIAMETER (inches):	WELL SCREEN INTERVAL DEPTH: feet to feet	STATIC DEPTH TO WATER (feet):	PURGE PUMP TYPE OR BAILER:

WELL VOLUME PURGE: 1 WELL VOLUME = (TOTAL WELL DEPTH – STATIC DEPTH TO WATER) X WELL CAPACITY
only fill out if applicable)
= (feet – feet) X gallons/foot = gallons

EQUIPMENT VOLUME PURGE: 1 EQUIPMENT VOL. = PUMP VOLUME + (TUBING CAPACITY X TUBING LENGTH) + FLOW CELL VOLUME
(only fill out if applicable)
= gallons + (gallons/foot X feet) + gallons = gallons

INITIAL PUMP OR TUBING DEPTH IN WELL (feet):	FINAL PUMP OR TUBING DEPTH IN WELL (feet):	PURGING INITIATED AT:	PURGING ENDED AT:	TOTAL VOLUME PURGED (gallons):

TIME	VOLUME PURGED (gallons)	CUMUL. VOLUME PURGED (gallons)	PURGE RATE (gpm)	DEPTH TO WATER (feet)	pH (standard units)	TEMP. (°C)	COND. (µmhos/cm or µS/cm)	DISSOLVED OXYGEN (circle mg/L or % saturation)	TURBIDITY (NTUs)	COLOR (describe)	ODOR (describe)

WELL CAPACITY (Gallons Per Foot): 0.75" = 0.02; 1" = 0.04; 1.25" = 0.06; 2" = 0.16; 3" = 0.37; 4" = 0.65; 5" = 1.02; 6" = 1.47; 12" = 5.88
TUBING INSIDE DIA. CAPACITY (Gal./Ft.): 1/8" = 0.0006; 3/16" = 0.0014; 1/4" = 0.0026; 5/16" = 0.004; 3/8" = 0.006; 1/2" = 0.010; 5/8" = 0.016

SAMPLING DATA

SAMPLED BY (PRINT) / AFFILIATION:	SAMPLER(S) SIGNATURES:	SAMPLING INITIATED AT:	SAMPLING ENDED AT:
PUMP OR TUBING DEPTH IN WELL (feet):	SAMPLE PUMP FLOW RATE (mL per minute):	TUBING MATERIAL CODE:	
FIELD DECONTAMINATION: Y N	FIELD-FILTERED: Y N FILTER SIZE: ____ µm Filtration Equipment Type: _____	DUPLICATE: Y N	

SAMPLE CONTAINER SPECIFICATION				SAMPLE PRESERVATION			INTENDED ANALYSIS AND/OR METHOD	SAMPLING EQUIPMENT CODE
SAMPLE ID CODE	# CONTAINERS	MATERIAL CODE	VOLUME	PRESERVATIVE USED	TOTAL VOL ADDED IN FIELD (mL)	FINAL pH		

REMARKS:

MATERIAL CODES: AG = Amber Glass; CG = Clear Glass; PE = Polyethylene; PP = Polypropylene; S = Silicone; T = Teflon; O = Other (Specify)

SAMPLING/PURGING EQUIPMENT CODES: APP = After Peristaltic Pump; B = Bailer; BP = Bladder Pump; ESP = Electric Submersible Pump; PP = Peristaltic Pump; RFPP = Reverse Flow Peristaltic Pump; SM = Straw Method (Tubing Gravity Drain); VT = Vacuum Trap; O = Other (Specify)

NOTES: 1. The above do not constitute all of the information required by Chapter 62-160, F.A.C.

2. STABILIZATION CRITERIA FOR RANGE OF VARIATION OF LAST THREE CONSECUTIVE READINGS (SEE FS 2212, SECTION 3)

pH: ± 0.2 units **Temperature:** ± 0.2 °C **Specific Conductance:** ± 5% **Dissolved Oxygen:** all readings ≤ 20% saturation (see Table FS 2200-2); optionally, ± 0.2 mg/L or ± 10% (whichever is greater) **Turbidity:** all readings ≤ 20 NTU; optionally ± 5 NTU or ± 10% (whichever is greater)

Field Log

Project Name: _____

Project No. : _____

Date: _____

Site Name: _____

Site Address: _____

Weather/Site Conditions: _____

Page _____ of

Boring No.	Time of Sample Collection	Depth (Feet BLS)	Soil Description	Vapor Odor (Y/N)	GWT (Y/N)	Time of OVA	OVA Readings (ppm)		
							Without Methane Filter	With Methane Filter	Petroleum Related Vapors

Calibration:

Time	Reading w/Meth Gas	95 ± 7.5%	Notes

Name of Sampler: _____

Sampler Signature: _____ Date: _____

DRILLING LOG

Boring/Well No.	
Sheet 1 of	
Project No.	
Project Title	Drilling Method:
	Hole Diameter:
Client Name	Casing Elevation:
	Total Depth:
Project Address	Driller:

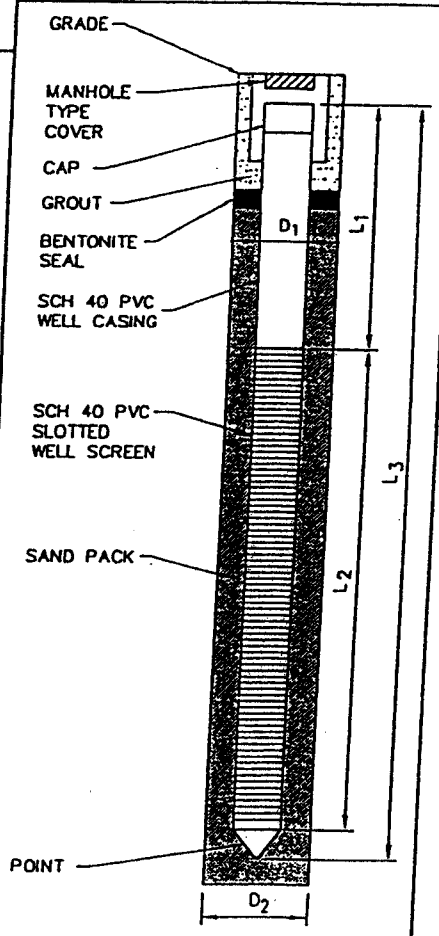
Date:

Comments:

Water Depth			
Time			
Date			

OVA unfiltered	- OVA filter	= total OVA (ppm)	Sample Type	Blow Counts	Depth *	Geologic Description
					0	
					1	
					2	
					3	
					4	
					5	
					6	
					7	
					8	
					9	
					10	
					11	
					12	
					13	
					14	
					15	
					16	
					17	
					18	
					19	
					20	
					21	
					22	
					23	
					24	
					25	
					26	
					27	
					28	
					29	
					30	

Well Detail



L_1 =_____ft.

L_2 =_____ft.

L_3 =_____ft.

D_1 =_____in.

D_2 =_____in.

SLOT SIZE=_____in.

NOT TO SCALE

APPENDIX I

FDEP Chapter 62-777 F.A.C.
Table I Groundwater Cleanup Target Levels
Table II Soil Cleanup Target Levels
Table V Natural Attenuation Default Concentrations

APPENDIX J

PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT
MANNING MILLWORK & DOOR

Completed by HSW Engineering, Inc

HSW

PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

MANNING BUILDING SUPPLIES
530/511 NW 1ST AVENUE
&
MANNING MILLWORK & DOOR
328 NE 1ST AVENUE
OCALA, FLORIDA

Prepared for:

Renew Ocala
Ocala, Florida

December 19, 2003

Prepared by:

HSW Engineering, Inc.
3820 Northdale Blvd., Suite 210B
Tampa, Florida 33624
813-968-7722

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3a	Site Map – 511/530 NW 1st Avenue
3b	Site Map – 328 NE 1st Avenue
4	Photo looking northwest showing the main building at 530 NW 1st Avenue
5	Photo looking west toward main building showing 4-inch PVC pipe
6	Photo showing Norboard stored in warehouse immediately west of the main building
7	Photo looking north showing contents of warehouse on northern property boundary
8	Photo looking southwest showing contents of warehouse just south of the main building

HSW

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9 Photo showing 5-gallon buckets of hydraulic fluid located along southwest corner of the main building at 530 NW 1st Avenue
10 Photo showing pallet holding diesel fuel containers used for fueling forklifts onsite (530 NW 1st Avenue)
11 Photo looking northeast showing main building and 15,000 gallon AST's on Delco Oil Company (Richardson Oil) property, adjacent to 530 NW 1st Avenue
12 Photo looking south showing 15,000 gallon AST's on the Delco Oil Company (Richardson Oil) property, located immediately west of 530 NW 1st Avenue
13 Photo looking northeast showing property at 511 NW 1st Avenue
14 Photo looking southwest showing front of property at 328 NE 1st Avenue
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EXECUTIVE SUMMARY

The City of Ocala retained HSW Engineering, Inc. (HSW) to perform a Phase I Environmental Site Assessment (ESA) for the properties known as Manning Building Supplies located at 530 and 511 NW 1st Avenue, and Manning Millwork and Door located at 328 NE 1st Avenue in Ocala, Florida. The purpose of this Phase I ESA is to identify, to the extent feasible pursuant to the processes prescribed in American Society of Testing and Materials (ASTM) E-1527-00 *Standard Practice for Environmental Site Assessments,* recognized environmental conditions in connection with these properties.

The property located at 530 NW 1st Avenue consists of a main building located at the northeast corner of the property and six warehouses located at the center and western half of the property. The property located at 511 NW 1st Avenue consists of a single L-shaped building and a parking lot/loading area. The property located at 328 NE 1st Avenue consists of a single building with a loading area located on the western quarter of the property. Information evaluated by HSW during the completion of this Phase 1 ESA included, but is not limited to: regional topographic maps, historical aerial photographs, an environmental record search for the subject property and surrounding areas, interview questionnaires of the site owner and a Marion County Health representative, site inspection records, and select additional information that provided historical use information regarding the site. Based upon the information made available to HSW or obtained during the ESA, HSW provides the following conclusions/opinions:

- HSW did not identify recognized environmental conditions apparent at the surface at any of the three subject properties during the site visits on November 4, 2003;
- Custom Car Care, which is within the immediate vicinity 530/511 NW 1st Avenue, has had an historical petroleum release. The location of this site is such that it is possible that petroleum contamination at this site has impacted the subject site;
- Richardson Oil Company, which is located adjacent to 530 NW 1st Avenue, has had petroleum AST's on location since before 1912. This site has two documented releases: one involving 4000 gallons of gasoline in 1978, and another involving 50 gallons of diesel fuel on December 27, 1995. The location of this site make it possible that petroleum contamination at this site has impacted the subject site;

- The property at 328 NE 1st Avenue was used as a car dealership and service station from 1924 to 1983. A UST was reportedly removed from this property, leaving the possibility that unreported historical petroleum releases may have occurred at the subject site;
- Two sites within the immediate vicinity of 328 NE 1st Avenue (Day-by-Day and Ocala Ford Motor Company) have had historical petroleum releases. The locations of these two sites make it possible, but not likely based on distance and available documentation of extent of contamination, that these sites have impacted the subject site.

1.0 INTRODUCTION

The City of Ocala retained HSW to perform this Phase I ESA for the properties located at 530/511 NW 1st Avenue and 328 NE 1st Avenue Ocala, Florida. This work was performed in accordance with HSW's proposal dated November 10, 2003. Mr. Philip Glover performed the work, under the management of Dr. Bruce Nocita; resumes are provided in Appendix A. HSW conducted this Phase I ESA to evaluate whether recognized environmental conditions are present at the subject sites.

In performing this work, HSW used reasonable care and performed the work in accordance with currently accepted practices and standard procedures, including ASTM E-1527-00 *Standard Practice for Environmental Site Assessments*. Other than this, no warranty is implied or intended. It is understood that an environmental assessment generally cannot, and does not in this case, lead to a full knowledge of site conditions but indicates conditions only for those exact locations and the specific time where observations are made. There can be no assurance, and HSW offers no assurances, that site conditions do not exist or could not exist in the future, that were undetected and could lead to liability in connection with the site. In conducting its investigation, HSW analyzed the records in keeping with existing environmental standards and enforcement practices, but cannot accurately predict what actions any given agency may presently take or what standards and practices may apply to the site in the future.

This assessment has been prepared for the sole use of the City of Ocala and its authorized representatives. Other parties should not rely upon its contents without the express written consent of HSW and the City of Ocala.

2.0 SITE DESCRIPTION

The subject properties are located in Sections 17 and 18, Township 15 South, Range 22 East on the Ocala West U.S. Geological Survey quadrangle (Figure 1). The properties located at 530/511 NW 1st Avenue are identified as Parcel ID Nos. 2865-002-000 and 2866-003-000 by the Marion County Property Appraiser's office (Appendix B). The property located at 530 NW 1st Avenue is approximately 2.45 acres in size and has a one-story, 12,797 square foot concrete block building on it. There are also six canopied metal frame and roof storage areas of varying size located on the property. A CSX Transportation railroad right-of-way is located just north of 530 NW 1st Avenue, with a freight station located immediately northeast of the main building.

The site located at 511 NW 1st Avenue is approximately 0.20 acres in size and has a one-story, 3,424 square foot concrete block building on it.

The property located at 328 NE 1st Avenue is identified at Parcel ID No. 28234-006-00 and is approximately 0.98 acres in size with a one-story 20,120 square foot brick and concrete block building on it.

All three properties are currently owned by KSL Properties, LLC. The 1991 USGS Ocala West, Florida 7-1/2 minute quadrangle (Figure 1) and 2002 aerial photograph were reviewed to characterize current land conditions.

The properties are located within a commercially zoned area (Figure 2). Several blocks to the east and west of the area become residential, whereas the area to the north is zoned industrial. An HSW representative visited the subject property on November 4, 2003 (see Section 5.0).

3.0 USER PROVIDED INFORMATION

A title survey was conducted and there are no Environmental Liens of Judgment regarding the subject the site. Title search information is provided in Appendix C. The current property owner, Mr. Kirby Manning, completed a Transaction Screen Questionnaire, which is included in Appendix D.

4.0 RECORDS REVIEW

HSW reviewed the following information in order to ascertain the historical uses of the subject sites and adjacent properties to characterize past site conditions and evaluate previous land uses:

- EDR radius map with Geocheck
- EDR aerial photographs dated 1973, 1983, 1992, and 2002
- EDR Sanborn fire insurance maps dated 1891, 1895, 1901, 1906, 1912, 1924, 1930, 1948, and 1965
- Marion County Property appraiser's legal description and parcel maps
- Polk™ City Directory listings
- Marion County Storage Tank Facility Records
- FDEP Oculus Document Management System Records

4.1 Aerial Photographs (Appendix E)

1973 Aerial Photograph (scale: 1 inch = 600 feet) – The main building located at 530 NW 1st Avenue is visible in the northeast corner of the property, as well as three canopied warehouses located in the center and the western half of the property. The railway freight station just northeast of this property is also present. The storage building located at 511 NW 1st Avenue is visible, although it is unclear as to whether or not the north-south arm of the building is present at this time. At 328 NE 1st Avenue the larger portion of the building is visible, but that part of the structure used for storage and loading/unloading is not present at this time. There appears to be a building in the southwest corner of the parcel. The areas to the north and south surrounding the property are commercial and/or industrial.

1983 Aerial Photograph (scale: 1 inch = 600 feet) –This aerial photo is of rather poor quality, but it appears that the area remains largely unchanged since the 1973 aerial photograph.

1992 Aerial Photograph (scale: 1 inch = 600 feet) – A fourth canopied warehouse has been added to the western margin of the property at 530 NW 1st Avenue. The north-south arm of the

storage building located at 511 NW 1st Avenue is now clearly visible. The western portion of the building used for storage and loading/unloading has been added to the main building at 328 NE 1st Avenue. The surrounding areas appear very similar to those seen in the 1983 aerial photograph.

2002 Aerial Photograph (scale: 1 inch = 600 feet) – An additional warehouse has been added to the northwestern corner of the property at 530 NW 1st Avenue. The property at 511 NW 1st Avenue appears unchanged from the 1992 aerial photograph. At 328 NE 1st Avenue the western addition to the main building has been extended to the south. The surrounding areas appear very similar to those seen in the 1992 aerial photograph.

4.2 Sanborn Maps (Appendix F)

1891 Sanborn Maps – At this time, NW 1st Avenue is known as N. Orange, and NW 5th Street is known as N. 4th. The property located at 530 NW 1st Avenue has a small cotton warehouse in its northeast corner, and a small residential building is found on the property's southeast corner. The property located at 511 NW 1st Avenue has only a small vacant building on its northern margin and two small outbuildings along its eastern margin. Numerous grocery stores and residential buildings occupy the area in the immediate vicinity of these two properties. NE 1st Avenue is known as N. Main, which at this time does not extend as far north as the front of the property at 328 NE 1st Street. The subject property consists of single-family residential buildings.

1895 Sanborn Maps –A lumber and lime storage building is now located just west of the cotton warehouse at 530 NW 1st Avenue, and a small residential building now appears at 511 NW 1st Avenue. A brewing company depot has replaced one of the grocery stores one block to the east of 530 NW 1st Avenue. N. Main has been extended northward, and the subject property is residential buildings.

1901 Sanborn Maps – The subject properties on N. Orange (NW 1st Avenue) and the surrounding area appears mostly unchanged since 1895, although the building which housed the

lumber mill north of the railroad tracks is now vacant. The property on N. Main (NE 1st Avenue) is residential.

1906 Sanborn Maps – McKean Lumber Company now occupies most of the city block at 530 NW 1st Avenue, and Ocala Iron Works has opened a new foundry just to the east of the subject property located on N. Main.

1912 Sanborn Maps – N. Lime has been extended north to the railroad, cutting the McKean property in two. A Gulf Refining Company building and two large above ground storage tanks (AST's) appear on N. Pond Street, just west of the McKean Lumber Company property. The main building at 530 1st Avenue is now occupied by a hardware and farm implements warehouse, while the other properties remain unchanged since 1906. The 511 NW 1st Avenue and 328 NE 1st Avenue sites remain unchanged.

1924 Sanborn Maps – A pipe storage area has been added to the main building at 530 NW 1st Avenue. Residential buildings occupy the southern portion of the current property. A small storage shed has been removed from the property at 511 NW 1st Avenue. A 25-car garage now occupies part of the property at 328 NE 1st Avenue, the rest remaining residential and an auto repair and service station appears immediately to the north. A large garage has replaced the residential buildings on the corner of E. Adams and N. Magnolia

1930 Sanborn Maps – McKay Lumber now occupies the property at 530 NW 1st Avenue, and N. Lime Street has been returned to its pre-1906 configuration. Residential buildings still occupy the southern portion of the current property. Gulf Refining Company now has six large gasoline and oil AST's just west of the property line, and two hardware warehouses have been added just north of the railroad tracks. The 511 NW 1st Avenue property is unchanged. A Dodge and Buick Sales and Service center now occupies the former garage at 328 NE 1st Avenue.

1948 Sanborn Maps –Trotter Lumber occupies the property at 530 NW 1st Avenue and a sheet metal works has been added to the main building. Residential buildings still occupy the southern

portion of the current property. A store has been added to the northern margin of the property at 511 NW 1st Avenue, and a bus station has been added to the property immediately to the east. An auto sales- and service-center and two gasoline stations now appear adjacent to the south.

1965 Sanborn Maps – N. Orange is now known as NW 1st Avenue. Dixie Builders is listed as the occupant at 520 NW 1st Avenue. Residential buildings still occupy the southern portion of the current property. The two residential buildings south of the Gulf Oil Company property have been replaced with an oil tank yard. The sheet metal works has been removed from 530 NW 1st Avenue, as has the residential building at 511 NW 1st Avenue. Most of the residential properties along NE 1st Avenue (N. Main) have been replaced by auto sales and service centers.

4.3 City Directory Review (Appendix G)

Each of the subject properties underwent address changes. The site currently located at 530 NW 1st Avenue had an original address 430 NW 1st Avenue. The site currently located at 511 NW 1st Avenue had an original address of 407 NW 1st Avenue. The site currently located at 328 NE 1st Avenue had an original address of 316 NE 1st Avenue.

At 530 NW 1st Avenue, McKay Lumber Company is listed from 1927 to 1945. From 1949 to 1960, this property is listed as Trotter Lumber Company. Dixie Builders' Supply is listed in 1967 and 1968, and Dawkins of Ocala is listed for 1970. Big 'D' Building Center is listed for the property from 1972 to 1976, and Manning Building Supply is listed from 1980 to 2002, the latest available entry.

At 511 NW 1st Avenue, private residences are listed for the property from 1927 to 1945, and Beshere Brothers Liquors (known later as Beshere's Drive-In Liquors) is listed from 1947 to 1976. The property is vacant from 1980 to 1986, and Manning Building Supplies Warehouse is listed in 2000. No records were available from 2000 to the present, but the current owner is KLS Properties and it is used by Manning Building Supply for storage.

At 328 NE 1st Avenue, Izlar Motor Company is listed for the property from 1927 to 1940. Caviness Motors (Buick Dealership) is listed from 1949 to 1983, and Manning Millwork & Doors is listed from 1984 to 1992. No records were available from 1992 to the present, but the current owner is KLS Properties and it is used by Manning Building Supply for product display and assembly.

4.4 Environmental Database Record Review (Appendix H)

Two separate ASTM standard research environmental data reports were prepared for the three properties by Environmental Data Resources, Inc.(EDR) on November 3, 2003. The EDR reports include searches of United States Environmental Protection Agency (USEPA) and Florida Department of Environmental Protection (FDEP) databases which contain information related to releases, potential releases, and/or record keeping. A listing and description of the databases searched by EDR and the results of the database search are included in Appendix H. The regulatory agency databases included the following:

Federal Agency Databases

USEPA

- Comprehensive Environmental Response, Compensation, and Liability Information system (CERCLIS);
- National Priorities List (NPL);
- No Further Remedial Action Planned List (NFRAP);
- Resource Conservation and Recovery Information System (RCRIS);
- Emergency Response Notification System List (ERNS); and,
- RCRIS Handlers with Corrective Action (CORRACTS)

State of Florida Databases

FDEP

- Leaking Underground Storage Tanks List (LUST);
- Registered Above Ground Storage Tanks (AST);
- Solid Waste Facilities List (SWF/LF);

- State Funded Action Sites (SHWS);
- Facility/Owner/Tank Report (UST);
- Voluntary Cleanup Sites (VCP); and,
- Underground Storage Tanks on Indian Land (INDIAN UST)

Supplemental Databases

- Biennial Reporting System (BRS);
- Superfund (CERCLA) Consent Decrees (CONSENT);
- Record of Decision (ROD);
- Facility Index System List (FINDS);
- PCB Activity Data System (PADS);
- RCRA Administrative Action Tracking System (RAATS);
- FL SITES;
- Oil and Hazardous Materials Incidents (SPILLS);
- PRIORITY CLEANERS;
- DRY CLEANERS;
- Toxic Release Inventory System (TRIS); and,
- US BROWNFIELDS

Two of the three subject properties are listed on the UST database. The site located at 530 NW 1st Avenue had one 1000-gallon leaded gasoline UST removed in 1992. According to the site owner, there was no evidence of contamination and tank was in good condition, as reported in the tank closure report. The site located at 328 NE 1st Avenue had a vehicular fuel UST of unknown size removed. The removal date and specific contents are unknown. The current owner, Mr. Manning, was not aware of the tank, which may have been associated with the sites former use as an automobile garage/service station. .

Seven sites meeting the ASTM search criteria were identified within the immediate vicinity of 530/511 NW 1st Avenue (Table 1). Each of the seven sites is briefly described below.

Ocala Tire Service (289 feet east of the subject site) is located at 426 N. Magnolia Avenue and appears on the UST and LUST databases. The EDR report indicates a diesel fuel release on June 15, 1992. The tanks are currently closed and cleanup work has been completed. The location and distance (approximately 289 feet east of the subject site (side-gradient – as determined from the 2002 Streamlined Site Assessment conducted by Environmental Compliance Services, Inc.) make it possible but unlikely that petroleum contamination at this site has impacted the subject site.

Professional Auto Body (334 feet northeast of the subject site) is located at 507 N. Magnolia Avenue and appears on the RCRIS, FINDS, UST and LUST databases. The EDR report indicates a discharge of 888 gallons of vehicular fuels on June 11, 1992; the present cleanup status is inactive. The location and distance (334 feet side-gradient of the subject site) make it possible but unlikely that petroleum contamination at this site will have an impact on the subject site.

Sun Tractor (520 feet southeast of the subject site) is located at 343 N. Magnolia Avenue and appears on the UST database. The EDR report states that the tanks are currently closed. No releases were reported.

Ocala City (523 feet southeast of the subject site) is located at 342 N. Magnolia Avenue and appears on the UST database. The EDR report indicates that the tanks are currently closed. No releases were reported.

Custom Car Care (523 feet southeast of the subject site) is also located at 342 N. Magnolia Avenue and appears on the UST and LUST databases. The EDR report indicates a discharge of leaded gasoline on June 25, 1992; cleanup work has been completed. The proximity and location (523 feet up-gradient from the subject site) make it possible that petroleum contamination at this site has impacted the subject site.

Richardson Oil Company (adjacent to the west of the subject site [530 NW 1st Avenue]) is located at 519 NW 3rd Avenue and appears on the RCRIS-SQG and FINDS databases. This site

has been used as a bulk fuel facility since the 1920's and had a documented release of 4,000 gallons of gasoline from a fuel truck in 1978 and another release on December 27, 1995 involving 50 gallons of high-sulfur diesel due to vandalism. Water table surveys indicate that there is no clear direction of groundwater flow. Current assessment and remediation documents (various Preapproval Program assessment and remediation documents submitted by Hydro-Logic Associates, Inc.) indicate the presence of free product and contaminated groundwater at this site. The proximity and large area of impacted groundwater at this site make it possible that petroleum contamination at this site may have impacted the subject site.

CSX Transportation, Inc. (532 feet west of the subject site) is located on the corner of NW 3rd Avenue and NW 6th Avenue and appears on the UST and LUST databases. This site had a reported discharge of unleaded gasoline on March 27, 1991. Cleanup work has been completed, resulting in a "No Further Action" recommendation for this site. The distance and location (532 feet down-gradient from the subject site) make it unlikely that petroleum contamination at this site has impacted the subject site.

Fourteen sites meeting the ASTM search criteria were identified within the immediate vicinity of 328 NE 1st Avenue (Table 2). Each of the fourteen sites is briefly described below.

Brantley's Tire Brokers (67 feet northeast of the subject site) is located at 343 NE 1st Avenue and appears on the UST database. No releases were reported.

Lester's Paint & Body (67 feet northeast of the subject site) is also located at 343 NE 1st Avenue and appears on the RCRIS-SQG and FINDS databases. No violations were reported.

Ocala City site (276 feet northwest of the subject site) is located at 342 N. Magnolia Avenue and appears on the UST database. No discharges were reported.

Custom Car Care (276 feet northwest of the subject site) is also located at 342 N. Magnolia Avenue and appears on the UST and LUST databases. This site had a reported discharge of leaded gasoline on June 25, 1992; cleanup work has been completed. The distance and location (276 feet down-gradient from the subject site) make it unlikely that petroleum contamination at this site has impacted the subject site.

Sun Tractor (284 feet northwest of the subject site) is located at 343 N. Magnolia Avenue and appears on the UST database. The EDR report indicates that the tanks are currently closed. No releases were reported.

A-1 Radiator (344 feet southwest of the subject site) is located on N. Magnolia Avenue and appears on the UST and LUST databases. This site had a reported discharge of an unknown substance on March 30, 1991. No cleanup was required.

Moses Auto Parts Company (388 feet south of the subject site) is located on the corner of NE 2nd and NE 1st Avenue and appears on the UST database. No discharges were reported.

Bay's Cleaners (431 feet southwest of the subject site) is located at 219 N. Magnolia Avenue and appears on the UST and Priority Cleaners databases. No violations were reported.

Day-by-Day (aka Ferguson Printing) (461 feet southwest of the subject site) is located at 205 N. Magnolia Avenue and appears on the LUST database. This site had a reported discharge of leaded gasoline on March 29, 1991. The current cleanup status is active. The location (461 feet up-gradient of the subject site) makes it possible that petroleum contamination at this site has impacted the subject site.

USGSA (486 feet south of the subject site) is located at 207 NE 2nd Street and appears on the RCRIS-SQG and FINDS databases. No violations were reported.

Ocala Ford Motor Company (581 feet south of the subject site) is located at 125 NE 1st Avenue and appears on the UST and LUST databases. This site had a reported discharge of

leaded gasoline on May 29, 1992; cleanup work has been completed. The location (581 feet up-gradient from the subject site) makes it possible that petroleum contamination at this site has impacted the subject site.

Interstate Unifirst (643 feet southeast of the subject site) is located at 317 NE 2nd Street and appears on the RCRIS-SQG and FINDS databases. No outstanding violations were reported.

Sovereign Building (676 feet south of the subject site) is located at 108 N. Magnolia Avenue and appears on the UST and LUST databases. This site had a reported petroleum discharge on May 21, 1991. The present cleanup status is inactive, as the site has a priority score of ten. The distance (676 feet from the subject site), make it unlikely that contamination at this site has impacted the subject site.

Florida Department of Corrections (709 feet south of the subject site) is located at 24 NE 1st Avenue and appears on the UST database. No discharges were reported.

4.5 Potable Well Survey

A potable well survey was conducted for the Sections surrounding the Manning sites. Three public supply wells are listed on the survey results, the closest being more than a half-mile from the subject site. Private drinking water wells listed with addresses in the survey are also located more than a half mile from the subject site.

5.0 SITE RECONNAISSANCE

On November 4, 2003, Mr. Philip Glover of HSW performed site visits of the three subject sites (Figures 3a and 3b). Appendix D contains copies of the Environmental Site Assessment Field Checklists used to gather information during the site visits. The properties at 530/511 NW 1st Avenue are located directly east of Richardson Oil and west of Walton's Tool & Equipment Rental. Directly north is a railway and freight station, and the Salvation Army is located to the south.

The subject property located at 328 NE 1st Avenue is located directly east of Salvation Army Corrections and west of Lester's Paint & Body. Directly south of the property is a vacant building, and Bobcat & Kubota of Ocala is located to the north.

Site photographs taken during the site visits are provided as Figures 4 through 15.

5.1 Onsite Features

The subject property at 530 NW 1st Avenue consists of a main building, which serves as a showroom with staff offices and a storage area, and six canopied warehouses used to store lumber, glass, and insulation materials. One 4-inch PVC pipe was found just east of the main building – the purpose of the well is unknown, but it may be a sanitary sewer cleanout. Two opened 5-gallon buckets of hydraulic fluid and a pallet of empty 5-gallon diesel fuel containers (used to fuel forklifts) were found near the southwest corner of the building. There was no evidence of spills related to any of these containers. The diesel containers are filled offsite at an oil distributors facility. The diesel is used to fuel forklifts at the site. The hydraulic fluids in the forklifts are changed onsite by a maintenance contractor. Used fluids are disposed offsite by the contractor. A monitor well associated with ongoing assessment and remediation at the adjacent Richardson oil site is located in the west central part of the site, about 75 feet east of the property boundary.

The subject property at 511 NW 1st Avenue consists of an L-shaped building along the northern and eastern margins of the property, which serves as a storage facility, and a parking lot/loading area in the center and southwest corner of the property. An air compressor tank is located in front of the building.

The property at 328 NE 1st Avenue consists of a main building, which serves as a showroom with offices and a production area, and a western extension that serves as a storage/loading area. A well and a 50-gallon propane AST are located on the northern side of the main building. The well is reported by the site manager to be abandoned. Its prior use is unknown.

The adjacent site to the west, Delco Oil Co. (referred to as Richardson Oil in the EDR report) has petroleum ASTs and is undergoing active groundwater and free product remediation (Figures 10 and 11). One monitor well associated with the assessment of this site is located on the 530 NW 1st Avenue site Groundwater samples collected from this well have not had detectable concentrations of petroleum compounds.

6.0 INTERVIEWS

The owner of the subject properties is listed as KSL Properties, LLC. HSW received an interview questionnaire from Mr. Kirby Manning on November 4, 2003. Mr. Manning indicated that a 1000-gallon leaded gasoline UST was removed from 530 NW 1st Avenue on July 20, 1992 and provided documentation showing that there was no evidence of contamination and that the tank was in good condition upon removal (Tank Closure Report, included with questionnaire in Appendix D). Mr. Manning also acknowledges the existence of the Gulf Oil (Richardson Oil) distributing facility adjoining this property to the west. In reference to the property located at 328 NE 1st Avenue, Mr. Manning confirms that this property is used for the assembly of pre-hung doors. He also indicates that an adjoining property is used as a new car dealership and service center.

HSW also interviewed Mr. David Payne of Marion County Health Department . Mr. Payne was not aware of any dumping that may have occurred on these sites or any nearby sites, nor was he aware of any conditions on the sites that pose a concern to the water supply or public health. However, he did indicate that some adjacent properties, including most of the gas stations and car dealerships in the area may pose public health concerns. Mr. Payne also listed Baxley Oil as a potential public health concern, but this site is located outside the search radius of the subject sites. Copies of the questionnaires are provided in Appendix D.

7.0 FINDINGS

Based upon the information made available to HSW or obtained during the ESA, HSW provides the following:

- Two sites, 530 NW 1st Avenue and 328 NW 1st Avenue had USTs that have been removed.
- Hydraulic fluids and diesel fuel are used and stored at the 530 NW 1st Avenue property.
- The property at 328 NE 1st Avenue has been used as a car dealership and service station from 1924 to 1983, leaving the possibility that unreported historical petroleum releases may have occurred at the subject site.
- Custom Car Care, which is within the immediate vicinity of 530/511 NW 1st Avenue had an historical petroleum release. The location of this site is such that it is possible that petroleum contamination at this site may have impacted the subject sites.
- Richardson Oil Company (currently called Delco Oil Company), which is located adjacent to 530 NW 1st Avenue, has had petroleum AST's onsite since at least 1912. This site has two documented releases: one involving 4,000 gallons of gasoline in 1978, and another involving 50 gallons of diesel fuel on December 27, 1995. The site is currently undergoing active groundwater remediation and free product removal. The location of this site is such that it is possible that petroleum contamination at the site has impacted the subject site. However, a review of the FDEP documents for the Richardson Oil site reveal the following:
  - One well associated with the Richardson Oil site is located on the 530 NW 1st Avenue parcel. Historical groundwater quality data for this well have been non-detect for petroleum compounds.
  - Current remediation efforts call for use the existing vapor extraction system along with installation of a multi-phase extraction system to remove the free product (Remedial Action Plan Modification (RAPM), January 2003, Hydro-Logic Associates, Inc.). The dissolved plume will be addressed at a later date.
  - Planned remediation is restricted to the Richardson Oil site and only for the cleanup of free product. Current assessment does not include any offsite

contamination to the east (on the 530 NW 1st Avenue site).

- The Richardson Oil site is being remediated through the State Petroleum Preapproval Cleanup Program.
- The RAPM was approved in May 2003 and the installation of the remediation system currently ongoing.
- The most current groundwater quality data for the well located on the 530 NW 1st Avenue site is from 1994.

- Two sites within the immediate vicinity of 328 NE 1st Avenue (Day-by-Day and Ocala Ford Motor Company) have had historical petroleum releases. The locations of these two sites are such that it is possible that these sites may have impacted the subject site.

8.0 OPINIONS

HSW has performed a Phase I Environmental Site Assessment in conformance with the scope of work and limitations of ASTM Practice E-1527-00 and the proposal submitted to the City of Ocala on November 10, 2003 for 530/511 NW 1st Avenue and 328 NE 1st Avenue. This assessment has revealed evidence of historical recognized environmental conditions in connection with two sites within the immediate vicinity of 530/511 NW 1st Avenue (Custom Car Care, which has had a petroleum releases on June 25, 1992, and Richardson Oil, which has had documented petroleum releases in 1978 and on December 27, 1995); and two sites within the immediate vicinity of 328 NE 1st Avenue (Day-by-Day and Ocala Ford Motor Company), which have had petroleum releases on March 29, 1991 and May 29, 1991, respectively.

The sites located at 530 NW 1st Avenue and 328 NE 1st Avenue had USTs that have been removed. Tank closure information indicates that the tank at 530 NW 1st Avenue was in good condition when removed, and that no contamination was detected. There is no information regarding the UST at 328 NE 1st Avenue.

9.0 CONCLUSIONS

HSW has performed a Phase I *Environmental Site Assessment* in conformance with the scope and limitations of ASTM Practice E 1527-00 for 530/511 NW 1st Avenue and 328 NE 1st Avenue. Any exceptions to, or deletions from, this practice are described in Section 10.0 of this report. This assessment has revealed no evidence of *recognized environmental conditions* in connection with the property except for the following:

- A 1000-gallon unleaded gasoline UST was present at the 530 NW 1st Avenue site from 1983 until it was removed in 1992.
- The property at 328 NE 1st Avenue was used as a car dealership and service station from 1924 to 1983, leaving the possibility that unreported historical petroleum releases may have occurred at this site. A UST was present at the site that is reported to have contained vehicular fuel. Its specific contents, installation date, and removal date are unknown.

10.0 DEVIATIONS

No significant deviations or deletions were made from the ASTM Practice E 1527-00 standard in conducting this Phase 1 ESA.

BROWNFIELDS ASSESSMENT. OCALA, FLORIDA
FOIA 2019-003937

FOLDER NUMBER	BRIEF DESCRIPTION	
437554	Revitalization of the Downtown Brownfields Common Area	

REVITALIZATION OF THE DOWNTOWN BROWNFIELDS COMMUNITY REDEVELOPMENT AREA

CITY OF OCALA, MARION COUNTY, FLORIDA
(Pilot Area Population ~ 102)

INTERGOVERNMENT RISK MANAGEMENT DEPARTMENT, CITY OF OCALA

Project Director:
Wendy Turi, CET, CFEA/REPA
Post Office Box 1270
Ocala, Florida 34478-1270
(352) 629-8359 phone
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Mayor of City of Ocala:
The Honorable E. L. Foster
151 S. E. Osceola Avenue
Ocala, Florida 34471
(352) 629-8401 phone
(352) 629-8391 fax

COMMUNITY BACKGROUND

4200 Employees / 27,000 Clients/Shoppers per day
67 Housing Units / Roadway 50,000 vehicles per day

COOPERATIVE PARTNERS

FL House Natural Resources Committee
Downtown Development Commission
Ocala/Marion Co. Chamber of Commerce
Governor's West Ocala Neighborhood Revitalization Council
Brick City Partnership
Barnett Bank
First Union National Bank
Nations Bank
South Trust Bank
Foxfire Realty
Harry's Seafood Bar Grill
Blanchard, Merriam, Adel & Kirkland, P.A.
Monroe Regional Medical Center
FL Dept. of Environmental Protection
Sustainable Communities Task Force
Florida Bankers Association
Economic Development Council
Greater Ocala Community Development Corporation
Sun Bank (now Sun Trust)
Independent Bank of Ocala
Ocala National Bank
Ocala Lincoln Mercury
PIP Printing
Ferguson Printing
W. E. Bishop, Jr., P.A.
George Carrasco, Jr.

SUBMITTED JANUARY 13, 1997
Project Period is 2 years from the Date of Brownfields Pilot Grant Receipt

OCALA DOWNTOWN BROWNFIELDS PROJECT OVERVIEW

Background: The City of Ocala encompasses approximately 35 square miles with a population of approximately 44,000. The City is in the geographic center of Marion County, one of the fastest growing regions of the country. Like many cities in recent years, Ocala saw the decline of activities in its downtown "Brownfields" as business moved toward the outlying areas. Retail moved to the southwest "Greenfields" area of the City where land is available, cheaper, and closer to Interstate 75. The area includes a deteriorating infrastructure, declining property values, and pollution caused by abandoned dry cleaners, industrial uses, and service stations. In 1988, the Ocala City Council established a Community Redevelopment Area (CRA) to revitalize, redevelop and enhance the area. This CRA is 108 square blocks, extending for ten blocks north and south from a central public square.

The perception that most of downtown contains some sort of contamination continues to have a chilling effect on revitalization. Through increased tax incentives and redevelopment efforts in recent years, Ocala's CRA is slowly starting to attract new businesses and revitalize existing ones. However, the City and other property owners are unsure of the precise extent and location of contamination.

Goals & Objectives: The ultimate goal of the City of Ocala's Brownfields effort is full utilization of existing CRA buildings and buildable sites. This goal will be achieved, in part, by removing the stigma, through specific research and education, of costly environmental contamination and cleanup as an impediment to revitalization of the historic downtown area. This will protect the existing public and private investment downtown and prevent premature development of pristine rural land.

A complete assessment of the Downtown Brownfields CRA to identify contaminated sites, and remove the cloud of suspicion from uncontaminated parcels, will immediately result in increased downtown investment opportunities. This effort is being undertaken through a partnership pilot with the Florida Department of Environmental Protection in 1997. FDEP has committed up to $50,000, plus other available resources, to assess the contamination of the downtown Brownfields area. Further attention may then be afforded selected sites which have the greatest potential for effective revitalization. The addition of a unique concept which clusters contaminated parcels to dramatically lower remediation costs, coupled with greatly enhanced availability of cleanup and reimbursement program information, will result in redevelopment of those presently blighted parcels.

Ultimate success will be measured by a steady annual increase in business licenses and property values in the Downtown Brownfields area, with full utilization by the year 2008. The EPA Brownfields pilot project will help achieve the ultimate goal in a three stage approach: 1) Creating a Community Redevelopment Alliance consisting of property owners, merchants, lending institutions, civic organizations, educational institutions, and government representatives; 2) Conducting an intensive characterization of selected sites in the Brownfields area that will help speed the process of risk based corrective action for at least one privately- and one publicly-owned property; 3) Establishing a Central Redevelopment Enviro-information Dissemination Office (CREDO) to serve as a base for financial, technical, planning, and marketing information, and community education. A centralized information office enables users to readily access environmental reimbursement and financial incentive programs that may assist in property cleanup and acquisition, thereby spurring more efficient redevelopment.

OCALA DOWNTOWN BROWNFIELDS PILOT PROJECT BUDGET

	Year One	Year Two
Salaries*		
~ Environmental Specialist	$35,000.00	$35,000.00
~ Part-time Secretary	15,000.00	15,000.00
Books/Publications/Maps	$ 1,000.00	$ 5,000.00
Office Space Rental	$ 3,000.00	$ 8,000.00
Printing & Binding	$ 3,000.00	$ 1,500.00
Professional Services		
~ State & Federal Data Searches	$ 1,500.00	$ 00,000.00
~ Environmental Title Searches	8,400.00	00,000.00
~ Consulting Professional Services	21,000.00	13,250.00
~ Invasive Sampling Assistance	00,000.00	10,000.00
Supplies		
~ Office	$ 3,200.00	$ 1,000.00
~ Operating	1,500.00	2,850.00
~ Postage	500.00	1,200.00
Travel		
~ Out-of-Area to State Agencies	$ 00,000.00	$ 8,000.00
Telephone & Facsimile	$ 500.00	$ 1,200.00
User Fees/Insurance ~ Automobile	$ 2,200.00	$ 2,200.00
Subtotals By Year Budgeted:	**$95,800.00**	**$104,200.00**

TOTAL OCALA DOWNTOWN BROWNFIELDS PILOT PROJECT BUDGET: **$200,000.00**

* includes all payroll costs

REVITALIZATION OF THE DOWNTOWN BROWNFIELDS COMMUNITY REDEVELOPMENT AREA

PROBLEM STATEMENT AND NEEDS ASSESSMENT

Effect of Brownfields on our Community

The City of Ocala, Florida, encompasses approximately 35 square miles with a population of 44,000. The City is in the geographic center of Marion County, one of the fastest growing regions of the country. Like many cities, Ocala has seen the decline of activities in its downtown "Brownfields" as business has moved toward the outlying areas. In this case, retail has moved to the southwest "Greenfields" area of the City where land is available, cheaper, and closer to Interstate 75. While retail activity downtown has diminished, government activities have remained relatively stable and constant within the area.

In the mid 1980's, City leaders became concerned about the overall decline of business opportunities downtown. The area not only lacked new retail and service activities, but included a deteriorating infrastructure, declining property values, and pollution caused by abandoned dry cleaners, industrial uses, and service stations. In 1988, the Ocala City Council established downtown a Community Redevelopment Area (CRA) to revitalize, redevelop and enhance the downtown area. This CRA is 108 square blocks, extending for ten blocks north and south from a central public square. The ultimate target of Ocala's Brownfields effort is to remove the stigma of costly environmental contamination as an impediment to complete revitalization of the historic downtown area. Therefore, the downtown CRA has been set as the subject area for this Brownfields pilot project. Specific sites will be targeted for intensive redevelopment efforts in conjunction with the results of the Florida Department of Environmental Protection (FDEP) pilot project assessment now underway.

The CRA once was a strong mixed use neighborhood made up of residential units and small neighborhood businesses. It was compatible with the more intensive retail and office uses in the Downtown portion of the CRA. However, in recent years the residential units have been declining throughout the CRA. Since 1980, approximately 75 residential units have been demolished. Many of the remaining units are in substandard condition. The CRA Plan encourages residential uses so that people can have the option of shopping and working near their homes. In this type of environment, services and facilities will be used throughout a 24-hour day and not just between the hours of 9 and 5. Residential units are also encouraged in mixed-use and commercial areas of the CRA, for example, on upper floors of daytime businesses. Upper floors can be especially attractive to in-town residential development, and have proven successful in many communities.

Value Added by Federal Support

Federal funding of this pilot is critical to the goal of complete revitalization of our Downtown Brownfields CRA. The ultimate goal of the City of Ocala's Brownfields effort is full utilization of existing CRA buildings and buildable sites. This goal will be achieved, in part, by removing the stigma, through specific research and education, of costly environmental contamination and cleanup as an impediment to revitalization of the historic downtown area. This will protect the existing public and private investment downtown and prevent premature development of pristine rural land.

The Community Redevelopment Area consists of 108 square blocks with over 400 parcels of land, on approximately 188 acres. As part of the CRA evaluation process, the City conducted preliminary research using existing Federal or State databases to confirm potential sources of environmental contamination. This research confirms approximately 150 of the over 400 CRA parcels as potential sources of environmental contamination. At least 70 of these sites have verified contamination. The perception of a contaminated downtown quickly spread among lenders and potential investors, curtailing revitalization efforts. Due to a lack of precise knowledge of specific sites, the entire area is increasingly perceived as a risky investment. This is due to the responsibility for clean-up falling on current owners of contaminated property.

This Brownfields area is hampered by groundwater and soil contamination from previous business use in the downtown CRA. Previous wellfield studies have indicated that the area is downgradient of the City well field to the Northeast, and of Silver Springs which is a first magnitude spring supplying water to the pristine Silver River. Of the 70 verified contaminated sites, many have mixed contamination plumes originating primarily from abandoned dry cleaning establishments and gas stations located in close proximity to each other. The bulk of this contamination was generated prior to the greater environmental awareness in the 1980's which resulted in stricter regulations.

A complete assessment of the Downtown Brownfields CRA to identify contaminated sites, and remove the cloud of suspicion from uncontaminated parcels, will immediately result in increased downtown investment opportunities. This effort is being undertaken through a partnership pilot with the Florida Department of Environmental Protection in 1997. FDEP has committed up to $50,000, plus additional resources, to assess the contamination in the downtown Brownfields area. Further attention may then be afforded selected sites which have the greatest potential for effective revitalization. Ultimate success will be measured by a steady annual increase in business licenses and property values in the Downtown Brownfields CRA, with full utilization by the year 2008.

The EPA Brownfields pilot project funds will provide the missing link to our ultimate goal in a three stage approach: 1) Creating a Community Redevelopment Alliance of property owners, merchants, lending institutions, civic organizations, educational institutions, and government representatives; 2) Conducting an intensive characterization of selected sites in the Brownfields area that will help speed the process of risk based corrective action for at least one privately- and one publicly-owned property; 3) Establishing a Central Redevelopment Enviro-information Dissemination Office (CREDO) to serve as a base for financial, technical, planning, and marketing information, and community education. A centralized information office enables users to readily access environmental and financial incentive programs that may assist in property cleanup and acquisition, thereby spurring more efficient redevelopment. Additional assistance will be requested through partnerships with Central Florida Community College, Marion County Solid/Hazardous Waste Department, and the Technology Information Office of the USEPA.

This Brownfields pilot project and local support from our Cooperative Partners will then be used as a basis to request the State to embark on an innovative "clustered" approach to contamination verification and remediation, which can easily be replicated in other communities. This clustering approach to remediating sites with mixed contamination plumes is now possible with recent advances in remediation technology.

COMMUNITY-BASED PLANNING & INVOLVEMENT

Existing Local Commitment

Named an "All America City" and by "Money" magazine as the Fifth Best Place to Live in America in 1995, the City of Ocala takes pride in being a thriving town, with a successful integration of its citizens' family, community, and work. Further, the City of Ocala is committed to the revitalization of Downtown Ocala. The City created the Downtown Development Commission (DDC) and the Community Redevelopment Area (CRA) and CRA Plan specifically to revitalize the downtown area.

The DDC is a five member, City Council appointed board consisting of property owners, merchants, and business leaders in the 108 block CRA. The DDC is also the Community Redevelopment Agency that oversees the CRA Plan. The plan is a long-range (thirty years) revitalization plan that addresses land use, traffic, pedestrian, housing, recreation, conservation, and infrastructure needs and outlines specific capital improvements needed throughout the CRA. City planners work closely with the DDC updating the plan and monitoring redevelopment efforts.

One important method of financing improvements in the CRA is Tax Increment Financing (TIF). The TIF works by freezing the tax assessment value of parcels in the CRA at a certain year. The increase in the taxable value of real property is calculated as the difference between (1) the value of the property immediately before the establishment of the tax increment program, and (2) the newly determined value of the property each year after the program is initiated. The ad valorem tax collected on this increased real property value is allocated to the CRA as tax increment financing.

Additional community organizations have joined the ranks of Cooperative Partners to the City of Ocala's Brownfields redevelopment efforts. The Governor's West Ocala Neighborhood Revitalization Council is very much an interested body, as the West Ocala area abuts the Downtown CRA. Effective Brownfields revitalization efforts in the Downtown CRA will certainly flow into West Ocala, spurring that area's budding redevelopment. The Ocala/Marion County Chamber of Commerce, the Economic Development Council, and the Greater Ocala Community Development Corporation are Cooperative Partners in this venture. They are committed to assisting local businesses to locate in a revitalized Downtown, free of seemingly insurmountable environmental impediments. This level of diverse community involvement allows for fair, equitable, and sound decisions on providing direction for this community redevelopment effort.

The Downtown Development Commission has a new partner to revitalize Downtown Ocala: the Sustainable Communities Task Force. The Task Force recently made successful application to become one of the first five designated Sustainable Communities in the State of Florida. This five-year pilot designation conveys preferred status in comprehensive plan amendment processes and will assist the City in related planning programs. In addition, the Brick City Partnership, made up of private citizens, property owners and public officials, lists as its mission the uniting of these interested citizens to help create economic revitalization for the "Heart of Ocala." Members include the Chamber of Commerce, Art Cooperative, Silver River Museum, Historical Society, and the MAD DADS neighborhood support group, educational institutions including Central Florida Community College and the Marion County School Board. This diverse organizational cooperative provides ideas and recommendations to the DDC on how the downtown CRA can be revitalized.

The Ocala City Council and these worthy organizations realize that environmental concerns have become a major limiting factor to redevelopment, stagnating additional growth, and are therefore committed to the cleanup of our Downtown Brownfields. The City has rededicated its commitment to revitalizing Ocala's downtown area through the continued cooperative efforts of several city departments working with the Downtown Development Commission: Community Development Office, Planning Department, and Risk Management. As a first step to overcoming environmental impediments, the City has obtained letters of commitment to help from civic, business and educational interests (see Appendices). These letters will be the foundation for the development of the Community Redevelopment Alliance, united and focused on overcoming the environmental hurdles in the Downtown Brownfields CRA. The Alliance will make recommendations to the Downtown Development Commission on how local government can help private investors in overcoming the regulatory hurdles in purchasing property suspected of having environmental contamination.

Community Involvement Plan

The basic premise used by the City in establishing the Downtown Development Commission (DDC) and the Brick City Partnership was to ensure community involvement in the revitalization of the downtown area. All parties recognize that a vibrant and healthy downtown area is important to the continued growth of the Ocala area. Community input was the driving force behind the CRA Plan and the selection of the 108 block area, also designated as the Downtown Brownfields project area.

As a result of the DDC and Brick City Partnership efforts, revitalization is already happening the downtown area. The Partnership has led to the Central Florida Community College establishing an Art and Cultural Center in the Downtown Redevelopment Area, with two studios currently in operation and plans for expansion if environmental concerns can be alleviated. In 1993, the Discovery Science Center officially opened its doors downtown in the newly renovated Historic Marion Theater. The renovation was a creative partnership between the City of Ocala and the Junior Women's League, funded in part by a State of Florida Cultural Facilities Grant. The Science Center is a children's hands-on science exploration museum. Total cost of the project was $800,000. The Center is expected to become a multi-million dollar positive impact on the Downtown area. It is anticipated that 80,000 people will pass through the doors each year.

Downtown Development Commission activities include the Downtown Tree Planting Program, the Facade Grant Program and the Low Interest Loan Pool. In recent years more than 250 trees have been planted around the Downtown Square and in medians on central corridors. Many facade grants have been awarded to help building owners put a facelift on their buildings. In the first year alone, the Low Interest Loan Pool was used for a total of $100,000.00 lent at the prime interest rate.

Other Downtown Brownfields revitalization projects and efforts include the purchase and rehabilitation of the historic Ocala Union Train Station and credits for water, sewer, and transportation impact fees. The City of Ocala, with the Florida Department of Transportation, is preparing to purchase and rehabilitate the historic Ocala Union Train Station, built in 1917. Although two daily Amtrak trains stop at the station, it is rapidly deteriorating due to neglect. Plans include rehabilitation of the three structures on the property, redesign and resurfacing of the parking areas, new landscaping, and infrastructure improvements. All of the improvements will be done according to the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating

Historic Buildings. Funding for this project has been provided through the Florida Department of Transportation Enhancement Program. The project is scheduled for completion in 1997/1998.

The CRA is now officially an impact fee free zone as far as water, sewer and transportation development charges. This means that any new business will receive a credit, up to 100% of the impact fee, based on a dollar for dollar match of the monies the owner has invested in the rehab of an existing building or construction of a new building. This will be especially appealing to restaurants, night clubs, hair salons, and other small businesses that tend to have greater water and sewer needs.

Providing environmental information to any party interested in downtown redevelopment is considered a major focus of this Brownfields Pilot. A Central Redevelopment Enviro-information Dissemination Office (CREDO) will make available the information gathered during the environmental assessment of the 108 square block downtown area to all interested parties. CREDO will also provide information about available funded cleanup programs, innovative financing methods, and any other information available from city departments which could assist in resolving environmental issues hindering redevelopment. CREDO will assist in the education of property owners and lending institutions on how to work with various regulatory agencies when marketing property suspected of having environmental contamination and assist in placing this eligible property under the appropriate cleanup programs. In anticipation of this project, the City has employed an Environmental Specialist to provide in-house expertise and to act as liaison between property owners, lending institutions, environmental consultants, and Federal and State agencies. With the help of the Cooperative Partners, the city (and grant project) staff can make special presentations to affected groups to enhance availability of the newly created base of environmental information.

As part of the Brownfields effort, the City formed an intergovernmental forum comprised of decision-makers and staff from the City of Ocala, Marion County, City of Gainesville, and Alachua County and a regular liaison with state level elected officials and state departments. Members of the forum meet quarterly to discuss local, regional, and state planning issues. The Brownfields initiative is an organized commitment to help these communities revitalize contaminated sites or areas, and thereby mitigate potential health risks and restore economic vitality to such areas.

Environmental Justice Plan

Just west of the CRA is an area identified in the City's Comprehensive Plan as the Westside Redevelopment Area (see enclosed map). The CRA redevelopment efforts are an essential part of the redevelopment efforts in this area. The Westside Redevelopment Area in West Ocala consists of a low to moderate income population and a declining housing stock. Much like the CRA, the retail growth along State Road 200 has hurt the Westside Redevelopment Area. At one point many residents in the Westside Redevelopment Area shopped, worked and attended church in the downtown CRA. Many residents of this area must now shop and work along SR 200. Presently, there are still a few minority businesses and churches in the CRA with direct ties to the Westside Redevelopment Area. These businesses are vital to the redevelopment efforts in both areas.

Current redevelopment efforts in this area center on two issues: providing affordable housing and reducing crime. Many households in this area are eligible for assistance under low-income affordable housing programs. The City's Community Development Office administers two grant programs that

provide affordable housing assistance: the Community Development Block Grant Program (CDBG), and State Housing Initiatives Partnership (SHIP). In addition, application is expected to be made in May 1997 for an Enterprise Zone designation, which includes the downtown CRAand West Ocala areas. The downtown CRA currently shows poverty rates of 68% and 30% in its two block groups. Redevelopment efforts are intended to encourage long-term employment opportunities in the CRA.

Revitalization efforts in the CRA will have both a direct and indirect effect on the Westside area. The direct effect will be a possible designation of the Westside Redevelopment Area as a Community Redevelopment Area. A CRA designation will help speed up the redevelopment efforts in the area. The indirect effects of a strong Downtown CRA will mean more redevelopment in West Ocala and more minority opportunities.

One of the most striking observations of the Downtown Brownfields area is the lack of a single point source or a readily identifiable party potentially responsible for the contamination. Many of the 70 known contaminated sites in the downtown area have mixed contamination plumes. This contamination appears to have been generated during the periods of rapid growth in early City history when environmental concerns were not in the forefront. Now, this area is owned by individuals who obtained their property before these environmental issues were known and were not aware of the contamination nor the clean-up responsibilities of the land owner. These owners consist primarily of local citizens who have neither the financial means nor the specialized expertise to address these complex environmental issues.

The City has committed staff and resources in a effort to resolving environmental issues downtown. This Brownfields Pilot, utilizing the expertise of the Community Redevelopment Alliance and staff, will assist property owners and investors in solving the environmental hurdles to redevelopment. Recently, the City and the County adopted ordinances to credit downtown property owners for development chargers (i.e. water, sewer, and transportation impact fees). The property owner receives a credit based on a dollar for dollar match of the monies invested in the rehab of an existing building or the construction of a new building. Additionally, property owners in the downtown area have agreed to contribute financial support to the Downtown Development Commission along with the Brick City Partnership to revitalize the downtown area and overcome environmental roadblocks. General funds are also committed by the City of Ocala for directly related projects, including a newly designed downtown square and streetscapes, returning the area to its historic beauty and charm. The designs were created as a result of three public input sessions, and incorporate Crime Prevention Through Environmental Design (CPTED) principles to encourage more downtown pedestrian traffic. The City also is in the process of improving the infrastructure in parts of the downtown. The project gives the square a more open design that makes it more conducive for concerts, festivals, and other activities. Infrastructure improvements will replace 2" inch water and sewer lines in the downtown.

The City has recently adopted a policy which designates Downtown Ocala to be a pedestrian-friendly zone. While effects of this policy are only beginning to appear, the personality of downtown is expected to change dramatically over the next two years. The environment will become far more pleasant for workers, clients, and visitors. The pace of traffic will become more relaxed. There is already one pedestrian area developed behind the Concord Square office complex, and another pedestrian mall is being planned to connect Broadway and Silver Springs Boulevard.

Tuscawilla Pond is an example of a major City project to protect the the Floridan Aquifer. Most of the runoff from the downtown is collected in this pond. The runoff contains the oils, greases, herbicides, pesticides, fertilizers and other contaminants typical of urban areas. To protect the aquifer from potential contamination the City has completed a $2.5 million improvement to the pond system. The upgrade incorporates a treatment process for stormwater including: alum injection, a large settlement pond, and a double oil skimmer system. This is a joint project with FDEP and will serve as a model for stormwater treatment systems all over the state.

The City will consider utilizing Brownfields funding to provide limited financial assistance to financially challenged businesses to perform invasive sampling to verify contamination which is a requirement for application for State funded cleanup programs. The City intends to assist and educate these property owners as to which programs can provide financial assistance for remediating their contaminated properties. The City of Ocala is committed to on-going monitoring of the complete revitalization of the Downtown Brownfields CRA. From the CREDO base, the City will promote non-intrusive remediation technologies wherever possible to minimize the impact on the surrounding communities. The City will use the information gathered from the environmental assessment to demonstrate to State regulators how it will be more cost effective, through consolidation and reduction of operational expenses, to address the Downtown CRA as a single or several small "clustered" cleanup sites.

With the City spearheading this Cooperative Partnership, it will be possible for many financially challenged property owners to have environmentally remediated sites that are marketable and can be used to revitalize this Brownfields area. This cooperative approach will benefit all parties mutually.

IMPLEMENTATION PLANNING

Appropriate Authority and Government Support

The City is committed to the ultimate resolution of environmental contamination which is impeding downtown redevelopment. City departmentswork closely with the DDC to devise solutions to overcome environmental roadblocks to redevelopment of the Downtown Brownfields CRA. The DDC then recommends various solutions to the Ocala City Council, which is the legal authority for all redevelopment efforts in the 108 square block downtown area.

In the summer of 1994, the DDC published a "Downtown Ocala Property Directory", which summarized available local development incentive programs and major properties. Many of the prime properties remain for sale today, based in large part upon their actual or suspected environmental contamination. The DDC has already obtained support for this Downtown Brownfields identification and remediation project from lending institutions, civic organizations, and small business owners. This support is evidenced by letters received from local business and lending institutions in the area. Upon receiving the Brownfields pilot grant, the City will develop a working cooperative of individuals and organizations called the Community Redevelopment Alliance. The Alliance will recommend ways its members can assist private investors in overcoming the regulatory obstacles in marketing property suspected of having environmental contamination.

The City of Ocala has adopted the following land use strategies to promote infill development and redevelopment: establish activity centers as priority areas for providing services and facilities; coordinate all future development with the availability of services and facilities; cluster all uses, particularly the commercial uses; allow development of mixed use areas in the downtown; utilize flexible land designations to encourage mixed use development patterns; protect residential areas from commercial and industrial intrusion; develop neighborhood businesses near residential areas without the threat of strip development; develop office uses that will complement nearby neighborhoods; and protect significant natural and historic resources.

In 1995, the City established an Assistant City Manager's position that is responsible for intergovernmental coordination efforts and intergovernmental communications at the national, state, regional, and local levels. The Assistant City Manager works directly with the national, state, regional, and local representatives on a regular basis and is involved with national and state legislative matters and any changes in administrative rules and regulations affecting the City. The Assistant City Manager's position is also responsible for coordinating all community development programs under one department and working with other departments and community leaders to reduce red-tape, save tax dollars, and promote more a efficient and effective government.

The City has opened lines of communication with various members of the State Legislature to facilitate the implementation of State funded programs to remediate these contaminated downtown sites. City officials have demonstrated to State regulators that preliminary data reveals a "clustering" of contaminated sites in the downtown area with mixed contamination plumes. State officials have indicated that a clustering approach to remediation of the many individual sites is plausible and should be considered as a viable approach to addressing individual sites. Also, State officials believe that an innovative approach to addressing contaminated sites, such as clustering, is needed to provide maximum utilization of limited state funding. However, it will be necessary for the City of Ocala to demonstrate where, and how concentrated, these clustered sites are in the downtown area. This is only possible by implementing a program such as this Brownfields pilot project.

Environmental Site Assessment Plan

Through a pilot partnership with the FDEP, the City of Ocala is conducting an assessment of sites in the downtown brownfields CRA in 1997. FDEP has committed to spending up to $50,000 and additional in-kind resources to this pilot for Ocala. Through this funding, FDEP has designated one of its environmental consulting contractors to devote time to this assessment. The consulting firm will follow approved procedures in conducting all phases of the assessment.

Ocala's local government understands the critical nature of environmental issues, and placed the environmental program in the Intergovernmental Risk Management Department. To assist prospective property owners and lending institutions in removing the Brownfields stigma, the City's Environmental Specialist, who is a Certified Florida Environmental Assessor, will oversee the assessment of the Downtown Brownfields CRA. The objective of this environmental assessment is to determine where significant amounts of contamination may or may not exist within the Downtown Redevelopment Area. This information will be entered into a geographic information system for the purpose of indicating potential clustering of contaminated sites and determining the probability of commingled contaminated plumes affecting soil and groundwater. The purpose of the environmental

assessment is not only to locate property where past business practices may have created environmental contamination, but to locate property where there are no significant amounts of environmental contamination, thus freeing portions of the downtown area for redevelopment.

If it is determined that certain properties have a high probability of contamination, the Centralized Redevelopment Environmental Dissemination Office (CREDO) will provide property owners and prospective organizations with information on available State programs to remediate the probable contamination. CREDO will also provide a list of certified environmental consultants capable of providing invasive sampling to organizations requiring verification of contamination. This verification is a prerequisite to apply for Florida's storage tanks and dry cleaning solvent cleanup programs. The City Environmental Specialist will monitor the consultants performing the invasive sampling and review the test results for validity, then assist the property owners and other affected organizations in providing this information to FDEP. The Environmental Specialist will also provide assistance in deciphering the intricacies requirements and application forms for the state cleanup programs.

The Environmental Specialist will work with the Community Redevelopment Alliance to obtain available data and information from the various Federal and State agencies involved in environmental contamination identification, reporting, and remediation of contaminated properties. The City is committed to contributing the resources of City departments to assist in the Brownfields pilot project. Such departments, i.e., Planning, Engineering, Community Development, Industrial Waste Water Monitoring, Water & Sewer, Public Works, Finance, and Risk Management, will provide technical expertise and work hand-in-hand with the Federal and State agencies to create viable solutions to environmental roadblocks to redevelopment. Since information gathered from the environmental assessment and the grid map is essential to demonstrate to State officials the viability of clustering sites to address the commingled contamination plume, it is anticipated that the Environmental Specialist will work closely with the technical agencies of the FDEP and environmental consultants.

Once CREDO is established, the USEPA's Vendor Field Analytical and Characterization Technologies System (VendorFACTS) and Vendor Information System for Innovative Treatment Technologies (VISITT) databases will be made available to stakeholders.

Proposed Cleanup Funding Mechanisms

The Brownfields pilot project will provide the necessary link in funding to address environmental roadblocks impeding the redevelopment of the downtown CRA. The Community Redevelopment Alliance will make recommendations on how best to assist investors and property owners with actual and/or perceived contaminated properties. The CREDO base will be a one-stop point of additional information in overcoming environmental obstacles to redevelopment. This approach to contamination cleanup will utilize a partnership of concerned stakeholders to provide direction and guidance for the area, and will facilitate creation of innovative financing strategies.

The State of Florida, through the Drycleaning Solvent Cleanup Program, has created an avenue to address remediation of mixed contamination plume sites, typical of Ocala's downtown brownfields. sites, or clusters of sites, suspected of having such contamination may be eligible for reimbursement for invasive sampling and remediation under this program. Full utilization of the Brownfields pilot project funds, through the proposed three stage approach, will facilitate entry into this program.

project funds, through the proposed three stage approach, will facilitate entry into this program.

The Florida Department of Environmental Protection (FDEP) recognizes that previous State funded cleanup programs only address contamination at individual petroleum and dry cleaning facilities. This Brownfields pilot project will provide a testing ground where individual sites and programs can be consolidated into a single cost-effective clustered remediation site. This approach of clustering sites, with commingled petroleum and solvent plumes, which is possible due to recent developments in remediation technologies, will allow for testing of this innovative concept. Therefore this single pilot program could radically alter the approach taken by FDEP for addressing contaminated sites requiring remediation and ultimately result in long-term, significant savings for State and Federal government.

Flow of Ownership Plan

The ultimate goal of the Brownfields project is private ownership of property in its highest and best use. The City of Ocala's Brownfields pilot project addresses a 108 block downtown area. Due to the variety of sites contained in this pilot area, any one specific solution is not practical. While there are certainly viable, on-going business and government activities currently located in this area, there are many more sites grossly underutilized or even abandoned. With the development of the three stage approach central to this application, the City and local developers and lenders will be able to more effectively address remediation and redevelopment opportunities. For instance, the City may purchase or condemn certain sites for remediation and redevelopment, leaving other sites in this large pilot area to be available for purchase by private investors, corporations, or service organizations.

Due to the scattered nature of the identified and suspected sites ownership currently rests with many different individuals, companies, and lending institutions. During assessment and cleanup, it is expected that most of these property owners will remain in possession of their sites. Any transfer of ownership of these sites for redevelopment is expected to be direct transfers to purchasers, a process which has been stymied by the suspected contamination. The Community Redevelopment Alliance will make recommendations to assist private investors in overcoming the regulatory obstacles in purchasing property suspected of having environmental contamination.

This ownership scenario limits the liability for clean-up to owners of parcels with identified contamination problems, while reducing the perception of the entire area as contaminated. Although the assessment process is expected to find previously undiscovered sources of contamination, those owners are no more or less liable for cleanup than prior to the discovery. CREDO will enable users to access pertinent environmental information that may assist in property acquisition, further assessment, and the possibilities for reimbursable remediation.

LONG-TERM BENEFITS & SUSTAINABILITY

National Replicability

The new Asset Conservation, Lender Liability, and Deposit Insurance Protection Act of 1996, which effectively limits lender environmental liability by amending and clarifying definitions in CERCLA and RCRA, provides some help. But expanded federal and state initiatives to encourage remediation and use of environmentally impacted property will be needed before increased lending activity occurs, due to the fear of ending up with property that costs more to clean up than its market or loan value. One

of the advantages to developing a site under the brownfields concept is that owners or buyers can use risk assessment to identify the best cleanup level. Land development can be geared to future use, reducing cleanup costs while maintaining federal standards for environmental protection. No similar measure has yet passed at the State of Florida level, although there is hope for this legislative session.

Local barriers to resolving environmental issues impeding redevelopment of municipal properties have been fixed in the political and financial spectrum where no clear direction for environmental remediation and financial support was evident. The political barrier is currently undergoing resolution through the commitment of the City and Cooperative Partners. The financial barrier can be addressed through the Brownfields pilot project to fund the environmental characterization, the distribution of assessment data, and the education of and assistance to affected parties.

In recent history, local lending institutions have been reluctant to finance property acquisition since the extent of possible environmental contamination is unknown and the liability of remediation is great. However, the lenders in the City of Ocala have stepped forward and declared themselves to be Cooperative Partners in creating innovative solutions to financing suspected or known contaminated properties in order to revitalize the Downtown Brownfields CRA. These lenders are committed to contributing time and information bases toward generating workable redevelopment.

The partnership of local affected organizations and City government will provide a synergistic effect where both parties combined can resolve more environmental problems and therefore break down more local barriers than either can alone. Collectively, the partnership can provide the necessary data, information and community support to prove the innovative idea of clustering possible contaminated sites is cost effective and the best use of State provided tax dollars allocated for the remediation of environmental contamination. New technologies in contamination remediation make it possible to address commingled solvent and petroleum plumes as a unit with one remediation system, instead of independent, costly, inefficient processes. The commitment by the City is evident through the reduction of impact fees in the downtown area to ease the transition of properties for redevelopment. Additionally, new land use patterns are being considered to provide a more favorable atmosphere for redevelopment, thereby encouraging opportunities that may not otherwise have existed for a diverse, multicultural renaissance of the downtown area.

The problem of environmental contamination of soils and groundwater is neither new nor isolated to the City of Ocala. A Main Street Community since 1985, with the goal to preserve and maintain the original downtown charm while maintaining a strong economic base, Ocala's downtown situation can be translated across the country. A consistent problem of environmental remediation is the cost of identification and individual site clean-up. FDEP is starting to realize that contamination plumes do overlap and tend to be grouped in certain areas. However, current methods of addressing contamination allow only for individual sites to be considered for remediation. The innovative approach of clustering contaminated sites can be duplicated in the majority of cities that have environmental contamination. Since the current attitude at Federal and State levels is to get maximum results in the most cost efficient manner, it appears an approach like this is an idea whose time has come. This Brownfields pilot project could easily serve as a blueprint for other communities that could be followed by any agency wishing to provide cost effective clean-up for urban brownfields.

Measures of Success

The ultimate success of the pilot project in the 108-block Downtown Redevelopment Area will be measured by a steady annual increase in business licenses and property values in the Downtown Brownfields area, with full utilization by the year 2008. Baseline measures of taxable values are provided each year by the Marion County Property Appraiser's Office, due to the inclusion of this area as a separate taxing district. Baseline measures for business licenses were established by a 1995 marketing study of existing downtown businesses.

The City of Ocala's Comprehensive Land Use Plan (see maps included in Appendix "A") provides for less intensive industrial use for the Downtown Redevelopment Area/CRA in the future, with more emphasis to be placed on "environmentally-friendly" business and residential usage.

In order for property values and business opportunities to increase in Downtown Ocala, the Brownfields pilot project must include the following steps:

Steps 1 & 3: Establishing contact with and disseminating information to the owners and prospective owners of the properties listed in the downtown area;

Step 2: Provide site characterization and redevelopment support for selected model properties within the Downtown Brownfields CRA;

Step 4: The registration and Florida Department of Environmental Protection (FDEP) acceptance for State funded cleanup of previously unreported locations where contamination may have occurred in the past;

Step 5: The FDEP recognizes that Downtown Ocala has a clustering of potentially contaminated sites with commingled contamination plumes and that remediation of clustered sites is more efficient use of State funding.

Step 6: Complete utilization, as per the Brownfields pilot project proposal and budget, of all awarded Environmental Protection Agency funding for this project.

Summary reports to the EPA will be provided at least semi-annually by the Environmental Specialist. These reports will include a synopsis of the above steps and any significant changes mandated by unforeseen events. In addition, CREDO will prepare a model report to ensure that the knowledge gained in Ocala's revitalization efforts can be made available to other communities throughout the state and the nation.

THREE-PHASE PILOT TO INITIATE REVITALIZATION OF DOWNTOWN BROWNFIELDS AREA

INDEX TO APPENDICES

Appendix "A" ~~~~~~~~~~~~~~~~~~~~~~ **Map of Brownfields Downtown Study Area**

Appendix "B" ~~~~~~~~~~~~~~~~~~~~~~ **Legislative Letter of Commitment & Support**

Appendix "C" ~~~~~~~~~~~~~~~~~~~~~~ **Business Owners' Letters of Commitment & Support**

Appendix "D" ~~~~~~~~~~~~~~~~~~~~~~ **Lenders' Letters of Commitment & Support**

Appendix "E" ~~~~~~~~~~~~~~~~~~~~~~ **Association Letters of Commitment & Support**

Appendix "F" ~~~~~~~~~~~~~~~~~~~~~~ **Agendas Indicating Active Brownfields Commitment**

Appendix "G" ~~~~~~~~~~~~~~~~~~~~~~ **Community Association Membership Rosters**

APPENDIX "A"

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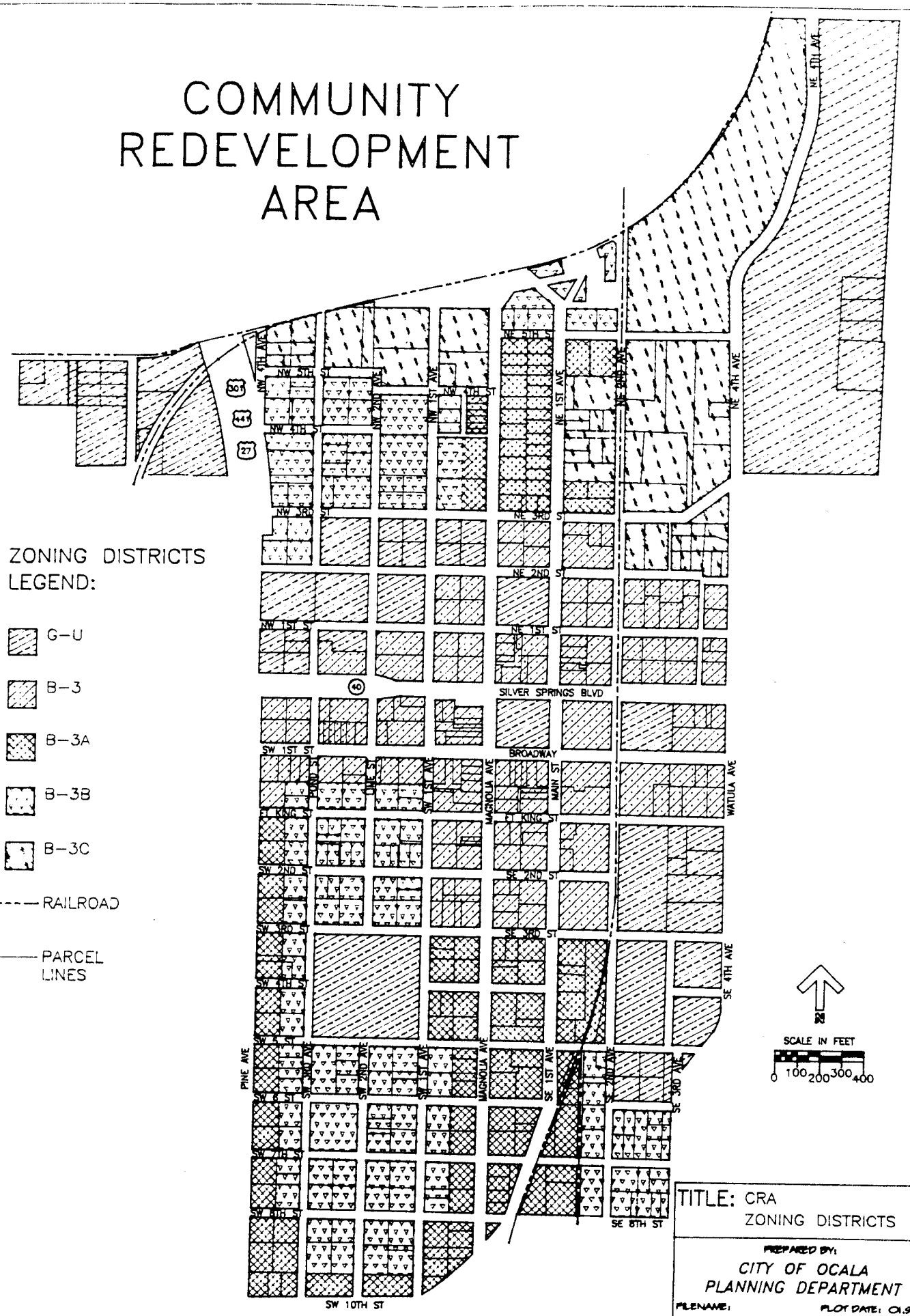
MAP OF BROWNFIELD DOWNTOWN STUDY AREA
~~~~~~

COMMUNITY REDEVELOPMENT AREA

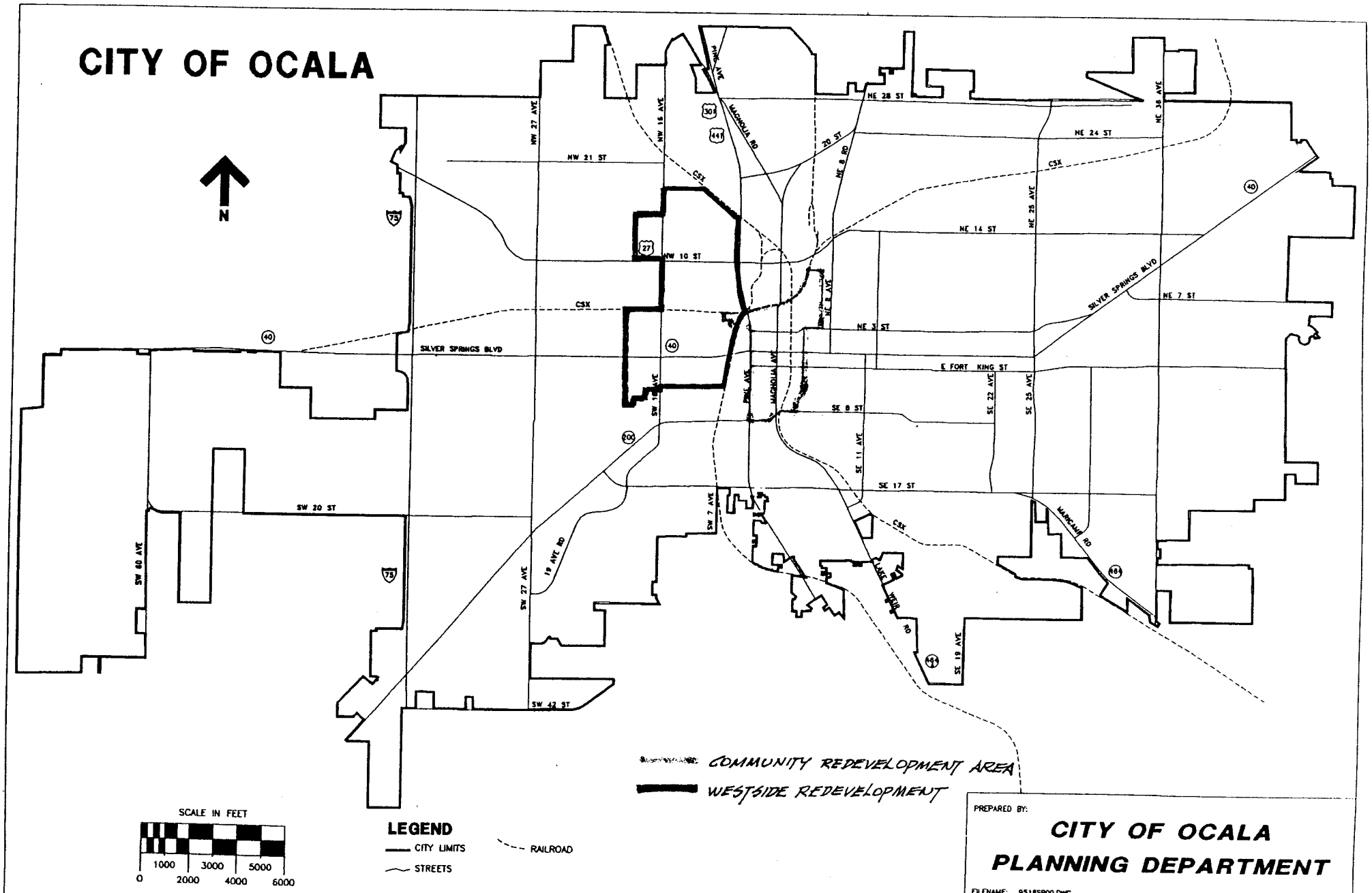


TITLE: CRA ZONING DISTRICTS

PREPARED BY:
CITY OF OCALA
PLANNING DEPARTMENT

FILENAME: 94_Z_CRA.DWG

PLOT DATE: 01.94


CITY OF OCALA
N
NE 28 ST
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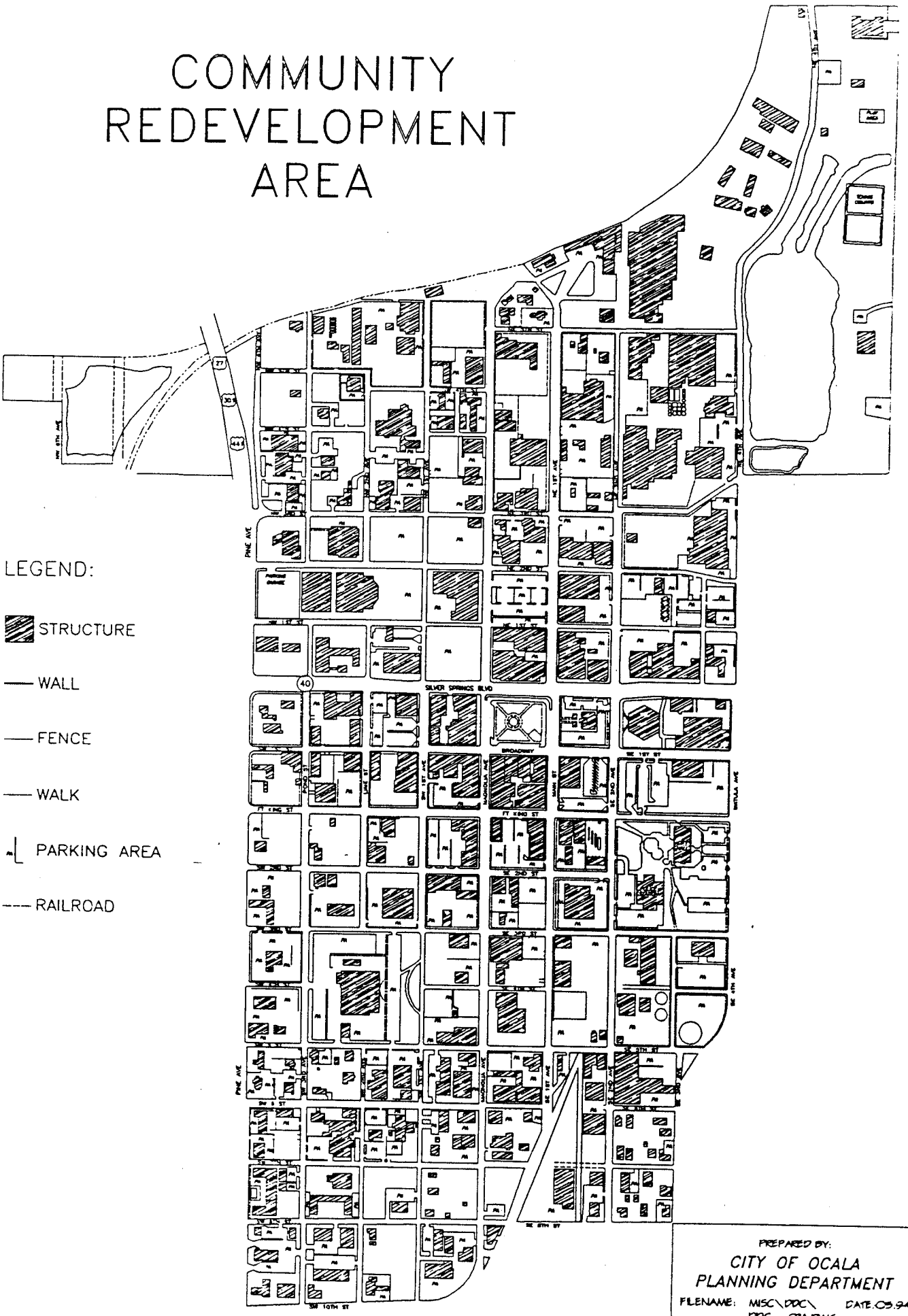
NE 14 ST
NE 7 ST
NE 3 ST
E FORT KING ST
SE 8 ST
SE 17 ST
NW 21 ST
NW 10 ST
SW 20 ST
SW 42 ST
SILVER SPRINGS BLVD
CSX
MAGNOLIA RD
PINE AVE
MAGNOLIA AVE
NE 8 RD
NE 8 AVE
NE 25 AVE
NE 36 AVE
NW 27 AVE
NW 16 AVE
SW 16 AVE
SW 27 AVE
SW 7 AVE
SW 60 AVE
19 AVE RD
SE 11 AVE
SE 22 AVE
SE 25 AVE
SE 19 AVE
MARICAMP RD
LAKE WEIR RD
COMMUNITY REDEVELOPMENT AREA
WESTSIDE REDEVELOPMENT
SCALE IN FEET
0
1000
2000
3000
4000
5000
6000
LEGEND
CITY LIMITS
STREETS
RAILROAD
PREPARED BY:
CITY OF OCALA
PLANNING DEPARTMENT

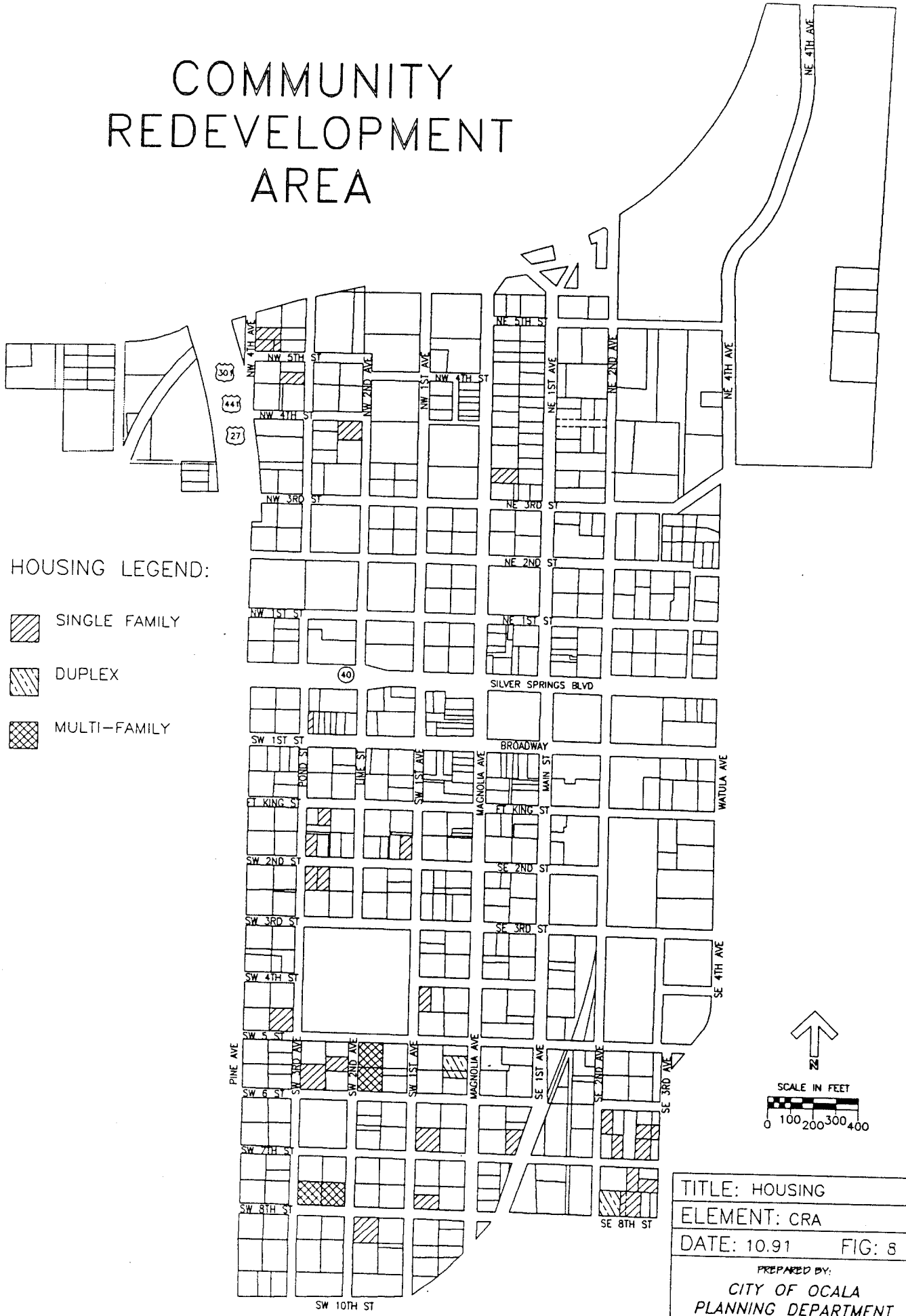
COMMUNITY REDEVELOPMENT AREA



PREPARED BY:
CITY OF OCALA
PLANNING DEPARTMENT

FILENAME: MISC\DDC\DDC_CRADWG DATE: 05.94

COMMUNITY REDEVELOPMENT AREA



TITLE: HOUSING

ELEMENT: CRA

DATE: 10.91 FIG: 8

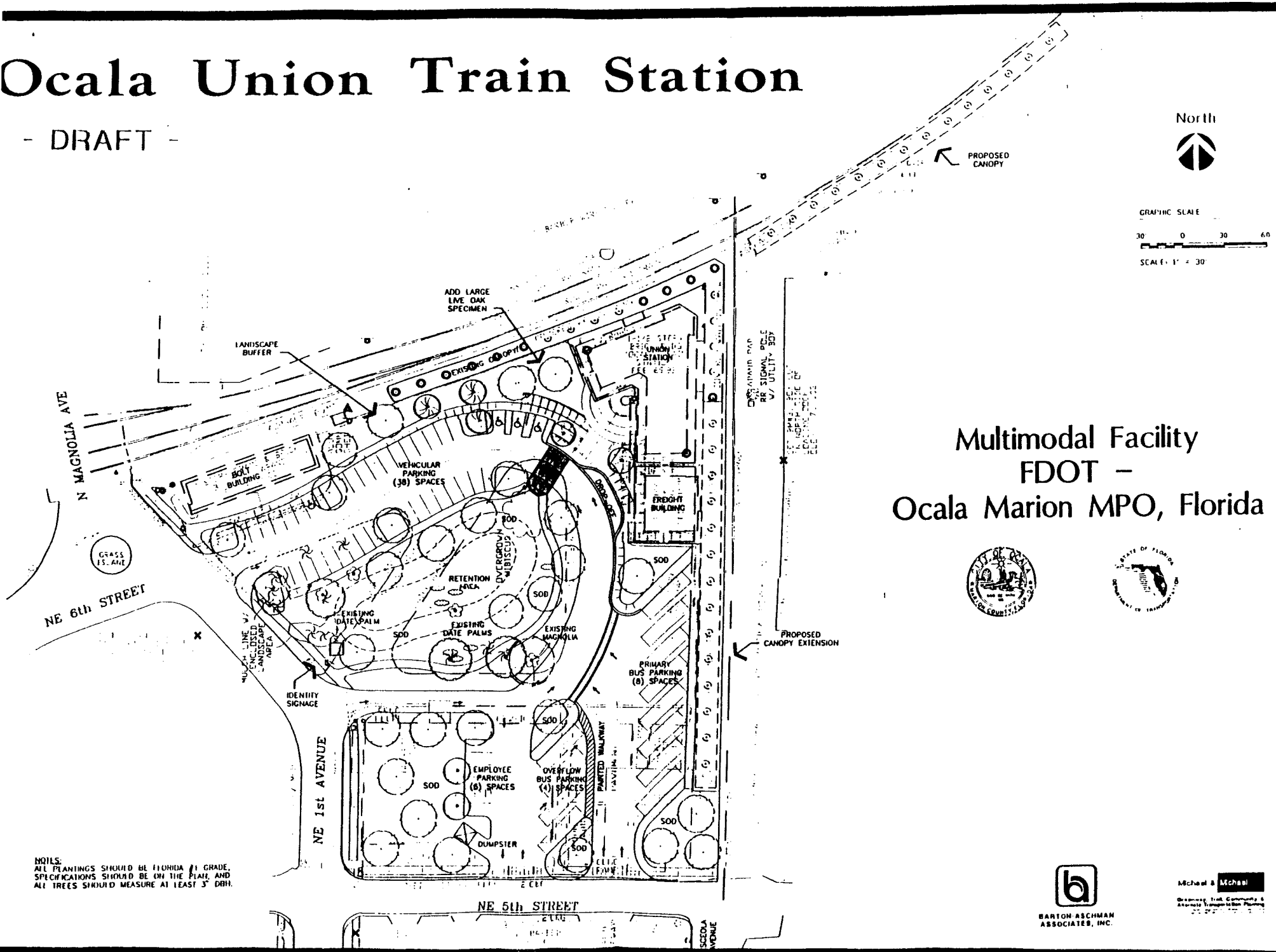
PREPARED BY:

CITY OF OCALA
PLANNING DEPARTMENT

FILENAME: 8-HOUSE.DWG DATE: 12.92

Ocala Union Train Station

- DRAFT -

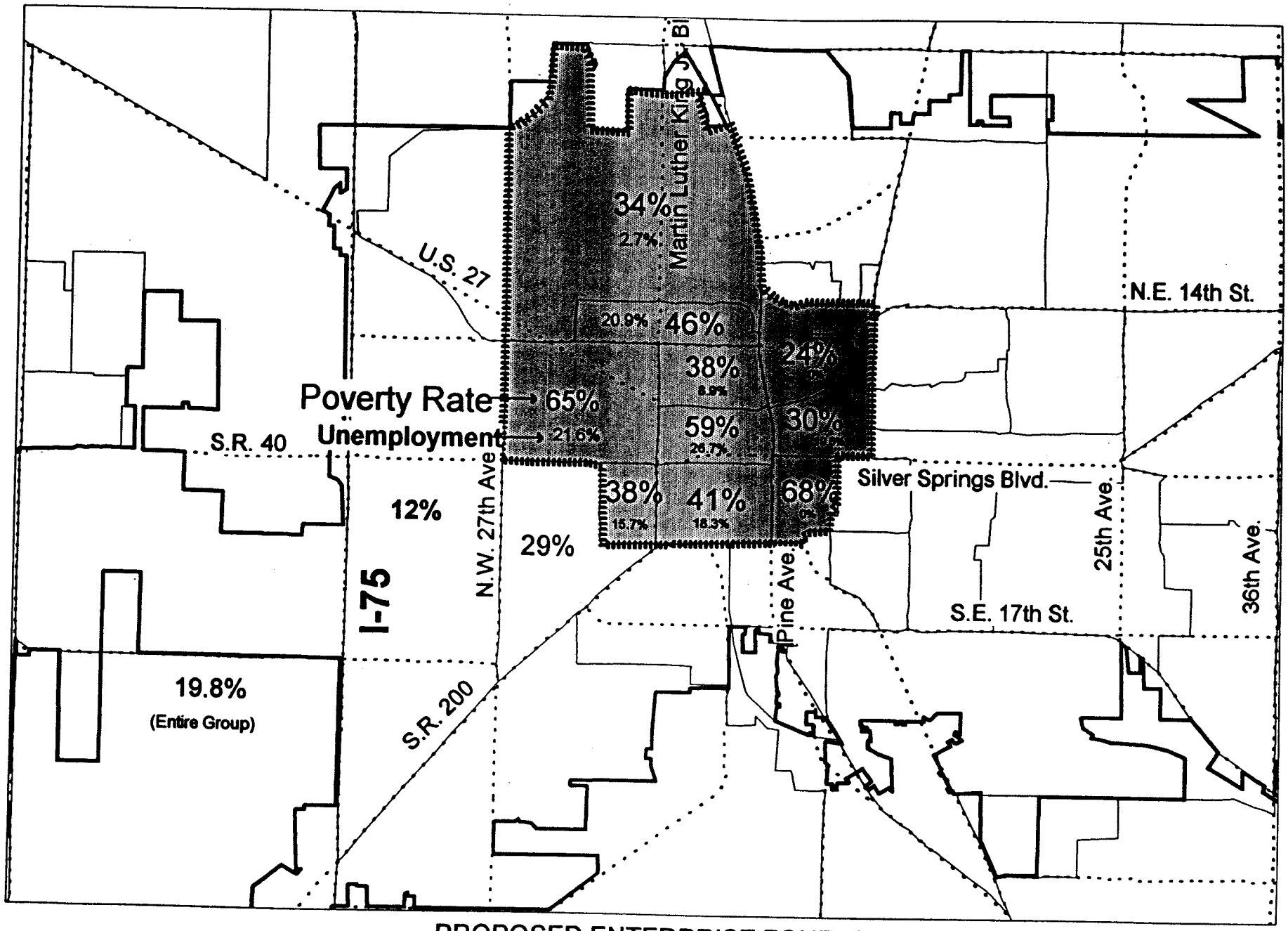


NOTES:
ALL PLANTINGS SHOULD BE FLORIDA #1 GRADE, SPECIFICATIONS SHOULD BE ON THE PLAN, AND ALL TREES SHOULD MEASURE AT LEAST 3" DBH.

Multimodal Facility
FDOT –
Ocala Marion MPO, Florida

BARTON-ASCHMAN ASSOCIATES, INC.

Michael & Michael



PROPOSED ENTERPRISE ZONE "C"

10 Block Groups: 9 over 30% Poverty Rate

DRAFT COPY
FOR COMMENT

Area: 4.92 sq. miles Unemployment Rate: 15.4%

APPENDIX "B"

~~~~~~

LEGISLATIVE LETTER OF COMMITMENT & SUPPORT
~~~~~~

Florida House of Representatives

EVERETT A. KELLY
REPRESENTATIVE, DISTRICT 42

P.O. Box 618
111-B North Sinclair Avenue
Tavares, FL 32778
904•742-6116
1 800•525-3559

40 House Office Building
Tallahassee, FL 32399-1300
904•488-5991

March 7, 1996

Mr. Scotty Andrews, City Manager
City of Ocala
P. O. Box 1270
Ocala, FL 34478

Dear Mr. Andrews:

As Chair of the Natural Resources Committee, I hereby express my strong support and commitment to the redevelopment and revitalization of our state's "brownfields" areas, which have been deemed safe for our people. Our communities should not be forced to abandon otherwise viable properties that have been deemed environmentally safe by our scientists.

As you are aware, the State of Florida recently passed legislation to assist local governments, businesses, and private owners in the assessment and remediation of properties contaminated with dry-cleaning solvents. The Dry-cleaning Solvent Cleanup Program will work similarly to the program for remediating petroleum-contaminated sites, in that hazard ranking will determine the cleanup and reimbursements schedule.

It is the intent of this legislation to especially aid in the cleanup of contaminated sites clustered together, as is commonly found in downtown areas in our state. Where dry-cleaning solvents is the predominant contaminant, therefore making the site or site cluster ineligible for cleanup under the petroleum program, the Dry-cleaning Solvent Cleanup Program would be the appropriate avenue. By thus aiding in the specific identification and remediation of such impacted sites, the "brownfields" stigma surrounding entire downtown and blighted areas can be greatly lessened or removed.

Please contact me if I can be of assistance in other ways in your exemplary efforts to revitalize Ocala's downtown area.

Sincerely,

Everett A. Kelly

COMMITTEES: Natural Resources, Chair • Health Care/Health Systems & Delivery, Chair • Commerce
Tourism & Cultural Affairs • Finance & Taxation • Rules & Calendar

Department of
Environmental Protection

Lawton Chiles
Governor

Twin Towers Office Building
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Virginia B. Wetherell
Secretary

October 21, 1996

Ms. Wendy Turi
Intergovernmental Risk Management Department
P.O. Box 1270
Ocala, Florida 34478-1270

Dear Ms. Turi,

I am pleased to inform you that the Environmental Protection Agency (EPA) has approved the Department's application for a Brownfields pilot in your city. Enclosed are recent correspondences regarding the EPA's criteria for selecting projects and an EPA fact sheet on site assessment assistance for Region IV pilot projects. The funding for the Brownfields pilots in Florida has been awarded through the Department's Cooperative Agreement, therefore, it is not necessary for you to apply with the EPA.

If you have any questions regarding the EPA fact sheet please contact Barbara Dick at (404) 562-8923. I will contact you next week to discuss preparation of work planned for the pilot project. In the meantime, should you have any questions please contact Liz Chattin or me at (904) 488-3935.

Sincerely,

Elizabeth Chattin for

Joseph K. McGarrity
Brownfields Coordinator

Enclosure

RECEIVED

OCT 2 5 1996

RISK MANAGEMENT

BUSINESS OWNERS' LETTERS OF COMMITMENT & SUPPORT

January 13, 1997

Mr. Scotty Andrews, City Manager
City of Ocala
P O Box 1270
Ocala, FL 34478-1270

Dear Mr. Andrews,

We support the City's applying for a Brownfields Grant to study environmental contamination in downtown Ocala.

This business has encountered numerous problems over the years related to environmental contamination of our real estate. Previous owners dating back to the turn of the century have left behind a dangerous legacy. We were not responsible for creating the problem, but we're responsible for doing something about it.

This community would greatly benefit from some public help in dealing with the problem. A lot of real estate could be redeveloped if the government took the lead. We immediately need environmental assessments and an information center.

Sincerely,

George Carrasco, Jr.

BLANCHARD, MERRIAM, ADEL & KIRKLAND, P.A.
ATTORNEYS AT LAW

GARRY D. ADEL
DOCK BLANCHARD'△
R. COLT KIRKLAND
LAUREN E. MERRIAM, III

'Board Certified Civil Trial Lawyer
△Board Certified Appellate Practice

BROADWAY AT MAGNOLIA
4 SOUTHEAST BROADWAY
POST OFFICE BOX 1869
OCALA, FLORIDA 34478

TELECOPIER (904) 732-0017
TELEPHONE (904) 732-7218

February 29, 1996

Mr. Scotty Andrews, City Manager
City of Ocala
Post Office Box 1270
Ocala, Florida 34478-1270

Dear Mr. Andrews:

On behalf of our entire firm, we would like to express our hope that the city aggressively pursue its application for a grant to assist with underwriting of the costs associated with the environmental matters in our downtown area.

As you know, our firm has made a major commitment to the downtown and hopefully others will follow suit. However, any potential environmental problems will be an obstacle in such endeavors.

It is our understanding that grant funds are available through a "Brown Fields Grant" to assist in these matters. We certainly encourage the city to explore all avenues available to it in this regard.

Thank you very much for your consideration in this matter.

Sincerely yours,

BLANCHARD, MERRIAM, ADEL
& KIRKLAND, P.A.

Dock A. Blanchard

DAB/mc

d:\dac\mice\andrews.ltr

MR. SCOTTY ANDREWS, CITY MANAGER
CITY OF OCALA
PO BOX 1270
OCALA, FL 34478-1270

DEAR MR .ANDREWS,

I AM REQUESTING THE CITY OF OCALA DO WHAT IS NECASSARY TO HELP UNDERWRITE THE COST OF ENVIROMENTAL MATTERS. I RECENTLY BOUGHT THE MARION BLOCK BUILDING, ALTERMAN BUILDING, AND THE BRICK CITY PLAZA. WITH THE CONCERNS OF LENDING INSTITUTIONS ON POSSIBLE CONTAMINATED SITES NO DEVELOPMENT CAN ENDURE.

HOPEFULLY FUNDS ARE AVAILABLE THROUGH THE BROWN FIELD GRANT. IF I CAN BE ANY ASSISTANCE TO THIS PROBLEM PLEASE CALL.

AGAIN; BANKS WONT LOAN ON CONTAMINATED PROPERTY.
WITHOUT BANKS NO DEVELOPMENT WILL OCCUR.

THANKS,

WILLIAM B. SCHEEL

HARRY'S OF OCALA INC.
24 S.E. 1st Avenue • Ocala, Florida 34471 (904) 840-0900 Fax (904) 840-0029

OCALA LINCOLN MERCURY
407 So. Magnolia Ave. (904) 732-2866
OCALA, FLORIDA 34474

Stan Cole, Community Redevelopment Director
City of Ocala
P.O. Box 1270
Ocala, FL 34478-1270

Dear sir:

We support the City applying for a Brownsfields Grant to study environmental contamination in downtown Ocala.

This business has encountered numerous problems over the years related to environmental contamination of our real estate. Previous owners dating back to the turn of the century have left behind a dangerous legacy. We were not responsible for creating the problem, but we're responsible for doing something about it.

This community would greatly benefit from some public help in dealing with the problem. A lot of real estate could be redeveloped if the government took the lead. We immediately need the phase I environmental assessments and an information center.

Sincerely,

Foxfire
REALTY

September 25, 1995

Stan Cole
City of Ocala
Community Redevelopment Director
405 SE Osceola Avenue
Ocala, Florida 34471

Dear Mr. Cole:

I would like to express my support of the city obtaining the Brownfield Pilots Grant for an enviromental study of the downtown area. As a realtor in the community, it is sometimes difficult to share general information with someone looking in the downtown area. If I can be of any assistance, please call.

Sincerely,

Don Spotts
REALTOR

615 E. Silver Springs Blvd.
Ocala, Florida 34470
(904) 732-3344
Fax (904)732-1664

MLS

RELO. WORLD LEADER IN RELOCATION

PIP PRINTING
World's Largest Business Printers
11 S.W. 1st Avenue
Ocala, Florida 34474
(904) 622-3224
FAX (904) 629-1017

10/5/95

To: City of Ocala
ATTN: Stan Cole

RE: Contaminated Soil

From: Richard Bierema
11 S.W. 1st Avenue
Ocala, Florida 34474

It appears to me that redevelopment of the C.R.A. is severely hampered by soil contamination or fear of it. This issue must be addressed with, at the very least, a Phase I Environmental Audit to determine possible problem areas so clean up can begin. The government made the environmental laws concerning contamination and must now assist in a quick clean up to avoid further contamination and to spur redevelopment.

Respectfully,

Richard Bierema

Richard Bierema
622-3224

APPENDIX "D"

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LENDERS' LETTERS OF COMMITMENT & SUPPORT
~~~~~~

Ocala National Bank

February 27, 1996

Mr. Scotty Andrews, City Manager
City of Ocala
P.O. Box 1270
Ocala, FL 34478-1270

Dear Mr. Andrews:

This letter is to express our strong concerns, as well as our support in endorsing considerations for the City's authorizing the application for a grant to assist with underwriting the costs associated with environmental matters in our downtown. This support is from our dual perspective of community banker and property owner. Within the last three months, Ocala National Bank purchased an entire city block at a substantial cost. This property includes our main banking office, together with an adjacent 7-story office building. Clearly, we are committed to the revitalization of downtown Ocala. In addition, as bankers, we have stepped up to assist a number of customers through financing their investment in downtown properties. Others have requested financial assistance in this regard and although we wish to serve their needs wherever prudently possible, we are hesitant as a result of the major uncertainties associated with potential environmental issues.

It is our understanding that grant funds are available through a "brown fields grant" to assist in providing an information base, along with channels to access that data to facilitate in redevelopment efforts and, ultimately, in restoring the economic vitality of our downtown -- something that we all cherish. It would appear that there is no downside to consideration of this matter and sincerely hope that the City moves forward in this regard.

Should you desire further information, or if I can otherwise be of assistance, please call on me. Best regards.

Yours truly,

Robert A. Luther
President & CEO

IndependentBank
of Ocala

February 28, 1996

Mr. Scotty Andrews, City Manager
City of Ocala
P. O. Box 1270
Ocala, FL 34478-1270

Dear Mr. Andrews,

Independent Bank of Ocala strongly supports and endorses the City's application for a grant under the EPA's Brownfields Initiative. From a lender's viewpoint, we appreciate the effort toward environmental regeneration which will have a salutary effect on the financing of real property development on existing downtown sites. Furthermore, any re-establishment of businesses in the downtown area will enhance the resurgence of downtown economic growth generally. Independent Bank of Ocala lauds the effort of the City toward the Brownfields Initiative application.

If we may provide you with any information or assistance, please let us know.

Very truly yours,

John R. Hunt

John R. Hunt
Executive Vice President/Cashier

cc: Ms. Wendy Turi, CET ✓
Environmental Specialist, City of Ocala
R. A. Ellinor

60 Southwest 17th Street • P.O. Box 2900 • Ocala, Florida 34478 • (904) 622-2377

Barnett Bank of Marion County, N

35 Southeast 1st Avenue
Post Office Box 550
Ocala, Florida 34478-0550
904/620-1111

October 5, 1995

Mr. Stan Cole
City of Ocala
P. O. Box 1270
Ocala, FL 34478-1270

Dear Mr. Cole:

With all of the regulation circulating today regarding environmental issues, it is no wonder the contaminated condition of the downtown Ocala area has become such a major concern. It is for this reason, I would like to offer my strong support in favor of the City's pursuit of a Brownfield's Grant to aide us in our clean up efforts.

Property owners of contaminated parcels are faced with prospect of having to clean up their land. Not only will it take months, and in some cases years, but the expense of such clean up efforts is very costly.

It is my opinion that a unified effort to deal with the wide-spread contamination of our city will work best. As a financial lender familiar with such issues, I would make available our resources as well as our knowledge on this subject. I would also encourage the other lenders in our area to join us in taking a leadership role during this process.

I look forward to hearing from you.

Sincerely,

Rich T. Powers, Jr.

Barnett Bank

35 S.E. 1st Avenue
Post Office Box 550
Ocala, Florida 32670
904/732-2212

Richard L. Andrews
President

October 4, 1995

City of Ocala
P.O. Box 1270
Ocala, FL 34478-1270
Attn: Stan Gle

Dear Mr. Gle:

Owning or making loans on property in downtown Ocala could be hazardous to your financial health because of pollution. An owner or lender faced with the prospect of a major clean up could quickly find themselves with a problem that currently may not be possible to overcome.

Because of this condition in most of the downtown area, we strongly urge the City or the Downtown Development Commission to pursue a grant to help deal with environmental issues.

If the environmental knowledge and information that we have developed over the last few years could be helpful in this effort, we would gladly volunteer our resources.

We look forward to hearing from you.

Sincerely,

R. L. Andrews

RLA:lm

cc: Jim Mitchell
Rich Powers
Jim Kammert
Sandra S. Whittaker

SunBank/North Central Florida
P.O. Box 310
Ocala, Florida 34478
904 368-6200

October 6, 1995

Mr. Stan Gale
City of Ocala
Post Office Box 1270
Ocala, FL 34478-1270

Dear Mr. Gale:

Recently the Chamber of Commerce asked financial institutions to visit to discuss significant issues in Marion County. One of the more significant issues that came up that affects financial institutions' ability to deal with customers in Marion County was the issue of environmental contamination, particularly environmental issues involved in the downtown areas.

Overtime, we have encountered numerous instances in attempting to help customers who have contamination on their property or on properties near by particularly in areas where old gas stations have been located resulting occasionally in leaking tanks. This has proved to be an impediment for us to loan funds. A consistent plan in the community to help rid ourselves of these environmental issues would be of value particularly in the downtown area.

In discussing this with my colleagues at several other organizations, I have found that there is a Brownfield Grant that is available to help with dealing with environmental issues. While I personally am not particularly knowledgeable of this grant, it appears that if there are funds available to help us solve some local issues, it would be in our interest to pursue these in order to preserve the quality of life we have in Marion County.

If you have any questions concerning this, please call me at 368-6482.

Sincerely,

Jon M. Kurtz
Senior Vice President

sg

First Union National Bank of Florida
109 West Silver Springs Boulevard
Ocala, Florida 34475-6608
904 620-7100

FIRST UNION

October 3, 1995

City of Ocala
PO Box 1270
Ocala, Florida 34478-1270
Attention: Stan Cole

Dear Sir:

I understand the Downtown Development Commission is considering applying for a Brownfields Grant and that the funding would provide Phase I audits for the downtown property feeling the environmental impact of contaminated soil.

As a lender, I can attest to the impact that the contamination creates in our ability to provide financing for the purchase or renovation of buildings in the effected area.

I support your effort to provide a force to obtain Phase I audits and to centralize the availability of the information.

Sincerely,

Sandra Whittaker
Sandra S. Whittaker
President

SWW/ac

c:cityoc.sam

NationsBank
Commercial Banking
1 N.E. First Avenue
Ocala, FL 34470-6600
Tel 904 732-3676

NationsBank

February 27, 1996

Ms. Wendy Turi
City of Ocala
P. O. Box 1270
Ocala, Fl 34478

Dear Ms. Turi:

Downtown Ocala is currently in a revitalization and growth mode. One of the major concerns for developers and lenders involved in this type activity is environmental liability. I understand a grant may be available to help those involved in downtown development alleviate environmental issues. I would urge the City to pursue this opportunity and provide help necessary to enhance our community.

Sincerely,

Drew Whitaker

Drew Whitaker
Senior Banking Executive

USA
Official Sponsor
1994/1996

Member FDIC

SouthTrust Bank
P.O. Box 3570
Ocala, Florida 34478
(904) 732-4770

SouthTrust Bank

February 28, 1996

Mr. Scotty Andrews
City of Ocala
Post Office Box 1270
Ocala, Florida 34478-1270

Dear Mr. Andrews:

This letter is to express SouthTrust Bank of Florida's strong support for obtaining a Brownfields Grant. It is my understanding that this grant would provide an information base that could be easily accessed, so that environmental risk could be accurately determined. This grant would certainly help lenders and property owners deal with the environmental issues currently facing the Dowtown Ocala area.

Our lending team would be happy to share our experiences in loaning money on Downtown Ocala real estate. I'm sure this information would be helpful in developing a long term solution to the problem.

If our bank can be of assistance, please don't hesitate to call.

Sincerely,

Tom Ingr

Thomas D. Ingram
President

TDI/pgm

cc: Wendy Turi
Jeff Ruttenber
George Encizo

B OF CENTRAL FL ID: FEB 28'96 11:13 No.013 P.02

APPENDIX "E"

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ASSOCIATION LETTERS OF COMMITMENT & SUPPORT
~~~~~~

Governor's West Ocala Neighborhood Revitalization Council

Ocala-Marion C
All-America C

RECEIVE

MAR 25 1996

RISK MANAGEMEN

Officers
Barbara Washington
Chair

Stanley Jacobs
Vice Chairman

Narvella Haynes
Secretary-Treasurer

Jerome Brown
Parliamentarian

Executive Board
Lorenzo Edwards
Central Florida Community College

Jim Griffin
Greater Ocala Community
Development Corporation

Patrick Hadley
MAD DADS

Bobby James
Dunnellon High School

Loretta Jenkins
Fessenden Elementary School

Algerene Kingcade
Activitist

Addie Rawls
Marion Citrus Mental Health

Mary Sue Rich
Ocala Councilwoman

Jim Stokes
MAD DADS

Administrative Support
William Patten
Community Council Against
Substance Abuse

Barbara Huey
Community Council Against
Substance Abuse

March 22, 1996

Mr. Scotty Andrews
City Manager
City of Ocala
P.O. Box 1270
Ocala, FL 34478

Dear Mr. Andrews:

As Chair of the Governor's West Ocala Neighborhood Revitalization Council (NRC), I hereby express the NRC's support and commitment to the redevelopment and revitalization of our downtown "brownfields" and contiguous areas. It is imperative that our community not be forced to abandon otherwise viable properties because of the stigma of environmental contamination.

The City of Ocala is on the forefront of addressing this issue, and proposes to make significant strides with assistance from the United States Environmental Protection Agency in the form of a pilot project grant called "Brownfields".

The NRC looks forward to participating in the proposed 3-phase approach to utilize these funds. We will be glad to assist in creating the downtown alliance, in gathering support for the environmental assessments, and in directing affected parties to the CREDO information office. By thus aiding in the specific identification and remediation of impacted sites, the "brownfields" stigma surrounding the entire downtown area can be greatly lessened or removed. The resultant redevelopment will be a significant positive factor in the NRC's efforts to revitalize the West Ocala neighborhoods.

Please contact me if the NRC can be of assistance in other ways to revitalize Ocala's downtown.

Respectfully,

Barbara Washington

Barbara Washington
Chair

c: Wendy Turi, Environmental Specialist

P. O. Box 1270, Ocala, FL 34478
(904) 629-8231 - (904) 629-8391/fax

ECONOMIC
DEVELOPMENT
COUNCIL

Post Office Box 459
Ocala, FL 34478

(352) 629-2757
(352) 629-1581 Fax

February 29, 1996

Mr. Scotty Andrews, City Manager
City of Ocala
P.O. Box 1270
Ocala, Florida 34478-1270

Dear Scotty:

Please accept this as the EDC's wholehearted endorsement of the City's consideration of an application for a "brown fields grant."

The continuing development and revitalization of downtown Ocala is virtually the heart of our community's healthy economic condition. It is also imperative to maintain the good business climate for our existing businesses who have invested in the downtown area.

The EDC is, as always, willing to offer our support for your effort. Please advise me if we may be of assistance.

Sincerely,

Brett B. Wattles, CED
President & CEO

Ocala • Marion County Chamber of Commerce

February 28, 1996

Mr. Scotty Andrews
City Manager
P.O. Box 1270
Ocala, FL 34478

Dear Mr. Andrews:

As Executive Vice President of the Ocala/Marion County Chamber of Commerce, I hereby express the Chamber's wholehearted support and commitment to the redevelopment and revitalization of our downtown "brownfields" area. It is imperative that our community not be forced to abandon otherwise viable properties because of the stigma of environmental contamination.

The City of Ocala is on the forefront of addressing this issue, and proposes to make significant strides with assistance from the United States Environmental Protection Agency in the form of a pilot project grant called "Brownfields". The Chamber is excited about participating in the proposed 3-phase approach to utilize these funds. We will be glad to assist in creating the downtown alliance, in garnering support for the environmental assessments, and in directing affected parties to the Centralized Redevelopment Environmental Dissemination Office. By aiding in the specific identification and remediation of impacted issues, the "brownfields" stigma surrounding the entire downtown area can be lessened or removed.

Please contact me If I can be of assistance in continuing to revitalize Ocala's downtown area.

Sincerely,

Michael D. Malone
Executive Vice President

Ocala-Marion County
All-America City

c: Wendy Turi
Environmental Specialist

TWENTY YEARS
ACCREDITED CHAMBER OF COMMERCE

110 East Silver Springs Boulevard • Ocala, Fl 34470 • Telephone • 904 • 629-8051

FLORIDA BANKERS ASSOCIATION

214 SOUTH BRONOUGH STREET - P.O. BOX 1360
TALLAHASSEE, FLORIDA 32302-1360
TELEPHONE (904) 224-2265 - FAX (904) 224-2423

February 27, 1996

Mr. Scotty Andrews
City Manager
City of Ocala
P.O. Box 1270
Ocala, FL 34478

RE: Commitment of Involvement for Brownfields Environmental Restoration Efforts and EPA Brownfields Demonstration Pilot Application

Dear Mr. Andrews:

The Florida Bankers Association (FBA) is pleased to support the City of Ocala's grant application for the Demonstration Pilot in accordance with The Brownfields Economic Redevelopment Initiative (Brownfields Initiative) developed by the U.S. Environmental Protection Agency. The FBA is very supportive of your efforts to revive and redevelop your downtown community. The FBA believes that if the City of Ocala can maintain the broad community commitment evidenced in its application to resolve the issues and challenges as explained in its application, development, investment and lending will increase in the Brownfield area defined in the application. Further, with success in Ocala serving as a catalyst, similar methods could be used in other places in our state where environmental conditions have to date prevented these actions.

The FBA initiated and co-sponsored with The Florida Bar Association and the Florida Association of Environmental Professionals on May 15, 1995 an all-day seminar with 141 participants on the subject of "Environmental Risks and Opportunities" from a lender's perspective. Part of this program consisted of an explanation of the Detroit Brownfields Project, funded by one of the first 18 EPA grants. At subsequent meetings of the FBA's Bank Credit and Operations Council, the Brownfields Initiative has been discussed for providing further support to its member banks during 1996 either in the form of a workshop or seminar devoted to Brownfields or some other project to communicate and share experiences in different Florida communities so that FBA members and other lenders will be encouraged to participate actively in local Brownfields initiatives.

Accordingly, we look forward to learning the results of Ocala's efforts. It is FBA's goal to work with municipalities and our members to help rebuild Florida communities.

Sincerely,

Glen Barton, CAE
Senior Vice President & Deputy Manager

APPENDIX "F"

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AGENDAS INDICATING ACTIVE BROWNFIELD COMMITMENT
~~~~~~

RECEIVED
FEB 2 7 1996
RISK MANAGEMENT

Governor's West Ocala Neighborhood Revitalization Council

Agenda - March 5, 1996

9:00 a.m.

Zion United Methodist Church
510 Martin Luther King Blvd.
Ocala, FL 34474

1. **Prayer**

2. **Introductions**

3. **Minutes - previous meetings (January 16, 1996, February 6, 1996)**
   (Copy of revised December 5, 1995 minutes enclosed)

4. **Order of Business**

   A. **Boys & Girls Club**
   B. **Consider Support of Transit Development Plan**
   C. **Weed & Seed Strategy Development**
   D. **Environmental Protection Agency Brownfield Grant - Wendy Turi, Environmental Specialist**

5. **Committee Reports**

   A. **Beautification (Spring Clean-Up Kick-Off)**
   B. **Child Care**
   C. **Code Enforcement**
   D. **Economic Revitalization/Jobs & Employment**
   E. **Housing (Minutes of 1/11/96 & 2/8/96 meetings enclosed)**
   F. **Juvenile Crime**

6. **Informational Items**

   A. **United Way Needs Assessment**
   B. **Listing of unpaved roads (to be discussed at April Workshop Meeting)**

7. **Old Business**

8. **Schedule Meeting -**
   April - Streets Workshop

9. **Adjourn**

CITY OF OCALA
INTEROFFICE CORRESPONDENCE
COMMUNITY DEVELOPMENT OFFICE

DATE: February 21, 1996

TO: Downtown Development Commission
Ray Andrews, Commission Member
Rich Bierema, Vice-Chairman
Jack Gootee, Commission Member
Bill Stalnaker, Chairman
Sandra Whittaker, Commission Member

RECEIVED
FEB 2 2 1996
RISK MANAGEMENT

FROM: Oel Wingo, Assistant City Manager

SUBJECT: February 29, 1996 DDC Meeting

The meeting of the Downtown Development Commission has been changed to Thursday, February 29, 1996 at 8:00 a.m. in the City Hall Annex Conference Room located at 405 SE Osceola Avenue. The purpose of this meeting is to discuss the Downtown Development Manager position. Budget Director Barbara Kays will be present to discuss current and projected downtown revenue sources, and the budget with current and anticipated expenditures.

AGENDA

1. A. Call to order
   B. Roll call ..... Bill Stalnaker, Chairman
2. Review and approval of minutes ..... Bill Stalnaker
3. Monthly parking report ..... Dwayne Drake
4. Update on February 20th Council workshop action regarding Downtown ..... Oel Wingo, Assistant City Manager
5. Downtown budget update & discussion ..... Barbara Kays, Budget Officer
6. Discussion of Downtown Development Manager position
7. Update on Transit Development Plan ..... Karen Parko, Assoc. Transport. Planner
8. Update on additional parking and retimed traffic signals in downtown ..... Wayne Little, Traffic Engineer
9. Downtown Redesign update ..... Michael Pape, Michael Pape & Assoc.
10. Brownfield's application update ..... Wendy Turi, Environmental Specialist
11. Discussion of dry cleaning Legislation as it relates to Iacovelli property ..... Oel Wingo
12. Sign Review ..... Bill Stalnaker

    A. Eddie's Auto Detailing
    B. WCJB TV 20

Ocala • Marion County
Chamber of Commerce

ENVIRONMENTAL AFFAIRS COMMITTEE
AGENDA
FEBRUARY 20, 1996

Approval of minutes from January 16

Old Business

1. Water rights committee chair - John Esbenshade

New Business

1. Water Rights - John Esbenshade / Jeff Gann
2. Solid Waste - Donna Hogan / Jeff Gann

Sub-Committee Reports

1. Corridor Beautification - Bill Reese
2. Chamber Park - Tina York & John Tight
3. Brownfields - Don Hendry
4. Green Ways & Green Spaces - John Esbenshade
5. Community Appearance Awards - Don Hendry
6. Downtown Beautification - Doris Gleason

Ocala-Marion County
All-America City

110 East Silver Springs Boulevard • Ocala, Fl 34470 • Telephone • 904 • 629-8051

TWENTY YEARS
ACCREDITED

APPENDIX "G"

~~~~~~

COMMUNITY ASSOCIATION MEMBERSHIP ROSTERS
~~~~~~

REVISED 2/23/96

Governor's West Ocala Neighborhood Revitalization Council

Executive Board Members

Mr. Jerome Brown
N.H. Jones Elementary School
1900 SW Fifth Street
Ocala, FL 34474
622-5251

Rev. Lorenzo Edwards
CFCC
PO Box 1388
Ocala, FL 34478
237-2111

Pastor Michael Frazier
Zion United Methodist Church
510 NW Martin Luther King Avenue
Ocala, FL 34474
629-4359/office

Mr. Jim Griffin
Withlacoochee Workforce Dev.
506 SW Pine Avenue
Ocala, FL 34474
732-1706 ext. 479

Mr. Patrick Hadley
MAD DADS
210 NW 12 Avenue
Ocala, FL 34474
629-3100

Ms. Narvella Haynes
New Zion Baptist Church
P.O. Box 106
Gainesville, FL 32601
622-7274

Mr. Stanley Jacobs
Marion County School Board
PO Box 670
Ocala, FL 34478
620-7779

Mr. Bobby James
803 SE 21 Place
Ocala, FL 34470
489-3341

Ms. Loretta Jenkins
Fessenden Elementary School
4200 NW 90 St.
Ocala, FL 34482
622-5234

Algerene Kingcade
Box 78
621 NW Second St.
Ocala, FL 34475
629-1968

Ms. Addie Rawls
Marion Citrus Mental Health
717 Martin Luther King Blvd.
Ocala, FL 34474
732-1436

Mary Sue Rich
Ocala Councilwoman
P. O. Box 1270
Ocala, FL 34478

Mr. Jim Stokes
MAD DADS
210 NW 12 Avenue
Ocala, FL 34474
629-3100

Ms. Barbara Washington
2030 SW Seventh St.
Ocala, FL 34474
629-4105

GOVERNOR'S WEST OCALA NEIGHBORHOOD REVITALIZATION COUNCIL

The Mission of the Governor's West Ocala Neighborhood Revitalization Council is to work with all governmental agencies and community organizations in revitalizing the West Ocala neighborhood through enhancement in the areas of environment, economics and social amenities.

Executive Members	Professional Affiliation Council Committee	Address	Phone
Barbara Washington	Educator Chair of Council Beautification & Housing	2030 SW 7 St. Ocala, FL 34474	629-4105
Jerome Brown	N.H. Jones Elementary School Chair, Code Enforcement	1900 SW Fifth Street Ocala, FL 34474	622-5251
Rev. Lorenzo Edwards	Central Florida Comm. College Chair, Economic Revitalization And Jobs & Employment	PO Box 1388 Ocala, FL 34478	237-2111
Pastor Michael Frazier	Zion United Methodist Church Code Enforcement	510 NW Martin Luther King Avenue Ocala, FL 34474	629-4359
Jim Griffin	Withlacoochee Workforce Dev. Chair, Housing	506 SW Pine Avenue Ocala, FL 34474	732-1706 ext. 479
Patrick Hadley	MAD DADS Chair, Juvenile Crime	210 NW 12 Avenue Ocala, FL 34474	629-3100
Narvella Haynes	New Zion Baptist Church Chair, Beautification	P.O. Box 106 Gainesville, FL 32601	622-7274
Stanley Jacobs	Marion County School Adm. Juvenile Crime	512 SE 3 St. Ocala, FL 34471	620-7779
Loretta Jenkins	Fessenden Elementary School Code Enforcement	4200 NW 90 St. Ocala, FL 34482	622-5234
Addie Rawls	Marion Citrus Mental Health Housing	717 Martin Luther King Blvd., Ocala, FL 34474	732-1436
Mary Sue Rich	Ocala Councilwoman Beautification & Juvenile Crime	1802 NW 24 Court Ocala, FL 34475	732-1215/office
Jim Stokes	MAD DADS Juvenile Crime	210 NW 12 Avenue Ocala, FL 34474	629-3100
Bobby James	Dunnellon High School	803 SE 21 Place Ocala, FL 34470	489-3341/office
Algerene Kingcade	Community Activist	Box 78, 621 NW 2 St. Ocala, FL 34475	629-1968
E. L. Foster	Mayor, City of Ocala	P. O. Box 1270 Ocala, FL 34478	629-8401
Bill Patten Barbara Huey	Community Council Against Substance Abuse Staff Support/Liaison	151 SE Osceola Ave. Ocala, FL 34471	629-8231

GOVERNOR'S WEST OCALA NEIGHBORHOOD REVITALIZATION COUNCIL

Beautification Committee

Narvella Haynes, Chair
Chip Cunningham
Addie Rawls
Mary Sue Rich
Barbara Washington

Code Enforcement

Jerome Brown, Chair
Michael Frazier
Loretta Jenkins

Economic Revitalization and Jobs & Employment
(Workforce Development)

Lorenzo Edwards, Chair
Michael Frazier
Jim Griffin
Patrick Hadley

Housing

Jim Griffin, Chair
Barbara Washington
Addie Rawls

Other Members of Housing Committee (not members of Governor's West Ocala N. R. C.

Leonard Barriner	Marion Community Hospital, 1431 SW 1 Avenue, Ocala, FL 34474, 732-2700
Tom Biggers	Biggers & Associates, 110 NE 11 Avenue, Ocala, FL 34475
Tom Brooks	Ocala Housing Authority, PO Box 2468, Ocala, FL 34478, 732-4026
Al Cone	Attorney, First Legal Center, 125 NE 1 Avenue, Ocala, FL 34471, 732-9255
John Curtis	Curtis & Associates, 11685 NW 1 Avenue, Gainesville, FL 32607, 332-0838
John Daniels	John P. Daniels Eng. Inc., 209 NE 36 Avenue, Ocala, FL 34470, 694-4147
Oneida Darley	Habitat for Humanities, Box 2077, Ocala, FL 34478, 622-1220
Leah Taylor Gibson	Greater Ocala Community Dev. Corp., PO Box 5582, Ocala, FL 34478, 351-4075
Tina Greene	Seed Coordinator, City of Ocala Rec. Dept., PO Box 1270, Ocala, FL 34478, 620-7600
Patrick Hadley (Executive Member G.N.R.C.)	MAD DADS, 210 NW 12 Avenue, Ocala, FL 34474, 629-3100
Bill Hunt	City of Ocala Planning Department, PO Box 1270, Ocala, FL 34478, 629-8529
Larry McCue	Neighborhood Realty, 1469 N. Magnolia Ave., Ocala, FL 34475, 629-0273
Ossie Richardson	Greater Ocala Community Dev. Corp., PO Box 5582, Ocala, FL 34478, 351-4075
Eveyln Rusciolleli	Marion County Community Services, 1025 A SW 1 Avenue, Ocala, FL 34471, 620-3375
Steve Scott	Curtis & Associates, 6700 SW 34 St., Ste. 231, Gainesville, FL 32608, 336-6344
Jim Simon	City of Ocala Community Development Block, PO Box 1270, Ocala, FL 34478, 629-8322
Jim Williams	Habitat for Humanities, Box 2077, Ocala, FL 34478, 622-1220
Oel Wingo	City of Ocala Assistant City Manager, 151 SE Osceola Ave., Ocala, FL 34471, 629-8401
Jade Hagans	Howard Academy Community Center, 306 NW 7 Avenue, Ocala, FL 34482, 629-7082
Cedric Thomas	Central Florida Community College, PO Box 1388, Ocala, FL 34478, 237-2111
Bill Chambers	Boys & Girls Club, 1515 E. Silver Springs Blvd., Ocala, FL 34471, 368-0634

GOVERNOR'S WEST OCALA NEIGHBORHOOD REVITALIZATION COUNCIL

Other Associated Members

Wesley Hall
Economic Development Admin.
State of Florida - Dept. Of Labor
Suite 300, Atkins Building
1320 Executive Center Drive
Tallahassee, FL 32399-0667

Ms. Patricia S. Prospt
Economic Development Admin.
State of Florida - Dept. Of Labor
Suite 300, Atkins Building
1320 Executive Center Drive
Tallahassee, FL 32399-0667

Ms. Lois A. Scott
Regional Administrator
Div. Of Labor, Employment & Training
State of Florida - Dept. Of Labor
215 Market St., Suite 300
Jacksonville, FL 32202-2851

Mr. Joseph Schroeder
State of Florida - Dept. Of Labor & Empl.
2703 NE 14 St.
Ocala, FL 34470-4822

Velma Williams
Job Service of Florida
2137 SE Ft. King St.
Ocala, FL 34471

BROWNFIELDS ASSESSMENT. OCALA, FLORIDA
FOIA 2019-003937

FOLDER NUMBER	BRIEF DESCRIPTION	
424140	Brownfield Ocala	

HSW

SITE: City of Ocala
BREAK: 1 of 6
OTHER: V8

PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

LAW OFFICES OF WEINER AND ARGO, P.A.
50 SE 1ST AVENUE
OCALA, FLORIDA

Prepared for:

Renew Ocala
Ocala, Florida

December 23, 2003

Prepared by:

HSW Engineering, Inc.
3820 Northdale Blvd., Suite 210B
Tampa, Florida 33624
813-968-7722

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EXECUTIVE SUMMARY

The City of Ocala retained HSW Engineering, Inc. (HSW) to perform a Phase I Environmental Site Assessment (ESA) for the property known as the Law Offices of Weiner and Argo, P.A. located at 50 SE 1st Avenue, in Ocala Florida. The purpose of this Phase I ESA is to identify, to the extent feasible pursuant to the processes prescribed in American Society of Testing and Materials (ASTM) E-1527-00 *Standard Practice for Environmental Site Assessments,* recognized environmental conditions in connection with the property.

The property consists of a two-story brick building totaling approximately 0.07 acres. Information evaluated by HSW during the completion of this Phase I ESA included, but is not limited to: regional topographic maps; historical aerial photographs; an environmental record search for the subject property and surrounding areas; interview questionnaires of the site owner and a Marion County Health representative; site inspection records; and select additional information that provided historical use information regarding the site. Based upon the information made available to HSW or obtained during the ESA, HSW provides the following conclusions/opinions:

- HSW did not identify recognized environmental conditions apparent at the surface at 50 SE 1st Avenue, Ocala, FL during the site reconnaissance on December 15, 2003;
- Six sites in the immediate vicinity (Treasure Chest Gift Shop, California Federal Bank, Magnolia Square, the Chazal Property, Swinson Car Care, and Haskins Auto Glass) have historical petroleum releases. However, the locations, distances, or cleanup status of these sites are such that it is unlikely that any of these sites have impacted, or will impact the subject site.

1.0 INTRODUCTION

The City of Ocala retained HSW to perform this Phase I ESA for the property located at 50 SE 1st Avenue (formerly 116 S. Main Street) in Ocala, Florida. This work was performed in accordance with HSW's proposal dated December 8, 2003. Mr. Philip Glover performed the work, under the management of Dr. Bruce Nocita and Mr. Fred Seguiti; resumes are provided in Appendix A. HSW conducted this Phase I ESA to evaluate whether recognized environmental conditions are present at the subject property.

In performing this work, HSW used reasonable care and performed the work in accordance with currently accepted practices and standard procedures, including ASTM E-1527-00 *Standard Practice for Environmental Site Assessments*. Other than this, no warranty is implied or intended. It is understood that an environmental assessment generally cannot, and does not in this case, lead to a full knowledge of site conditions but indicates conditions only for those exact locations and the specific time where observations are made. There can be no assurance, and HSW offers no assurances, that site conditions do not exist or could not exist in the future, that were undetected and could lead to liability in connection with the site. In conducting its investigation, HSW analyzed the records in keeping with existing environmental standards and enforcement practices, but cannot accurately predict what actions any given agency may presently take or what standards and practices may apply to the site in the future.

This assessment has been prepared for the sole use of the City of Ocala and its authorized representatives. Other parties should not rely upon its contents without the express written consent of HSW and the City of Ocala.

2.0 SITE DESCRIPTION

The subject property is located in Section 17, Township 15 South, Range 22 East on the Ocala West U.S. Geological Survey quadrangle (Figure 1). The property consists of a two-story office building, identified as Parcel ID No. 2852-017-003 by the Marion County Property Appraiser's office (Appendix B).

The property is currently owned by Irwin J. and France Weiner and is approximately 0.07 acres (~3,050 square feet) in size. The 1991 USGS Ocala West, Florida 7-1/2 minute quadrangle and 2002 aerial photograph were reviewed to characterize current land conditions.

The property is zoned commercial, and is located within a north-south trending, commercially-zoned corridor (Figure 2). A few blocks to the southeast the area is zoned for public buildings and facilities, whereas several blocks to the northeast the area is zoned residential.

3.0 USER PROVIDED INFORMATION

A title survey was conducted and there are no Environmental Liens of Judgment regarding the subject the site. Title search information is provided in Appendix C. The property owner's business partner, Mr. B. Wayne Argo, completed a Transaction Screen Questionnaire, which is included in Appendix D.

4.0 RECORDS REVIEW

HSW reviewed the following information in order to ascertain the historical uses of the site and adjacent properties to characterize past site conditions and evaluate previous land uses:

- EDR radius map with Geocheck;
- Marion County Property Appraiser's aerial photographs dated 1976, 1980, 1985, 1996, and 2002;
- EDR Sanborn fire insurance maps dated 1884, 1886, 1888, 1891, 1895, 1901, 1906, 1912, 1924, 1930, 1948, and 1965;
- Marion County Property Appraiser's legal description and parcel maps;
- Polk™ City Directory listings;
- Marion County Storage Tank Facility Records; and
- Florida Department of Environmental Protection (FDEP) Oculus Document Management System Records

4.1 Aerial Photographs (Appendix E)

1976 Aerial Photograph (scale: 1 inch = 200 feet) – The subject property appears as it does today. A large building occupies the adjacent property to the south and another large building is located immediately north. The city block just across the street to the south is being utilized as a parking lot.

1980 Aerial Photograph (scale: 1 inch = 200 feet) – The adjacent building to the south and west has changed configuration and appears to be several separate buildings, as has the building to the north. The city block to the east now appears as it does at present, and it appears as a strip mall has been built one city block to the south.

1985 Aerial Photograph (scale: 1 inch = 200 feet) – The area appears largely unchanged since the 1980 aerial photograph.

1996 Aerial Photograph (scale: 1 inch = 200 feet) – This aerial photo is of rather poor quality,

but the area appears largely unchanged since the 1985 aerial photograph.

2002 Aerial Photograph (scale: 1 inch = 200 feet) – The subject property appears unchanged since the 1996 aerial photograph.

4.2 Sanborn Maps (Appendix F)

The approximate property configuration, as shown by the Marion County Property Appraisers parcel map (Appendix B) has been superimposed on the seven Sanborn maps to facilitate the discussion below.

1884 Sanborn Map –The subject property's western half is occupied by a temporary building. The properties to the north are occupied by stores still under construction, and those to the east are occupied by a drug store, a bank, and a grocery store. The property across the street to the south is occupied by Magnolia House. The properties to the east across Ocala Street are occupied by a grocer and a bank.

1886 Sanborn Map – The subject property is vacant. An opera house occupies a property to the north. The properties immediately to the east have undergone further commercial development, and the properties adjacent to the south and west now have permanent buildings on them. The properties to the east across Ocala Street are occupied by a grocer and general merchandizing business.

1888 Sanborn Map – The subject property is vacant. A millinery and music store occupy the property adjacent to the south. Two grain warehouses and an office building occupy the properties to the west. The properties to the east across S. Main Street are occupied by a baker, barber, billiards hall and dining room (part of a hotel).

1891 Sanborn Map – A plumbing building now occupies the property adjacent to the north of the subject property. The properties to the west are occupied by offices, grain warehouses, and grocery stores. The properties to the east across S. Main Street are occupied by a baker, barber, billiards hall and dining room (part of a hotel).

1895 Sanborn Map – The subject property is now occupied by a drug store. The building adjacent north of the subject property is occupied by an insurance office. The properties to the east across S. Main Street are occupied by a tailor, barber, candy store, billiards hall and dining room (part of a hotel).

1901 Sanborn Map – The immediate area around the subject property appears largely unchanged since the 1895 Sanborn Map, with the exception of the building adjacent north of the subject property having been expanded to the west. The properties to the east across S. Main Street are occupied by a barber, candy store, billiards hall and dining room (part of a hotel).

1906 Sanborn Map – An auto garage now appears approximately 500 feet to the northeast. With this exception, the area appears largely unchanged since the 1901 Sanborn Map. The Sanborn Map is not legible for the property to the east across S. Main Street.

1912 Sanborn Map – The building adjacent north of the subject property is now occupied by a cigar factory, and the building adjacent south of the subject property is now occupied by a barber shop and a grocery store. The buildings immediately to the west are now occupied by hardware and farm implement stores. The property to the east across S. Main Street is occupied by hotel.

1924 Sanborn Map – A printing shop has opened up two city blocks to the north of the subject property, and a bottling company has opened up one block to the south. The cigar factory present to the north in 1912 is now office space. The property to the east across S. Main Street is occupied by hotel.

1930 Sanborn Map – Two dry cleaning facilities have opened up south of the subject property across Ft. King Avenue (approximately 200 to 300 feet southeast). The building adjacent north

of the subject property is now occupied by a telegraph office, and a printing shop is now located just southwest of the subject property. The property to the east across S. Main Street is occupied by hotel.

1948 Sanborn Map – The auto repair shop 500 feet northeast of the subject site has been removed, and the dry cleaners to the south have been replaced by a paint shop and a meat packing facility. A restaurant has replaced the printing shop southwest of the subject site. The property to the east across S. Main Street is occupied by hotel.

1965 Sanborn Map –The available map is of poor quality; the use of the subject site and surrounding properties is not legible. The property to the east across S. Main street is vacant, with a drive-through bank located NE across S. Main.

4.3 City Directory Abstract Review (Appendix G)

Prior to 1968 the property was known as 116 S. Main Street. From 1927 to 1928, the subject property is listed as Tyding's Drug Store. In 1935 the property is listed as Eagle Furniture Company. Rick's Drugs is listed for the property from 1937 to 1940. In 1945 the property is listed as a restaurant. Goldman Radio and Appliance is listed from 1949 to 1977. In 1982 the property is listed as Allen Press – Printing. The property is listed as vacant from 1984 to 1985. Weiner Law Firm is listed from 1992 to the present.

4.4 Environmental Database Record Review (Appendix H)

An ASTM standard research environmental data report for the property was prepared by Environmental Data Resources, Inc. (EDR), on December 10, 2003. The EDR report includes a search of United States Environmental Protection Agency (USEPA) and FDEP) databases which contain information related to releases, potential releases, and/or record keeping. A listing and description of the databases searched by EDR and the results of the database search are included in Appendix H. The topographic information supplied in the EDR Report and the ground slope direction seen during the site reconnaissance on December 15, 2003 were used to infer the local

hydraulic gradient, which is both to the south and the north. The regulatory agency databases included the following:

Federal Agency Databases

USEPA

- Comprehensive Environmental Response, Compensation, and Liability Information system (CERCLIS);
- National Priorities List (NPL);
- No Further Remedial Action Planned List (NFRAP);
- Emergency Response Notification System List (ERNS); and,
- RCRIS Handlers with Corrective Action (CORRACTS)

State of Florida Databases

FDEP

- Leaking Underground Storage Tanks List (LUST);
- Solid Waste Facilities List (SWF/LF);
- State Funded Action Sites (SHWS);
- Facility/Owner/Tank Report (UST);
- Voluntary Cleanup Sites (VCP); and,
- Underground Storage Tanks on Indian Land (INDIAN UST)

Supplemental Databases

- Biennial Reporting System (BRS);
- Florida Dry Cleaners (DRY);
- Facility Index System List (FINDS);
- PCB Activity Data System (PADS);
- RCRA Administrative Action Tracking System (RAATS);
- Record of Decision (ROD);
- Oil and Hazardous Materials Incidents (SPILLS);
- Toxic Release Inventory System (TRIS); and,

- US BROWNFIELDS

Fourteen sites meeting the ASTM search criteria were identified within the immediate vicinity of the subject property (Table 1). Each of these sites is briefly described below.

Nations Bank (128 feet east of the subject site) is located at 35 SE 1st Avenue and appears on the UST database. No releases were reported for this site.

Treasure Chest Gift Shop (235 feet south of the subject site) is located at 119 SE 1st Avenue and appears on the LUST and UST databases. This site had a discharge of leaded gasoline on March 26, 1991. The cleanup status is inactive. The distance and location of this site (235 feet topographically lower than the subject site) make it unlikely that petroleum contamination at this site has impacted the subject site.

Ocala City – Marion Theater (316 feet west of the subject site) is located at 50 S. Magnolia Avenue and appears on the UST database. No releases were reported.

California Federal Bank (402 feet north of the subject site) is located at 117 E. Silver Springs Boulevard and appears on the LUST and UST databases. This site had a discharge of leaded gasoline on June 15, 1992. The tank(s) are now closed and cleanup work has been completed. The distance of this site from the subject site (402 feet topographically lower [downgradient from flow shown in 1994 Contamination Assessment Report]) and the cleanup status make it unlikely that petroleum contamination at this site has impacted the subject site.

Ocala City – Cluster Building (444 feet north of the subject site) is located at 21 NE 1st Avenue and appears on the UST database. The tank(s) are now closed. No releases were reported.

Sprint Florida (543 feet east of the subject site) is located at 302 SE Broadway Street and appears on the UST and AST databases. No releases were reported.

Magnolia Square (576 feet south-southwest of the subject site) is located at 201 S. Magnolia Avenue and appears on the LUST and UST databases. This site had a discharge on May 27, 1991. The present cleanup status is inactive. The distance and location (576 feet topographically lower than the subject site) make it unlikely that petroleum contamination at this site will impact the subject site.

Chazal Property (576 feet south-southwest of the subject site) is also located at 201 S. Magnolia Avenue and appears on the LUST and UST databases. This site had a reported discharge on May 15, 1992. Cleanup work has been completed. The distance and location (576 feet topographically lower than the subject site) make it unlikely that petroleum contamination at this site impacted the subject site.

Sprint Florida (584 feet east of the subject site) is located at 319 S. Broadway Street and appears on the UST and AST databases. No releases were reported for this site.

Florida Department of Corrections (600 feet north of the subject site) is located at 24 NE 1st Street and appears on the UST database. The tank(s) are currently closed. No releases were reported for this site.

Mid Florida Publications (602 feet south-southwest of the subject site) is located at 212 S. Magnolia Avenue and appears on the UST database. No releases were reported.

Swinson Car Care (620 feet south-southwest of the subject site) is located at 221 S. Magnolia Avenue and appears on the LUST and UST databases. This site had a reported gasoline discharge on January 25, 1991. The present cleanup status is inactive. The distance and location (620 feet topographically lower than the subject site) makes it unlikely that petroleum contamination at this site will impact the subject site.

Haskins Auto Glass (625 feet west-southwest of the subject site) is located at 101 SW 1st Avenue and appears on the LUST and UST databases. This site had a reported discharge on April 17, 1991. The tank(s) are currently closed and the present cleanup status is active, with a

priority score of 10. The distance and location (625 feet topographically lower than the subject site) make it unlikely that petroleum contamination at this site will impact the subject site.

5.0 SITE RECONNAISSANCE

On December 15, 2003, Mr. Philip Glover of HSW performed a site reconnaissance of the subject site. Appendix D contains a copy of the Environmental Site Assessment Field Checklist used to gather information during the site visit. Directly north of the property is Jericho Mortgage Company. The building directly south of the subject property is occupied an antique store and by Doc of Roc (a body piercing shop), which has a bio-medical waste container located outside on its northwest corner. The waste receptacle contains no bulk liquids. The bio-medical waste disposal company was contacted and HSW was told that the waste receptacle is considered very secure. The property directly east of the subject property is occupied by the Bank of America. Photographs of the site are provided as Figures 4 through 13.

5.1 Onsite Features

A two-story brick building occupies the property, and a driveway/parking lot borders the property on the north and west. The building's first floor serves as the law offices for Irwin J. Weiner and B. Wayne Argo, and the second floor houses the law office of Ronald W. Slonaker. A 4-inch PVC pipe, which is most likely a sanitary sewer cleanout, is located on the northwest corner of the property. Leaks in the air conditioning system have caused ceiling tile stains on the second floor of the building, and a cluster of ¾-inch PVC pipes protruding from the northwest corner of the building serve as a drain for the building's air conditioning system.

6.0 INTERVIEWS

HSW received an interview questionnaire from the property owner's business partner, Mr. B. Wayne Argo, on December 15, 2003. Mr. Argo was not aware of any environmental concerns regarding the subject property or any adjoining property.

HSW also interviewed Mr. David Payne of Marion County Environmental Health Department. Mr. Payne was personally aware of SCL Railroad passenger trains dumping raw sewage up until the early 1980's, although he doesn't know whether spills occurred proximal to the subject site. Mr. Payne also indicated that Tuscawilla Pond was subject to fertilizer and molasses spills, which were left untreated until the mid- 1990's. Tuscawilla Pond is not listed in the EDR report, and is approximately 2000 feet from the subject property. Copies of the questionnaires are provided in Appendix D.

7.0 FINDINGS

Based upon the information made available to HSW or obtained during the ESA, HSW provides the following:

- HSW did not identify recognized environmental conditions apparent at the surface at 50 SE 1st Avenue, Ocala, FL during the reconnaissance on December 15, 2003;
- The subject property was occupied by a printing facility (Allen Press) in 1982. The length of time the property was used by Allen Press is not known, nor is it known if the facility had presses for printing or was used for storage and distribution.
- Six sites in the immediate vicinity (Treasure Chest Gift Shop, California Federal Bank, Magnolia Square, the Chazal Property, Swinson Car Care, and Haskins Auto Glass) have historical petroleum releases. However, the locations, distances, or cleanup status of these sites are such that it is unlikely that any of these sites have or will impact the subject site.

8.0 OPINIONS

HSW has performed a Phase I Environmental Site Assessment in conformance with the scope of work dated December 8, 2003 and limitations of ASTM Practice E-1527-00 for 514 South Magnolia Avenue. This assessment has revealed no evidence of recognized environmental conditions in connection with the property with the exception of the historical use by a printer, Allen Press. It is not known if the facility had presses for printing or was used for storage and distribution.

9.0 CONCLUSIONS

HSW has performed a Phase I *Environmental Site Assessment* in conformance with the scope and limitations of ASTM Practice E 1527-00 for 514 South Magnolia Avenue. Any exceptions to, or deletions from, this practice are described in Section 10.0 of this report. This assessment has revealed no evidence of *recognized environmental conditions* in connection with the property with the exception of the historical use by a printer, Allen Press. It is not known if the facility had presses for printing or was used for storage and distribution.

10.0 DEVIATIONS

No significant deviations or deletions were made from the ASTM Practice E 1527-00 standard in conducting this Phase 1 ESA.

11.0 REFERENCES

- City of Ocala Library. Polk City Directories.
- Environmental Data Management, 2003. Environmental Records Review.
- Marion County Fire and Rescue – Prevention Division Branch. Storage tank facility records
- FDEP Oculus Document Management System
- Marion County Property Appraisers
- U.S. Geological Survey, 1991. 7 ½ minute Ocala West Quadrangle Map
- Title Search Records
- Interviews with Attending Site Manager; Marion County Health Department Representative

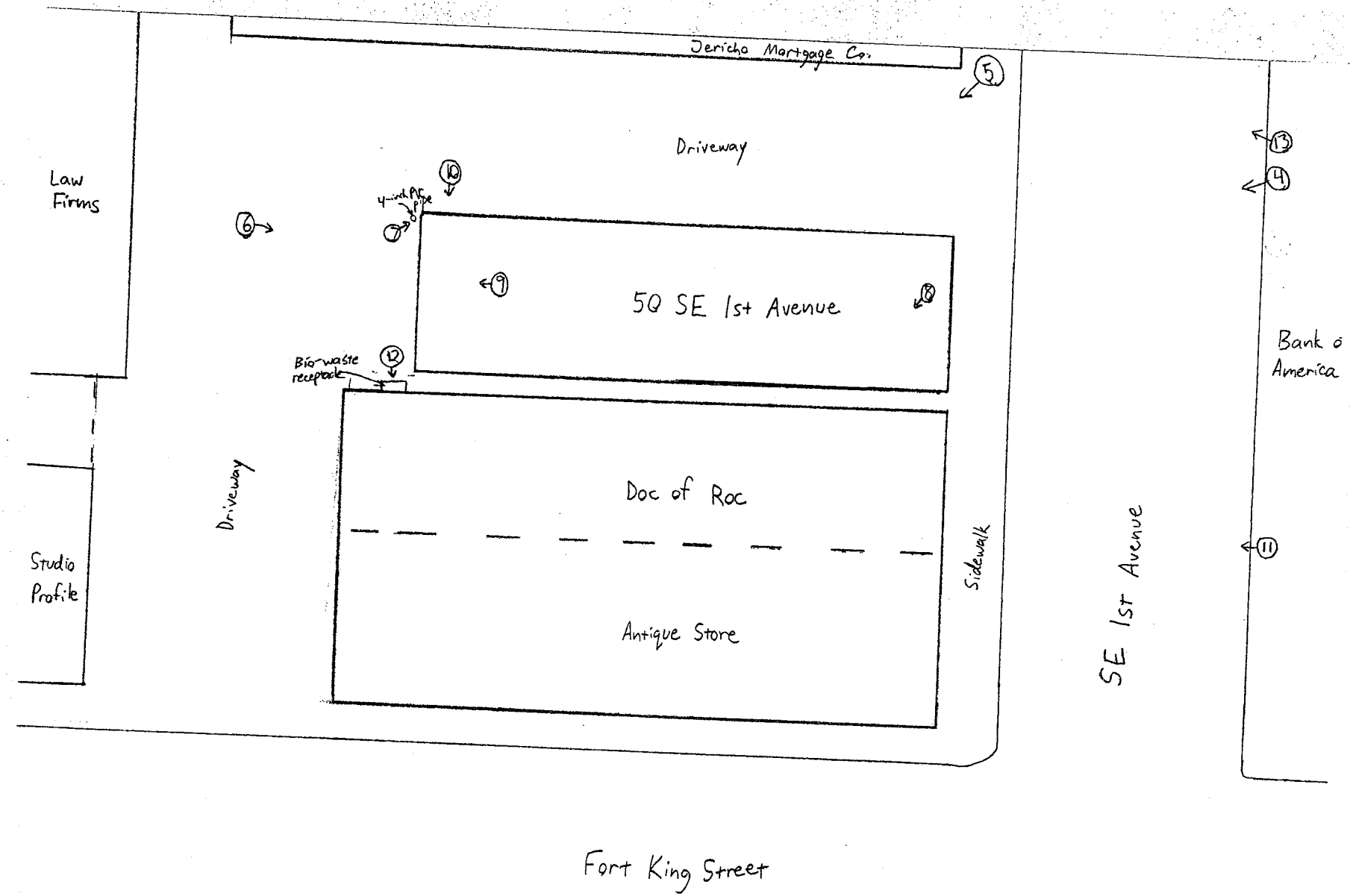
Jericho Mortgage Co.
Driveway
Law Firms
4-inch PVC pipe
50 SE 1st Avenue
Bio-waste receptacle
Bank of America
Doc of Roc
Driveway
Studio Profile
Sidewalk
SE 1st Avenue
Antique Store
Fort King Street
N
0' 10' 20'
Photo location

FIGURE 2

BROWNFIELDS ASSESSMENT. OCALA, FLORIDA
FOIA 2019-003937

FOLDER NUMBER	BRIEF DESCRIPTION	
424141	Brownfield Ocala	

SITE: City of Ocala
BREAK: 0 216
OTHER: V9

HSW

PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

THE ALTERNATIVE PHONE COMPANY
1410 NE 8th AVENUE
OCALA, FLORIDA

Prepared for:

Renew Ocala
Ocala, Florida

December 23, 2003

Prepared by:

HSW Engineering, Inc.
3820 Northdale Blvd., Suite 210B
Tampa, Florida 33624
813-968-7722

HSW

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8. Photo looking east along south edge of main building showing 4-inch PVC cleanout

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9. Photo showing crawl way under main building
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EXECUTIVE SUMMARY

The City of Ocala retained HSW Engineering, Inc. (HSW) to perform a Phase I Environmental Site Assessment (ESA) for the property known as the Advanced Phone Company located at 1410 NE 8th Avenue, in Ocala Florida. The purpose of this Phase I ESA is to identify, to the extent feasible pursuant to the processes prescribed in American Society of Testing and Materials (ASTM) E-1527-00 *Standard Practice for Environmental Site Assessments,* recognized environmental conditions in connection with the property.

The property consists of a concrete block and wood frame building with a drive-through canopy and surrounding parking lot totaling approximately 1.34 acres. Information evaluated by HSW during the completion of this Phase I ESA included, but is not limited to: regional topographic maps; historical aerial photographs; an environmental record search for the subject property and surrounding areas; interview questionnaires of the site owner and a Marion County Health representative; site inspection records; and select additional information that provided historical use information regarding the site. Based upon the information made available to HSW or obtained during the ESA, HSW provides the following conclusions/opinions:

- HSW did not identify recognized environmental conditions apparent at the surface at 1410 NE 8th Avenue, Ocala, FL during the site reconnaissance on December 15, 2003;
- One adjacent site (Concrete Components, Inc., formerly located on the empty lot to the south) has reportedly had diesel and hydraulic fluid spills from about 1985 to 1989. The proximity and location of this site make it possible that petroleum contamination at this site has impacted the subject site.
- One nearby site (Executive Auto Spa) located hydraulically upgradient (south-southeast) had a reported petroleum release on April 21, 1992. The cleanup status for this site is inactive, but the proximity and location make it possible that petroleum contamination from this site may have impacted the subject site;

1.0 INTRODUCTION

The City of Ocala retained HSW to perform this Phase I ESA for the property located at 1410 NE 8th Avenue in Ocala, Florida. This work was performed in accordance with HSW's proposal dated December 8, 2003. Mr. Philip Glover performed the work, under the management of Dr. Bruce Nocita and Mr. Fred Seguiti; resumes are provided in Appendix A. HSW conducted this Phase I ESA to evaluate whether recognized environmental conditions are present at the subject property.

In performing this work, HSW used reasonable care and performed the work in accordance with currently accepted practices and standard procedures, including ASTM E-1527-00 *Standard Practice for Environmental Site Assessments*. Other than this, no warranty is implied or intended. It is understood that an environmental assessment generally cannot, and does not in this case, lead to a full knowledge of site conditions but indicates conditions only for those exact locations and the specific time where observations are made. There can be no assurance, and HSW offers no assurances, that site conditions do not exist or could not exist in the future, that were undetected and could lead to liability in connection with the site. In conducting its investigation, HSW analyzed the records in keeping with existing environmental standards and enforcement practices, but cannot accurately predict what actions any given agency may presently take or what standards and practices may apply to the site in the future.

This assessment has been prepared for the sole use of the City of Ocala and its authorized representatives. Other parties should not rely upon its contents without the express written consent of HSW and the City of Ocala.

2.0 SITE DESCRIPTION

The subject property is located in Section 8, Township 15 South, Range 22 East on the Ocala West U.S. Geological Survey quadrangle (Figure 1). The property consists of an approximately 3,000 square foot, one story office with an attached 2,280 square foot canopy and surrounding driveway/parking lot, identified as Parcel ID No. 26136-001-00 by the Marion County Property Appraiser's office (Appendix B).

The property is currently owned by The Alternative Phone Company and is approximately 1.34 acres in size. The 1991 USGS Ocala West, Florida 7-1/2 minute quadrangle and 2002 aerial photograph were reviewed to characterize current land conditions.

The property itself is zoned commercial, but is located within a northeast trending, Y-shaped industrially-zoned area (Figure 2). A few blocks to the south and northeast the area becomes residential, whereas several blocks to the west the area becomes commercial. An HSW representative visited the subject property on December 15, 2003 (see Section 5.0).

3.0 USER PROVIDED INFORMATION

A title survey was conducted and there are no Environmental Liens of Judgment regarding the subject the site. Title search information is provided in Appendix C. The attending site manager, Mr. Jeff Roderick, completed a Transaction Screen Questionnaire, which is included in Appendix D.

4.0 RECORDS REVIEW

HSW reviewed the following information in order to ascertain the historical uses of the site and adjacent properties to characterize past site conditions and evaluate previous land uses:

- EDR radius map with Geocheck;
- Marion County Property Appraiser's aerial photographs dated 1976, 1980, 1985, 1996 and 2002;
- EDR Sanborn fire insurance map search – partial coverage for 1970 only;
- Marion County Property appraiser's legal description and parcel maps;
- Polk™ City Directory listings;
- Marion County Storage Tank Facility Records; and
- Florida Department of Environmental Protection (FDEP) Oculus Document Management System Records

4.1 Aerial Photographs (Appendix E)

1976 Aerial Photograph (scale 1 inch = 200 feet) – The main building on the subject property appears smaller than today, as does the (currently) Amana Air Conditioning and Heating building to the north. The property to the south has one main building and at least two buildings that look like warehouses onsite. Several warehouses appear to the east, and a small building appears just west of the subject site.

1980 Aerial Photograph (scale 1 inch = 200 feet) – A structure that is currently a self-serve car wash has been built at its current location just east-southeast of the subject site. No other changes are apparent from the 1976 aerial photograph.

1985 Aerial Photograph (scale 1 inch = 200 feet) – The building just north of the subject property has been expanded westward – roughly doubling in size. The main building and at least one warehouse have been removed from the property just south of the subject site, as well as most of the buildings on the property directly east of the subject site.

1996 Aerial Photograph (scale 1 inch = 200 feet) – The area appears largely unchanged since the 1985 aerial photograph.

2002 Aerial Photograph (scale 1 inch = 200 feet) - The main building on the subject site has been expanded to the north.

4.2 Sanborn Map (Appendix F)

1970 Sanborn Map – There is no full coverage for the property itself (only a very small portion of the western end of the access drive to the facility), however, the areas immediately to the south and west are visible on this map. The property immediately to the south is occupied by Concrete Products and Construction Company, which specialized in the construction of concrete burial vaults. The property immediately to the west is occupied by The Atlantic Company's cold storage warehouse, while the property to the immediate southwest is occupied by a cannery and feed mill.

4.3 City Directory Abstract Review (Appendix G)

The Alternative Phone Company is listed for the property from 2001 to present. From 1998 to 2000 the subject property is listed as Newberry Bank of Florida. From 1994 to 1997 the subject property is listed as vacant, whereas from 1980 to 1993 the property is listed as Sun Bank of Ocala.

The adjacent property to the north is listed as Pioneer Metals from 1996 to 2001. In 1995 this property is occupied by Mid-State Oil Supply, and was vacant in 1994. From 1980 to 1993 this property is listed as South Atlantic News Company, and from 1973 to 1977 the property is listed as Hicks News Agency.

The subject property and the adjacent property to the north was a large empty lot until 1974 when a small store was depicted just north of the property (see parcel map, Appendix G). Inquiries conducted by the City of Ocala indicate that this was a newsstand run by the then-current property owner, Clarence Hicks.

4.4 Environmental Database Record Review (Appendix H)

An ASTM standard research environmental data report for the property was prepared by Environmental Data Resources, Inc. (EDR), on December 10, 2003. The EDR report includes a search of United States Environmental Protection Agency (USEPA) and Florida Department of Environmental Protection (FDEP) databases which contain information related to releases, potential releases, and/or record keeping. A listing and description of the databases searched by EDR and the results of the database search are included in Appendix H. Topographic information supplied in the EDR Report was used to infer the local hydraulic gradient, which topographically is in a northwest direction. The regulatory agency databases included the following:

Federal Agency Databases

USEPA

- Comprehensive Environmental Response, Compensation, and Liability Information system (CERCLIS);
- Resource Conservation and Recovery Information System (RCRIS);
- National Priorities List (NPL);
- No Further Remedial Action Planned List (NFRAP);
- Emergency Response Notification System List (ERNS); and,
- RCRIS Handlers with Corrective Action (CORRACTS)

State of Florida Databases

FDEP

- Leaking Underground Storage Tanks List (LUST);
- Solid Waste Facilities List (SWF/LF);
- State Funded Action Sites (SHWS);
- Facility/Owner/Tank Report (UST);
- Voluntary Cleanup Sites (VCP); and,

- Underground Storage Tanks on Indian Land (INDIAN UST)

Supplemental Databases

- Biennial Reporting System (BRS);
- Registered Above Ground Storage Tanks (AST);
- Florida Dry Cleaners (DRY);
- Facility Index System List (FINDS);
- PCB Activity Data System (PADS);
- RCRA Administrative Action Tracking System (RAATS);
- Record of Decision (ROD);
- Oil and Hazardous Materials Incidents (SPILLS);
- Toxic Release Inventory System (TRIS); and,
- US BROWNFIELDS

Seven sites meeting the ASTM search criteria were identified within the immediate vicinity of the subject property (Table 1). Each of these sites is briefly described below.

Executive Auto Spa (207 feet south-southeast of the subject site) is located at 822 NE 14th Street and appears on the LUST and UST databases. The EDR report indicates a gasoline discharge on April 21, 1992. The tanks are currently closed and the current cleanup status is inactive. The location (207 feet topographically higher) makes it possible that petroleum contamination at this site has impacted the subject site.

Pac A Sac (343 feet south of the subject site) is located at 1301 NE 8th Avenue and appears on the UST database. No releases were reported for this site.

Truco, Inc. (585 feet west-northwest of the subject site) is located at 540 NE 14th Street and appears on the UST and AST databases. No releases were reported for this site.

North American Products Corporation (983 feet north-northwest of the subject site) is located at 1617 NE 6th Avenue and appears on the SQG and FINDS databases. This site has had

seven reported violations, including: waste determination, arrangement with local authorities, and training. No releases were reported.

JR Food Store (1,067 feet east of the subject site) is located at 1053 NE 14th Street and appears on the UST database. No releases were reported.

Clearview Auto Body, Inc. (1,183 feet northeast of the subject site) is located at 950 NE 16th Street and appears on the SQG and FINDS databases. No violations were reported.

White's Meats (1,241 feet west of the subject site) is located at 300 NE 14th Street and appears on the SQG and FINDS databases. Violations reportedly exist, including: unregistered UST's, drums with unknown contents, and poor/unsafe building conditions. The location and distance (1,241 feet from the subject site at a lower elevation), coupled with the low concentrations and types of contamination, make it unlikely that contamination at this site has impacted the subject site (HSW, 2000).

5.0 SITE RECONNAISSANCE

Mr. Philip Glover of HSW performed a site reconnaissance of the subject site (Figure 3) on December 15, 2003. Appendix D contains a copy of the Environmental Site Assessment Field Checklist used to gather information during the site visit. The subject property is located directly east of Little One Alternator and Starter. Directly north of the property is Amana Air Conditioning and Heating, while to the east is Best Car Wash.

Photographs of the site are provided as Figures 4 through 13.

5.1 Onsite Features

A one-story concrete block and wood frame building occupies the western portion of the property, while the eastern half of the property consists of a parking lot. Drive-through lanes run under the canopy connected to the western side of the building from when the building served as a bank. The building currently serves as a staff office and retail outlet for a local telephone service company. A 4-inch PVC pipe, which is most likely a sanitary sewer cleanout, was found just south of the main building, while a 6-inch PVC pipe just east of the main building serves as a storm drain. An approximately 4-foot x 25-foot x 6-inch pile of floor tile was dumped into the western access driveway by an unknown individual a few days before the site visit (as reported by the site manager).

5.2 Adjacent Properties

The Little One Alternator and Starter Repair facility is adjacent to the west of the subject site (605 NE 14th Street). This site is not listed in the EDR Report, nor is the site listed in any of FDEPs tanks or contaminated facilities database lists. The facility appears to be operating, with numerous vehicles observed at the site during the site visit.

6.0 INTERVIEWS

HSW received an interview questionnaire from the attending site manager, Mr. Jeff Roderick on December 15, 2003. Mr. Roderick was not aware of any environmental concerns relating to the subject property or any adjacent property.

HSW also interviewed Mr. David Payne of Marion County Environmental Health Department. Mr. Payne was not aware of any dumping that may have occurred on this site or any nearby sites, nor was he aware of any conditions on this site that pose a concern to the public water supply or public health. However, he did indicate that some nearby properties, including White's Meats, and the adjacent property to the south of the subject site, do pose public health concerns. White's Meats is located 1,241 feet downgradient from the subject site and is not a likely source of contamination to the subject property, however, the property immediately to the south, formerly known as Concrete Components, Inc., is upgradient from the subject site. Mr. Payne has personal knowledge that Concrete Components frequently spilled diesel fuel and hydraulic fluids during routine servicing of heavy equipment from about 1985 to 1989, and estimates the total spillage to be in gallons. Concrete Components has been closed since about 1989/1990.

7.0 FINDINGS

Based upon the information made available to HSW or obtained during the ESA, HSW provides the following:

- HSW did not identify recognized environmental conditions apparent at the surface at 1410 NE 8th Avenue, Ocala, FL during the reconnaissance on December 15, 2003;
- One adjacent site (formerly Concrete Components, Inc.) has reportedly had diesel and hydraulic fluid spills during the late 1980's. The proximity and location of this site make it possible that petroleum contamination at this site has impacted the subject site;
- One nearby site (Executive Auto Spa) located hydraulically upgradient (south-southeast) had a historical petroleum release on April 21, 1992. The cleanup status for this site is inactive, but the proximity and location make it possible that petroleum contamination from this site may have impacted the subject site; and,
- An automotive alternator and starter repair shop is located on the adjacent property to the west. This facility is not listed in the EDR report or any of the FDEP online databases, According to the shop owner, the repairs are done on benches and no fluids are used or stored at the site.

8.0 OPINIONS

HSW has performed a Phase I Environmental Site Assessment in conformance with the scope of work dated December 8, 2003 and limitations of ASTM Practice E-1527-00 for 1410 NE 8th Avenue. This assessment has revealed evidence of historical environmental conditions in connection with an adjacent property (formerly Concrete Components, Inc.) which has reportedly had diesel and hydraulic fluid spills during the late 1980's. This assessment has also revealed evidence of recognized environmental conditions in connection with a nearby property (Executive Auto Spa), specifically subsurface contamination related to the petroleum release on April 21, 1992, and the alternator/starter repair facility adjacent to the west. The proximity and location of these sites make it possible that petroleum contamination at these sites has impacted the subject site.

9.0 CONCLUSIONS

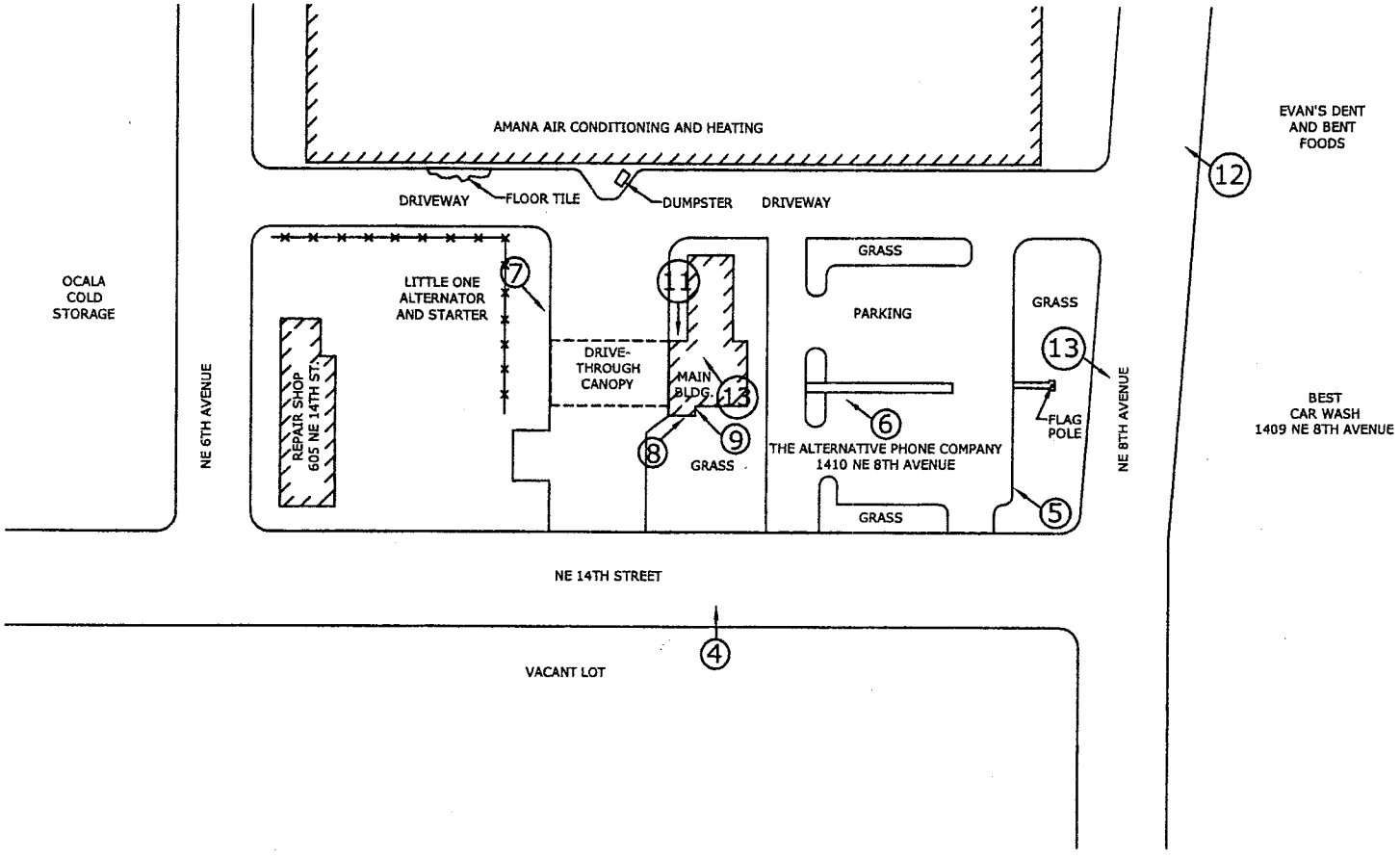
HSW has performed a Phase I *Environmental Site Assessment* in conformance with the scope and limitations of ASTM Practice E 1527-00 for 1410 NE 8th Avenue. Any exceptions to, or deletions from, this practice are described in Section 10.0 of this report. This assessment has revealed evidence of historical environmental conditions in connection with an adjacent property (formerly Concrete Components, Inc.) which has reportedly had diesel and hydraulic fluid spills during the late 1980's. This assessment has also revealed evidence of recognized environmental conditions in connection with a nearby property (Executive Auto Spa), specifically subsurface contamination related to the petroleum release on April 21, 1992. The proximity and location of these sites make it possible that petroleum contamination at these sites has impacted the subject site.

10.0 DEVIATIONS

No significant deviations or deletions were made from the ASTM Practice E 1527-00 standard in conducting this Phase 1 ESA.

11.0 REFERENCES

- City of Ocala Library. Polk City Directories.
- Environmental Data Management, 2003. Environmental Records Review.
- Marion County Fire and Rescue – Prevention Division Branch. Storage tank facility records
- HSW Engineering, Inc., 2000. Supplemental Assessment Activities, White's Meats Site.
- FDEP Oculus Document Management System
- Marion County Property Appraiser's Aerial Photographs
- U.S. Geological Survey, 1991. 7 ½ minute Ocala West Quadrangle Map
- Title Search Records
- Interviews with Site Manager; Marion County Health Department Representative



EXPLANATION

FENCE

5 PHOTO LOCATION AND VIEW DIRECTION

0 50' 100'
FEET

FIGURE 3
SITE MAP

HSW

G:\AT6\1AT601801\Fig 3 Site Map.dwg, 12/23/2003 03:11:18 PM

BROWNFIELDS ASSESSMENT. OCALA, FLORIDA
FOIA 2019-003937

FOLDER NUMBER	BRIEF DESCRIPTION	
424143	Brownfield Ocala	

EE&G

Evans Environmental & Geosciences

PHASE I
ENVIRONMENTAL SITE ASSESSMENT

SITE: [illegible]
BREAK: [illegible]
OTHER: V10

FOR

MAGNOLIA SHOPPING CENTER
1469 N. MAGANOLIA AVENUE
OCALA, MARION COUNTY, FLORIDA

Presented to:

City of Ocala – Community Programs
405 S.E. Osceola Avenue
Ocala, Florida 34471

Presented by:

Evans Environmental & Geosciences
2155 Corporate Square Blvd., Suite 202
Jacksonville, Florida 32216
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December 2003
Project No. 2004-0194

12-10-03

Michelle Maslanka
Staff Professional

PG-1963
12-10-03

Stan Rutka, P.G./CFEA
Senior Technical Advisor

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SECTION 1.0
INTRODUCTION

1.1 PURPOSE

Evans Environmental & Geosciences (EE&G) was retained by the City of Ocala, Florida, the Client, to perform a Phase I Environmental Site Assessment (ESA) of the Magnolia Shopping Center located at 1469 N. Magnolia Avenue in Ocala, Marion County, Florida (hereafter referred to as the "*Property*").

This Phase I ESA was prepared in accordance with the standard practice set forth in American Society of Testing and Materials (ASTM) Designation E 1527-00. The purpose of this Phase I ESA was to identify Recognized Environmental Conditions (RECs) associated with the *Property*. RECs are defined in ASTM Designation E 1527-00 as "the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property." Additionally, this assessment was intended to assist the user in satisfying one of the requirements to qualify for the innocent landowner defense to the Comprehensive Environmental Response Compensation and Liability Act (CERCLA).

1.2 DETAILED SCOPE OF WORK

In accordance with the ASTM Designation E 1527-00 guidelines, this Phase I ESA included the following scope of services.

- EE&G interviewed the Client to assess knowledge of site-specific conditions or uncover available information, which may help to identify RECs.
- EE&G conducted a site reconnaissance to obtain information indicating the likelihood of identifying RECs in connection with the *Property*. EE&G assessed the uses and conditions of the *Property*, to the extent visually and/or physically observed during the site inspection of accessible areas, including:

– Current uses on the *Property* likely to involve the use, treatment, storage, disposal or generation of hazardous or petroleum substances.

– Interior and exterior inspection of the *Property* to assess for sewage, storm water and wastewater disposal system(s), potable water supply, and evidence of storage tanks, drums, PCB-containing equipment, pools of liquid, odors, pits/ponds/lagoons, stained soil or pavement, stressed vegetation, drains, heating/cooling system, and wells. A general description of the current on-site structures was noted.

– Current uses of adjoining properties as limited to the extent visually and/or physically observed from property boundaries.

– Current uses of surrounding area as limited to extent visually and/or physically observed during a drive-through of the area.

- EE&G obtained and reviewed reasonably ascertainable records from standard sources (as defined in ASTM Designation E 1527-00), which are publicly available, practically reviewable, and obtainable within reasonable time and cost constraints. These records included:

  - Applicable regulatory files held by Federal, State and Local agencies that pertain to the use and handling of hazardous waste, hazardous substances and petroleum products for the *Property*, adjoining properties, and surrounding properties (within the designated search distance, per ASTM Designation E 1527-00).

  - Physical setting sources, including a current United States Geological Survey (USGS) 7.5 Minute Topographic Map, and current technical documentation on the regional surficial soil type and distribution, and regional geologic and hydrogeologic environmental setting.

  - Standard historical sources, used to develop an understanding of the previous uses or occupants of the *Property* and adjoining properties (back to 1940), which may indicate potential RECs. These sources included (at a minimum) city directories, aerial photographs, and fire insurance maps (if available), which were reviewed at approximately 5-year intervals.

  - EE&G attempted to conduct interviews with individuals knowledgeable of the *Property* to obtain information that may indicate the potential for RECs associated with the *Property*.

  - EE&G prepared a final report, which summarized the methodology and findings of the Phase I ESA. The report included a summary of the Client/User Information, Site Reconnaissance, Interview(s), and Record Review Findings. As required by ASTM Designation E 1527-00, the final report included a Findings/Opinion Section and Conclusions Section, which clearly stated if RECs were identified in connection with the *Property*. Documentation of pertinent resources, references and key exhibits were included to support the report findings, when appropriate.

1.3 SIGNIFICANT ASSUMPTIONS

Information regarding the *Property* was reasonably ascertainable and therefore, no significant assumptions have been made, unless otherwise noted in a specific section of this report.

1.4 LIMITATIONS AND EXCEPTIONS

This Phase I ESA was performed by competent, qualified technical professionals in accordance with sound professional practices and the standard due care exercised within the profession. The presence or absence of contaminants on the surface or in the subsurface of the *Property* cannot be determined without proper testing. Accordingly, the findings of this investigation merely assessed the potential for property owner liabilities arising from past and present usage of the *Property*, and should not be construed as conclusive evidence that the *Property* has or has not been negatively impacted.

The opinions and recommendations presented herein apply only to conditions existing at the time of this assessment. Any changes in site conditions, environmental standards, practices, or regulations subsequent hereto are not covered. Furthermore, although every reasonable effort

has been made to use information sources that are authoritative, EE&G does not warrant their accuracy or completeness, or the use of segregated portions of this report.

This Phase I ESA did not include wetlands assessment/delineation, asbestos surveys, radon gas surveys, lead based paint surveys, mold/mildew surveys, or building condition assessments of structures (if any). These assessments are not within the scope of work of ASTM Designation E 1527-00 and were not requested by the client.

1.5 SPECIAL TERMS & CONDITIONS

This Phase I ESA was prepared in accordance with ASTM Designation E 1527-00, and the Client required no special terms and conditions, unless otherwise noted in this report.

1.6 USER RELIANCE

This report was prepared solely for the use of the City of Ocala, Florida. The report is not intended for use by third party beneficiaries. Unauthorized third parties shall indemnify and hold EE&G harmless against any liability for any loss arising out of or related to reliance by any third party on any work performed hereunder, or the contents of this report.

1.7 USER-PROVIDED INFORMATION

The Client was given a User Form to complete regarding the *Property*. For a copy of the form, see **Appendix A**. This Phase I ESA was required for due diligence associated with the pending redevelopment of real estate.

The Client was unaware of any environmental liens or activity and use limitations in connection with the *Property*. The Client had no knowledge of a significantly reduced purchase price due to environmental conditions associated with the *Property*.

SECTION 2.0
GENERAL ENVIRONMENTAL SETTING

2.1 AREA SETTING

The *Property* was located in a commercial area. According to the Ocala West, Florida Quadrangle, USGS 7.5 Minute Topographic Map, the *Property* was located at an elevation of approximately 60 feet above mean sea level. Refer to **Figure B-1, Appendix B,** for the portion of the USGS Topographic Map depicting the location of the *Property*.

2.2 SOIL TYPE

EE&G reviewed the Soil Survey of Marion County Florida published by the United States Department of Agriculture (USDA), Soil Conservation Service. The soils in the area were classified as Kendrick-Hague-Zuber association. The soils in this association are described as nearly level to sloping, well drained, sandy to a depth of less than 40 inches, and loamy or clayey below. The soil in the area has been classified as Urban land. The Soil Conservation Service estimated that 60% of this type of soil has been covered by urban development (i.e. airports, parking lots, buildings, etc.) such that natural soils remain unobservable. The remaining percentage, designated as undeveloped land, has been altered from its natural state by filling and grading. However, the Soil Conservation Service stated that it is impractical to map these soils due to the limited size of these areas.

2.3 HYDROGEOLOGY

There are three groundwater aquifers in central Florida. The main supply of groundwater comes from the Floridan aquifer. The surficial aquifer is an unconfined aquifer consisting of sands, silts, and a thin clay stratum. The intermediate aquifer is a thin layer of clay, dolomite and limestone. The regional geologic framework of Marion County consists of flat-lying limestone and dolomite strata that are veneered with sand, clay, and limestone.

The principle aquifer located beneath Marion County is known as the Floridan Aquifer. The Floridan Aquifer underlies all of Florida and stretches into parts of Alabama, Georgia and South Carolina. The Floridan Aquifer gradually thickens from a featheredge at the outcrop area of Alabama-Georgia-South Carolina to more than 3,000 ft in southwest Florida. Its maximum thickness is about 3,500 ft in the Manatee-Sarasota County area of southwest Florida. The Upper Floridan rarely crops out, and there is generally either a thin surficial sand aquifer or clayey layer overlying the Upper Floridan. Sinkholes are common in the unconfined and semiconfined areas and provide hydraulic connection between the land surface and the Upper Floridan. In the semiconfined and confined areas, the upper confining unit is mostly the middle Miocene Hawthorn Formation, which consists of inter-bedded sand and clay that are locally phosphatic and contain carbonate beds. In central Florida, the carbonate beds form aquifers locally.

2.4 SITE SPECIFIC GROUNDWATER FLOW

The direction of groundwater flow and depth to the surficial aquifer vary by location, by seasonal fluctuations, and surface water features. Based on observation of local topography, surface water features, and review of USGS topographic map of the area, the approximate depth to groundwater in the vicinity of the *Property* appeared to be greater than 20 feet below ground

surface. The groundwater flow direction in the area of the *Property* may be controlled by depth to groundwater, area lake levels, and precipitation. The groundwater flow direction at the *Property* will fluctuate over time. Based on a review of the USGS Quadrangle Map, the groundwater flow direction in the area of the *Property* is likely to the southwest, toward Lake Tarpon. Actual determination of the groundwater flow direction at the *Property* cannot be assessed without physical testing.

SECTION 3.0
SITE RECONNAISSANCE

EE&G representatives conducted a site reconnaissance on November 25, 2003, during which, an inspection of the *Property* was conducted. Any areas that posed potential environmental concern were noted. There were no limiting conditions to EE&G's physical site inspection. Refer to **Figure B-1, Appendix B,** for a portion of the USGS topographic map depicting the location of the *Property.* Refer to **Figure B-2, Appendix B,** for a site plan of the *Property.* Refer to **Appendix C** for photographs taken of the *Property* and adjoining properties during the site visit.

Physical Description of *Property*

Name of Property:	Magnolia Shopping Center
Address or Physical Location:	1469 North Magnolia Avenue Ocala, Marion County, Florida
Section/Township/Range	Section 07; Township 15 South; Range 22 East
Description of Current Use:	Strip type shopping center with 11 store fronts
North Adjoining Property:	Custom Controls & Pumps
South Adjoining Property:	1417 Taylor, Beam, & Whitaker
East Adjoining Property:	Vacant lots used for parking
West Adjoining Property:	Across N. Magnolia - Tattoo/Barber Shop; Computer City; Guitar Repair/Music Store & Consignment

Summary of Site Reconnaissance Findings

Inspection Category	Evidence Observed
Hazardous Substances and Wastes	No
Petroleum Products	No
Aboveground/Underground storage tanks	No
Potential PCB-Containing Equipment	**Yes**
Solid Waste	**Yes**
Storm Water Drainage	**Yes**
Waste Water	No
Wells	No
Pits, Ponds & Lagoons	No
Floor Drains	No
Sanitary Sewer	**Yes**
Heating/Cooling System	**Yes**
Stains or Corrosion	No
Drains and Sumps	No
Stained Soil and Pavement	No
Stressed Vegetation	No
Pools of Liquid	No
Oil/Water Separators	No

Potential PCB-Containing Equipment

Electrical transformers and switches constructed before 1974 may contain Polychlorinated Biphenyls (PCBs). Two pole-mounted electrical transformers were located along perimeter of the Property at the northwest and southwest property boundaries. EE&G observed no signs of leaks or stains in association with the transformers at the time of the site inspection. The risk of these transformers containing PCBs was highly unlikely.

Solid Waste

A solid waste dumpster was located in the southeast corner of the *Property*. This area represented the main solid waste collection area on the *Property*. The City of Ocala Public Works Department removed waste on a weekly basis. No staining or unusual odors were noted in the vicinity. Therefore, the area was unlikely to pose any environmental concern to the *Property*.

Storm Water Drainage

No storm water drains were present on the *Property*. However, the parking area sloped towards the center, and directed any run-off to the eastern portion on the *Property* where a small storm water drainage area was located. No water was present in the retention area at the time of the site visit. No stressed vegetation or excessive amounts of debris were noted in the area. Therefore, the area was not likely to pose any environmental concern to the *Property*.

Sanitary Sewer

The *Property* has been connected to sanitary sewer since its initial development in the 1980s.

Heating/Cooling System

Each tenant unit on the *Property* had an A/C condenser unit located on an elevated platform fastened to the rear wall of each unit, on the north side of the subject building. No leaks or stains were visible in the vicinity at the time of the site visit. Therefore, the A/C condenser units pose minimal environmental concern to the *Property*.

SECTION 4.0
INTERVIEWS

On November 25, 2003, an EE&G representative spoke with Mr. George Roberts, City of Ocala, regarding the history of the *Property*. Mr. Roberts has been associated with the *Property* for approximately 2 years and stated that the *Property* was developed in the 1980s. Mr. Roberts indicated that an auto repair and battery shop were formerly located to the east of the *Property*. A few months ago, this off-site auto repair shop was demolished and the cleared lot is currently used for parking vehicles. Mr. Roberts was not aware of any environmental concerns associated with the *Property* or any of the adjoining properties.

On November 25, 2003 Mr. George Roberts supplied EE&G with an interview sheet completed by Mr. Leigh Kobelin, *Property* owner. Mr. Kobelin had no knowledge of any environmental concerns associated with the *Property* or adjoining properties.

A copy of the interview form is presented in **Appendix D**.

SECTION 5.0
HISTORICAL REVIEW

The historical uses of the *Property* and adjoining properties were reviewed using available city directories, Sanborn Fire Insurance Maps, and aerial photographs. The following paragraphs within this section provide a summary of the historical review.

5.1 CITY DIRECTORIES

City directories are reference books published yearly for most major metropolitan areas. The directories contain listings of businesses and landowners by address and by name. City directories are useful in determining the historical use and/or occupant(s) of a given property. The Marion County Public Library contains Polk's Ocala City Directories. City directories were available from 1937 through 2002. These directories were reviewed in approximately five-year intervals. The *Property* was first listed in the directories in 1984 as the Magnolia Shopping Center. No adjoining properties were listed in the directories until the 1970s when a Winn-Dixie Super Market was listed to the south of the *Property* at 1476 (to be changed to 1417) N. Magnolia. A summary of directory findings for the *Property* follows in **Table 1**. After reviewing the historical on-site tenant listings, EE&G believes there is very low potential of environmental impacts to the *Property* from these business operations.

Table 1
Summary of *Property* Listings from Ocala City Directories

YEAR	PROPERTY LISTINGS	
1984	A Birdland Pet Store B Vacant C J&J Subs & Deli D Vacant E Vacant	G United Savers Catalog Showroom I Unity of Ocala J Vacant K Davis Interiors
1990	A Tool City Inc. B Own One TV & Appliance C Labor Force of Ocala Inc. employment agency D Ocala TV & Satelitte E Vacant	F Vacant G MTA School H MTA School I Housing Project Management Inc. J-K Unity Church of Ocala
1995	A-B Own One TV Rental & TV Repair C Elect Church of Jesus Christ D Vacant E McLure Lawerence Real Estate	G-I Expressed Image Inc. J CPO Ltd. Rental units K Florida Labor Service Inc.
2000	A Apocoliptic Church of Jesus Christ B Own one Equipment Rental C Florida Realty & Evaluations D Golden Thread E Ocala Lens Lab F On Stage Productions	G Scrambling Debra LMHC H Expressed Image I Neighborhood Realty & Dvlpmt J CPO Equipment Rental K Florida Labor Service
2003	A B Mrs. Lundy's Beauty Supplies C Apostolictic Intl. Elect Church of Jesus Christ D Iglesia de Jesucristo el buen samaritano E Alpha Omega ADT F Neighborhood Realty	G Golden Thread Alterations H-J Vacant K Action Labor

5.2 HISTORICAL AERIAL PHOTOGRAPHS

Aerial photographs are often taken annually or bi-annually by government agencies or private entities. Review of these historic aerial photographs may provide information regarding land development and land use patterns at specified dates. Aerial photographs of Section 07, Township 15 South, Range 22 East, were available at the Marion County, Florida property appraisers office, where EE&G reviewed aerials for the years listed below. The 2002 aerial photograph reflected the *Property* and surrounding properties as they appeared at the time of the site visit. All aerial photographs utilized a scale of approximately 1 inch equals 200 feet. A copy of the 2002 aerial photograph is presented in **Appendix E**. The findings are summarized in **Table 2**.

Table 2

Summary of Aerial Photographs

YEAR	*PROPERTY*	NORTH ADJOINING	WEST ADJOINING	EAST ADJOINING	SOUTH ADJOINING
1976	Cleared undeveloped land	Small building	Several small structures along Magnolia Avenue	Several structures across NE 1st Ave.	Large structure & associated parking lot
1980	NC	NC	NC	NC	NC
1985	Small strip type structure & associated parking area	NC	NC	NC	NC
1992	NC	NC	NC	NC	NC
1996	NC	NC	NC	NC	NC
1999	NC	NC	NC	NC	NC
2002	NC	NC	Residence removed, vacant lot between several residential structures along Magnolia Avenue	NC	NC

NC = Signifies no significant change from the prior aerial photograph that was reviewed.

5.3 SANBORN FIRE INSURANCE MAPS

Sanborn Fire Insurance Maps are an additional source of historical use information available for most developed areas. The maps, used for insurance purposes, indicate structures by name, type of construction and address. EE&G contracted EDR to conduct a search for available Sanborn Fire Insurance Maps that include the *Property* and surrounding areas. Sanborn Maps were available for the *Property* and adjoining properties for the years 1930, 1948, and 1965. Although EE&G reviewed the Sanborn Fire Insurance Map for 1930, the *Property* and adjoining properties were not covered due to their location outside of the city limits. Refer to **Appendix F** for a copy of the maps. **Table 3** summarizes Sanborn findings for the *Property* and surrounding properties.

Table 3

Summary of Sanborn Map Findings

YEAR	*PROPERTY*	NORTH ADJOINING	WEST ADJOINING	EAST ADJOINING	SOUTH ADJOINING
1930	NC	NC	NC	NC	NC
1948	Vacant & undeveloped NL	Implement structure	Residences	Small commercial properties	Commercial building listed as storage structure
1965	Vacant & undeveloped NL	Commercial structure dealing with concrete products	Residences	Commercial properties gone	Large commercial structure no name listing

NC = No Coverage *Property* location outside of Ocala city limits
NL = No Listing of *Property* address

5.4 PRIOR ASSESSMENT USAGE

The client did not provide EE&G with previous assessment reports concerning the *Property*.

5.5 SUMMARY OF PAST USE OF THE PROPERTY

According to research and interview information collected from our assessment, the *Property* was undeveloped until the mid 1980s when a strip type shopping center, housing eleven tenant units, was constructed on the site.

5.6 SUMMARY OF PAST USE OF THE ADJOINING PROPERTIES

- **North:** According to aerial photograph and city directory review, the north adjoining property has been a commercial entity associated with pump supply and manufacturing for over 30 years.

- **South:** According to aerial photograph and city directory review the south adjoining property was developed as a Winn-Dixie Super Market in the 1970s. Prior to 1970, a review of Sanborn Fire Insurance Maps indicated that the property was used as a farmers market and storage facility.

- **East:** According to aerial photograph, Sanborn Fire Insurance Map reviews, and interview information, the east adjoining property was used for commercial purposes. Most recently the property was an auto parts and repair shop.

- **West:** According to aerial photograph and Sanborn Fire Insurance Map review, the west adjacent property was residential.

SECTION 6.0
ENVIRONMENTAL REGULATORY DATABASE AND RECORD REVIEW

EE&G contracted EDR to conduct a search of database systems maintained by the Environmental Protection Agency (EPA), and the Florida Department of Environmental Protection (FDEP). These federal and state regulatory agency database systems maintain information concerning the storage, use and/or discharge of hazardous substances and/or petroleum products, compliance issues, environmental violations, and enforcement actions of reported sites. The following table summarizes the databases researched, their search criteria (based on the approximate minimum search distance recommended by ASTM Designation E 1527-00), and date information was released by the Government. The database definitions and research findings are presented in the November 19, 2003 *EDR Radius Map Report*, which is provided in **Appendix G**.

Federal Database (EPA)	Search Radius from *Property*	Date Released by Government
National Priorities List (NPL)	1.0-Mile Radius	07/22/03
Corrective Action Report (CORRACTS)	1.0-Mile Radius	08/13/03
Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS)	0.5-Mile Radius	06/16/03
CERCLIS-No Further Remedial Action Planned (NFRAP)	0.25-Mile Radius	06/11/03
Resources Conservation and Recovery Information System (RCRIS) for Large Quantity Generators (LQGs) and Small Quantity Generators (SQGs)	0.25-Mile Radius	09/10/03
Biennial Reporting System (BRS) for LQGs and Treatment, Storage, and Disposal (TSD) facilities	0.5-Mile Radius	12/31/99
Emergency Response Notification System (ERNS)	Limited to the *Property*	12/31/02
PCB Activity Database System (PADS)	Limited to the *Property*	06/30/03
Facility Index System/Facility Identification Initiative Program Summary Report (FINDS)	Limited to the *Property*	07/25/03
Hazardous Materials Information Reporting System (HMIRS)	Limited to the *Property*	03/31/03
Toxic Chemical Release System (TRIS)	Limited to the *Property*	12/31/01
Toxic Substance Control Act (TSCA)	Limited to the *Property*	12/31/98

State Database (FDEP)	Search Radius from *Property*	Date Released by Government
Florida's State-Funded Action Sites (FSAS) & State Hazardous Waste Sites (SHWS)	1.0-Mile Radius	04/16/03
Solid Waste Facilities/Landfill List (SWF/LF)	0.5-Mile Radius	07/03/03
Leaking Underground Storage Tank (LUST) & Petroleum Contamination Detail Report (PCT01)	0.5-Mile Radius	09/05/03
Florida's Registered USTs & ASTs	0.25-Mile Radius	07/11/03
Florida Cattle Vats	0.5-Mile Radius	05/01/94
Oil and Hazardous Materials Incidents (SPILLS)	Limited to the *Property*	07/17/03
Dry Cleaning Facilities (DRYCLN)	0.25-Mile Radius	07/09/03
Wastewater Facility Regulation Database	Limited to the *Property*	09/04/03
Voluntary Cleanup Program Database (VCP)	0.5 – Mile Radius	10/14/03

6.1 SUMMARY OF DATABASE RESEARCH FOR THE *PROPERTY*

Based on a review of the *EDR Radius Map Report* (see **Appendix G**), the *Property* (Unit F Environmental Liaisons, Inc.) was identified on the following databases RCRIS-SQG and FINDS. The FINDS Database keeps a list of facility information and 'pointers' to other sources that may contain more information. No violations were found in association with this facility's RCRIS-SQG permit, and at the time of the site inspection Unit F on the *Property* was listed as Neighborhood Realty.

6.2 SUMMARY OF DATABASE RESEARCH FOR SURROUNDING PROPERTIES

Due to the relatively flat topography, relatively small hydraulic gradient, and relatively high natural biodegradation/attenuation capabilities in Florida, the potential for contaminants to migrate horizontally has been minimized. Thus in general, sites greater than one-fourth of a mile (1,320 feet) from the *Property* were not considered a significant environmental threat, unless potential impacts from chlorinated solvent compounds were a significant possibility.

Based on a review of the *EDR Radius Map Report* (see **Appendix G**), sixteen surrounding facilities were identified within the ASTM search distances, which could pose a potential environmental concern to the *Property*.

Chevron Station, located approximately 425 feet south of the *Property* at 1338 N. Magnolia Avenue, was listed on the UST Database. No leaks or spills were reported at this facility. Therefore, due to regulatory file review information, physical setting analysis, and distance from

the *Property* this facility was not considered a REC in association with the subject site.

Jims Pawn Shop, located approximately 475 feet north of the *Property* at 1524 N. Magnolia Avenue, was listed on the LUST and UST Databases. A discharge was reported at the site on March 29, 1991, however, no cleanup was required and the facility is now closed and the tanks removed. Due to regulatory file review information, physical setting analysis, and distance from the *Property* this facility is not considered a REC in association with the subject site.

Superior Glass & Marion Garage Doors, located approximately 500 feet north of the *Property* at 1535 N. Magnolia Avenue, was listed in the UST Database. This facility has been closed and three USTs removed from the site. No discharges requiring cleanup were reported. Therefore, due to regulatory file review information, physical setting analysis, and distance from the *Property* this facility is not considered a REC in association with the subject site.

Ocala Lumber Company, located approximately 525 feet south of the *Property* at 1317 N. Magnolia Avenue, was listed on the UST Database. This facility has been closed and a single UST removed from the site. No discharges requiring cleanup were reported. Therefore, due to regulatory file review information, physical setting analysis, and distance from the *Property* this facility is not considered a REC in association with the subject site.

BJ Grafix Artcraft Nameplate, located approximately 600 feet southeast of the *Property* at 227 NE 13th Place, was listed in the RCRIS-SQG and FINDS Databases. The FINDS Database keeps a list of facility information and 'pointers' to other sources that may contain more information. No violations were found in association with this facility's RCRIS-SQG permit. Therefore, due to regulatory file review information, physical setting analysis, and distance from the *Property* this facility is not considered a REC in association with the subject site.

BP-Tak III, located approximately 820 feet north of the *Property* at 1616 N. Magnolia Avenue, was listed on the LUST and UST Databases. A Discharge Notification Form (DNF) and Early Detection Incentive (EDI) form were submitted to the FDEP on July 24, 1987 following the detection of petroleum products during a routine monitoring of compliance wells on site. The site was found eligible for reimbursement under the EDI program May 26, 1988 and contamination assessment activities were initiated in July. A Contamination Assessment Report (CAR) submitted to FDEP in April 1990 indicated the presence of soil and groundwater contamination. In January 1994 petroleum contaminated soils were removed during tank removal activities. In June 1995 a Remedial Action Plan (RAP) was approved by FDEP. Due to a site score below 50 in the state ranking system, site cleanup activities are currently on hold pending changes to the state UST reimbursement program. Therefore, due to regulatory file review information, physical setting analysis, and distance from the *Property* this facility poses minimal concern to the *Property*.

Ocala City – Former Whites Meat Site (Ocala Brownfields Area #2), located approximately 840 feet east of the *Property* at 300 NE 14th Street, was listed on the UST, US Brownfields, VCP, RCRIS-SQG, and FINDS Databases. The FINDS Database keeps a list of facility information and 'pointers' to other sources that may contain more information. This facility has been closed and two USTs removed from the site. No discharges requiring cleanup were reported. One minor violation concerning labeling under RCRIS-SQG regulations existed at the facility, but no spills or major violations were found. Therefore, due to regulatory file review information, physical setting analysis, and distance from the *Property* this facility is not considered a REC in association with the subject site.

Ace Supply Company, located approximately 900 feet south of the *Property* at 1202 N. Magnolia Avenue, was listed on the UST, AST, and LUST Databases. Five USTs and three ASTs were removed and the facility closed. A DNF was filed on June 4, 1992. The facility was eligible to receive cleanup funds from the state Abandoned Tank Restoration Program. Cleanup was completed and No Further Action status was granted in June 1995. Therefore, due to regulatory file review information, physical setting analysis, and distance from the *Property* this facility is not considered a REC in association with the subject site.

Sprint Florida, located approximately 1,000 feet southeast of the *Property* at 1311 NE 3rd Avenue, was listed on the UST Database. This facility has been closed and three USTs removed from the site. No discharges requiring cleanup were reported. Therefore, due to regulatory file review information, physical setting analysis, and distance from the *Property* this facility is not considered a REC in association with the subject site.

Ocala Lumber Sales, located approximately 1,100 feet west of the *Property* at 377 NW 14th Street, was listed on the UST and AST Databases. Five USTs were closed and removed from the site in June 1988. A single 1,000-gallon steel construction AST containing vehicular fuel remains open at the facility. No discharges requiring cleanup have been reported. Therefore, due to regulatory file review information, physical setting analysis, and distance from the *Property* this facility is not considered a REC in association with the subject site.

Smalley Transportation Company, located approximately 1,200 feet north of the *Property* at 1740 NE Jacksonville Road, was listed on the UST and LUST Databases. A DNF and EDI form were submitted in December 1988. In April 1990 FDEP denied reimbursement under EDI to this facility stating that verification of contamination at the facility could not be found, and cleanup was not necessary. The facility has since been closed and no cleanup was ever required or performed. Therefore, due to regulatory file review information, physical setting analysis, and distance from the *Property* this facility is not considered a REC in association with the subject site.

HA Busbee Company Inc., located approximately 1,240 feet south of the *Property* at 1120 N. Magnolia Avenue, was listed on the RCRIS-SQG, FINDS, LUST, and UST Databases. The FINDS Database keeps a list of facility information and 'pointers' to other sources that may contain more information. No violations were found in association with this facility's RCRIS-SQG permit. In October 1990 four USTs were removed and approximately 50 cubic yards of soil excavated from the site. Free product recovery was implemented between February 1991 and January 1992 to remove 330 gallons of free product from the facility. Excessively contaminated soils were observed during the advancement of soil borings between February 1991 and September 1993. The plume of contaminated soils was delineated in February 1994, and it was concluded that these soils acted as a continuous source of groundwater contamination at the site. In 1994 approximately 2,400 tons of heavily saturated clays were excavated and treated. No free product was encountered during this soil removal. The facility has been closed since the time of leak detection. Cleanup at the site is ongoing and being monitored by FDEP. Therefore, due to regulatory file review information, physical setting analysis, and distance from the *Property* this facility is not considered a REC in association with the subject site.

Bolling Curt Property located approximately 1,300 feet south of the *Property* at 1111N. Magnolia Avenue, was listed on the UST Database. Two USTs were closed and removed from

the facility in the early 1990s. No leaks or spills were reported at this site and no cleanup has been performed. Therefore, due to regulatory file review information, physical setting analysis, and distance from the *Property* this facility is not considered a REC in association with the subject site.

Johnson's Tire City, located approximately 1,300 feet south of the *Property* at 1107 N. Magnolia Avenue, was listed on the UST Database. Two USTs were closed and removed from the facility in the early 1970s. No leaks or spills were reported at this site and no cleanup has been performed. Therefore, due to regulatory file review information, physical setting analysis, and distance from the *Property* this facility is not considered a REC in association with the subject site.

Carpet Gallery, located approximately 1,300 feet north of the *Property* at 1726 N. Magnolia Avenue, was listed on the UST Database. The facility was closed and the tanks have been removed, however, no date was available concerning these actions. No leaks or spills have been reported at this facility. Due to regulatory file review information, physical setting analysis, and distance from the *Property* this facility is not considered a REC in association with the subject site.

AA Glass & Screen Work, located approximately 1,340 feet north of the *Property* at 1735 N. Magnolia Avenue, was listed on the LUST and UST Databases. A Contamination Assessment Report (CAR) conducted in 1996 revealed the presence of petroleum contaminated soils and groundwater at this site. A number of monitoring wells and soil borings were installed on the site to determine the extent of contamination. The consulting firm conducting the CAR concluded that, the majority of soil contamination exists in the area of the removed USTs, with some lateral extent to areas north/northeast and south west of the former tank area. The majority of soil contamination also appears to exist at average depths of 12 to 14 feet below land surface. Groundwater contamination existed at 16 to 18 feet BLS. However, due to the relatively flat nature of the site and also the nature of the local geology in the area a definitive groundwater flow does not appear to exist. Thus, it appears that there is very little vertical flow to the Floridan Aquifer in the vicinity of the site. It was recommended that a Remedial Action Plan be drafted for this site to address both soil and groundwater contamination issues. Site assessment is ongoing at the site, and reimbursement is available through the Abandoned Tank Restoration Program. Therefore, due to regulatory file review information, physical setting analysis, and distance from the *Property* this facility is not considered a REC in association with the subject site.

6.3 ORPHAN SITES

Orphan sites are facilities that have been identified on the *EDR Radius Map Report*; however, due to poor or inadequate address information, the facilities could not be mapped by EDR with relation to the *Property*. Twelve orphan sites were identified on *the EDR Radius Map Report* (refer to **Appendix G**), and EE&G attempted to further assess these facilities during our surrounding vicinity off-site facility drive-by survey. However, due to the apparent distances of these facilities from the *Property* (over one-half mile), they are not considered to be RECs in association with the *Property*.

SECTION 7.0
FINDINGS & OPINIONS

Upon the completion of this Phase I Environmental Site Assessment, EE&G identified the following Property characteristics:

- The Marion County Property Appraisers office indicates the building on the *Property* was initially developed in 1982 as a strip-type shopping center with eleven store fronts. However, the address did not appear in the Ocala City Directory until 1984.
- The *Property* was located in an area zoned for commercial/industrial use. The only structure on the *Property* consisted of a strip-type building consisting of eleven business fronts located between North Magnolia Avenue and NE 1st Avenue and an associated parking lot
- Surrounding properties were also observed to be businesses and commercial properties.
- Several sites with environmental impacts were noted within the ASTM off-site facility search radius. However, all of these off-site facilities posed minimal threat of contamination to the *Property* itself, due to their regulatory status, distance from the subject site, and/or physical setting analysis.

SECTION 8.0
CONCLUSIONS

EE&G has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice Designation E 1527-00 of the Magnolia Shopping Center located at 1469 North Magnolia Avenue in Ocala, Marion County, Florida. Exceptions to, or deletions from, this assessment are described in Sections 1.3, 1.4, and 1.5 of this report. This Phase I ESA has identified no recognized environmental conditions (RECs) in association with the *Property*.

SECTION 9.0
RECOMMENDATIONS

This assessment did not reveal results that would warrant additional investigation based upon the information available at this time. However, environmental conditions may still exist on the property that could not be identified through this scope of investigation. The results of this investigation that conclude no further environmental assessment is warranted, is not a guarantee that an environmental contamination may not exist on the *Property*. Only through intrusive testing and additional on-site investigation can a more definitive opinion be developed.

This recommendation is based solely on the information reviewed for this report. No environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized conditions in connection with the *Property*. Performance of practice E 1527-00 is intended to reduce but no eliminate uncertainty regarding the existence of recognized environmental conditions with a P*roperty*, and this practice recognizes reasonable limits with respect to time and cost of assessment.

SECTION 10.0
DEVIATIONS & ADDITIONAL SERVICES

No deviations from the ASTM Designation E 1527-00 were required to complete this Phase I ESA.

SECTION 11.0
STATEMENT OF QUALIFICATIONS

EE&G is a full-service environmental, engineering, and consulting firm offering its clients a broad range of consulting, testing, and laboratory services. EE&G was founded in 1986 and has been offering environmental services for over 16 years. Its professional services include:

- Environmental Site Assessments (Phases I and II).
- Underground Storage Tank Management.
- Environmental Remediation Services.
- Environmental Engineering and Permitting.
- Hazardous Waste Management.
- Air, Water, and Soil Testing; Analysis and Consulting.
- Industrial Hygiene Services.
- Asbestos, Radon, and Lead-based Paint Testing; Analysis, and Consulting.
- Indoor Air Quality Investigation and Mitigation.
- Environmental Training and Education.
- Wetlands Management.
- Water Resources.

EE&G is headquartered in Miami Lakes, Florida, and has five branch offices located throughout the state of Florida. An in-house asbestos laboratory supports operations and provides quick turn-around time as well as quality control and project follow-through in all phases of work.

EE&G has established a team of approximately 60 full-time employees in fields such as geology, hydrogeology, engineering, toxicology, industrial hygiene, chemistry, and biology. All work is conducted by well-trained, educated, and licensed (where appropriate) personnel working under the direct supervision of a licensed professional.

Phase I and Phase II Environmental Site Assessments are performed by a team of experienced environmental specialists and reviewed by licensed professionals to assure accurate, high-quality results. EE&G has extensive experience in the environmental consulting industry and is currently under contract with local, state, and federal government agencies, military services, and private corporations.

11.1 KEY PERSONNEL EXPERIENCE SUMMARY

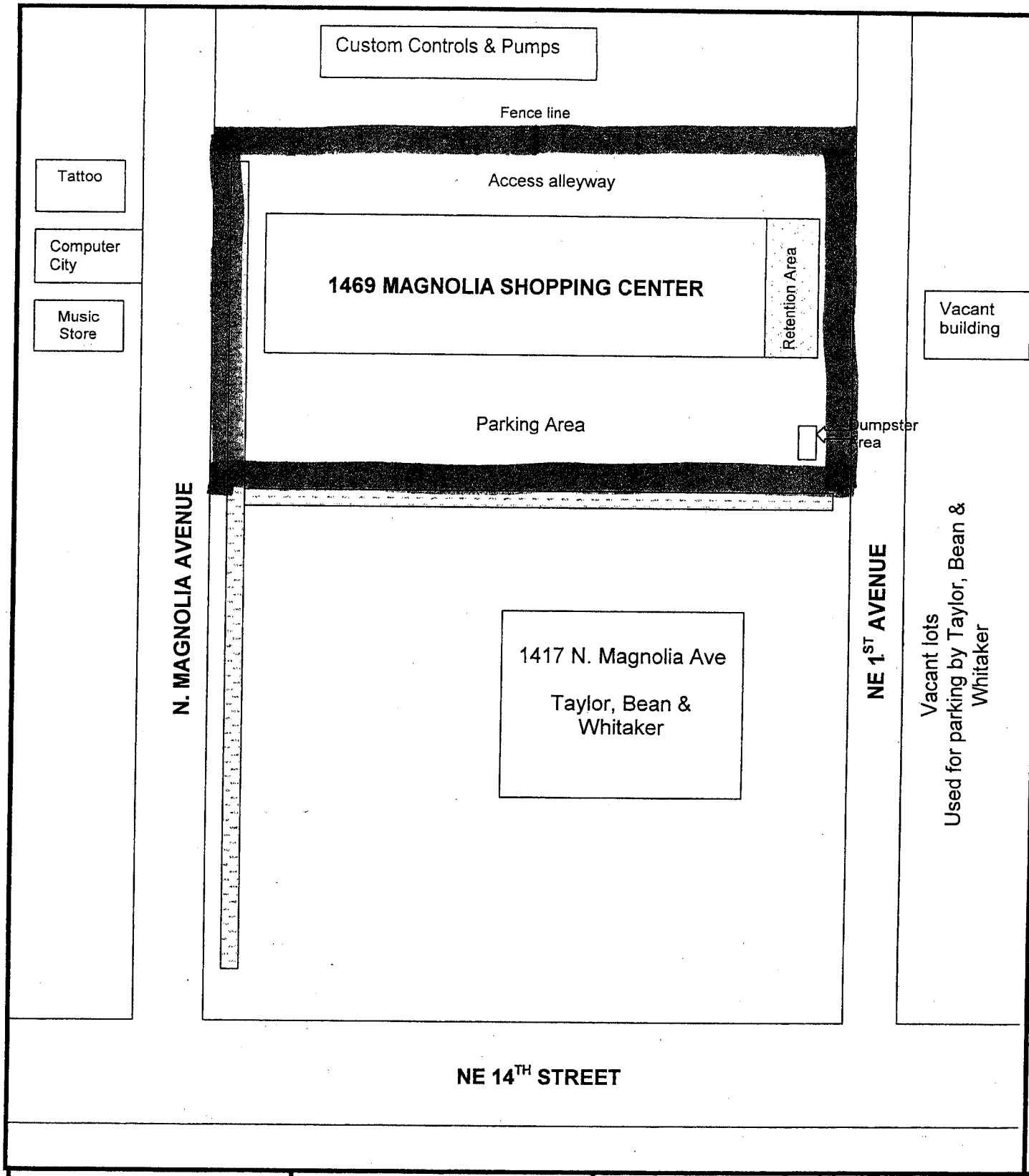
To provide our clients the highest quality of services, EE&G has assembled an exceptional team of registered and experienced professionals. EE&G's team brings together expertise in hazardous substance/hazardous wastes, engineering and construction management, indoor air quality, industrial hygiene, lead-based paint and asbestos consulting services. Key staff members are seasoned professionals, with the education, background and work experience to provide competent and effective services.

Timothy R. Gipe – President/Director of Consulting Services
Mr. Gipe is the President of EE&G and has been responsible for the overall management and direction of EE&G since 1996. Mr. Gipe is responsible for the technical, administrative, and fiscal management of the firm, including direction of the firm's business development activities. As President, Mr. Gipe has led EE&G to increasing profits, client and business diversification, and both revenue and geographical growth.

Steven A. Harrison, P.G. - Director of Hazardous Substances Practice
Mr. Harrison is both a Florida and Georgia Professional Geologist with more than 12 years of experience in the Florida and Georgia environmental industry. Mr. Harrison has been actively involved in all aspects of environmental practice including the assessment and remediation groundwater and soil, removal and installation of storage tank systems, industrial and RCRA waste disposal, and real estate transactional investigations as major target areas. Mr. Harrison has worked with a diverse array of clients ranging from the independent property owner to municipalities and Fortune 500 companies to satisfy their business and regulatory environmental concerns. Mr. Harrison is responsible for EE&G's overall hazardous substances practice to insure that all clients receive the best service and technical products for every project performed.

Stan Rutka– Senior Technical Advisor
Mr. Rutka has more than 13 years experience working on a variety of environmental projects throughout Florida and Georgia. He has performed and managed over 1,200 Pre-purchase Phase I and II Environmental Assessments throughout Florida. Additionally, Mr. Rutka has designed, performed, and managed all activities associated with storage tank closures, groundwater monitoring plans, contamination assessments, and soil and groundwater remediation/cleanup projects associated with a broad range of contaminant parameters. As an Asbestos and Lead Paint Inspector, Mr. Rutka has designed, performed, and managed numerous Asbestos and Lead Based Paint Surveys of commercial buildings, apartment complexes, and individual residences.

Michelle Maslanka – Staff Professional
Ms. Maslanka has a Bachelor in Environmental Science from Mary Washington College, Fredericksburg, Virginia. Ms. Maslanka specializes in Phase I ESAs, which include site investigations, historical property use review, regulatory file review, and report generation.



EE&G EVANS ENVIRONMENTAL & GEOSCIENCES	**FIGURE B-2** **SUBJECT SITE PLAN**	**PHASE I ENVIRONMENTAL SITE ASSESSMENT** **MAGNOLIA SHOPPING CENTER** **1469 N. MAGNOLIA AVENUE** **OCALA, MARION COUNTY, FLORIDA**
	NOT TO SCALE PROJECT MANAGER: STAN RUTKA	**Project # 2004-0194**

BROWNFIELDS ASSESSMENT. OCALA, FLORIDA
FOIA 2019-003937

FOLDER NUMBER	BRIEF DESCRIPTION	
424144	Brownfield Ocala	

SITE: City of Ocala
BREAK: Tip
OTHER: VII

PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

MANNING BUILDING SUPPLIES
530/511 NW 1ST AVENUE
&
MANNING MILLWORK & DOOR
328 NE 1ST AVENUE
OCALA, FLORIDA

Prepared for:

Renew Ocala
Ocala, Florida

December 19, 2003

Prepared by:

HSW Engineering, Inc.
3820 Northdale Blvd., Suite 210B
Tampa, Florida 33624
813-968-7722

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EXECUTIVE SUMMARY

The City of Ocala retained HSW Engineering, Inc. (HSW) to perform a Phase I Environmental Site Assessment (ESA) for the properties known as Manning Building Supplies located at 530 and 511 NW 1st Avenue, and Manning Millwork and Door located at 328 NE 1st Avenue in Ocala, Florida. The purpose of this Phase I ESA is to identify, to the extent feasible pursuant to the processes prescribed in American Society of Testing and Materials (ASTM) E-1527-00 *Standard Practice for Environmental Site Assessments,* recognized environmental conditions in connection with these properties.

The property located at 530 NW 1st Avenue consists of a main building located at the northeast corner of the property and six warehouses located at the center and western half of the property. The property located at 511 NW 1st Avenue consists of a single L-shaped building and a parking lot/loading area. The property located at 328 NE 1st Avenue consists of a single building with a loading area located on the western quarter of the property. Information evaluated by HSW during the completion of this Phase 1 ESA included, but is not limited to: regional topographic maps, historical aerial photographs, an environmental record search for the subject property and surrounding areas, interview questionnaires of the site owner and a Marion County Health representative, site inspection records, and select additional information that provided historical use information regarding the site. Based upon the information made available to HSW or obtained during the ESA, HSW provides the following conclusions/opinions:

- HSW did not identify recognized environmental conditions apparent at the surface at any of the three subject properties during the site visits on November 4, 2003;
- Custom Car Care, which is within the immediate vicinity 530/511 NW 1st Avenue, has had an historical petroleum release. The location of this site is such that it is possible that petroleum contamination at this site has impacted the subject site;
- Richardson Oil Company, which is located adjacent to 530 NW 1st Avenue, has had petroleum AST's on location since before 1912. This site has two documented releases: one involving 4000 gallons of gasoline in 1978, and another involving 50 gallons of diesel fuel on December 27, 1995. The location of this site make it possible that petroleum contamination at this site has impacted the subject site;

- The property at 328 NE 1st Avenue was used as a car dealership and service station from 1924 to 1983. A UST was reportedly removed from this property, leaving the possibility that unreported historical petroleum releases may have occurred at the subject site;
- Two sites within the immediate vicinity of 328 NE 1st Avenue (Day-by-Day and Ocala Ford Motor Company) have had historical petroleum releases. The locations of these two sites make it possible, but not likely based on distance and available documentation of extent of contamination, that these sites have impacted the subject site.

1.0 INTRODUCTION

The City of Ocala retained HSW to perform this Phase I ESA for the properties located at 530/511 NW 1st Avenue and 328 NE 1st Avenue Ocala, Florida. This work was performed in accordance with HSW's proposal dated November 10, 2003. Mr. Philip Glover performed the work, under the management of Dr. Bruce Nocita; resumes are provided in Appendix A. HSW conducted this Phase I ESA to evaluate whether recognized environmental conditions are present at the subject sites.

In performing this work, HSW used reasonable care and performed the work in accordance with currently accepted practices and standard procedures, including ASTM E-1527-00 *Standard Practice for Environmental Site Assessments*. Other than this, no warranty is implied or intended. It is understood that an environmental assessment generally cannot, and does not in this case, lead to a full knowledge of site conditions but indicates conditions only for those exact locations and the specific time where observations are made. There can be no assurance, and HSW offers no assurances, that site conditions do not exist or could not exist in the future, that were undetected and could lead to liability in connection with the site. In conducting its investigation, HSW analyzed the records in keeping with existing environmental standards and enforcement practices, but cannot accurately predict what actions any given agency may presently take or what standards and practices may apply to the site in the future.

This assessment has been prepared for the sole use of the City of Ocala and its authorized representatives. Other parties should not rely upon its contents without the express written consent of HSW and the City of Ocala.

2.0 SITE DESCRIPTION

The subject properties are located in Sections 17 and 18, Township 15 South, Range 22 East on the Ocala West U.S. Geological Survey quadrangle (Figure 1). The properties located at 530/511 NW 1st Avenue are identified as Parcel ID Nos. 2865-002-000 and 2866-003-000 by the Marion County Property Appraiser's office (Appendix B). The property located at 530 NW 1st Avenue is approximately 2.45 acres in size and has a one-story, 12,797 square foot concrete block building on it. There are also six canopied metal frame and roof storage areas of varying size located on the property. A CSX Transportation railroad right-of-way is located just north of 530 NW 1st Avenue, with a freight station located immediately northeast of the main building.

The site located at 511 NW 1st Avenue is approximately 0.20 acres in size and has a one-story, 3,424 square foot concrete block building on it.

The property located at 328 NE 1st Avenue is identified at Parcel ID No. 28234-006-00 and is approximately 0.98 acres in size with a one-story 20,120 square foot brick and concrete block building on it.

All three properties are currently owned by KSL Properties, LLC. The 1991 USGS Ocala West, Florida 7-1/2 minute quadrangle (Figure 1) and 2002 aerial photograph were reviewed to characterize current land conditions.

The properties are located within a commercially zoned area (Figure 2). Several blocks to the east and west of the area become residential, whereas the area to the north is zoned industrial. An HSW representative visited the subject property on November 4, 2003 (see Section 5.0).

3.0 USER PROVIDED INFORMATION

A title survey was conducted and there are no Environmental Liens of Judgment regarding the subject the site. Title search information is provided in Appendix C. The current property owner, Mr. Kirby Manning, completed a Transaction Screen Questionnaire, which is included in Appendix D.

4.0 RECORDS REVIEW

HSW reviewed the following information in order to ascertain the historical uses of the subject sites and adjacent properties to characterize past site conditions and evaluate previous land uses:

- EDR radius map with Geocheck
- EDR aerial photographs dated 1973, 1983, 1992, and 2002
- EDR Sanborn fire insurance maps dated 1891, 1895, 1901, 1906, 1912, 1924, 1930, 1948, and 1965
- Marion County Property appraiser's legal description and parcel maps
- Polk™ City Directory listings
- Marion County Storage Tank Facility Records
- FDEP Oculus Document Management System Records

4.1 Aerial Photographs (Appendix E)

1973 Aerial Photograph (scale: 1 inch = 600 feet) – The main building located at 530 NW 1st Avenue is visible in the northeast corner of the property, as well as three canopied warehouses located in the center and the western half of the property. The railway freight station just northeast of this property is also present. The storage building located at 511 NW 1st Avenue is visible, although it is unclear as to whether or not the north-south arm of the building is present at this time. At 328 NE 1st Avenue the larger portion of the building is visible, but that part of the structure used for storage and loading/unloading is not present at this time. There appears to be a building in the southwest corner of the parcel. The areas to the north and south surrounding the property are commercial and/or industrial.

1983 Aerial Photograph (scale: 1 inch = 600 feet) –This aerial photo is of rather poor quality, but it appears that the area remains largely unchanged since the 1973 aerial photograph.

1992 Aerial Photograph (scale: 1 inch = 600 feet) – A fourth canopied warehouse has been added to the western margin of the property at 530 NW 1st Avenue. The north-south arm of the

storage building located at 511 NW 1st Avenue is now clearly visible. The western portion of the building used for storage and loading/unloading has been added to the main building at 328 NE 1st Avenue. The surrounding areas appear very similar to those seen in the 1983 aerial photograph.

2002 Aerial Photograph (scale: 1 inch = 600 feet) – An additional warehouse has been added to the northwestern corner of the property at 530 NW 1st Avenue. The property at 511 NW 1st Avenue appears unchanged from the 1992 aerial photograph. At 328 NE 1st Avenue the western addition to the main building has been extended to the south. The surrounding areas appear very similar to those seen in the 1992 aerial photograph.

4.2 Sanborn Maps (Appendix F)

1891 Sanborn Maps – At this time, NW 1st Avenue is known as N. Orange, and NW 5th Street is known as N. 4th. The property located at 530 NW 1st Avenue has a small cotton warehouse in its northeast corner, and a small residential building is found on the property's southeast corner. The property located at 511 NW 1st Avenue has only a small vacant building on its northern margin and two small outbuildings along its eastern margin. Numerous grocery stores and residential buildings occupy the area in the immediate vicinity of these two properties. NE 1st Avenue is known as N. Main, which at this time does not extend as far north as the front of the property at 328 NE 1st Street. The subject property consists of single-family residential buildings.

1895 Sanborn Maps –A lumber and lime storage building is now located just west of the cotton warehouse at 530 NW 1st Avenue, and a small residential building now appears at 511 NW 1st Avenue. A brewing company depot has replaced one of the grocery stores one block to the east of 530 NW 1st Avenue. N. Main has been extended northward, and the subject property is residential buildings.

1901 Sanborn Maps – The subject properties on N. Orange (NW 1st Avenue) and the surrounding area appears mostly unchanged since 1895, although the building which housed the

lumber mill north of the railroad tracks is now vacant. The property on N. Main (NE 1st Avenue) is residential.

1906 Sanborn Maps – McKean Lumber Company now occupies most of the city block at 530 NW 1st Avenue, and Ocala Iron Works has opened a new foundry just to the east of the subject property located on N. Main.

1912 Sanborn Maps – N. Lime has been extended north to the railroad, cutting the McKean property in two. A Gulf Refining Company building and two large above ground storage tanks (AST's) appear on N. Pond Street, just west of the McKean Lumber Company property. The main building at 530 1st Avenue is now occupied by a hardware and farm implements warehouse, while the other properties remain unchanged since 1906. The 511 NW 1st Avenue and 328 NE 1st Avenue sites remain unchanged.

1924 Sanborn Maps – A pipe storage area has been added to the main building at 530 NW 1st Avenue. Residential buildings occupy the southern portion of the current property. A small storage shed has been removed from the property at 511 NW 1st Avenue. A 25-car garage now occupies part of the property at 328 NE 1st Avenue, the rest remaining residential and an auto repair and service station appears immediately to the north. A large garage has replaced the residential buildings on the corner of E. Adams and N. Magnolia

1930 Sanborn Maps – McKay Lumber now occupies the property at 530 NW 1st Avenue, and N. Lime Street has been returned to its pre-1906 configuration. Residential buildings still occupy the southern portion of the current property. Gulf Refining Company now has six large gasoline and oil AST's just west of the property line, and two hardware warehouses have been added just north of the railroad tracks. The 511 NW 1st Avenue property is unchanged. A Dodge and Buick Sales and Service center now occupies the former garage at 328 NE 1st Avenue.

1948 Sanborn Maps –Trotter Lumber occupies the property at 530 NW 1st Avenue and a sheet metal works has been added to the main building. Residential buildings still occupy the southern

portion of the current property. A store has been added to the northern margin of the property at 511 NW 1st Avenue, and a bus station has been added to the property immediately to the east. An auto sales- and service-center and two gasoline stations now appear adjacent to the south.

1965 Sanborn Maps – N. Orange is now known as NW 1st Avenue. Dixie Builders is listed as the occupant at 520 NW 1st Avenue. Residential buildings still occupy the southern portion of the current property. The two residential buildings south of the Gulf Oil Company property have been replaced with an oil tank yard. The sheet metal works has been removed from 530 NW 1st Avenue, as has the residential building at 511 NW 1st Avenue. Most of the residential properties along NE 1st Avenue (N. Main) have been replaced by auto sales and service centers.

4.3 City Directory Review (Appendix G)

Each of the subject properties underwent address changes. The site currently located at 530 NW 1st Avenue had an original address 430 NW 1st Avenue. The site currently located at 511 NW 1st Avenue had an original address of 407 NW 1st Avenue. The site currently located at 328 NE 1st Avenue had an original address of 316 NE 1st Avenue.

At 530 NW 1st Avenue, McKay Lumber Company is listed from 1927 to 1945. From 1949 to 1960, this property is listed as Trotter Lumber Company. Dixie Builders' Supply is listed in 1967 and 1968, and Dawkins of Ocala is listed for 1970. Big 'D' Building Center is listed for the property from 1972 to 1976, and Manning Building Supply is listed from 1980 to 2002, the latest available entry.

At 511 NW 1st Avenue, private residences are listed for the property from 1927 to 1945, and Beshere Brothers Liquors (known later as Beshere's Drive-In Liquors) is listed from 1947 to 1976. The property is vacant from 1980 to 1986, and Manning Building Supplies Warehouse is listed in 2000. No records were available from 2000 to the present, but the current owner is KLS Properties and it is used by Manning Building Supply for storage.

At 328 NE 1st Avenue, Izlar Motor Company is listed for the property from 1927 to 1940. Caviness Motors (Buick Dealership) is listed from 1949 to 1983, and Manning Millwork & Doors is listed from 1984 to 1992. No records were available from 1992 to the present, but the current owner is KLS Properties and it is used by Manning Building Supply for product display and assembly.

4.4 Environmental Database Record Review (Appendix H)

Two separate ASTM standard research environmental data reports were prepared for the three properties by Environmental Data Resources, Inc.(EDR) on November 3, 2003. The EDR reports include searches of United States Environmental Protection Agency (USEPA) and Florida Department of Environmental Protection (FDEP) databases which contain information related to releases, potential releases, and/or record keeping. A listing and description of the databases searched by EDR and the results of the database search are included in Appendix H. The regulatory agency databases included the following:

Federal Agency Databases

USEPA

- Comprehensive Environmental Response, Compensation, and Liability Information system (CERCLIS);
- National Priorities List (NPL);
- No Further Remedial Action Planned List (NFRAP);
- Resource Conservation and Recovery Information System (RCRIS);
- Emergency Response Notification System List (ERNS); and,
- RCRIS Handlers with Corrective Action (CORRACTS)

State of Florida Databases

FDEP

- Leaking Underground Storage Tanks List (LUST);
- Registered Above Ground Storage Tanks (AST);
- Solid Waste Facilities List (SWF/LF);

- State Funded Action Sites (SHWS);
- Facility/Owner/Tank Report (UST);
- Voluntary Cleanup Sites (VCP); and,
- Underground Storage Tanks on Indian Land (INDIAN UST)

Supplemental Databases

- Biennial Reporting System (BRS);
- Superfund (CERCLA) Consent Decrees (CONSENT);
- Record of Decision (ROD);
- Facility Index System List (FINDS);
- PCB Activity Data System (PADS);
- RCRA Administrative Action Tracking System (RAATS);
- FL SITES;
- Oil and Hazardous Materials Incidents (SPILLS);
- PRIORITY CLEANERS;
- DRY CLEANERS;
- Toxic Release Inventory System (TRIS); and,
- US BROWNFIELDS

Two of the three subject properties are listed on the UST database. The site located at 530 NW 1st Avenue had one 1000-gallon leaded gasoline UST removed in 1992. According to the site owner, there was no evidence of contamination and tank was in good condition, as reported in the tank closure report. The site located at 328 NE 1st Avenue had a vehicular fuel UST of unknown size removed. The removal date and specific contents are unknown. The current owner, Mr. Manning, was not aware of the tank, which may have been associated with the sites former use as an automobile garage/service station. .

Seven sites meeting the ASTM search criteria were identified within the immediate vicinity of 530/511 NW 1st Avenue (Table 1). Each of the seven sites is briefly described below.

Ocala Tire Service (289 feet east of the subject site) is located at 426 N. Magnolia Avenue and appears on the UST and LUST databases. The EDR report indicates a diesel fuel release on June 15, 1992. The tanks are currently closed and cleanup work has been completed. The location and distance (approximately 289 feet east of the subject site (side-gradient – as determined from the 2002 Streamlined Site Assessment conducted by Environmental Compliance Services, Inc.) make it possible but unlikely that petroleum contamination at this site has impacted the subject site.

Professional Auto Body (334 feet northeast of the subject site) is located at 507 N. Magnolia Avenue and appears on the RCRIS, FINDS, UST and LUST databases. The EDR report indicates a discharge of 888 gallons of vehicular fuels on June 11, 1992; the present cleanup status is inactive. The location and distance (334 feet side-gradient of the subject site) make it possible but unlikely that petroleum contamination at this site will have an impact on the subject site.

Sun Tractor (520 feet southeast of the subject site) is located at 343 N. Magnolia Avenue and appears on the UST database. The EDR report states that the tanks are currently closed. No releases were reported.

Ocala City (523 feet southeast of the subject site) is located at 342 N. Magnolia Avenue and appears on the UST database. The EDR report indicates that the tanks are currently closed. No releases were reported.

Custom Car Care (523 feet southeast of the subject site) is also located at 342 N. Magnolia Avenue and appears on the UST and LUST databases. The EDR report indicates a discharge of leaded gasoline on June 25, 1992; cleanup work has been completed. The proximity and location (523 feet up-gradient from the subject site) make it possible that petroleum contamination at this site has impacted the subject site.

Richardson Oil Company (adjacent to the west of the subject site [530 NW 1st Avenue]) is located at 519 NW 3rd Avenue and appears on the RCRIS-SQG and FINDS databases. This site

has been used as a bulk fuel facility since the 1920's and had a documented release of 4,000 gallons of gasoline from a fuel truck in 1978 and another release on December 27, 1995 involving 50 gallons of high-sulfur diesel due to vandalism. Water table surveys indicate that there is no clear direction of groundwater flow. Current assessment and remediation documents (various Preapproval Program assessment and remediation documents submitted by Hydro-Logic Associates, Inc.) indicate the presence of free product and contaminated groundwater at this site. The proximity and large area of impacted groundwater at this site make it possible that petroleum contamination at this site may have impacted the subject site.

CSX Transportation, Inc. (532 feet west of the subject site) is located on the corner of NW 3rd Avenue and NW 6th Avenue and appears on the UST and LUST databases. This site had a reported discharge of unleaded gasoline on March 27, 1991. Cleanup work has been completed, resulting in a "No Further Action" recommendation for this site. The distance and location (532 feet down-gradient from the subject site) make it unlikely that petroleum contamination at this site has impacted the subject site.

Fourteen sites meeting the ASTM search criteria were identified within the immediate vicinity of 328 NE 1st Avenue (Table 2). Each of the fourteen sites is briefly described below.

Brantley's Tire Brokers (67 feet northeast of the subject site) is located at 343 NE 1st Avenue and appears on the UST database. No releases were reported.

Lester's Paint & Body (67 feet northeast of the subject site) is also located at 343 NE 1st Avenue and appears on the RCRIS-SQG and FINDS databases. No violations were reported.

Ocala City site (276 feet northwest of the subject site) is located at 342 N. Magnolia Avenue and appears on the UST database. No discharges were reported.

Custom Car Care (276 feet northwest of the subject site) is also located at 342 N. Magnolia Avenue and appears on the UST and LUST databases. This site had a reported discharge of leaded gasoline on June 25, 1992; cleanup work has been completed. The distance and location (276 feet down-gradient from the subject site) make it unlikely that petroleum contamination at this site has impacted the subject site.

Sun Tractor (284 feet northwest of the subject site) is located at 343 N. Magnolia Avenue and appears on the UST database. The EDR report indicates that the tanks are currently closed. No releases were reported.

A-1 Radiator (344 feet southwest of the subject site) is located on N. Magnolia Avenue and appears on the UST and LUST databases. This site had a reported discharge of an unknown substance on March 30, 1991. No cleanup was required.

Moses Auto Parts Company (388 feet south of the subject site) is located on the corner of NE 2nd and NE 1st Avenue and appears on the UST database. No discharges were reported.

Bay's Cleaners (431 feet southwest of the subject site) is located at 219 N. Magnolia Avenue and appears on the UST and Priority Cleaners databases. No violations were reported.

Day-by-Day (aka Ferguson Printing) (461 feet southwest of the subject site) is located at 205 N. Magnolia Avenue and appears on the LUST database. This site had a reported discharge of leaded gasoline on March 29, 1991. The current cleanup status is active. The location (461 feet up-gradient of the subject site) makes it possible that petroleum contamination at this site has impacted the subject site.

USGSA (486 feet south of the subject site) is located at 207 NE 2nd Street and appears on the RCRIS-SQG and FINDS databases. No violations were reported.

Ocala Ford Motor Company (581 feet south of the subject site) is located at 125 NE 1st Avenue and appears on the UST and LUST databases. This site had a reported discharge of

leaded gasoline on May 29, 1992; cleanup work has been completed. The location (581 feet up-gradient from the subject site) makes it possible that petroleum contamination at this site has impacted the subject site.

Interstate Unifirst (643 feet southeast of the subject site) is located at 317 NE 2nd Street and appears on the RCRIS-SQG and FINDS databases. No outstanding violations were reported.

Sovereign Building (676 feet south of the subject site) is located at 108 N. Magnolia Avenue and appears on the UST and LUST databases. This site had a reported petroleum discharge on May 21, 1991. The present cleanup status is inactive, as the site has a priority score of ten. The distance (676 feet from the subject site), make it unlikely that contamination at this site has impacted the subject site.

Florida Department of Corrections (709 feet south of the subject site) is located at 24 NE 1st Avenue and appears on the UST database. No discharges were reported.

4.5 Potable Well Survey

A potable well survey was conducted for the Sections surrounding the Manning sites. Three public supply wells are listed on the survey results, the closest being more than a half-mile from the subject site. Private drinking water wells listed with addresses in the survey are also located more than a half mile from the subject site.

5.0 SITE RECONNAISSANCE

On November 4, 2003, Mr. Philip Glover of HSW performed site visits of the three subject sites (Figures 3a and 3b). Appendix D contains copies of the Environmental Site Assessment Field Checklists used to gather information during the site visits. The properties at 530/511 NW 1st Avenue are located directly east of Richardson Oil and west of Walton's Tool & Equipment Rental. Directly north is a railway and freight station, and the Salvation Army is located to the south.

The subject property located at 328 NE 1st Avenue is located directly east of Salvation Army Corrections and west of Lester's Paint & Body. Directly south of the property is a vacant building, and Bobcat & Kubota of Ocala is located to the north.

Site photographs taken during the site visits are provided as Figures 4 through 15.

5.1 Onsite Features

The subject property at 530 NW 1st Avenue consists of a main building, which serves as a showroom with staff offices and a storage area, and six canopied warehouses used to store lumber, glass, and insulation materials. One 4-inch PVC pipe was found just east of the main building – the purpose of the well is unknown, but it may be a sanitary sewer cleanout. Two opened 5-gallon buckets of hydraulic fluid and a pallet of empty 5-gallon diesel fuel containers (used to fuel forklifts) were found near the southwest corner of the building. There was no evidence of spills related to any of these containers. The diesel containers are filled offsite at an oil distributors facility. The diesel is used to fuel forklifts at the site. The hydraulic fluids in the forklifts are changed onsite by a maintenance contractor. Used fluids are disposed offsite by the contractor. A monitor well associated with ongoing assessment and remediation at the adjacent Richardson oil site is located in the west central part of the site, about 75 feet east of the property boundary.

The subject property at 511 NW 1st Avenue consists of an L-shaped building along the northern and eastern margins of the property, which serves as a storage facility, and a parking lot/loading area in the center and southwest corner of the property. An air compressor tank is located in front of the building.

The property at 328 NE 1st Avenue consists of a main building, which serves as a showroom with offices and a production area, and a western extension that serves as a storage/loading area. A well and a 50-gallon propane AST are located on the northern side of the main building. The well is reported by the site manager to be abandoned. Its prior use is unknown.

The adjacent site to the west, Delco Oil Co. (referred to as Richardson Oil in the EDR report) has petroleum ASTs and is undergoing active groundwater and free product remediation (Figures 10 and 11). One monitor well associated with the assessment of this site is located on the 530 NW 1st Avenue site Groundwater samples collected from this well have not had detectable concentrations of petroleum compounds.

6.0 INTERVIEWS

The owner of the subject properties is listed as KSL Properties, LLC. HSW received an interview questionnaire from Mr. Kirby Manning on November 4, 2003. Mr. Manning indicated that a 1000-gallon leaded gasoline UST was removed from 530 NW 1st Avenue on July 20, 1992 and provided documentation showing that there was no evidence of contamination and that the tank was in good condition upon removal (Tank Closure Report, included with questionnaire in Appendix D). Mr. Manning also acknowledges the existence of the Gulf Oil (Richardson Oil) distributing facility adjoining this property to the west. In reference to the property located at 328 NE 1st Avenue, Mr. Manning confirms that this property is used for the assembly of pre-hung doors. He also indicates that an adjoining property is used as a new car dealership and service center.

HSW also interviewed Mr. David Payne of Marion County Health Department . Mr. Payne was not aware of any dumping that may have occurred on these sites or any nearby sites, nor was he aware of any conditions on the sites that pose a concern to the water supply or public health. However, he did indicate that some adjacent properties, including most of the gas stations and car dealerships in the area may pose public health concerns. Mr. Payne also listed Baxley Oil as a potential public health concern, but this site is located outside the search radius of the subject sites. Copies of the questionnaires are provided in Appendix D.

7.0 FINDINGS

Based upon the information made available to HSW or obtained during the ESA, HSW provides the following:

- Two sites, 530 NW 1st Avenue and 328 NW 1st Avenue had USTs that have been removed.
- Hydraulic fluids and diesel fuel are used and stored at the 530 NW 1st Avenue property.
- The property at 328 NE 1st Avenue has been used as a car dealership and service station from 1924 to 1983, leaving the possibility that unreported historical petroleum releases may have occurred at the subject site.
- Custom Car Care, which is within the immediate vicinity of 530/511 NW 1st Avenue had an historical petroleum release. The location of this site is such that it is possible that petroleum contamination at this site may have impacted the subject sites.
- Richardson Oil Company (currently called Delco Oil Company), which is located adjacent to 530 NW 1st Avenue, has had petroleum AST's onsite since at least 1912. This site has two documented releases: one involving 4,000 gallons of gasoline in 1978, and another involving 50 gallons of diesel fuel on December 27, 1995. The site is currently undergoing active groundwater remediation and free product removal. The location of this site is such that it is possible that petroleum contamination at the site has impacted the subject site. However, a review of the FDEP documents for the Richardson Oil site reveal the following:
    - One well associated with the Richardson Oil site is located on the 530 NW 1st Avenue parcel. Historical groundwater quality data for this well have been non-detect for petroleum compounds.
    - Current remediation efforts call for use the existing vapor extraction system along with installation of a multi-phase extraction system to remove the free product (Remedial Action Plan Modification (RAPM), January 2003, Hydro-Logic Associates, Inc.). The dissolved plume will be addressed at a later date.
    - Planned remediation is restricted to the Richardson Oil site and only for the cleanup of free product. Current assessment does not include any offsite

contamination to the east (on the 530 NW 1st Avenue site).

- The Richardson Oil site is being remediated through the State Petroleum Preapproval Cleanup Program.
- The RAPM was approved in May 2003 and the installation of the remediation system currently ongoing.
- The most current groundwater quality data for the well located on the 530 NW 1st Avenue site is from 1994.

- Two sites within the immediate vicinity of 328 NE 1st Avenue (Day-by-Day and Ocala Ford Motor Company) have had historical petroleum releases. The locations of these two sites are such that it is possible that these sites may have impacted the subject site.

8.0 OPINIONS

HSW has performed a Phase I Environmental Site Assessment in conformance with the scope of work and limitations of ASTM Practice E-1527-00 and the proposal submitted to the City of Ocala on November 10, 2003 for 530/511 NW 1st Avenue and 328 NE 1st Avenue. This assessment has revealed evidence of historical recognized environmental conditions in connection with two sites within the immediate vicinity of 530/511 NW 1st Avenue (Custom Car Care, which has had a petroleum releases on June 25, 1992, and Richardson Oil, which has had documented petroleum releases in 1978 and on December 27, 1995); and two sites within the immediate vicinity of 328 NE 1st Avenue (Day-by-Day and Ocala Ford Motor Company), which have had petroleum releases on March 29, 1991 and May 29, 1991, respectively.

The sites located at 530 NW 1st Avenue and 328 NE 1st Avenue had USTs that have been removed. Tank closure information indicates that the tank at 530 NW 1st Avenue was in good condition when removed, and that no contamination was detected. There is no information regarding the UST at 328 NE 1st Avenue.

9.0 CONCLUSIONS

HSW has performed a Phase I *Environmental Site Assessment* in conformance with the scope and limitations of ASTM Practice E 1527-00 for 530/511 NW 1st Avenue and 328 NE 1st Avenue. Any exceptions to, or deletions from, this practice are described in Section 10.0 of this report. This assessment has revealed no evidence of *recognized environmental conditions* in connection with the property except for the following:

- A 1000-gallon unleaded gasoline UST was present at the 530 NW 1st Avenue site from 1983 until it was removed in 1992.
- The property at 328 NE 1st Avenue was used as a car dealership and service station from 1924 to 1983, leaving the possibility that unreported historical petroleum releases may have occurred at this site. A UST was present at the site that is reported to have contained vehicular fuel. Its specific contents, installation date, and removal date are unknown.

10.0 DEVIATIONS

No significant deviations or deletions were made from the ASTM Practice E 1527-00 standard in conducting this Phase 1 ESA.

11.0 REFERENCES

- City of Ocala Library. Polk City Directories.
- Environmental Data Management, 2003. Environmental Records Review.
- Marion County Fire and Rescue – Prevention Division Branch. Storage tank facility records
- FDEP Oculus Document Management System
- Marion County Property Appraisers
- U.S. Geological Survey, 1991. 7 ½ minute Ocala West Quadrangle Map
- Title Search Records
- Interviews with Site Owner; Marion County Health Department Representative

Figure 3.
511/530 NW 1st Ave

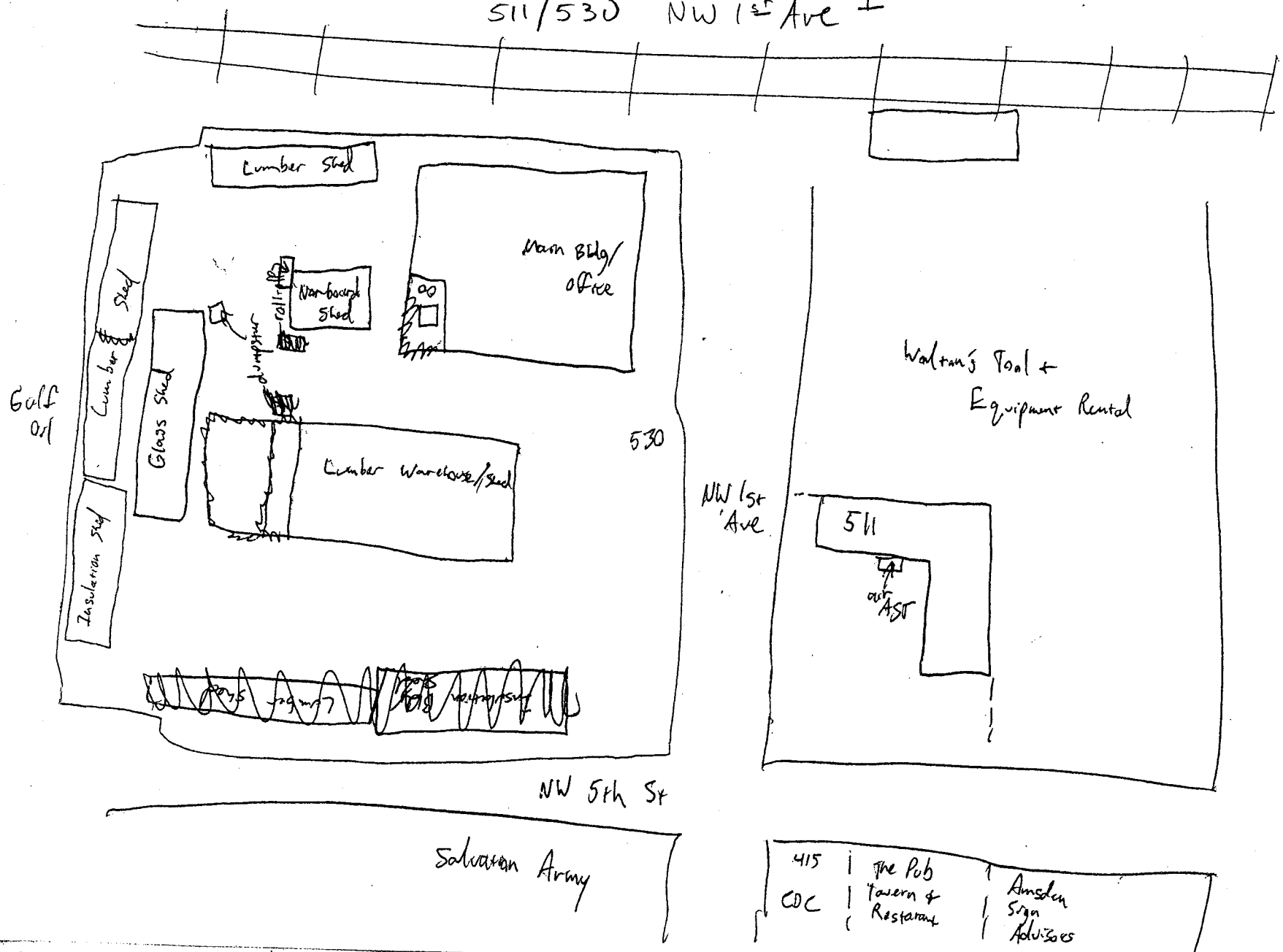
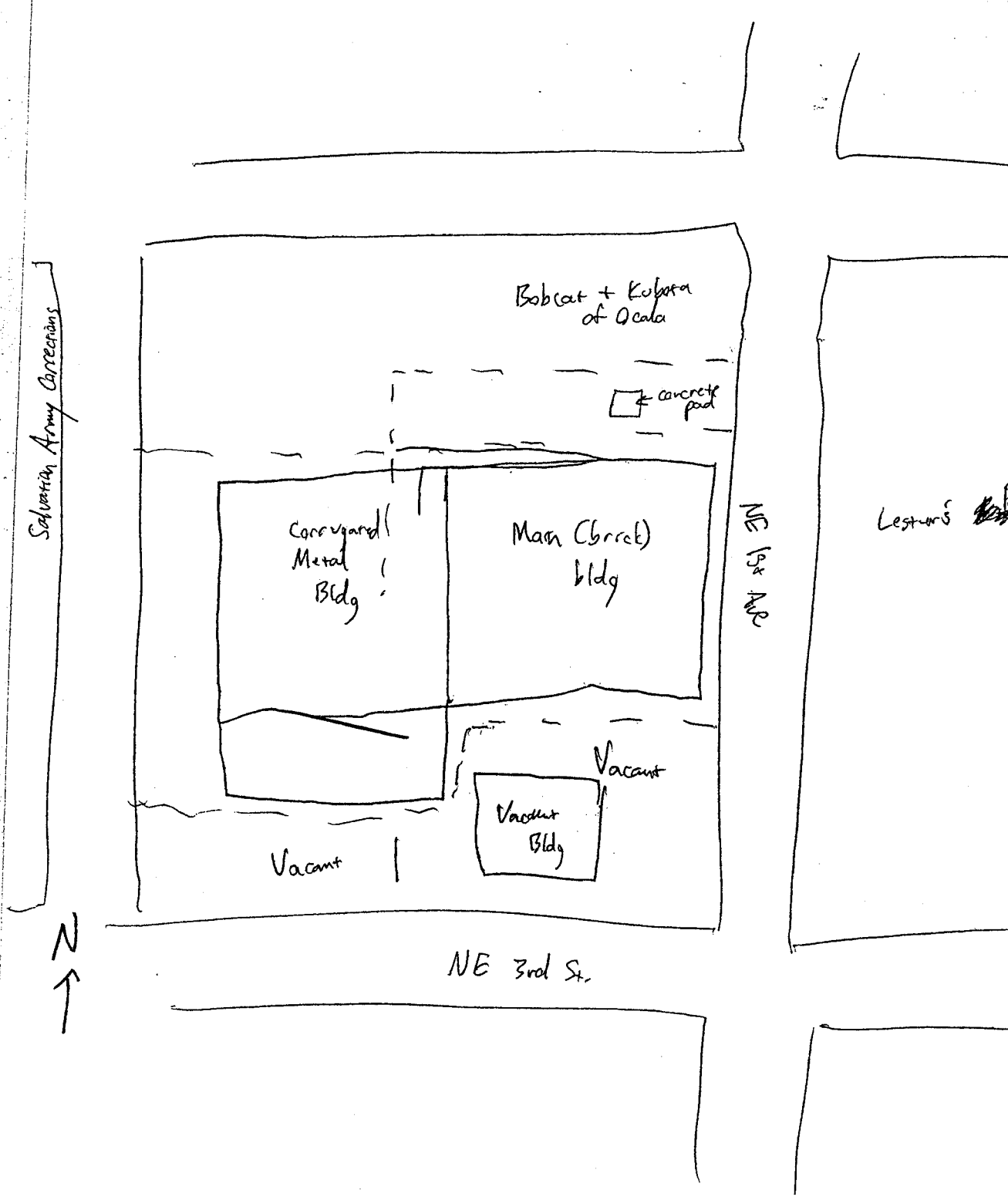


Figure 3b

328 NE 1st Ave



BROWNFIELDS ASSESSMENT. OCALA, FLORIDA
FOIA 2019-003937

FOLDER NUMBER	BRIEF DESCRIPTION	
424145	Brownfield Ocala	

HSW

SITE: City of Ocala
BREAK:
OTHER: V12

PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

ADVANCED PHARMACY
514 S. MAGNOLIA AVENUE
OCALA, FLORIDA

Prepared for:

Renew Ocala
Ocala, Florida

December 9, 2003

Prepared by:

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EXECUTIVE SUMMARY

The City of Ocala retained HSW Engineering, Inc. (HSW) to perform a Phase I Environmental Site Assessment (ESA) for the property known as Advanced Pharmacy located at 514 S. Magnolia Avenue, in Ocala Florida. The purpose of this Phase I ESA is to identify, to the extent feasible pursuant to the processes prescribed in American Society of Testing and Materials (ASTM) E-1527-00 *Standard Practice for Environmental Site Assessments,* recognized environmental conditions in connection with the property.

The property consists of a masonry building and surrounding parking lot/driveway totaling approximately 0.28 acres. Information evaluated by HSW during the completion of this Phase I ESA included, but is not limited to: regional topographic maps; historical aerial photographs; an environmental record search for the subject property and surrounding areas; interview questionnaires of the site owner and a Marion County Health representative; site inspection records; and select additional information that provided historical use information regarding the site. Based upon the information made available to HSW or obtained during the ESA, HSW provides the following conclusions/opinions:

- One adjacent site (Ocala Lincoln/Mercury Service) located hydraulically up gradient (south) had a historical petroleum release and is now currently in use as an auto repair center. This property also was a gasoline filling station from at least 1948 to 1965. The cleanup status for this site is inactive, but the proximity, location and site history make it possible that petroleum contamination from this site may have impacted the subject site;
- HSW did not identify recognized environmental conditions apparent at the surface at 514 S. Magnolia Avenue, Ocala, FL during the site reconnaissance on November 4, 2003;
- Five other sites in the immediate vicinity (Ocala Lincoln/Mercury – 407 S. Magnolia Ave., ABC Signs, West Florida Natural Gas, Simms Former Gas Station, and the 3-Point Building) have historical petroleum releases. However, the locations and/or distances of these sites from the subject site are such that it is unlikely that any of these sites have or will impact the subject site.

1.0 INTRODUCTION

The City of Ocala retained HSW to perform this Phase I ESA for the property located at 514 S. Magnolia Avenue (formerly 606 S. Magnolia) in Ocala, Florida. HSW received authorization from the City of Ocala to proceed with the Phase I ESA on November 19, 2003. Mr. Philip Glover performed the work, under the management of Dr. Bruce Nocita; resumes are provided in Appendix A. HSW conducted this Phase I ESA to evaluate whether recognized environmental conditions are present at the subject property.

In performing this work, HSW used reasonable care and performed the work in accordance with currently accepted practices and standard procedures, including ASTM E-1527-00 *Standard Practice for Environmental Site Assessments*. Other than this, no warranty is implied or intended. It is understood that an environmental assessment generally cannot, and does not in this case, lead to a full knowledge of site conditions but indicates conditions only for those exact locations and the specific time where observations are made. There can be no assurance, and HSW offers no assurances, that site conditions do not exist or could not exist in the future, that were undetected and could lead to liability in connection with the site. In conducting its investigation, HSW analyzed the records in keeping with existing environmental standards and enforcement practices, but cannot accurately predict what actions any given agency may presently take or what standards and practices may apply to the site in the future.

This assessment has been prepared for the sole use of the City of Ocala and its authorized representatives. Other parties should not rely upon its contents without the express written consent of HSW and the City of Ocala.

2.0 SITE DESCRIPTION

The subject property is located in Section 18, Township 15 South, Range 22 East on the Ocala West U.S. Geological Survey quadrangle (Figure 1). The property consists of an approximately 5,600 square foot masonry building and surrounding driveway/parking lot, identified as Parcel ID No. 2852-017-003 by the Marion County Property Appraiser's office (Appendix B). The property is currently owned by Ms. Betty S. Jackson. The property is zoned commercial and is approximately 0.28 acres in size. The 1991 USGS Ocala West, Florida 7-1/2 minute quadrangle and 2002 aerial photograph were reviewed to characterize current land conditions.

The property is located within a north-south trending, commercially-zoned corridor (Figure 2). The adjacent property to the north is a pool supply company; the adjacent property to the west is a strip mall; the adjacent property to the south is an auto service facility; and adjacent to the east across Magnolia Avenue are a package express store and a custom cabinets store. West Florida Natural Gas is located two blocks to the southeast, across the railroad tracks; Ocala Lincoln/Mercury is located to the northeast, on the opposite corner of SW 5th Street and S. Magnolia Avenue. An HSW representative visited the subject property on November 4, 2003 (see Section 5.0).

3.0 USER PROVIDED INFORMATION

A title survey was conducted and there are no Environmental Liens of Judgment regarding the subject the site. Title search information is provided in Appendix C. The current property owner, Ms. Betty Jackson, completed a Transaction Screen Questionnaire, which is included in Appendix D.

4.0 RECORDS REVIEW

HSW reviewed the following information in order to ascertain the historical uses of the site and adjacent properties to characterize past site conditions and evaluate previous land uses:

- EDR radius map with Geocheck;
- EDR aerial photographs dated 1973, 1983, 1992, and 2002;
- EDR Sanborn fire insurance maps dated 1901, 1906, 1912, 1924, 1930, 1948, and 1965;
- Marion County Property appraiser's legal description and parcel maps
- Polk™ City Directory listings ;
- Marion County Storage Tank Facility Records; and
- Florida Department of Environmental Protection (FDEP) Oculus Document Management System Records

4.1 Aerial Photographs (Appendix E)

1973 Aerial Photograph – The subject property appears much as it does today. The north is commercial; the area several blocks to the west and southeast is residential, and the east and south appears be commercial and light industrial.

1983 Aerial Photograph – This photo is of rather poor quality, but it appears that the area remains largely unchanged since the 1973 aerial photograph.

1992 Aerial Photograph – The area appears largely unchanged since the 1973 aerial photograph, although the building immediately to the west of the subject property has been replaced by a strip mall, and the Ocala Lincoln/Mercury property appears in its present form.

2002 Aerial Photograph – The area appears largely unchanged since the 1992 aerial photograph.

4.2 Sanborn Maps (Appendix E)

The parcel configuration for the city block containing the subject property has changed since 1901, the date of the earliest Sanborn map. The approximate current property configuration, as shown by the Marion County Property Appraisers parcel map (Appendix B) has been superimposed on the seven Sanborn maps to facilitate the discussion below.

1901 Sanborn Map –The property has a residential building with an outbuilding, and what appear to be two other outbuildings. Because of the current configuration of the subject parcel, it appears that a portion of a small building is also located within the property. The land is a low-density residential neighborhood.

1906 Sanborn Map – The property and surrounding area appears unchanged since 1901, with the exception of the apparent division of a small outbuilding into two smaller edifices.

1912 Sanborn Map – The main building located on the subject property has been modified so that what was a main building and an outbuilding are one building. The outbuilding previously located on the northern part of the property is gone. The building on the southwest corner of the property has been altered slightly. The surrounding area appears largely unchanged since 1906.

1924 Sanborn Map – The property and surrounding area appears unchanged since 1912 except for the re-appearance of the outbuilding located on the northern part of the property.

1930 Sanborn Map – The building on the southwest corner of the property has been altered slightly, and two service stations now appear on the corners of S. Magnolia Avenue/S. 5th Street and S. Magnolia Avenue/S. 3rd Street (one and two blocks north of the subject site, respectively).

1948 Sanborn Map – The residential building has been replaced by a store. There is now a filling station located on the adjacent parcel to the south, a radiator repair shop on the adjacent north property, and an undertaker on the west adjacent property. The surrounding area appears

largely unchanged since 1930, with the exception of a dry cleaning facility replacing the residential building on the corner of S. Magnolia Avenue and S. 4th Street (one and a half blocks to the north of the subject site).

1965 Sanborn Map – The store in the center of the property has been expanded to the west, and there appears to be more commercial development to the north along S. Magnolia Avenue. The adjacent property to the south is still a filling station. The designations for the adjacent properties to the north and west have been scratched out and cannot be read.

4.3 City Directory Abstract Review (Appendix G)

Prior to 1968 the property was known as 606 S. Magnolia Avenue. Ocala Paint Center is listed for the property from 1968 to 1992. The adjacent property to the north is listed as a pool maintenance service from 1974 to 1992. The adjacent property to the south is listed as a brake-service station from 1974 to 1992. 506 S. Magnolia is listed as Atlas Chemical Industries in 1968. From 1966 to 1967 the property is vacant. The property to the south is listed as a gas station from 1949 to 1968. In 1960 the subject property is listed as Television Center Repairs. From 1945 to 1955 the subject property is listed as a restaurant and then as a poultry and seafood market, while the property to the north is listed as Holston & Dryden Welders. In the 1935 and 1940 City Directories the property to the south (522 S. Magnolia Avenue) is listed as a service station, while in 1937 the property is listed as a restaurant. The subject property is listed as residential from 1927 to 1928.

4.4 Environmental Database Record Review (Appendix H)

An ASTM standard research environmental data report for the property was prepared by Environmental Data Resources, Inc. (EDR), on October 13, 2003. The EDR report includes a search of United States Environmental Protection Agency (USEPA) and FDEP) databases which contain information related to releases, potential releases, and/or record keeping. A listing and description of the databases searched by EDR and the results of the database search are included in Appendix H. Both the topographic information supplied in the EDR Report and groundwater

flow data from a nearby site obtained from the FDEP OCCULUS data base were used to ascertain the local hydraulic gradient, which is in a northeast direction. The regulatory agency databases included the following:

Federal Agency Databases

USEPA

- Comprehensive Environmental Response, Compensation, and Liability Information system (CERCLIS);
- National Priorities List (NPL);
- No Further Remedial Action Planned List (NFRAP);
- Emergency Response Notification System List (ERNS); and,
- RCRIS Handlers with Corrective Action (CORRACTS)

State of Florida Databases

FDEP

- Leaking Underground Storage Tanks List (LUST);
- Solid Waste Facilities List (SWF/LF);
- State Funded Action Sites (SHWS);
- Facility/Owner/Tank Report (UST);
- Voluntary Cleanup Sites (VCP); and,
- Underground Storage Tanks on Indian Land (INDIAN UST)

Supplemental Databases

- Biennial Reporting System (BRS);
- Florida Dry Cleaners (DRY);
- Facility Index System List (FINDS);
- PCB Activity Data System (PADS);
- RCRA Administrative Action Tracking System (RAATS);
- Record of Decision (ROD);
- Oil and Hazardous Materials Incidents (SPILLS);

- Toxic Release Inventory System (TRIS); and,
- US BROWNFIELDS

Thirteen sites meeting the ASTM search criteria were identified within the immediate vicinity of the subject property (Table 1). Each of these sites is briefly described below.

Ocala Lincoln/Mercury Service (formerly Walt's Brakes) (adjacent south of the subject site) is located at 522 S. Magnolia Avenue and appears on the LUST and UST databases. The EDR report indicates a discharge of vehicular fuels occurred on May 9, 1992. The tanks are currently closed and the current cleanup status is inactive. The location (52 feet up gradient) makes it possible that petroleum contamination at this site has impacted the subject site.

Roquemotes Auto Parts (95 feet south of the subject site) is located at 521 S. Magnolia Avenue and appears on the UST database. The tank(s) are currently closed.

P & M Auto Repair (143 feet east of the subject site) is located at 510 SE 1st Avenue and appears on the SQG database. No violations were reported.

Auto Haus of Ocala (143 feet east of the subject site) is located at 522 SE 1st Avenue and appears on the SQG and FINDS databases. No violations were reported.

Mike's TV (99 feet south of the subject site) is located at 608 S. Magnolia Avenue and appears on the UST database. No releases or open violations were reported.

Pat Beshere (310 feet east of the subject site) is located at 522 SE 1st Avenue and appears on the UST database. No releases were reported.

Ocala Lincoln/Mercury (327 feet north of the subject site) is located at 407 S. Magnolia Avenue and appears on the LUST, UST, SQG, and FINDS databases. This site had a reported discharge of vehicular fuels on March 25, 1992. The present cleanup status is active. The distance and location (327 feet down gradient from the subject site) make it unlikely that

petroleum contamination at this site will impact the subject site.

ABC Signs, Inc. (339 feet north of the subject site) is located at 304 S. Magnolia Avenue and appears on the LUST, UST, SQG, and FINDS databases. This site had a reported petroleum discharge on March 23, 1991. The present cleanup status is active. The distance and location (339 feet down gradient from the subject site) make it unlikely that petroleum contamination at this site will impact the subject site.

J.E. Simms Former Gas Station (341 feet northeast of the subject site) is located on the corner of SE 1st Avenue and SE 5th Street and appears on the LUST, UST, and AST databases. This site reported a discharge of unleaded gasoline on November 18, 1987. The USTs were removed on July 20, 1993. The present cleanup status is inactive. The distance and location (341 feet down gradient from the subject site) make it unlikely that petroleum contamination at this site will impact the subject site.

West Florida Natural Gas (632 feet southeast of the subject site) is located at 613 NE Osceola Avenue and appears on the FL Sites, LUST, and AST databases. This site had a reported discharge on January 1, 1985. The present cleanup status is inactive, and it has a priority score of ten. The distance (632 feet from the subject site) makes it unlikely that petroleum contamination at this site will impact the subject site.

Ocala Star Banner (708 feet southeast of the subject site) is located at 819 SE 1st Terrace and appears on the SQG and FINDS databases. No violations were reported.

3-Point Building (736 feet south of the subject site) is located at 805 S. Magnolia Avenue and appears on the LUST and UST databases. This site had a reported petroleum discharge on March 24, 1991. The present cleanup status is active. The distance (736 feet from the subject site) makes it unlikely that petroleum contamination at this site will impact the subject site.

Marc Iacoveilli Property (747 feet south of the subject site) is located at 814 S. Magnolia Avenue and appears on the UST database. No discharges were reported.

4.5 Potable Well Survey

A potable well survey was conducted for the Sections surrounding the Magnolia site. Three public supply wells are listed on the survey results, the closest being more than a half-mile from the subject site. Private drinking water wells listed with addresses in the survey are also located more than a half mile from the subject site.

5.0 SITE RECONNAISSANCE

On November 4, 2003, Mr. Philip Glover of HSW performed a site reconnaissance of the subject site. Appendix D contains a copy of the Environmental Site Assessment Field Checklist used to gather information during the site visit. The subject property is located directly north of Ocala Lincoln/Mercury Service Center. Directly north of the property is Central Florida Swimming Pools, while to the east is Skamper's Packaging Express. Photographs of the site are provided as Figures 3, 4, 5 and 6.

5.1 Onsite Features

A one-story masonry building occupies most of the property, and the rest consists of a front parking lot and an access lane to the north and west. The building was used as a paint retail outlet (Ocala Paint Center) until 2002 when it became a pharmacy distribution center (Advanced Pharmacy). The warehouse area within the building contains a 5-gallon bucket of floor finish and a few smaller containers of plaster and other finishes. The building is not currently in use.

6.0 INTERVIEWS

The owner of 514 S. Magnolia Avenue is listed as Ms. Betty S. Jackson of Ocala, Florida. The City of Ocala received an interview questionnaire from Mrs. Jackson on October 28, 2003. Mrs. Jackson confirms that the adjacent property to the south was used as a gasoline station several years ago. She also indicates that mineral spirit containers were stored onsite when the property was a paint store.

HSW also interviewed Mr. David Payne of Marion County Environmental Health Department. Mr. Payne was not aware of any dumping that may have occurred on this site or any nearby sites, nor was he aware of any conditions on this site that pose a concern to the public water supply or public health. However, he did indicate that some nearby properties, including the Ocala Light Plant, and Gator Cleaners, do pose public health concerns. Both of these sites are listed in the EDR report, but neither are adjacent to the subject property. The Ocala Light Plant is approximately 900 feet east-northeast of the subject property, while Gator Cleaners is located about 600 feet north of the subject property. Copies of the questionnaires are provided in Appendix H.

7.0 FINDINGS

Based upon the information made available to HSW or obtained during the ESA, HSW provides the following:

- HSW did not identify recognized environmental conditions apparent at the surface at 514 S. Magnolia Avenue, Ocala, FL during the reconnaissance on November 4, 2003;
- The adjacent property to the south (Ocala Lincoln/Mercury Service)is currently used as an automobile service facility and was a service garage in the past from at least 1948 to 1965. The cleanup status for this site is inactive, but the proximity, location and site history make it possible that petroleum contamination from this site may have impacted the subject site;

8.0 OPINIONS

HSW has performed a Phase I Environmental Site Assessment in conformance with the scope of work and limitations of ASTM Practice E-1527-00 for 514 South Magnolia Avenue. This assessment has revealed evidence of historical recognized environmental conditions in connection with an adjacent property (Ocala Lincoln/Mercury Service), specifically subsurface contamination related to the petroleum release on May 9, 1992. The proximity and location make it possible that petroleum contamination from this site has impacted the subject site.

9.0 CONCLUSIONS

HSW has performed a Phase I *Environmental Site Assessment* in conformance with the scope and limitations of ASTM Practice E 1527-00 for 514 South Magnolia Avenue. Any exceptions to, or deletions from, this practice are described in Section 10.0 of this report. This assessment has revealed no evidence of *recognized environmental conditions* in connection with the property.

10.0 DEVIATIONS

No significant deviations or deletions were made from the ASTM Practice E 1527-00 standard in conducting this Phase 1 ESA.

11.0 REFERENCES

- City of Ocala Library. Polk City Directories.
- Environmental Data Management, 2003. Environmental Records Review.
- Marion County Fire and Rescue – Prevention Division Branch. Storage tank facility records
- FDEP Oculus Document Management System
- Marion County Property Appraisers
- U.S. Geological Survey, 1991. 7 ½ minute Ocala West Quadrangle Map
- Title Search Records
- Interviews with Site Owner; Marion County Health Department Representative

BROWNFIELDS ASSESSMENT. OCALA, FLORIDA
FOIA 2019-003937

FOLDER NUMBER	BRIEF DESCRIPTION	
424146	Brownfield Ocala	

HSW

SITE: City of Ocala
BREAK: 8 26
OTHER: V13

PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

SHELL CAR WASH #12
819 N.W. PINE AVENUE
OCALA, FLORIDA
FDEP FACILITY NO. 428511327

Prepared for:

Renew Ocala
Ocala, Florida

October 28, 2003

Prepared by:

HSW Engineering, Inc.
3820 Northdale Blvd., Suite 210B
Tampa, Florida 33624
813-968-7722

HSW

October 29, 2003

Mr. George Roberts
Renew Ocala
405 SE Osceola Ave.
Ocala, FL 34470

Re: Phase I Environmental Site Assessment (ESA) Report

Shell Car Wash #12
819 N.W. Pine Avenue
Ocala, FL

Dear Mr. Roberts:

Attached are three copies of the Phase I ESA for the referenced site. Based on the findings of the Phase I ESA (presence of recognized environmental conditions), Phase II activities are recommended in order to evaluate the presence or absence of both soil and groundwater impacts from the reported petroleum discharges. HSW will prepare a preliminary scope of work and cost estimate to implement this work. Concerning these discharges, the site owner (or person responsible for performing site rehabilitation activities) may want to investigate whether these discharges are eligible under either (or both) the Florida Petroleum Liability and Restoration Insurance Program (FPLRIP) or the Petroleum Cleanup Participation Program (PCPP). Questions concerning eligibility may be directed to the Eligibility Coordinator with the FDEP (850 245-8853) or we can provide assistance in the matter.

On behalf of HSW Engineering, Inc. we greatly appreciate the opportunity to assist RENEW OCALA with its Brownfield Program.

Sincerely,

HSW Engineering, Inc.

Fred A. Seguiti, P.G.
Principal Hydrogeologist

PLG/FAS/pap

Enclosures

HSW ENGINEERING, INC.
3820 Northdale Boulevard, Suite 210 B, Tampa, Florida 33624, 813/968-7722, Fax: 813/962-2406

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EXECUTIVE SUMMARY

The City of Ocala retained HSW Engineering, Inc. (HSW) to perform a Phase I Environmental Site Assessment (ESA) of the property known as the former Shell Car Wash No. 12 located at 819 NW Pine Avenue. The purpose of this Phase I ESA is to identify, to the extent feasible pursuant to the processes prescribed in American Society of Testing and Materials (ASTM) E-1527-00 *Standard Practice for Environmental Site Assessments,* recognized environmental conditions in connection with the property.

The property consists of a vacant lot totaling approximately 24,300 square feet. Information evaluated by HSW during the completion of this Phase 1 ESA included, but is not limited to: regional topographic maps, historical aerial photographs, an environmental record search for the subject property and surrounding areas, interviews questionnaire the site owner and Marion County Health, site inspection records, and select additional information that provided historical use information regarding the site. Based upon the information made available to HSW or obtained during the ESA, HSW provides the following conclusions/opinions:

- A discharge of unleaded gasoline was discovered on the subject site on January 30, 1989. No documentation was found describing environmental impacts attributed solely to this release. An additional discharge of kerosene was reported on November 4, 1991. Florida Environmental Compliance Corporation (FECC) reported that this release did not breach the top of the water table and that all of the impacted soils were removed, resulting in a "No Further Action" recommendation.
- Omega Environmental Services discovered excessively contaminated soil (soil registering a reading of greater than 1000 parts per million on an organic vapor analyzer) on the southern edge of the underground storage tank (UST) area. No active cleanup for this release is in progress, due to eligibility changes for petroleum contaminated sites seeking reimbursement for State-funded cleanup with priority scores of less than 50 points; the subject site has a priority score of 10 points. HSW did not identify other recognized environmental conditions apparent at the surface at 819 NW Pine Avenue, Ocala, FL during the site reconnaissance on September 18, 2003;

- Three other sites in the immediate vicinity (Jet-Ocala, U-Haul Center of Ocala, and Circle K #8614) have historical petroleum releases. However, the locations and/or distances of these sites from the subject site are such that it is unlikely that any of these sites have or will impact the subject site.

1.0 INTRODUCTION

The City of Ocala retained HSW to perform this Phase I ESA for the property located at 819 NW Pine Avenue (formerly 817 Bonners Lane) Ocala, Florida. HSW received authorization from the City of Ocala to proceed with the Phase I ESA under Purchase Order No. 57061. Mr. Philip Glover and Mr. Bob Bretnall performed the work, under the management of Mr. Fred Seguiti; resumes are provided in Appendix A. HSW conducted this Phase I ESA to evaluate whether recognized environmental conditions are present at 819 NW Pine Avenue.

In performing this work, HSW used reasonable care and performed the work in accordance with currently accepted practices and standard procedures, including ASTM E-1527-00 *Standard Practice for Environmental Site Assessments*. Other than this, no warranty is implied or intended. It is understood that an environmental assessment generally cannot, and does not in this case, lead to a full knowledge of site conditions but indicates conditions only for those exact locations and the specific time where observations are made. There can be no assurance, and HSW offers no assurances, that site conditions do not exist or could not exist in the future, that were undetected and could lead to liability in connection with the site. In conducting its investigation, HSW analyzed the records in keeping with existing environmental standards and enforcement practices, but cannot accurately predict what actions any given agency may presently take or what standards and practices may apply to the site in the future.

This assessment has been prepared for the sole use of the City of Ocala and its authorized representatives. Other parties should not rely upon its contents without the express written consent of HSW and the City of Ocala.

2.0 SITE DESCRIPTION

The subject property is located in Section 7, Township 15 South, Range 22 East on the Ocala West U.S. Geological Survey quadrangle (Figure 1). The property consists of an approximately 24,300 square feet vacant lot, identified as Parcel ID No. 2571-016-002 by the Marion County Property Appraiser's office (Appendix B). The property is currently owned by Central Florida, LLP. The property is zoned commercial and is approximately 3/5-acre in total size. The 1991 USGS Ocala West, Florida 7-1/2 minute quadrangle and 1980 aerial photograph were reviewed to characterize current land conditions.

The property is located within a commercially zoned area (Figure 2). Ocala Metal Products is located to the west, across Pine Avenue. Several blocks to the west and south the area becomes residential, whereas the area to the east is zoned commercial or industrial. An HSW representative visited the subject property on September 18, 2003 (see Section 5.0).

3.0 USER PROVIDED INFORMATION

A title survey was conducted for this property and no additional information was obtained regarding the existence of environmental liens, easements, use limitations, or other specialized knowledge surrounding the site. Title search information is provided in Appendix C.

4.0 RECORDS REVIEW

HSW reviewed the following information in order to ascertain the historical uses of the site and adjacent properties to characterize past site conditions and evaluate previous land uses:

- Marion County Property appraiser's legal description and aerial photographs dated 1949, 1964, 1970, and 1980.
- Polk™ City Directory listings
- Marion County Storage Tank Facility Records
- FDEP Oculus Document Management System Records

4.1 Aerial Photographs (Appendix D)

1949 Aerial Photograph – The property has what appears to be a residential building. The north is undeveloped; the area to the south and west is residential, and the east and southeast appears be commercial and light industrial, although the parcel *immediately* to the east is largely undeveloped.

1964 Aerial Photograph – Pine Avenue is now evident along its current course. The parcel immediately to the east has what appears to be a large residential building facing west, and the area to the north has undergone some residential development.

1970 Aerial Photograph – These photos are of rather poor quality, but it appears that the area remains largely unchanged since the 1964 aerial photograph.

1980 Aerial Photograph – The property no longer has the residential building as seen in previous aerials, but now has the single north-south trending building located further east on the property. The area to the west and northwest is residential, whereas the area to the east and northeast appears to be commercial and industrial. The area immediately north of the property appears to have undergone significant commercial and industrial development since the 1964 aerial photograph.

4.2 Sanborn Maps (Appendix E)

1930 Sanborn Map – The north-south street in front of the property is known as Duer and the east-west street just north of the property is known as Hargrove. The property has an L-shaped residential building and is in a low-density residential neighborhood, with numerous vacant lots in the immediate vicinity.

1948 Sanborn Map – The property itself appears unchanged since 1930. The area to the east of the property also appears mostly unchanged; however, the area to the west of the property appears to have undergone substantial, single-family residential development.

1970 Sanborn Map – The property is now located on NW Pine Avenue, and the area to the east and north has undergone substantial residential and commercial development.

4.3 City Directory Abstract Review (Appendix F)

Shell Car Wash #12 is listed for the property from 1973 to the present. From 1968 to 1972 there is no listing for 819 NW Pine Avenue. Prior to 1968 the property was known as 817 Bonners Lane, with Addie Keith listed as the resident. The City Directory also lists the adjacent properties as private residences during this period.

4.4 Environmental Database Record Review (Appendix G)

An ASTM standard research environmental data report (EDR) for the property was prepared by EDM, Inc. on August 26, 2003. The EDR includes a search of United States Environmental Protection Agency (USEPA) and Florida Department of Environmental Protection (FDEP) databases which contain information related to releases, potential releases, and/or record keeping. A listing and description of the databases searched by EDM, Inc. and the results of the database search are included in Appendix C. The regulatory agency databases included the following:

Federal Agency Databases

USEPA

- Comprehensive Environmental Response, Compensation, and Liability Information system (CERCLIS);
- National Priorities List (NPL);
- No Further Remedial Action Planned List (NFRAP);
- Emergency Response Notification System List (ERNS);
- RCRIS Handlers with Corrective Action (CORRACTS);
- RCRA-LQG, SQG, CESQG and Transporters (NONTSD); and
- Archived CERCLIS Sites (NFRAP);

State of Florida Databases

FDEP

- Leaking Underground Storage Tanks List (LUST);
- Solid Waste Facilities List (SWF/LF);
- State Funded Action Sites (SHWS);
- Hazardous Waste Compliance & Enforcement Tracking System (STRCRA);
- Facility/Owner/Tank Report (UST);
- Voluntary Cleanup Sites (VCP); and,
- Underground Storage Tanks on Indian Land (INDIAN UST)

Supplemental Databases

- Biennial Reporting System (BRS);
- Florida Dry Cleaners (DRY);
- Facility Index System List (FINDS);
- PCB Activity Data System (PADS);
- RCRA Administrative Action Tracking System (RAATS);
- Record of Decisions System (RODS);
- Oil and Hazardous Materials Incidents (SPILLS); and,
- Toxic Release Inventory System (TRIS).

Seven sites meeting the ASTM search criteria were identified within the immediate vicinity of the subject property (Table 1). Each of the seven sites is briefly described below.

Jet-Ocala (0.06 miles north of subject site) is located at 852 NW Pine Avenue and appears on the LUST and UST databases. The EDR states that unleaded gasoline was released on November 4, 1991 and that this site is currently closed. The tanks have since been removed from the site. The location (0.06 miles down-gradient – as determined from the 1991 topographic map shown in Figure 1) makes it unlikely that petroleum contamination at this site will impact the subject site.

Reynolds Aluminum (0.08 miles north of subject site) is located at 855 North Pine Avenue and appears on the UST database. The EDR states that this site is currently closed. No releases or open violations were reported.

Marion County Sheriff's Department (0.1 miles north of subject site) is located at 412 NW 9th Street and appears on the UST database. The EDR states that this site is currently closed. No releases or open violations were reported.

Budget Muffler (0.11 miles north of subject site) is located at 920 NW Pine Avenue and appears on the UST database. The EDR states that this site is currently closed. No releases or open violations were reported.

Casey's Burger Express, Inc. (0.13 miles north of subject site) is located at 916 North Pine Avenue and appears on the UST database. The EDR states that this site is currently closed. No releases or open violations were reported.

U-Haul Center of Ocala (0.14 miles north of subject site) is located at 1011 NW Pine Avenue and appears on the LUST and UST databases. This site reported a discharge of diesel fuel on December, 1988 and March, 1992. However, there has been no action from the FDEP requiring cleanup. The distance and location (0.14 miles down-gradient, see Table 1) make it unlikely that petroleum contamination at this site, if present, will impact the subject site.

Circle K #8614 (0.16 miles north of subject site) is located at 917 NW Pine Avenue and appears on the LUST and UST databases. This site reported a discharge of vehicular fuels on August 10, 1987. The present cleanup status is inactive. The distance and location (0.16 miles down-gradient from the subject site) make it unlikely that petroleum contamination at this site will impact the subject site.

5.0 SITE RECONNAISSANCE

On September 18, 2003, Mr. Philip Glover and Mr. Bob Bretnall of HSW performed a site reconnaissance of the subject site (Figure 3). Appendix H contains a copy of the Environmental Site Assessment Field Checklist used to gather information during the site visit. The subject property is located directly east and across the street (NW Pine Avenue) from Ocala Metal Products. Directly north of the property is a former cash advance building, while to the south and southeast are Jerry's Pawn & Gun and Indoor Archery Range & Army-Navy Surplus. Site photographs taken during the site visit are provided as Figures 4 to 8.

5.1 Onsite Features

The subject property is currently a vacant lot. Most of the property's western half is paved with asphalt, with two small parallel grassy areas in the middle of a large concrete pad where the former two pump islands were located. A single ¾-inch pipe was observed protruding from the ground out of one of these locations. A rectangular concrete pad is also present extending from the pump area north to the former UST area, with a single monitoring well (MW-3) on the northern boundary of this location. The property's northern edge contains a destroyed water meter box and two light poles in various states of disrepair can be found on the property's western and southwestern edges.

6.0 INTERVIEWS

The owner of 819 NW Pine Avenue is listed as Samuel M. Browder of Knoxville, Tennessee and Naples, Florida. The City of Ocala received an interview questionnaire from Mr. Browder on July 14, 2003 which confirmed that in 1991 there was evidence of stained soil in the tank excavation area during UST abandonment. Mr. Browder also indicated that a Post Storage Tank Removal Assessment was conducted that indicated the presence of petroleum product.

HSW also interviewed Mr. David Payne of Marion County Health. Mr. Payne was not aware of any dumping that may have occurred on this site or any nearby sites, nor was he aware of any conditions on the site that pose a concern to the water supply or public health. However, he did indicate that some adjacent properties, including the U-Haul Center of Ocala and Rainey's Truck Stop, do pose public health concerns. Copies of the questionnaires are provided in Appendix H.

7.0 FINDINGS

Based upon the information made available to HSW or obtained during the ESA, HSW provides the following:

- A discharge of unleaded gasoline was discovered on the subject site on January 30, 1989. No documentation was found describing environmental impacts attributed solely to this release. An additional discharge of kerosene was reported on November 4, 1991. FECC reported that this release did not breach the top of the water table and that all of the impacted soils were removed, resulting in a "No Further Action" recommendation. However, during removal of the UST's, Omega Environmental Services discovered excessively contaminated soil on the southern edge of the UST area. No active cleanup for this release is in progress, due to eligibility changes for petroleum contaminated sites seeking reimbursement for State-funded cleanup with priority scores of less than 50 points (the subject site has a score of 10 points);

  Recent discussion with FDEP personnel indicate that neither discharge has been determined to be eligible for a site rehabilitation funding assistance program. Both discharges may be eligible under the Florida Petroleum Liability and Restoration Insurance Program (FPLRIP) or the Petroleum Cleanup Participation Program (PCPP) depending on the nature of the discharge and whether the facility acquired the proper insurance coverage. Questions concerning this situation should be directed to the Eligibility Coordinator with the FDEP.

- HSW did not identify recognized environmental conditions apparent at the surface at 819 NW Pine Avenue, Ocala, FL during the reconnaissance on September 18, 2003;

- Three sites within the immediate vicinity of the subject site (Jet-Ocala, U-Haul Center of Ocala, and Circle K #8614) have had historical petroleum releases. The locations and/or distances of these sites from the subject site are such that it is unlikely that any of these sites have or will impact the subject site.

8.0 OPINIONS

HSW has performed a Phase I Environmental Site Assessment in conformance with the scope of work and limitations of ASTM Practice E-1527-00 of 819 NW Pine Avenue. This assessment has revealed evidence of historical recognized environmental conditions in connection with the property, specifically subsurface contamination related to the petroleum releases on January 30, 1989 and November 4, 1991.

9.0 CONCLUSIONS

HSW has performed a Phase I *Environmental Site Assessment* in conformance with the scope and limitations of ASTM Practice E 1527-00 of 819 NW Pine Avenue. Any exceptions to, or deletions from, this practice are described in Section 10.0 of this report. This assessment has revealed no evidence of *recognized environmental conditions* in connection with the property except for the following:

- The discharge of unleaded gasoline on January 30, 1989. No documentation was found describing environmental impacts directly connected with this release.
- The discharge of kerosene on November 4, 1991. Omega Environmental Services discovered excessively contaminated soil in connection with this release on the southern edge of the UST area.

10.0 DEVIATIONS

No significant deviations or deletions were made from the ASTM Practice E 1527-00 standard in conducting this Phase 1 ESA.

11.0 REFERENCES

- City of Ocala. Aerial Photographs.
- City of Ocala Library. Polk City Directories.
- Environmental Data Management, 2003. Environmental Records Review.
- Marion County Fire and Rescue – Prevention Division Branch. Storage tank facility records
- FDEP Oculus Document Management System
- Marion County Property Appraisers
- U.S. Geological Survey, 1991. 7 ½ minute Ocala West Quadrangle Map
- Title Search Records
- Interviews with Site Owner; Marion County Health Department Representative

APPENDIX A

RESUMES OF PRIMARY INVESTIGATORS

HSW

PHILIP L. GLOVER
Geologist/Scientist I

EDUCATION/CREDENTIALS:

M.S. in Geology, The University of Akron, August 2000
B.A. in Geology, The Ohio State University, March 1994
OSHA 40-Hour Hazardous Waste Operations Course
OSHA Training (Continued Annually)

FIELDS OF SPECIALIZATION:

- Sampling groundwater, surface water, sediment, and soil
- Lithologic/soil logging and well installations using air- and mud-rotary, hollow stem auger, and direct push technology (DPT) drilling techniques
- Basic gas chromatography and organic vapor monitoring

EXPERIENCE SUMMARY:

Mr. Glover is responsible for providing support in reference to drilling oversight, site assessment, and monitoring.

PROJECT EXPERIENCE:

- Provided project support for the Phase II environmental site assessment at the World Savings' Inverness site.
- Provided project support for the installation of the horizontal well treatment system at the Largo GCI site.
- Conducted liability analysis for client's residency at Miami International Airport.
- Assisted with annual report preparation for Tampa Bay Water, water year 2002.
- Performs routine media sampling at several sites.
- Logged over 100 deep oil and gas wells in western Texas and eastern New Mexico.

Updated on 10/24/03

HSW

ROBERT E BRETNALL, Jr., P.G.
Senior Hydrogeologist

CREDENTIALS/CERTIFICATION

B.A., Geology, University of South Florida, 1983
M.S., Geology, University of South Florida, 1988
40-hour OSHA Health & Safety Training
8-hour OSHA Health & Safety Training (updated annually)
Registered Professional Geologist, No. PG-1215, State of Florida

PROFESSIONAL AFFILIATIONS

Florida Association of Professional Geologists
USF Geology Alumni Society, Founding President (11/97 through 05/00)
USF Alumni Association, Board of Directors (06/99 through 06/01)

FIELDS OF SPECIALIZATION

- Project management
- Hydrogeologic investigations
- Soil quality investigations
- Water quality investigations
- Large scale data management
- Water quality data evaluation
- Surface geophysical investigations
- Monitor well installation
- RCRA permitting, issues
- MGP investigations

EXPERIENCE SUMMARY

Mr. Bretnall is a hydrogeologist with over 19 years of direct experience in planning and managing complex environmental projects and investigations. He has been recognized for superior job performance in conducting multi-phase investigations and assessments, auditing/evaluating site conditions, analyzing and interpreting data, and preparing reports and remedial plans. Mr. Bretnall has demonstrated expertise in contract management, tracking multiple projects, budgeting, quality control, technical report preparation, compliance with state and federal regulations, and staff training and supervision.

PROJECT EXPERIENCE

Brownfields

- Project manager conducting research for a client whose site is currently regulated under RCRA and is considering moving the site into the Brownfield program. Research includes searching documents on the Internet, reviewing documents for a similar site, and discussing the tasks involved with FDEP personnel. The final document includes a detailed timeline of the sequence of events, the estimated costs, and an extensive set of reference materials included in an appendix.
- Project manager overseeing Phase I/II Environmental Site Assessments at multiple sites within a Brownfields Redevelopment Area for a municipality in north-central Florida.

Contamination Assessment & Remediation

- Project manager and site coordinator for conducting pump and treat groundwater remediation at a 75-acre site in north-central Florida. Groundwater recovery and treatment have reduced constituent of concern concentrations to very low levels within the surficial and Hawthorn aquifers; however, impacts persist at concentrations above Monitored Natural Attenuation levels within the surficial aquifer and above Groundwater Protection Standards within the Hawthorn aquifers. System and hydrogeologic evaluations are underway to accelerate groundwater remediation, including the possible use of air sparging, biosparging, chemical oxidation, and bioaugmentation.

- Project manager and lead geologist for conducting a limited contamination assessment at a former crystal manufacturing facility in Fort Myers, Florida. Preliminary investigations revealed the presence of chlorinated and other volatile organic compounds in the shallow groundwater adjacent to a septic system. Additional soil and water quality investigations adjacent to the three onsite septic systems revealed that affected groundwater was present at the western-most septic system. The facility was connected to the municipal sewer system prior to the manufacturer relocating to a new site; however, the septic systems were not abandoned by this previous occupant. Mr. Bretnall oversaw the proper characterization and disposal of the septic tank contents and the abandonment of these three septic systems in accordance with Florida Department of Health guidance. The previous site occupant also abandoned manufacturing chemicals, which were properly lab-packed and disposed by Mr. Bretnall.

- Project manager for developing a Closure Plan for a percolation pond at a coin-operated laundry and dry cleaner in Bonita Springs, Florida. Past waste disposal practices resulted in the discharge of chlorinated compounds into the percolation pond. The Closure Plan includes waiting for the hookup of the facility to a privately owned sewer system, discontinuance of the disposal of wastewater to the percolation pond, and waiting for the percolation of the existing wastewater before commencing with soil quality characterization. The Closure Plan anticipates that wastewater will not be an issue at closure, saving considerable cost to the client. The sampling plan within the Closure Plan includes the collection of soil at and through the bottom and edges of the percolation pond to determine the volume of affected soil that may require

removal and proper disposal. In accordance with negotiations by others the EPA and the FDEP, groundwater quality investigations will be proposed after the closure of the percolation pond is complete.

- Project manager and lead geologist for developing and implementing a Contamination Assessment Plan (CAP) to identify the magnitude and extent of both soil and ground water impacts related to the operation of a former manufactured gas plant (MGP) facility in south Florida. Ground water monitor well locations and monitoring intervals downgradient of the facility, within a zone of preferential ground water flow in the fresh water portion of the aquifer, were selected. Based upon the analysis and interpretation of the data collected during the execution of the CAP, all of the potential pathways for contaminant migration were identified. The nature, extent, and magnitude of the hazardous constituents in all environmental media were evaluated and included in a contamination assessment report.

- Project manager and lead geologist for executing an investigation to determine ballpark cost estimates for remediation by evaluating the lateral and vertical extent of ground water quality impacts by manufactured gas plant (MGP) waste products and evaluating the presence/absence of manufactured gas plant (MGP) waste products in the sediments of a nearby stream and lake.

- A contamination assessment plan was prepared and implemented that included the use of the ground-penetrating radar (GPR) geophysical method for locating areas of coal-tar-impacted soil above the water table at this former manufactured gas plant (MGP) facility property in west-central Florida. Soil sampling for soil-gas analysis on a portable gas chromatograph (GC) revealed that the ground-penetrating radar survey conducted onsite correlated well with the location of the coal-tar-impacted soil. Soil samples were collected at the water table for portable GC soil-gas analysis downgradient and offsite of the facility. The purpose of these analyses was to select locations for installing permanent ground water monitor wells. Monitor wells were installed both onsite and offsite to delineate the extent of water quality impacts. The nature, extent, and magnitude of hazardous constituents in all environmental media were evaluated and included in a contamination assessment report.

- Project manager and lead geologist for conducting a contamination assessment, preparing a risk assessment, preparing and implementing a remedial action plan, and preparing and implementing a monitor only plan at this former manufactured gas plant (MGP) in south Florida. Preliminary investigations indicated that low concentrations of manufactured gas plant waste constituents were present in the ground water beneath the site. Numerous soil borings were excavated and samples evaluated in the field to delineate the likely waste source areas. Water table ground water monitor wells were installed at the site. Locations for the installation of monitor wells to fully define the vertical extent of the contaminant plume was indicated by screening water saturated soil samples in the field with a portable gas chromatograph (GC). A risk assessment indicated that the ground water contamination at the site did not pose a risk to the environment or human population. A remedial action plan was prepared and implemented to excavate the contaminated soil and monitor the ground water.

- Project geologist for the remedial investigation portion of a Remedial Investigation/ Feasibility

Study (RI/FS) at an EPA Superfund municipal landfill site in west-central Florida. Prepared the field work section of the RI/FS Work Plan which included the installation of one upper Floridan aquifer monitor well at the toe of the closed landfill, the sampling and laboratory analyses of ground water collected from five upper Floridan aquifer monitor wells, the sampling and laboratory analyses of leachate collected from six leachate collection chambers, the sampling and laboratory analysis of sediment and surface water from five onsite retention ponds, and the execution of an ecological assessment of an area within one mile of the site. Managed and actively participated in the execution of the fieldwork.

- Project manager for preparing and implementing RCRA Facility Investigation (RFI) Work Plans to evaluate the extent and magnitude of affected soil and groundwater related to past operating practices at four (4) Solid Waste Management Units (SWMUs) and two (2) Areas of Concern (AOCs) at an aircraft maintenance, repair, and overhaul (MRO) facility in north Florida. A final RFI Report has been approved by EPA Region 4. Corrective Measures activities are currently underway, including the collection of groundwater quality data to support Monitored Natural Attenuation (MNA) of chlorinated compounds as well as groundwater quality data to support the design of an air sparge/vapor extraction system at a source area.

- Project manager for implementing, operating, and maintaining a RCRA Corrective Action utilizing bioremediation to remediate solvent-affected (phenol and trichloroethylene) ground water at an aircraft maintenance, repair, and overhaul (MRO) facility in north Florida. Methods for oxygenating the ground water for the co-metabolism of trichloroethylene were evaluated in the fine-sand aquifer at the site. These methods included the use of hydrogen peroxide, biosparge points, and Regenesis Oxygen Releasing Compound®, with limited success for all but the biosparge points.

- Project manager for designing and implementing contamination assessment activities during the replacement of the floors inside two aircraft hangars at an aircraft maintenance, repair, and overhaul (MRO) facility in north Florida. Preliminary geotechnical borings by others revealed the presence of elevated concentrations of organic vapors in the soil beneath the hangar floors. A plan was developed and approved by EPA/Region 4 for the assessment of the extent of affected soil and ground water beneath the hangars. Soil quality was monitored periodically during the construction activities and the construction equipment used to aerate locations with elevated organic vapors. As a result, no soil required removal and disposal from the construction sites.

- Project manager and lead geologist for a preliminary contamination assessment that was undertaken at a former manufactured gas plant (MGP) in west-central Florida. This investigation included the excavation of numerous backhoe test pits onsite, and the installation of ten ground water monitor wells (five onsite and five offsite and downgradient). The preliminary investigation indicated that there had been both soil and ground water impacts related to past plant practices and that additional onsite and offsite assessment work was necessary. It also was apparent that a secondary source of water quality impacts was located offsite.

- Staff level geologist/geophysicist for a preliminary contamination assessment conducted at a former manufactured gas plant (MGP) site in north-central Florida. A ground-penetrating radar survey proved to be fruitless because of the conductive nature of the soil at this facility. Numerous soil borings installed by other staff members within the facility boundaries located areas containing soil impacts relating to past site practices on two separate parcels of property. Other staff members installed several ground water monitor wells, and ground water impacts were found to be minor. During the assessment, the presence of free-phase diesel fuel was discovered, the extent of which was subsequently delineated.

- Project manager and staff geologist/geophysicist for a contamination assessment at a former pesticide formulation facility in west Florida. An electromagnetic survey suggested the location of numerous buried metal drums and a series of backhoe test pits confirmed their presence. A magnetic survey of another area onsite indicated that ferrous metal objects were not buried there. Ground water monitor wells were installed at the perimeter of the site. Soil, sediment, surface water, and ground water samples were collected for laboratory analyses to evaluate for the presence of waste related to past practices at the site. A data summary report was prepared for the clients use.

- Conduct and manage the contamination assessment at a solvent recycling facility in north Florida.

- Conduct and/or manage the assessments at over 50 leaking fuel storage facilities throughout Florida.

- Manage the assessment of soil and ground water quality impacts in right-of-ways for Pinellas County, Florida.

Wellfield Siting, Development & Management

- Project manager for preparing hydrologic section of the 2000, 2001, and 2002 annual reports for the five wellfields within the Northwest Hillsborough Regional Wellfield. Data are provided by Tampa Bay Water for the water year and HSW tabulates said data. These data include wellfield production, monitor well water level, production and monitor well water quality, and well mitigation. These data are graphed and contoured to show either a single moment in time, such as water level or water quality contour maps, or data sets through time, such as graphs of rainfall, water levels, or water quality for periods-of-record. Text is prepared that describes and summarizes the displayed information. Statistical evaluation of the affects that pumpage, precipitation, and evaporation have upon water levels in both the surficial and Floridan aquifers are also performed and included in the annual reports that are compiled and submitted by another consulting firm.

Solid Waste Management

- Project manager for overseeing the waste management for a major utility company in Florida. Oversaw staff members collecting drummed samples for laboratory analyses and profiling the

accumulated wastes for proper disposal. Staff members were also responsible for inventorying both non-hazardous and hazardous waste as it was received at the central processing area.

- Investigation of conductive ground water leakage at a closed municipal solid waste landfill using an electromagnetic geophysical method.

- Development of stratigraphic characteristics of closed municipal solid waste landfill using the direct current resistivity method.

- Utilization of the magnetic and electromagnetic geophysical methods to locate buried material at three separate landfills.

Environmental Compliance/Permitting/Auditing

- Project manager for overseeing the preparation of a permit renewal application and Corrective Action Plan for an aircraft refurbishing facility in north-central Florida. The permit includes regulated units and SWMUs/AOCs. The permit renewal application includes performance-based modifications to the permit that will not require the reopening of the permit for public review. The Corrective Action Plan will include all viable remedial methods for the affected media at the facility, and triggers for implementing chosen remedial methods.

- Project manager for preparing all aspects of a RCRA Part B Operation Permit Application for the Lead Groups Storage Unit at a lead recycling facility. The Permit Application was approved by FDEP with only one round of minor review comments.

- Project manager for developing Closure and Post-Closure Permit renewal applications at an aircraft maintenance, repair, and overhaul (MRO) facility in north Florida. These separate renewal applications were reviewed favorably by Florida DEP and permits issued for the facility.

- Conducted permit application related soil and ground water quality assessment activities at two RCRA regulated munitions manufacturing plants in north central Florida.

Geologic & Hydrogeologic Studies

- Project manager and project geologist for mapping the approximate location and thickness of the fresh-water lenses beneath a west-central Florida island containing an electric power generating plant utilizing an electromagnetic geophysical method.

- Conduct various geophysical investigations at over seven facilities located throughout the southeastern U.S. and in the west and Midwestern U.S. to locate the edge of landfills, map contaminated ground water, locate metallic object and septic tank drain fields within the ground, and estimate subsurface stratigraphy.

Water Resources Evaluation

- Evaluations of a very low frequency (VLF) electromagnetic method at four sites in Florida to assess the method's water resource evaluation capabilities.

- Assessment of the salt water/fresh water transition zone position along 40 miles of west central coastal Florida using electromagnetic and direct current resistivity methods.

Storage Tank Management

- Assessment of a buried septic tank drain field location at a Superfund site, in central Florida, using ground-penetrating radar.

- Assessment of impacts to soil and groundwater at over 100 petroleum retail facilities located throughout Florida.

SELECTED PUBLICATIONS AND PRESENTATIONS

Culbreth, M.A., R.E. Bretnall and M.T. Stewart, 1982, *Structural Framework and Movement of Regional Groundwaters* (22 pages), in "Proceedings, Tampa Bay Scientific Information Symposium", Bellwether Press.

Stewart, M.T. and R.E. Bretnall, 1986, *Interpretation of VLF Resistivity Data for Ground Water Contamination Surveys*, Ground Water Monitoring Review, Winter 1986, v. 6, no. 1.

Baseline Ground Water Monitoring Assessment submitted to AT&T Technology Systems; AT&T, Orlando, FL, silicon chip manufacturer, 16 text pages, 12 figures, 5 tables, 4 appendices, February 18, 1986.

Bretnall, Jr., R.E., 1988, *Electromagnetic Signature of the Salt-Water/Fresh-Water Transition Zone, West-Central Florida*, Masters Thesis, University of South Florida, 178 pages, April 1988.

Contamination Assessment Report submitted to Dade County ERM; Peoples Gas System, Inc., North Miami Beach, FL, former manufactured gas plant facility, 75 text pages, 44 figures, 7 tables, 15 appendices, August 1, 1988.

Contamination Assessment Report submitted to Florida DEP; Peoples Gas System, Inc., Tampa, FL, former manufactured gas plant facility, 72 text pages, 36 figures, 12 tables, 14 appendices, July 13, 1990.

Remedial Investigation/Feasibility Study Work Plan submitted to EPA/Region 4; Taylor Road Landfill Superfund site, Hillsborough County, Florida, 68 text pages, 35 figures, 19 tables, August 2, 1993.

RCRA Operation Permit Application - Lead Groups Storage Unit submitted to Florida DEP; Gulf

Coast Recycling, Inc., Tampa, FL, lead battery recycler, 33 text pages, 28 figures, 1 table, 27 subattachments, December 21, 1994.

Draft RCRA Facility Investigation Report submitted to EPA/Region 4; Aero Corporation, Lake City, FL, aircraft maintenance, repair, and overhaul (MRO), 190 text pages, 46 figures, 58 tables, 9 appendices, June 14, 1996.

Small-Scale Pilot Studies - Evaluation Report - Corrective Action - Former Surface Impoundment submitted to Florida DEP; Aero Corporation, Lake City, FL, aircraft MRO, 48 text pages, 12 figures, 12 tables, 8 appendices, May 15, 1998.

Draft RCRA Facility Investigation Report submitted to EPA/Region 4; Aero Corporation, Lake City, FL, aircraft MRO, 200 text pages, 56 figures, 61 tables, 9 appendices, October 1, 1998.

Monitored Natural Attenuation Corrective Action Plan – Ground Water at the Former Surface Impoundment submitted to Florida DEP; TIMCO, Lake City, FL, aircraft MRO, 39 text pages, 12 figures, 2 tables, 3 appendices, April 19, 1999.

RCRA Facility Investigation Report submitted to EPA/Region 4; TIMCO, Lake City, FL, aircraft MRO, 19 text pages, 34 figures, 44 tables, February 18, 2000.

Pre-Corrective Measures Study – Water Quality Data Summary Report submitted to EPA/Region 4; TIMCO, Lake City, FL, aircraft MRO, 9 text pages, 26 figures, 9 tables, 2 appendices, July 18, 2000.

Pre-Corrective Measures Study #2 – Water Quality and Lithologic Data Summary Report submitted to EPA Region 4; TIMCO, Lake City, FL., aircraft MRO, 14 text pages, 8 figures, 4 tables, 2 appendices, December 6,2000.

Pre-Corrective Measures Study #3 – Groundwater Quality and Lithologic Data Summary Report submitted to EPA Region 4; TIMCO, Lake City, FL., aircraft MRO, 9 text pages, 6 figures, 1 table, 2 appendices, May 21, 2001.

Updated on 10/06/03

HSW

FRED A. SEGUITI, P.G.
Vice President/Principal Hydrogeologist

EDUCATION / CREDENTIALS

B.S. Geology, Allegheny College, 1980
Professional Geologist: No. 313 FL., 1988. No. 1419 GA., 1997. No. 545 NC, 1986. No. 2079 PA., 1995. No. 627 SC, 1987. No. 504 TN, 1988
40-Hour OSHA Hazardous Waste Health and Safety Training
8-hour OSHA Hazardous Waste Health and Safety Refresher Training (Updated Annually)

PROFESSIONAL AFFILIATIONS

National Groundwater Association
Society of American Military Engineers
Association of Ground Water Scientists and Engineers

FIELDS OF SPECIALIZATION

- Hydrogeologic studies
- Groundwater contamination investigation
- Petroleum hydrocarbon assessment and remediation
- Water resources development
- Underground storage tank management

EXPERIENCE SUMMARY

Mr. Seguiti manages projects involving site assessment and remediation. He has worked at more than 300 project sites throughout the Southeast and Puerto Rico including retail service stations, pipeline facilities, bulk storage terminals, transportation distribution centers, refineries, manufacturing facilities, DOD installations, solid waste landfills and public works facilities. The types of materials investigated include both lighter (gasoline, diesel fuel, kerosene, jet fuel, aviation gasoline, mineral spirits, stoddard solvent, motor oil, hydraulic oil, and Bunker C oil) and heavier than water organic chemicals (chlorinated organic solvents), pesticides, PCBs, and inorganic compounds. Mr. Seguiti has utilized innovative and cost saving techniques during both assessment and remediation including: soil gas surveys, environmental media sampling using direct push technology coupled with field analyses for real time site assessment, remediation through natural attenuation/monitoring approaches, risk assessment, intensive limited scope and short term source removal, multiple well , recovery trench and horizontal well schemes for capturing impacted groundwater, dual-phase extraction wells, insitu air sparging and soil vacuum extraction.

Mr. Seguiti has provided expert testimony related to leaking underground storage tanks (USTs) and is knowledgeable on the UST regulatory requirements on the federal, state and local level. He is an instructor for the Florida Chamber of Commerce on rehabilitation of sites impacted with petroleum products and drycleaning solvents. He has also provided training to numerous and diverse groups concerning the cleanup process and regulatory programs for petroleum hydrocarbons. Mr. Seguiti has also completed training for developing, implementing and auditing of environmental management systems conforming to the ISO 14000 standard.

PROJECT EXPERIENCE

Contamination Assessment & Remediation

- Project Manager for RCRA Facility Investigation at an aerospace manufacturing facility located in southeast Georgia. Work included preparation of an RFI work plan negotiation of a Consent Agreement, implementation of a phased assessment investigation that included use of a geophysical survey to locate a pipeline and direct push technology for obtaining groundwater samples for analysis in the field using a mobile laboratory. A critical element of the assessment was the identification of an upgradient source of chlorinated solvents in the groundwater system that had commingled with an onsite plume. Successfully negotiated with the State of Georgia that the Source of Contamination Presumption (i.e. media contaminated with a hazardous waste is considered a hazardous waste) did not apply due to the likelihood that some of the compounds in the on-site plume may have originated by anaerobic degradation of compounds present on the upgradient side of the facility. Significant cost savings were realized by the facility because the soil and groundwater beneath the facility is not presumed to be a hazardous waste solely because it contains chlorinated solvents.

- Prepared an interim remedial action plan (IRAP) for a former electric transformer manufacturing facility due to the reported presence of dissolved organic solvents (principally PCE, TCE, 1,2-dichloroethene, and vinyl chloride) in a surface water drainage ditch bordering the facility. The IRAP was approved by the regulatory agency on the initial submittal. The selected remedial approach included establishing a hydraulic barrier between the site and the drainage ditch using a multiple well recovery scheme. Also completed contamination assessment activities that included a soil gas survey, use of direct push technology for soil, soil gas, and groundwater sampling, installation of both shallow and vertical extent (using multiple cased wells) monitor wells, and groundwater, soil, surface water, and sediment sampling and analyses. Other activities included identification and sampling of selected nearby potable wells, installation of warning signs along the drainage ditch, preparation of a safety and health plan covering work at the site, and toxicity bioassay testing of groundwater near the drainage ditch. All work was performed in accordance with a consent order executed between the site owner and the regulatory agency.

- Prepared a Remedial Action Plan (RAP) to address cleanup of a site for a major oil company using only in-situ air sparging and soil vacuum extraction as the remediation technology. Pertinent aspects of the site specific conditions included: 1) the dissolved hydrocarbon plume had migrated offsite and commingled with a plume from an adjoining service station; 2) the local municipality operates a wellfield about 0.3 miles from the facility; 3) the underlying lithology is relatively transmissive; and 4) the FDOT took part of the property where the dissolved plume is located for widening a roadway. Performed a pilot test to evaluate use of the technology. Based on positive results of this test, the RAP proposed use of this technology without groundwater recovery.

- Performed assessment and remediation on a diesel fuel marine leak site at the NAS-Pensacola as part of a project which included a hydrogeologic assessment followed by the design of remedial measures. Presentations were made to Navy and state officials concerning the progress of the operations.

- Developed a phased groundwater contamination investigation for a major oil company at a hydrocarbon spill site in central Florida; collected all the background data concerning the hydrogeology of the site, occurrence and movement of groundwater, and conducted a potable water-well inventory; supervised the gathering of site-specific information from soil boring/monitor-well installation, water-level and free hydrocarbon measurements, aquifer-pumping test and analysis, and recovery of free hydrocarbons; prepared a detailed cost analysis of various remedial alternatives; designed and supervised the installation of the groundwater treatment system using air-stripping, carbon adsorption, and iron removal.

- Prepared groundwater sampling protocol for monthly and quarterly monitoring programs at both active and inactive landfills in Hillsborough County, Florida, in accordance with state permitting; collected hydrologic data, and assisted in an evaluation of hydrogeologic conditions and the extent of groundwater contamination; supervised EPA testing of cover material on an inactive landfill by infiltrometer tests and laboratory permeability tests of soil samples collected from the cover.

- Developed investigative procedures for assessing 11 retail marketing facilities and a refinery for a major oil company in Puerto Rico, which included field investigation, interpretation of geologic and hydrologic data, and preparation of documents describing the functions and recommendations for remediation consistent with Puerto Rican guidelines. Also directed the design and implementation of a groundwater remediation system using a total fluids system, water treatment, and water disposal via infiltration to the subsurface.

Environmental Compliance/Permitting/Auditing

- Ensured RCRA compliance at hazardous-waste sites in central Florida, including review of water-quality analyses, statistical testing, preparation of a groundwater quality assessment report, and a groundwater contamination rate and extent report; developed the groundwater monitoring system and supervised the installation of monitor wells, surface-water stations, and water-quality sampling.

Storage Tank Management

- Performed comprehensive storage tank removal and petroleum site rehabilitation services for a mid-sized oil company at 24 sites located in Pinellas, Pasco, and Hernando Counties in Florida. Received FDEP-approval for the first soil vapor extraction system to be approved as an initial remedial action (IRA). This action was also unique in that petroleum impacted soil was permitted to be returned to the excavation where USTs were removed. Overall, the work included: IRAs; UST removal and closure assessments; contamination assessment activities and contamination assessment reports; remedial action plans (RAPs) and RAP

modifications; construction, remedial system installation and operation; maintenance and reporting; use of several groundwater recovery schemes (single and multiple recovery wells, dual-phase recovery wells, recovery trenches); use of multiple groundwater treatment technologies (packed-column air stripping tower, air diffuser, bioventing, and direct discharge to sanitary sewer); use of Flow Mole ™ remote guided lateral drilling device for installing electrical and fluid lines below roads and streets; careful public awareness program and risk evaluation at a site with extensive off-site impacts; pilot testing of in-situ bioremediation technology and in-situ air sparging; and expert testimony related to petroleum impacts. HSW also prepared reimbursement applications totaling more than $7 million for all work performed during this project.

- Developed an underground storage tank management program for the City of Tampa which involved developing a computer program to manage all of the City's tanks with sorting capabilities for key tank parameters such as age, contents, monitoring system, department, and size. Recommendations were provided concerning tank registration, tank abandonment, installation of monitoring systems, sensitivity to environmental and public health risks, and bringing the City into compliance with federal and state regulations.

Database Development/Management

- Performed an environmental assessment of a company that owned, operated, and leased convenience stores and supermarkets and operated a vehicle fuel transportation company for the purposes of a possible transfer of assets. A database was created to inventory more than 250 properties and included critical information that could be used to group the properties into appropriate risk categories. The work included reviewing site assessment documents prepared by others to evaluate potential liability issues, reviewing company records concerning compliance with environmental regulations (specifically those related to storage tanks and site rehabilitation of petroleum impacts), reviewing environmental site assessment documentation for real property transactions and preparing and maintaining a global list of all properties in which the company was involved with during the past 20 years. HSW evaluated the potential liability of each grouping and estimated the potential financial exposure. The findings of the evaluation were used in negotiations concerning the representations, warranties, indemnities, and an escrow account to cover all environmental issues.

SELECTED PUBLICATIONS AND PRESENTATIONS

Seguiti, Fred A., 1999. Petroleum Contamination Site Rehabilation Process in the New Millenium. July 1999 Environmental Permitting Summer School. Marco Island, Florida.

Seguiti, Fred A., 1999. Developments in the Petroleum and Drycleaning Solvent Contamination Site Rehabilitation Process. January 1999 - Environmental Permitting Short Course. Orlando, Florida.

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Seguiti, Fred A., 1997. ISO 14001: Considerations for Implementation. 1997 Environmental Permitting & Growth Management Graduate School. January 1997 - Environmental Permitting Short Course. Orlando, Florida.
Seguiti, Fred A., 1996. First Two ISO 1400 Environmental Management Standards Published by International Organization for Standardization. November 1996. Florida Specifier.
Seguiti, Fred A., 1996. ISO 14001: Benefits and Concerns of Implementation; November 1996 - Florida Manufacturing and Chemical Council, Annual Meeting. Panama City, Florida.
Seguiti, Fred A., 1996. ISO 14000: Issues and Impacts of a New Paradigm in Environmental Management. October 1996 - Florida Environmental Expo. Tampa, Florida.
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Seguiti, Fred A., 1995. The Transactional Environmental Site Assessment (A Consultant's Perspective). September 1995 - Florida Environmental Expo. Tampa, Florida.
Seguiti, Fred A., 1995. Petroleum Contamination Cleanup Regulation and the Site Rehabilitation Process. July 1995 - Environmental Permitting Summer School. Marco Island, Florida.
Seguiti, Fred A., 1995. Petroleum Cleanup Regulations and the Site Rehabilitation Process. January 1995 - Environmental Permitting Short Course. Tallahassee, Florida.
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BROWNFIELDS ASSESSMENT. OCALA, FLORIDA
FOIA 2019-003937

FOLDER NUMBER	BRIEF DESCRIPTION	
424147	Brownfield Ocala	

EE&G

Evans Environmental & Geosciences

SITE: City of Ocala
BREAK: 2/8
OTHER: VB

PHASE I
ENVIRONMENTAL SITE ASSESSMENT

FOR

TIRES PLUS
405 SOUTH PINE AVENUE
OCALA, FLORIDA

PREPARED FOR:

City of Ocala – Community Programs
P.O. Box 1270
Ocala, Florida 34428

Prepared by:

Evans Environmental & Geosciences
445 Douglas Avenue, Suite 2205E
Altamonte Springs, Florida 32714
(407) 786-1688

February 2004
Project No.: 2004-0437

Paul B. Lee
Project Manager

Steven A. Harrison, P.G.
Senior Technical Advisor

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EE&G

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SECTION 1.0
INTRODUCTION

1.1 PURPOSE

Evans Environmental and Geoscience, LLC (EE&G) was retained by the City of Ocala, the Client, to perform a Phase I Environmental Site Assessment (ESA) of Tires Plus facility, located at 405 South Pine Avenue, in Ocala, Marion County, Florida (hereafter referred to as the "*Property*".)

This Phase I ESA was prepared in accordance with the standard practice set forth in American Society of Testing and Materials (ASTM) Designation E 1527-00. The purpose of this Phase I ESA was to identify recognized environmental conditions (RECs) associated with the *Property*. RECs are defined in ASTM Designation E 1527-00 as "the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property." Additionally, this assessment was intended to assist the user in satisfying one of the requirements to qualify for the innocent landowner defense to the Comprehensive Environmental Response Compensation and Liability Act (CERCLA).

1.2 DETAILED SCOPE OF WORK

In accordance with the ASTM Designation E 1527-00 guidelines, this Phase I ESA included the following scope of services.

- EE&G interviewed the Client or Client's designated representative to assess knowledge of site-specific conditions or uncover available information, which may help to identify RECs.

- EE&G conducted a site reconnaissance to obtain information indicating the likelihood of identifying RECs in connection with the *Property*. EE&G assessed the uses and conditions of the *Property*, to the extent visually and/or physically observed during the site inspection of accessible areas, including:

  - Current uses on the *Property* likely to involve the use, treatment, storage, disposal or generation of hazardous substances or petroleum products.

  - Interior and exterior inspection of the *Property* to assess for sewage, storm water and wastewater disposal system(s), potable water supply, and evidence of storage tanks, drums, PCB-containing equipment, pools of liquid, odors, pits/ponds/lagoons, stained soil or pavement, stressed vegetation, drains, heating/cooling system and wells. A general description of the current on-site structures was noted.

  - Current uses of adjoining properties as limited to the extent visually and/or physically observed from property boundaries.

  - Current uses of surrounding area as limited to extent visually and/or physically observed during a drive-through of the area.

- EE&G obtained and reviewed reasonably ascertainable records from standard sources (as defined in ASTM Designation E 1527-00), which are publicly available, practically reviewable, and obtainable within reasonable time and cost constraints. These records included:

  - Applicable regulatory files held by federal, state and local agencies, which pertain to the use and handling of hazardous waste, hazardous substances and petroleum products for the *Property*, adjoining properties, and surrounding properties (within the designated search distance, per ASTM Designation E 1527-00).

  - Physical setting sources, including a current USGS 7.5 Minute Topographic Map, and current technical documentation on the regional surficial soil type and distribution, and regional geologic and hydrogeologic environmental setting.

  - Standard historical sources, used to develop an understanding of the previous uses or occupants of the *Property* and adjoining properties, which may indicate potential RECs. These sources included (at a minimum) city directories, aerial photographs, and fire insurance maps, which were reviewed at approximately 5-year intervals.

- EE&G conducted interviews with individuals knowledgeable of the *Property* to assess for information indicating potential RECs in connection with the *Property*.

- EE&G prepared a final report, which summarized the methodology and findings of the Phase I ESA. The report included a summary of the Client/User Information, Site Reconnaissance, Interview(s), and Record Review Findings. As required by ASTM Designation E 1527-00, the final report included a Findings/Opinion Section and Conclusions Section, which clearly stated if RECs were identified in connection with the *Property*. Documentation of pertinent resources, references and key exhibits were included to support the report findings, when appropriate.

1.3 SIGNIFICANT ASSUMPTIONS

Information regarding the *Property* was reasonably ascertainable and therefore, no significant assumptions have been made, unless otherwise noted in a specific section of this report.

1.4 LIMITATIONS AND EXCEPTIONS

This Phase I ESA was performed by competent, qualified technical professionals in accordance with sound professional practices and the standard due care exercised within the profession. The presence or absence of contaminants on the surface or in the subsurface of the *Property* cannot be determined without proper testing. Accordingly, the findings of this investigation merely assessed the potential for property owner liabilities arising from past and present usage of the *Property*, and should not be construed as conclusive evidence that the *Property* has or has not been negatively impacted.

The opinions and recommendations presented herein apply only to conditions existing at the time of this assessment. Any changes in site conditions, environmental standards, practices, or regulations subsequent hereto are not covered. Furthermore, although every reasonable effort has been made to use information sources that are authoritative, EE&G does not warrant their accuracy or completeness, nor the use of segregated portions of this report.

1.5 SPECIAL TERMS & CONDITIONS

This Phase I ESA was prepared in accordance with ASTM Designation E 1527-00, and the Client required no special terms and conditions, unless otherwise noted in this report.

1.6 USER RELIANCE

This report was prepared solely for the use of the Client, and is not intended for use by third party beneficiaries. The Client, and third parties shall indemnify and hold EE&G harmless against any liability for any loss arising out of or related to reliance by any third party on any work performed thereunder, or the contents of this report.

1.7 USER-PROVIDED INFORMATION

The Client was given a User Form to complete regarding the *Property*. For a copy of the form, see **Appendix A**. This Phase I ESA was required for due diligence associated with a real estate transaction. Additionally, this assessment was intended to assist the user in satisfying one of the requirements to qualify for the innocent landowner defense to the Comprehensive Environmental Response Compensation and Liability Act (CERCLA).

The Client was unaware of any environmental liens or activity and use limitations in connection with the *Property*. The Client has no knowledge of a significantly reduced purchase price due to environmental conditions associated with the *Property*.

SECTION 2.0
GENERAL ENVIRONMENTAL SETTING

2.1 AREA SETTING

The *Property* was located in a primarily commercial area of Ocala, Marion County, Florida. Adjoining properties were observed to be commercial and retail businesses, an abandoned home, a United States Post Office, and South Pine Avenue. According to the Ocala West Quadrangle, Florida, United States Geological Survey (USGS) 7.5 Minute Topographic Map, the *Property* was located in an area characterized by moderately sloping topography, with a surface elevation of approximately 95 feet above the National Geodetic Vertical Datum of 1929. The *Property* appeared undeveloped, and a commercial shopping plaza was observed on the adjoining property to the west. Refer to **Figure B1, Appendix B,** for the portion of the USGS topographic map depicting the location of the *Property.*

2.2 SOIL TYPE

According to a soil map published by United States Department of Agriculture (USDA), Soil Conservation Service, the soil in the area of the *Property* has been characterized as the Urban land complex. The Urban land complex is more than 70 percent covered with shopping centers, parking lots, large buildings, streets, sidewalks, and other structures. Observations of the soil is impossible. Other soil complexes appear in open areas, such as parks, vacant lots and playgrounds. The surface soils have been modified by cutting ditches and shaping of the surface areas with fill materials.

2.3 HYDROGEOLOGY

There are four main physiographic areas within the Marion County Area. These areas are as follows: narrow swamps along the Oklawaha and Withlacoochee Rivers, broad flatwoods in the eastern and southwestern parts of the county, rolling sand ridges that dominate the southern parts of the county, and rolling uplands in the central and northwestern parts of the county.

The soils in the Marion County area formed in thick beds of sandy and clayey material that were transported by seas which covered the area during the Pleistocene period. Transgressive seas eroded and redeposited, or reworked Miocene and Pliocene sediments on the shallow sea bottom to form marine terraces.

The stratified sand and sandy clay of the Hawthorn Formation are the parent material of many of the soils that formed the loamy and fine textured subsoils in Marion County. In the central parts of the county, the limestone beds of this formation are commonly only a few feet thick and are located only at or near the base of the formation. Phosphoric sand, clayey sand, and clay make up the greater part of the Hawthorm Formation. Other formations occurring within the survey area are the Ocala Limestone, Fort Preston Formation, Alachua Formation, and the Avon Park Formation. Except for a few exposures of limited extent, the Ocala Limestone and the Avon Park Formation are overlain by sandy, clayey or unconsolidated sandy and clayey material. The Alachua Formation consists of irregularly interbedded deposits of clay, sand, and sandy clay that are phosphatic. The Fort Preston Formation consists of coarse, clastic sediments of middle Miocene and younger ages.

Two separate aquifer systems are generally recognized in central Florida: the shallow surficial aquifer, and the Floridan aquifer. The shallow surficial aquifer generally consists of unconfined

permeable units in the undifferentiated surficial sediments units. Recharge is derived almost entirely from rainfall, resulting in seasonal fluctuations in the water table. Clay layers of the Hawthorn Formation serve as the confining layer between the shallow surficial aquifer and the Floridan aquifer. The Floridan aquifer system underlies most of Florida, and is the primary source of municipal water supplies. The Floridan aquifer is comprised of a series of limestone units which range in age from middle Eocene to Miocene. The saturated thickness of the Floridan aquifer system is the Marion County area may be as thick as one thousand feet.

The aquifers described above are classified as G-II aquifers according to Chapter 62-3, Florida Administrative Code (FAC). G-II groundwater must meet the primary and secondary drinking water quality standards established for public water systems, pursuant to the Florida Safe Drinking Water Act as defined in Chapter 62-550, FAC.

2.4 SITE SPECIFIC GROUNDWATER FLOW

The direction of groundwater flow and depth to the surficial aquifer vary by location, by seasonal fluctuations, and surface water features. Based on observation of local topography, surface water features, a review of the USGS topographic map of the area, and EE&G's experience and knowledge of Marion County, the approximate depth to groundwater in the vicinity of the *Property* is likely to be at depths greater than 25 feet below ground surface.

The groundwater flow direction in the area of the *Property* may be controlled by depth to groundwater, area lake levels, and precipitation. The groundwater flow direction at the *Property* will fluctuate over time. Actual determination of the groundwater flow direction at the *Property* can not be assessed without physical testing.

SECTION 3.0
SITE RECONNAISSANCE

A site reconnaissance was conducted on January 13, 2004, by Mr. Paul Lee of EE&G, during which an inspection of the *Property* was conducted, noting areas of potential environmental concern. There were no limiting conditions to EE&G's inspection. Refer to **Figure B1, Appendix B,** for a portion of the USGS map depicting the location of the *Property.* Refer to **Figure B2, Appendix B,** for a site sketch of the *Property* and adjoining properties. Refer to **Appendix C** for photographs taken during the site visit.

Physical Description of *Property*

Name of Property:	Tires Plus.
Address or Physical Location:	405 South Pine Avenue, Ocala, Florida.
Section/Township/Range	Section 18, Township 15 South, Range 22 East
Description of Onsite Structures:	Single story brick and metal building.
Description of Current Use:	Tires Plus automotive service facility.
Northern Adjoining Property:	4th Street, beyond which was a Value Pawn Store.
Southern Adjoining Property:	Law Office and an abandoned home.
Eastern Adjoining Property:	3rd Street, beyond which was a United States Post Office.
Western Adjoining Property:	South Pine Avenue, beyond which was the City of Ocala Police Department and a commercial shopping plaza.

Summary of Site Reconnaissance Findings

Inspection Category	Evidence Observed
Hazardous Substances and Wastes	**Yes**
Petroleum Products	**Yes**
Underground/**Aboveground Storage Tanks**	**Yes**
Hydraulic Car Lifts	**Yes**
Potential PBC Containing Equipment	No
Solid Waste	**Yes**
Storm Water Drainage	No
Waste Water	**Yes**
Wells	No
Pits, Ponds & Lagoons	No
Floor Drains	No
Sanitary Sewer/Septic System	**Yes**
Heating/Cooling System	**Yes**
Stains or Corrosion	No
Drains and Sumps	No
Stained Soil or Pavement	**Yes**
Stressed Vegetation and Odors	No
Pools of Liquid	**Yes**
Grease Traps	No
Oil/Water Separators	No
Drums or Unidentified Containers	**Yes**
Other	**Yes**

Hazardous Substances and Wastes: At the time of the inspection, EE&G observed one 55-gallon drum of new antifreeze, and three 55-gallon drums of new automatic transmission fluid. The drums were staged on concrete, no secondary containment was provided. EE&G observed two 55-gallon drums of used antifreeze, three 55-gallon drums of used oil filters, and a safety kleen parts washer in the covered service area. The drums were staged near the edge of the covered service area, and no secondary containment was observed associated with the storage drums or ASTs. A partially filled drum of automatic transmission fluid and a drum of used antifreeze were observed staged adjacent to the building, uncovered and without secondary containment. No other significant quantities of petroleum products were observed on the *Property*.

Petroleum Products: The facility generates approximately 200-gallons of used oil per month from the automotive services. Approximately 25-gallons of waste antifreeze is generated per month. The used oil is stored in an aboveground storage tank (AST) in the covered work area. Mr. Adams provided used oil disposal manifests from US Filter, documenting the last disposal of the used oil, for review. The used antifreeze is stored in 55-gallon storage drums in the covered work area. Mr. Adams provided used antifreeze disposal manifests from Safeway, documenting the last disposal of the used antifreeze, for review. Approximately 200-gallons of new motor oil was maintained in an AST in the work area, and numerous smaller quantities (gallon and quart containers) of new oil, gear oil, antifreeze, and brake fluid were observed stored within the building.

Aboveground Storage Tanks: A 500-gallon AST containing used oil, and a 200-gallon AST containing new motor oil were observed at the *Property*. The ASTs were located in the service area, staged on concrete. No secondary containment was observed associated with the ASTs.

No underground storage tanks (USTs) were reported or observed at the *Property*. No evidence of USTs, such as manholes, fill pipes, vent lines, or dispensers were observed on the *Property*.

Hydraulic Car Lifts: Six underground hydraulic car lifts were observed at the *Property*. According to Mr. Adams, two of the lifts are currently in use at the *Property*, and the remaining four lifts were taken out of service, due to the loss of hydraulic fluids. The location of the leaks were not determined. Three of the lifts were taken out of service approximately a year ago, and the fourth was taken out of service approximately four months ago.

Solid Waste: Solid waste generated at the *Property*, generally waste paper and cardboard was staged in a commercial dumpster at the *Property*. The solid waste is disposed by the City of Ocala. No areas of solid waste were observed on the *Property*.

Waste Water: Although on-site operations do not generate waste water which require regulated disposal, commercial degreasing products are used to wash the outside service area to prevent the build up of oil and grease products. During the inspection of the *Property*, EE&G personnel observed the service area being washed, and the wash water was observed to run off the service area into the parking lot, which eventually migrated off the *Property*, and entered the city's storm water drainage system.

Sanitary Sewer: According to representatives at the City of Ocala's Public Works Department, the *Property* was currently connected to the city's sanitary sewer system. According to city records, the *Property* was connected to the sanitary sewer system in September 1989. Although evidence of a septic system was not observed on the *Property*, it appears likely that the *Property* was on a septic system prior to 1989.

Heating/Cooling System: Climate control of the office and waiting room is maintained via a ground mounted air conditioning unit and electric heat. No evidence of an oil heating system was observed on the *Property*.

Stained Soil or Pavement: An area of stained concrete was observed in the area of the used oil storage tank, and the used oil filter and used antifreeze storage drums. The majority of the staining was beneath the covered service area, however, the stain migrated to the adjoining asphalt parking area, south of the tank and drum storage area. Several other minor areas of stained concrete were observed throughout the covered service area. No areas of stained soil, or distressed vegetation were observed at the *Property*.

Pools of Liquid: An area of pooled water was observed in the parking lot. The pooled water was from employees washing the covered surface area. The wash water was observed to run off the *Property* toward the City of Ocala's storm water drainage system. No other areas of pool liquids were observed on the *Property*.

Drums and Unlabeled Containers: As described above, 55-gallon drums containing new antifreeze and transmission fluid, and used oil filters antifreeze were observed staged at the *Property*. All drums were staged on concrete or asphalt, and no secondary containment was observed associated with the drums. One unlabeled 55-gallon drum was observed in the drum storage area in the service area. No other unlabeled drums were observed on the *Property*.

Others: New batteries were observed stored in the parts area of the building. Used batteries were staged in the building, and were reported to be recycled by Interstate Batteries. No other potentially hazardous or petroleum products were observed on the *Property*.

SECTION 4.0
INTERVIEWS

EE&G personnel interviewed Mr. Mark Adams, Tires Plus Service Manager, concerning his knowledge of the *Property*. According to Mr. Adams, the facility provided automotive services that included the sale and service of new tires, oil and filter changes, and other minor automotive services. Mr. Adams stated that automotive services generated approximately 200 gallons of used oil and 25 gallons of used antifreeze per month. Used oil filters, used antifreeze, waste tires, and used batteries were generated at the *Property*. Mr. Adams provided copies of the used oil and antifreeze disposal receipts, for review.

Mr. Adams stated that the *Property* had six underground hydraulic car lifts. Four of the car lifts were not in service at the time of the inspections. According to Mr. Adams, the four out of service car lifts were reported to be losing hydraulic fluid, and therefore were taken out of service.

Mr. Adam stated that a commercial degreasing product was used to wash the service area daily, to prevent the build up of oil and grease. Mr. Adams also provided Mr. Lee access to the *Property*.

EE&G personnel interview Ms. Angie Sweeney of the Marion County Fire Department concerning the regulation of petroleum storage tanks in Marion County. According to Ms. Sweeney, the Marion County Fire Department is the local agency regulating petroleum storage tank systems in Marion County. Ms. Sweeney stated that regulatory files for facilities with no activities for approximately five years have been forwarded to the Florida Department of Environmental Protection (FDEP) in Tallahassee, Florida. Ms. Sweeney was questioned about her knowledge of tank closure activities at the *Property*, the Walther Property (325 SW Pine Avenue), and the Modern Muffler facility (509 SW Pine Avenue). Based on the date of the closure activities (see **Section 6.2**), Ms. Sweeney stated that the files have been forwarded to Tallahassee, Florida. Ms. Sweeney further stated that based on the date of the tank removal activities at the *Property* and the Walther Property, State of Florida storage tank regulations were in effect, and if a discharge was observed, the facility would have been listed as a leaking underground storage tank site. Tank closure documents for the Modern Muffler facility likely would not exist.

SECTION 5.0
HISTORICAL REVIEW

The historical use of the *Property* and adjoining properties was reviewed using available city directories, Sanborn Fire Insurance Maps, and aerial photographs. To follow are the findings of the historical review.

5.1 CITY DIRECTORIES

City directories are reference books published yearly for most major metropolitan areas. The directories contain listings of businesses and landowners by address and by name. City directories are useful in determining the historical use and/or occupant(s) of a given property. The Marion County Public Library contained Polk Ocala City Directories. EE&G reviewed city directories for the years 1935, 1937, 1940, 1947, 1953 1958, 1963, 1968, 1973, 1977, 1982, 1988, 1992, 1997, and 2003. These findings are summarized in **Table 1**:

Table 1
SUMMARY OF CITY DIRECTORIES

YEAR	PROPERTY (405 S. Pine Ave)	NORTH ADJOINING	SOUTH ADJOINING	EAST ADJOINING	WEST ADJOINING
1935	No Listing	SW 3rd St., Beyond Residential	No Listing	SW 3rd Ave.	S. Pine Ave.
1937	Residential	NC	NC	NC	NC
1940	NC	NC	NC	NC	NC
1947	NC	NC	NC	NC	NC
1953	NC	NC	NC	NC	NC
1958	NC	NC	NC	NC	NC
1963	No Listing	NC	NC	NC	S. Pine, beyond a Shopping Ctr. (One Hour Cleaners)
1968	NC	Jerry's Restaurant	NC	NC	NC
1973	NC	NC	NC	NC	NC
1977	NC	NC	NC	NC	NC
1982	Extra Closet Storage	Jerry's Rest./A-1 Radiator	NC	NC	S. Pine, beyond a Shopping Ctr. (One Hour Martinizer)
1988	**Mott Tire & Brake**	Jerry's Rest./Pine Avenue Motors	NC	NC	NC
1992	NC	J's Family Restaurant	NC	NC	NC
1997	NC	Diamond Auto Exchange	NC	NC	NC
2003	Olson Tire	Value Pawn	Attorney Office	NC	S. Pine, beyond a Shopping Ctr., Ocala Police Department

NC = Signifies relatively no change from the prior City Directory that was reviewed.
Note: Properties in **bold** were identified as a potential environmental concern in connection with the *Property*.

5.2 SANBORN FIRE INSURANCE MAPS

EE&G contracted Environmental Data Resources, Inc. (EDR) to conduct a search for available Sanborn Fire Insurance Maps that include the *Property* and surrounding area. Sanborn Fire Insurance Maps are an additional source of historical use information available for most developed areas. Sanborn Fire Insurance Maps for the years of 1906, 1912, 1924, 1930, 1948,

and 1970 were reviewed. Copies of the fire insurance maps are provided in **Appendix D**. These findings are summarized in **Table 2**:

Table 2
SUMMARY OF SANBORN FIRE INSURANCE MAPS

YEAR	PROPERTY (405 S. Pine Ave)	NORTH ADJOINING	SOUTH ADJOINING	EAST ADJOINING	WEST ADJOINING
1906	Undeveloped	Residential Dwelling	Did Not Appear	Did Not Appear	Undeveloped
1912	Did Not Appear	NC	NC	NC	Did Not Appear
1924	NC	NC	NC	NC	NC
1930	Undeveloped	NC	Undeveloped	Undeveloped	Undeveloped
1948	NC	Residential Dwelling	Residential Dwelling	NC	Undeveloped
1970	Furniture Store	Restaurant	Commercial Bldg./Dwelling	NC	Commercial Bldg.

NC = Signifies relatively no change from the prior map that was reviewed.
Note: Properties in **bold** were identified as a potential environmental concern in connection with the *Property*.

5.3 HISTORICAL AERIAL PHOTOGRAPHS

Government agencies or private entities often take aerial photographs annually or bi-annually. Review of these historic aerial photographs may provide information regarding land development and land use patterns at specified dates. Aerial photographs of Section 18, Township 15 South, Range 22 East were available at the Marion County Property Appraiser's Office. EE&G reviewed aerials for the years 1964, 1976, 1980, 1985, 1992, 1996, 1999, and 2002. Copies of the 1976 and 2002 aerial photographs are presented in **Appendix E**. These findings are summarized in **Table 3**.

TABLE 3

SUMMARY OF AERIAL PHOTOGRAPHS

YEAR	PROPERTY	NORTH PROPERTIES	SOUTH PROPERTIES	EAST PROPERTIES	WEST PROPERTIES
1964	Developed, Commercial Bldg.	Residential	Residential	Residential	S. Pine, Beyond Shopping Plaza
1976	NC	Commercial Bldg.	Commercial Bldg./ Residential	Residential	NC
1980	NC	NC	NC	Commercial, Under Construction	NC
1985	NC	NC	NC	US Post Office	NC
1992	NC	NC	NC	NC	NC
1996	NC	NC	NC	NC	NC
2002	NC	NC	NC	NC	NC

NC = No significant change was observed on the properties relative to the previous year that was reviewed.

5.4 PRIOR ASSESSMENT USAGE

The client did not provide prior assessment usage documents or reports related to the *Property*.

5.5 SUMMARY OF PAST USE OF THE PROPERTY AND SURROUNDING PROPERTIES

The use of the *Property* and adjoining properties are summarized below:

- ***Property:*** The *Property* appeared undeveloped or as residential homes from the early 1900s through the mid-1960s, when the Property was commercially developed. The *Property* was developed with a commercial furniture store from the early 1970s through the early 1980s, when a storage facility was reported on the *Property*. The *Property* has operated as a commercial automotive service center from the late 1980s through the present.

- **North:** The adjoining property to the north, beyond SW 3rd Avenue, appeared as residential homes from the early 1900s through the mid-1960s, when a commercial restaurant appeared. The adjoining property to the north remained unchanged through the late 1990s, when a pawn shop appeared on the *Property*. The adjoining property to the north appeared unchanged from the late 1990s through the present.

- **South:** The adjoining property to the south appeared developed with residential homes from the early 1990s through the present. A commercial building appeared on the adjoining property to the southwest in the early 1970s, and appeared unchanged through the present.

- **East:** The adjoining property to the east beyond SW 3rd Avenue appeared as residential homes as early as the mid-1960s, and remained relatively unchanged through the early 1980s, when the United States Post Office appeared beyond SW 3rd Avenue. The adjoining property beyond SW 3rd Avenue remained unchanged from the early 1980s through the present.

- **West**: The adjoining property to the west beyond South Pine Avenue appeared undeveloped from the early 1900s through the mid-1960s, when the commercial shopping center appeared to the west. Additional commercial development was observed on the surrounding property to the west from the early 1970s through the early 2000s. A dry cleaning facility was noted in the shopping plaza from the early 1960s through the late 1990s.

5.6 PROPERTY ZONING

Based on a review of the current *Property* zoning classification prepared by the City of Ocala Planning Department, the *Property* was zoned Community Redevelopment Area, Mixed Use 1. Based on the review of Future Land Use map prepared by the City of Ocala Planning Department, the future land use designation for the *Property* was Community Redevelopment Area, Commercial. Refer to **Appendix F**, for copies of the property zoning documents.

5.7 CHAIN OF TITLE SEARCH

EE&G retained Harold G. Springer Abstracts of Belleview, Florida to perform Chain of Title search for the *Property*. According to the first recorded transaction, the *Property* was owned by Gary and Gladys William. The first deeded recorded was dated April 18, 1955, when the *Property* was purchased by Blockers, Inc . On June 3, 1983, the *Property* was transferred from the Blocker's Furniture and Carpets, Inc., to Mr. Lexow Clausson. The *Property* exchanged ownership several times from 1984 through 1987, although the ownership were individuals or groups of individuals. No industrial or commercial ownerships were observed. The *Property* was transferred to Gray Transportation in December 1986. As of the date of the Chain of Title search, February 11, 2004, no additional deeded records were recorded. The Chain of Title search revealed no ownership records that would appear to represent a significant environmental concern to the *Property*. The Chain of Title search for the *Property* is provided in **Appendix G**.

SECTION 6.0
ENVIRONMENTAL REGULATORY DATABASE AND RECORD REVIEW

EE&G contracted Environmental Data Resources (EDR) to conduct a search of database systems maintained by Environmental Protection Agency (EPA), the FDEP, and the State and County regulatory agencies. These federal, state and local regulatory agency database systems maintain information concerning the storage, use and/or discharge of hazardous substances and/or petroleum products, compliance issues, environmental violations, and enforcement actions of reported sites. The following table summarizes the databases researched, their search criteria (based on the approximate minimum search distance recommended by ASTM Designation E 1527-00), and date information released by the Government. The databases definitions, and detailed research findings, are presented in the *January 05, 2004 EDR Radius Map Report*, which is provided in **Appendix H**.

Federal Database (EPA)	**Search Radius from *Property***	**Date Released by Government**
National Priorities List (NPL)	1.0-Mile Radius	10/21/03
Corrective Action Report (CORRACTS)	1.0-Mile Radius	09/17/03
Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS)	0.5-Mile Radius	09/11/03
CERCLIS-No Further Remedial Action Planned (NFRAP)	0.25-Mile Radius	09/11/03
Resources Conservation and Recovery Information System (RCRIS) for Large Quantity Generators (LQGs) and Small Quantity Generators (SQGs)	0.25-Mile Radius	09/10/03
Biennial Reporting System (BRS) for LQGs and Treatment, Storage, and Disposal (TSD) facilities	0.5-Mile Radius	12/01/01
Emergency Response Notification System (ERNS)	Limited to the *Property*	12/31/02
PCB Activity Database System (PADS)	Limited to the *Property*	09/30/03
Facility Index System/Facility Identification Initiative Program Summary Report (FINDS)	Limited to the *Property*	10/23/03
Hazardous Materials Information Reporting System (HMIRS)	Limited to the *Property*	08/11/03
Toxic Chemical Release System (TRIS)	Limited to the *Property*	12/31/01
Toxic Substance Control Act (TSCA)	Limited to the *Property*	12/31/02
State Database (FDEP)	**Search Radius from *Property***	**Date Released by Government**
Florida's State-Funded Action Sites (FSAS) & State Hazardous Waste Sites (SHWS)	1.0-Mile Radius	11/21/03
Solid Waste Facilities/Landfill List (SWF/LF)	0.5-Mile Radius	07/03/03
Leaking Underground Storage Tank (LUST) & Petroleum Contamination Detail Report (PCT01)	0.5-Mile Radius	09/05/03
Florida's Registered USTs & ASTs	0.25-Mile Radius	10/06/03
Florida Cattle Vats	0.5-Mile Radius	05/01/94
Dry Cleaning Facilities (DRYCLN)	0.25-Mile Radius	10/06/03
Wastewater Facility Regulation Database	Limited to the *Property*	09/04/03

6.1 SUMMARY OF DATABASE RESEARCH FOR THE *PROPERTY*

Based on a review of the *EDR Radius Map Report* (see **Appendix H**), the *Property* was identified on the UST environmental database. According to the EDR Radius Map Report, two USTs were removed from the *Property* in June 1992. The date of the UST installation and the contents of the USTs were not available. EE&G contacted Ms. Angie Sweeney of the Marion County Fire Department concerning information regarding the tank closure assessment. According to Ms. Sweeney, regulation of the USTs in Marion County began in July 1986. Ms. Sweeney stated that regulatory files for this facility had been forwarded to the FDEP office in Tallahassee, Florida. According to Ms. Sweeney, based on the date of the closure, June 1992, it does not appear that a petroleum discharge was observed during the tank closure activities. Based on the lack of tank closure documentation related to the former USTs on the *Property*, the former USTs appeared to represent a potential REC in connection with the *Property*.

6.2 SUMMARY OF DATABASE RESEARCH FOR SURROUNDING PROPERTIES

Due to the regionally flat topography, relatively flat hydraulic gradient, significant depth to groundwater, and relatively high natural biodegradation/attenuation capabilities in Central Florida, the potential for contaminants to migrate horizontally has been minimized. However, sites potentially contaminated with volatile organic halocarbons (VOHs), such as dry cleaners, are of significant concern due to the mobility of these constituents in the groundwater. Thus, sites greater than one-sixteenth of a mile (330 feet) from the *Property* were not considered a significant environmental threat, unless chlorinated solvent contamination was suspected.

- Based on a review of the EDR Radius Map Report (see **Appendix H**), four surrounding facilities of potential environmental concern were identified on the above data bases reviewed. The facilities included the former Bays One Hour Cleaners (412 SW Pine Ave.), Sunmart #11 (308 SW Pine Ave), Modern Muffler (509 SW Pine Ave), and a facility know as the Walther Property.

  Former Bays One Hour Cleaners: This facility was listed on the RCRIS, Dry Cleaners, and Priority Cleaners data bases. This former facility was located in the shopping plaza to the west, approximately 400 feet west of the *Property*. According to the EDR Radius Map Report, this closed facility was eligible for the State of Florida Drycleaning Solvent Cleanup Program, with a score of 22. Currently the cleanup program is assessing facilities with scores of 130 and up. Future assessment and cleanup activities at this facility are pending. Based on the distance of this facility from the *Property*, approximately 400 feet, and the expected significant depth to water, this facility appears to pose minimal environmental concern to the *Property*.

  Sunmart #11: This facility was located approximately 300 feet northwest of the *Property*, beyond SW Pine Avenue. The facility reported a petroleum discharge in May 1990. Cleanup activities were completed in September 1995, and the facility was granted No Further Action (NFA) status. Based on the NFA status at this facility, this facility appears to pose no environmental concern to the *Property*.

  Modern Muffler: This facility was located approximately 200 feet south of the *Property*. This facility reportedly removed four underground fuel tanks in October 1973. The removal of the USTs was prior to the State of Florida UST

regulations, which began in July 1986. According to Ms. Angie Sweeney with the Marion County Fire Department, no closure documentation existed for this facility. Based on the date of the tank closure, and the lack of regulations and tank closure documentation, this facility was identified as a potential REC in connection with the *Property*.

Walther Property: This facility appeared to historically exist on the adjoining block to the north. According to the EDR Radius Map Report, three vehicular fuel tanks were removed from the facility in August 1993. According to Ms. Sweeney of the Marion County Fire Department, regulatory files for this facility had been moved to the FDEP office in Tallahassee, Florida. Based on the lack of a documented petroleum release from this facility, and the existing development of the property with the Value Pawn building, this facility appears to pose minimal concern to the *Property*.

- Numerous other facilities were identified on the EDR Radius Map Report, however, no other surrounding facilities of potential environmental concern were identified within the search radius of concern on the above environmental databases.

6.3 ORPHAN SITES

Orphan sites are facilities that have been identified on the *EDR Radius Map Report*; however, due to poor or inadequate address information, the facilities could not be mapped by EDR with relation to the *Property*. A total of eleven orphan sites were identified on *the EDR Radius Map Report*, and EE&G attempted to further assess these facilities. Based on field observations, the orphan sites were determined to be located at distances, which would not pose a significant environmental threat to the *Property*, and regulatory file reviews were not warranted.

SECTION 7.0
FINDINGS & OPINIONS

Upon the completion of this Phase I Environmental Site Assessment, EE&G identified the following conditions in connection with the *Property*.

- The *Property* was located in a primarily commercial area of Ocala, Florida, characterized by surrounding properties that were observed to be commercial business, retail shops, an abandoned residential home, and a United States Post Office. The *Property* was zoned Community Redevelopment Area, Mixed Use 1.

- According to available historical information, the *Property* appeared undeveloped or as residential homes from the early 1900s through the mid-1960s, when the Property was commercially developed. The *Property* was developed with a commercial furniture store from the early 1970s through the early 1980s, when a storage facility was reported on the *Property*. The *Property* has operated as a commercial automotive service center from the late 1980s through the present.

- The facility generates and stores for disposal used oil, antifreeze, and used oil filters. New motor oil is stored in bulk and in commercial retail containers. Oil stained concrete and pavement was observed in the area of the used oil storage drums.

- Six hydraulic car lifts were observed in the service area. Two car lifts were reported in use at the *Property*, while the remaining four car lifts were reported out-of-service, due to reported loss of hydraulic fluids.

- According to the EDR Radius Map Report, two USTs were removed from the *Property* in 1992. Tank closure documentation was not available for review at the Marion County Fire Department.

- The *Property* was commercially developed in the early 1970s, and operated an automotive service center from the late 1980s through the present. According to the City of Ocala, the *Property* was connected to the city's sanitary sewer system in the late 1980s, however, the exact connection date could not be verified.

- The Modern Muffler facility, located approximately 200 feet south of the *Property*, reportedly removed four underground fuel tanks in October 1973. The removal of the USTs was prior to the development of the State of Florida UST regulations, which began in July 1986. No closure documentation existed for this facility.

- The surrounding properties were generally characterized as residential homes from the early 1990s through the mid-1960s, when a restaurant appeared on the adjoining property to the north, and a commercial shopping center appeared to the west beyond South Pine Avenue. Additional commercial development appeared on the adjoining property to the south in the early 1970s, and to the east beyond SW 3rd Avenue in the early 1980s.

SECTION 8.0
CONCLUSIONS & RECOMMENDATIONS

EE&G has performed a Phase I Environmental Site Assessment, in conformance with the scope and limitations of ASTM Practice Designation E 1527-00, of the Tires Plus facility, located at 405 South Pine Avenue, Ocala, Marion County, Florida. Exceptions to, or deletions from, this assessment are described in Sections 1.3, 1.4, and 1.5 of this report. Based on the findings of the Phase I ESA, EE&G identified no recognized environmental conditions in connection with the *Property* except for the following:

- Oil stained concrete and pavement was observed in the area of the used oil storage tank and used antifreeze drums.
- The six underground hydraulic car lifts were identified as RECs in connection with the *Property*. According to Mr. Adams, four of the six car lifts were reported out of service, due to losses of hydraulic fluid.
- According to available information, it appears likely that the *Property* maintained an on-site septic system prior to 1989.
- Two USTs were reported removed from the *Property* in 1992. Tank closure documentation was not available at the Marion County Fire Department.
- Four USTs were reported to be removed from the Modern Muffler facility in October 1973, prior to the start of UST regulation, which began in July 1996. No tank closure documentation exists for this facility.

Based upon the findings of this Phase I ESA, EE&G recommends the removal of the hydraulic car lifts and the assessment of the soils in the area of the car lifts. Additional assessment activities should be conducted to evaluate potential impacts to the *Property* from the identified RECs. Best management practices should be implemented to provide adequate secondary containment for the new and used petroleum storage containers.

SECTION 9.0
DEVIATIONS & ADDITIONAL SERVICES

No deviations from the ASTM Designation E 1527-00 were required to complete this Phase I ESA.

BROWNFIELDS ASSESSMENT. OCALA, FLORIDA
FOIA 2019-003937

FOLDER NUMBER	BRIEF DESCRIPTION	
424148	Brownfield Ocala	

EE&G

Evans Environmental & Geosciences

SITE: City of Ocala
BREAK: [illegible]
OTHER: V14

PHASE I
ENVIRONMENTAL SITE ASSESSMENT

FOR

VACANT PARCEL
1703 NORTH PINE AVENUE
OCALA, FLORIDA

PREPARED FOR:

City of Ocala – Community Programs
P.O. Box 1270
Ocala, Florida 34428

Prepared by:

Evans Environmental & Geosciences
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February 2004
Project No.: 2004-0439

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SECTION 1.0
INTRODUCTION

1.1 PURPOSE

Evans Environmental and Geoscience, LLC (EE&G) was retained by the City of Ocala, the Client, to perform a Phase I Environmental Site Assessment (ESA) of a vacant parcel, located adjacent to 1703 North Pine Avenue, in Ocala, Marion County, Florida (hereafter referred to as the "*Property*".)

This Phase I ESA was prepared in accordance with the standard practice set forth in American Society of Testing and Materials (ASTM) Designation E 1527-00. The purpose of this Phase I ESA was to identify recognized environmental conditions (RECs) associated with the *Property*. RECs are defined in ASTM Designation E 1527-00 as "the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property." Additionally, this assessment was intended to assist the user in satisfying one of the requirements to qualify for the innocent landowner defense to the Comprehensive Environmental Response Compensation and Liability Act (CERCLA).

1.2 DETAILED SCOPE OF WORK

In accordance with the ASTM Designation E 1527-00 guidelines, this Phase I ESA included the following scope of services.

- EE&G interviewed the Client or Client's designated representative to assess knowledge of site-specific conditions or uncover available information, which may help to identify RECs.

- EE&G conducted a site reconnaissance to obtain information indicating the likelihood of identifying recognized environmental conditions in connection with the *Property*. EE&G assessed the uses and conditions of the *Property*, to the extent visually and/or physically observed during the site inspection of accessible areas, including:

  - Current uses on the *Property* likely to involve the use, treatment, storage, disposal or generation of hazardous substances or petroleum products.

  - Interior and exterior inspection of the *Property* to assess for sewage, storm water and wastewater disposal system(s), potable water supply, and evidence of storage tanks, drums, PCB-containing equipment, pools of liquid, odors, pits/ponds/lagoons, stained soil or pavement, stressed vegetation, drains, heating/cooling system and wells. A general description of the current on-site structures was noted.

  - Current uses of adjoining properties as limited to the extent visually and/or physically observed from property boundaries.

  - Current uses of surrounding area as limited to extent visually and/or physically observed during a drive-through of the area.

- EE&G obtained and reviewed reasonably ascertainable records from standard sources (as defined in ASTM Designation E 1527-00), which are publicly available, practically reviewable, and obtainable within reasonable time and cost constraints. These records included:

  - Applicable regulatory files held by federal, state and local agencies, which pertain to the use and handling of hazardous waste, hazardous substances and petroleum products for the *Property*, adjoining properties, and surrounding properties (within the designated search distance, per ASTM Designation E 1527-00).

  - Physical setting sources, including a current USGS 7.5 Minute Topographic Map, and current technical documentation on the regional surficial soil type and distribution, and regional geologic and hydrogeologic environmental setting.

  - Standard historical sources, used to develop an understanding of the previous uses or occupants of the *Property* and adjoining properties, which may indicate potential RECs. These sources included (at a minimum) city directories, aerial photographs, and fire insurance maps, which were reviewed at approximately 5-year intervals.

- EE&G conducted interviews with individuals knowledgeable of the *Property* to assess for information indicating potential RECs in connection with the *Property*.

- EE&G prepared a final report, which summarized the methodology and findings of the Phase I ESA. The report included a summary of the Client/User Information, Site Reconnaissance, Interview(s), and Record Review Findings. As required by ASTM Designation E 1527-00, the final report included a Findings/Opinion Section and Conclusions Section, which clearly stated if RECs were identified in connection with the *Property*. Documentation of pertinent resources, references and key exhibits were included to support the report findings, when appropriate.

1.3 SIGNIFICANT ASSUMPTIONS

Information regarding the *Property* was reasonably ascertainable and therefore, no significant assumptions have been made, unless otherwise noted in a specific section of this report.

1.4 LIMITATIONS AND EXCEPTIONS

This Phase I ESA was performed by competent, qualified technical professionals in accordance with sound professional practices and the standard due care exercised within the profession. The presence or absence of contaminants on the surface or in the subsurface of the *Property* cannot be determined without proper testing. Accordingly, the findings of this investigation merely assessed the potential for property owner liabilities arising from past and present usage of the *Property*, and should not be construed as conclusive evidence that the *Property* has or has not been negatively impacted.

SECTION 2.0
GENERAL ENVIRONMENTAL SETTING

2.1 AREA SETTING

The *Property* was located in a mixed commercial/residential area of Ocala, Marion County, Florida. Adjoining properties were observed to be residential homes, commercial and retail businesses, vacant undeveloped parcels, and North Pine Avenue. According to the Ocala West Quadrangle, Florida, United States Geological Survey (USGS) 7.5 Minute Topographic Map, the *Property* was located in an area characterized by moderately sloping topography, with a surface elevation of approximately 70 feet above the National Geodetic Vertical Datum of 1929. The *Property* appeared undeveloped, and a commercial building was observed on the adjoining property to the north. Refer to **Figure B1, Appendix B,** for the portion of the USGS topographic map depicting the location of the *Property*.

2.2 SOIL TYPE

According to a soil map published by United States Department of Agriculture (USDA), Soil Conservation Service, the soil in the area of the *Property* has been characterized as the Arredondo-Urban land complex. The Arredondo-Urban land complex consists of 60 to 70 percent well drained Arredondo sand, and 30 to 40 percent urban land. Arredondo sand occurs in open areas, such as parks, playgrounds, and vacant lots. Urban land is covered with sidewalks, streets, houses, driveways, industrial buildings, parking lots, and structures.

2.3 HYDROGEOLOGY

There are four main physiographic areas within the Marion County Area. These areas are as follows: narrow swamps along the Oklawaha and Withlacoochee Rivers, broad flatwoods in the eastern and southwestern parts of the county, rolling sand ridges that dominate the southern parts of the county, and rolling uplands in the central and northwestern parts of the county.

The soils in the Marion County area formed in thick beds of sandy and clayey material that were transported by seas which covered the area during the Pleistocene period. Transgressive seas eroded and redeposited, or reworked Miocene and Pliocene sediments on the shallow sea bottom to form marine terraces.

The stratified sand and sandy clay of the Hawthorn Formation are the parent material of many of the soils that formed the loamy and fine textured subsoils in Marion County. In the central parts of the county, the limestone beds of this formation are commonly only a few feet thick and are located only at or near the base of the formation. Phosphoric sand, clayey sand, and clay make up the greater part of the Hawthorn Formation. Other formations occurring within the survey area are the Ocala Limestone, Fort Preston Formation, Alachua Formation, and the Avon Park Formation. Except for a few exposures of limited extent, the Ocala Limestone and the Avon Park Formation are overlain by sandy, clayey or unconsolidated sandy and clayey material. The Alachua Formation consists of irregularly interbedded deposits of clay, sand, and sandy clay that are phosphatic. The Fort Preston Formation consists of coarse, clastic sediments of middle Miocene and younger ages.

Two separate aquifer systems are generally recognized in central Florida: the shallow surficial aquifer, and the Floridan aquifer. The shallow surficial aquifer generally consists of unconfined permeable units in the undifferentiated surficial sediments units. Recharge is derived almost

entirely from rainfall, resulting in seasonal fluctuations in the water table. Clay layers of the Hawthorn Formation serve as the confining layer between the shallow surficial aquifer and the Floridan aquifer. The Floridan aquifer system underlies most of Florida, and is the primary source of municipal water supplies. The Floridan aquifer is comprised of a series of limestone units which range in age from middle Eocene to Miocene. The saturated thickness of the Floridan aquifer system is the Marion County area may be as thick as one thousand feet.

The aquifers described above are classified as G-II aquifers according to Chapter 62-3, Florida Administrative Code (FAC). G-II groundwater must meet the primary and secondary drinking water quality standards established for public water systems, pursuant to the Florida Safe Drinking Water Act as defined in Chapter 62-550, FAC.

2.4 SITE SPECIFIC GROUNDWATER FLOW

The direction of groundwater flow and depth to the surficial aquifer vary by location, by seasonal fluctuations, and surface water features. Based on observation of local topography, surface water features, a review of the USGS topographic map of the area, and EE&G's experience and knowledge of Marion County, the approximate depth to groundwater in the vicinity of the *Property* is likely to be at depths greater than 25 feet below ground surface.

The groundwater flow direction in the area of the *Property* may be controlled by depth to groundwater, area lake levels, and precipitation. The groundwater flow direction at the *Property* will fluctuate over time. Actual determination of the groundwater flow direction at the *Property* can not be assessed without physical testing.

SECTION 3.0
SITE RECONNAISSANCE

A site reconnaissance was conducted on January 13, 2004, by Mr. Paul Lee of EE&G, during which an inspection of the *Property* was conducted, noting areas of potential environmental concern. There were no limiting conditions to EE&G's inspection. Refer to **Figure B1, Appendix B,** for a portion of the USGS map depicting the location of the *Property*. Refer to **Figure B2, Appendix B,** for a site sketch of the *Property* and adjoining properties. Refer to **Appendix C** for photographs taken during the site visit.

Physical Description of *Property*

Name of Property:	Undeveloped Parcel.
Address or Physical Location:	1703 North Pine Avenue, Orlando, Florida.
Section/Township/Range	Section 7, Township 15 South, Range 22 East
Description of Onsite Structures:	Undeveloped.
Description of Current Use:	Undeveloped, cleared for construction.
Northern Adjoining Property:	Fairbanks Plaza (commercial/retail business), Fairbanks Construction, Al & Paul's Utility Buildings.
Southern Adjoining Property:	Undeveloped, sparsely wooded.
Eastern Adjoining Property:	NW 5th Avenue, beyond residential homes.
Western Adjoining Property:	North Pine Avenue.

Summary of Site Reconnaissance Findings

Inspection Category	Evidence Observed
Hazardous Substances and Wastes	No
Petroleum Products	No
Underground/Aboveground Storage Tanks	No
Elevators	No
Potential PBC Containing Equipment	No
Solid Waste	No
Storm Water Drainage	No
Waste Water	No
Wells	No
Pits, Ponds & Lagoons	No
Floor Drains	No
Sanitary Sewer/Septic System	No
Heating/Cooling System	No
Stains or Corrosion	No
Drains and Sumps	No
Stained Soil or Pavement	No
Stressed Vegetation and Odors	No
Pools of Liquid	No
Grease Traps	No
Oil/Water Separators	No
Drums or Unidentified Containers	No
Other	**Yes**

Others: During the inspection of the *Property*, construction activities were observed at the *Property*. Construction activities included leveling of the *Property*, preparation of the foundation area, and a *Property* boundary survey. According to construction personnel on the *Property*, the *Property* was being developed as commercial/retail shopping.

SECTION 4.0
INTERVIEWS

EE&G personnel interviewed construction personnel on the *Property* concerning their knowledge of the *Property*, and any observations noted during the development of the *Property*. The construction personnel reported that they were not aware of historic development of the *Property*, and no environmental concerns were identified during the development of the *Property*. A surrounding property, the former Ocala Trading Post (1720 North Pine Avenue) was identified as a former Sunoco gasoline station. The facility now operates as an automobile sales and rental business. No other surrounding properties of concern were identified during Phase I ESA interviews.

SECTION 5.0
HISTORICAL REVIEW

The historical use of the *Property* and adjoining properties was reviewed using available city directories, Sanborn Fire Insurance Maps, and aerial photographs. To follow are the findings of the historical review.

5.1 CITY DIRECTORIES

City directories are reference books published yearly for most major metropolitan areas. The directories contain listings of businesses and landowners by address and by name. City directories are useful in determining the historical use and/or occupant(s) of a given property. The Marion County Public Library contained Polk Ocala City Directories. EE&G reviewed city directories for the years 1953, 1958, 1963, 1968, 1973, 1977, 1982, 1988, 1992, 1997, and 2003. These findings are summarized in **Table 1**:

Table 1
SUMMARY OF CITY DIRECTORIES

YEAR	PROPERTY (1903 N. Pine Ave)	NORTH ADJOINING	SOUTH ADJOINING	EAST ADJOINING	WEST ADJOINING
1953	No Listing	No Listing	No Listing	No Listing	No Listing
1958	NC	NC	NC	NC	NC
1963	NC	NC	NC	NC	NC
1968	NC	NC	NC	NC	**Columbia/Sunoco Oil Company** (northwest)
1973	NC	NC	NC	NC	NC
1977	NC	NC	NC	NC	NC
1982	NC	NC	NC	NC	Heatons Used Car
1988	NC	Fairbanks Plaza, commercial/retail businesses	NC	NC	No Listing
1992	NC	NC/Fairbanks Construction/Al & Paul's Sheds	NC	NC	NC
1997	NC	NC	NC	NC	Courtesy Car Rental
2003	NC	NC	NC	NC	NC

NC = Signifies relatively no change from the prior City Directory that was reviewed.
Note: Properties in **bold** were identified as a potential environmental concern in connection with the *Property*.

5.2 SANBORN FIRE INSURANCE MAPS

EE&G contracted Environmental Data Resources, Inc. (EDR) to conduct a search for available Sanborn Fire Insurance Maps that include the *Property* and surrounding area. Sanborn Fire Insurance Maps are an additional source of historical use information available for most developed areas. According to the EDR report, there was no Sanborn Fire Insurance Maps available of the *Property*. A copy of the no coverage letter is included in **Appendix D**.

5.3 HISTORICAL AERIAL PHOTOGRAPHS

Government agencies or private entities often take aerial photographs annually or bi-annually. Review of these historic aerial photographs may provide information regarding land development and land use patterns at specified dates. Aerial photographs of Section 7, Township 15 South, Range 22 East were available at the Marion County Property Appraiser's Office. EE&G reviewed aerials for the years 1964, 1976, 1980, 1985, 1992, 1996, and 2002. Copies of the 1976 and 2003 aerial photographs are presented in **Appendix E**. These findings are summarized in **Table 1**.

TABLE 1

SUMMARY OF AERIAL PHOTOGRAPHS

YEAR	PROPERTY	NORTH PROPERTIES	SOUTH PROPERTIES	EAST PROPERTIES	WEST PROPERTIES
1964	Undeveloped, mostly cleared	Undeveloped, sparely wooded	Undeveloped, mostly vacant	Residential homes	North Pine, beyond which was undeveloped
1976	Undeveloped, sparsely wooded	Commercial/ Manufacturing (modular homes)	Undeveloped, sparsely wooded	NC	NC
1980	Undeveloped, sparsely wooded	Commercial businesses	Undeveloped, mostly vacant	NC	NC
1985	NC	NC	NC	NC	North Pine, beyond which was vehicle parking
1992	NC	NC	NC	NC	NC
1996	NC	NC	NC	NC	NC
2002	NC	NC	NC	NC	NC

NC = No significant change was observed on the properties relative to the previous year that was reviewed.

5.4 PRIOR ASSESSMENT USAGE

The client did not provide prior assessment usage documents or reports related to the *Property*.

5.5 SUMMARY OF PAST USE OF THE PROPERTY AND SURROUNDING PROPERTIES

The use of the *Property* and adjoining properties are summarized below:

- ***Property:*** The *Property* appeared undeveloped and mostly cleared as early as the mid-1960s. The *Property* appeared undeveloped and sparsely wooded from the mid-1970s through the early 2000s.

- **North:** The adjoining property to the north appeared undeveloped and sparsely wooded as early as the mid-1960s. The adjoining property to the north appeared as a commercial manufacturer (modular homes) in the mid-1970s, and commercial businesses in the early 1980s. The commercial/retail shopping plaza

appeared on the adjoining property to the north in the mid-1980s. The adjoining property to the north appeared unchanged from the mid-1980s through the early 2000s.

- **South:** The adjoining property to the south appeared undeveloped and mostly cleared as early as the mid-1960s. The adjoining property to the south appeared sparsely wooded from the early 1970s through the late 1970s, when the property appeared undeveloped and mostly cleared from the early 1980s through the early 2000s.

- **East:** The adjoining property to the east appeared as residential homes as early as the mid-1960s, and remained relatively unchanged through the early 2000s.

- **West**: The adjoining property to the west was North Pine Avenue, and beyond appeared undeveloped and mostly cleared from the mid-1960s through the mid-1980s, when the area beyond North Pine Avenue was used for vehicle parking for the lumber mill. The adjoining property beyond North Pine Avenue remained relatively unchanged from the mid-1980s through the early 2000s.

5.6 PROPERTY ZONING

Based on a review of the current *Property* zoning classification prepared by the City of Ocala Planning Department, the *Property* was zoned Light Industry. Based on the review of Future Land Use map prepared by the City of Ocala Planning Department, the future land use designation for the *Property* was Medium Industrial. Refer to **Appendix F**, for copies of the property zoning documents.

5.7 CHAIN OF TITLE SEARCH

EE&G retained Harold G. Springer Abstracts of Belleview, Florida to perform Chain of Title search for the *Property*. According to the first recorded transaction, the *Property* was owned by Mr. Robert T. Thomas. The first deeded recorded was dated April 28, 1942, when the *Property* was purchased by the Mackay Lumber Company, Inc. On May 25, 1942, the *Property* was transferred from the Mackay Lumber Company, Inc., to Mr. Kenneth Mackay. The *Property* exchanged ownership several times from 1942 through 1995, although the ownership were individuals or groups of individuals. No industrial or commercial ownerships were observed. The portions of the *Property* were owned by G & M Cattle and individual owners and groups of individuals from May 1995 through June 1996. The *Property* returned to individual ownership in September 1996, when the *Property* was purchased by R. J. Fairbanks. The *Property* was transferred to the Charles G. and Rose M. Fairbanks Trust in November 2000. As of the date of the Chain of Title search, February 11, 2004, no additional deeded records were recorded. The Chain of Title search revealed no ownership records that would appear to represent a significant environmental concern to the *Property*. The Chain of Title search for the *Property* is provided in **Appendix G**.

SECTION 6.0
ENVIRONMENTAL REGULATORY DATABASE AND RECORD REVIEW

EE&G contracted Environmental Data Resources (EDR) to conduct a search of database systems maintained by Environmental Protection Agency (EPA), the Florida Department of Environmental Protection (FDEP), and the State and County regulatory agencies. These federal, state and local regulatory agency database systems maintain information concerning the storage, use and/or discharge of hazardous substances and/or petroleum products, compliance issues, environmental violations, and enforcement actions of reported sites. The following table summarizes the databases researched, their search criteria (based on the approximate minimum search distance recommended by ASTM Designation E 1527-00), and date information released by the Government. The databases definitions, and detailed research findings, are presented in the *January 05, 2004 EDR Radius Map Report*, which is provided in **Appendix H**.

Federal Database (EPA)	Search Radius from *Property*	Date Released by Government
National Priorities List (NPL)	1.0-Mile Radius	10/21/03
Corrective Action Report (CORRACTS)	1.0-Mile Radius	09/17/03
Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS)	0.5-Mile Radius	09/11/03
CERCLIS-No Further Remedial Action Planned (NFRAP)	0.25-Mile Radius	09/11/03
Resources Conservation and Recovery Information System (RCRIS) for Large Quantity Generators (LQGs) and Small Quantity Generators (SQGs)	0.25-Mile Radius	09/10/03
Biennial Reporting System (BRS) for LQGs and Treatment, Storage, and Disposal (TSD) facilities	0.5-Mile Radius	12/01/01
Emergency Response Notification System (ERNS)	Limited to the *Property*	12/31/02
PCB Activity Database System (PADS)	Limited to the *Property*	09/30/03
Facility Index System/Facility Identification Initiative Program Summary Report (FINDS)	Limited to the *Property*	10/23/03
Hazardous Materials Information Reporting System (HMIRS)	Limited to the *Property*	08/11/03
Toxic Chemical Release System (TRIS)	Limited to the *Property*	12/31/01
Toxic Substance Control Act (TSCA)	Limited to the *Property*	12/31/02
State Database (FDEP)	**Search Radius from *Property***	**Date Released by Government**
Florida's State-Funded Action Sites (FSAS) & State Hazardous Waste Sites (SHWS)	1.0-Mile Radius	11/21/03
Solid Waste Facilities/Landfill List (SWF/LF)	0.5-Mile Radius	07/03/03
Leaking Underground Storage Tank (LUST) & Petroleum Contamination Detail Report (PCT01)	0.5-Mile Radius	09/05/03
Florida's Registered USTs & ASTs	0.25-Mile Radius	10/06/03
Florida Cattle Vats	0.5-Mile Radius	05/01/94
Dry Cleaning Facilities (DRYCLN)	0.25-Mile Radius	10/06/03
Wastewater Facility Regulation Database	Limited to the *Property*	09/04/03

6.1 SUMMARY OF DATABASE RESEARCH FOR THE *PROPERTY*

Based on a review of the *EDR Radius Map Report* (see **Appendix H**), the *Property* was not identified on any of the above environmental databases.

6.2 SUMMARY OF DATABASE RESEARCH FOR SURROUNDING PROPERTIES

Due to the regionally flat topography, relatively flat hydraulic gradient, significant depth to groundwater, and relatively high natural biodegradation/attenuation capabilities in Central Florida, the potential for contaminants to migrate horizontally has been minimized. However, sites potentially contaminated with volatile organic halocarbons (VOHs), such as dry cleaners, are of significant concern due to the mobility of these constituents in the groundwater. Thus, sites greater than one-sixteenth of a mile (330 feet) from the *Property* were not considered a significant environmental threat, unless chlorinated solvent contamination was suspected.

- Based on a review of the EDR Radius Map Report (see **Appendix H**), one surrounding facility of potential environmental concern was identified on the above data bases reviewed. The Ocala Trading Post (former Sunoco gasoline station), located approximately 350 feet northwest of the *Property*, beyond North Pine Avenue, was identified on the LUST data base. According to the EDR data base report, the facility reported a discharge in February 1991. Based on the reported discharged, the facility was determined eligible for the State of Florida Abandoned Tank Restoration Program, and was given a cleanup score of 30. Site assessment activities are ongoing at the facility, and future assessment and remediation activities will be administered by the State of Florida. Due to the eligibility of this facility in the state cleanup program, the significant depth to groundwater in the area of the *Property*, and the distance of this facility from the *Property*, this facility appears to pose minimal environmental concern to the *Property*.

- No other surrounding facilities of potential environmental concern were identified within the search radius of concern on the above environmental databases.

6.3 ORPHAN SITES

Orphan sites are facilities that have been identified on the *EDR Radius Map Report*; however, due to poor or inadequate address information, the facilities could not be mapped by EDR with relation to the *Property*. A total of nine orphan sites were identified on *the EDR Radius Map Report*, and EE&G attempted to further assess these facilities. Based on field observations, the orphan sites were determined to be located at distances, which would not pose a significant environmental threat to the *Property*, and regulatory file reviews were not warranted.

SECTION 7.0
FINDINGS & OPINIONS

Upon the completion of this Phase I Environmental Site Assessment, EE&G identified the following conditions in connection with the *Property*.

- The *Property* was located in a mixed commercial/retail and residential area of Ocala, Florida, characterized by surrounding properties that were observed to be commercial business, retail shops, residential homes, and an undeveloped parcel. The *Property* was zoned M-1, Light Industry.

- The Chain of Title search revealed no ownership records that would appear to represent a significant environmental concern to the *Property*.

- According to available historical information, the *Property* appeared undeveloped and mostly cleared as early as the mid-1960s. The *Property* appeared undeveloped and sparely wooded from the mid-1970s through early 2000s, when recent site development activities were completed.

- The surrounding property to the north appeared undeveloped from the mid-1960s through the mid-1970s, when a commercial manufacturer (modular homes) was observed. Existing commercial buildings appeared on the adjoining property to the north in the early 1980s, and the adjoining shopping plaza, appeared on the adjoining property to the north in the mid-1980s. The adjoining property to the east appeared as residential homes as early as the mid-1960s, and appeared relatively unchanged through the present. The adjoining property to the south appeared undeveloped from the mid-1960s through the present. The adjoining property to the west, beyond North Pine Avenue appeared undeveloped from the mid-1960s through the mid-1980s, when vehicles from the surrounding lumber mill were observed parked on the property. The adjoining property to the west appeared undeveloped from the mid-1980s through the present.

SECTION 8.0
CONCLUSIONS

EE&G has performed a Phase I Environmental Site Assessment, in conformance with the scope and limitations of ASTM Practice Designation E 1527-00, of an undeveloped parcel, located at 1703 North Pine Avenue, Ocala, Marion County, Florida. Exceptions to, or deletions from, this assessment are described in Sections 1.3, 1.4, and 1.5 of this report. Based on the findings of the Phase I ESA, EE&G presents the following conclusions:

EE&G has identified no evidence of recognized environmental conditions in connection with the *Property* except for the following:

- This assessment did not reveal results that would warrant additional investigation based upon the information available at this time. However, environmental conditions may still exist on the property that could not be identified through this scope of investigation. The results of this investigation that conclude no further environmental assessment is warranted is not a guarantee that environmental contamination may not exist on the property. Only through intrusive testing and additional on-site investigation can a more definitive opinion be developed.

SECTION 9.0
DEVIATIONS & ADDITIONAL SERVICES

No deviations from the ASTM Designation E 1527-00 were required to complete this Phase I ESA.

BROWNFIELDS ASSESSMENT. OCALA, FLORIDA
FOIA 2019-003937

FOLDER NUMBER	BRIEF DESCRIPTION	
424149	Brownfield Ocala	

SITE: City of Ocala
BREAK:
OTHER: V16

EE&G

Evans Environmental & Geosciences

PHASE I
ENVIRONMENTAL SITE ASSESSMENT

FOR

FORMER B.F. GOODRICH FACILITY
201 SW BROADWAY STREET
OCALA, FLORIDA

Prepared For:

City of Ocala – Community Programs
P.O. Box 1270
Ocala, Florida 34428

Prepared by:

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May 2004
Project No.: 2004-0533

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Printed on Recycled Paper

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SECTION 1.0
INTRODUCTION

1.1 PURPOSE

Evans Environmental and Geoscience, LLC (EE&G) was retained by the City of Ocala, the Client, to perform a Phase I Environmental Site Assessment (ESA) of the former B.F. Goodrich facility, located at 201 SW Broadway Street, in Ocala, Marion County, Florida (hereafter referred to as the "*Property*".)

This Phase I ESA was prepared in accordance with the standard practice set forth in American Society of Testing and Materials (ASTM) Designation E 1527-00. The purpose of this Phase I ESA was to identify recognized environmental conditions (RECs) associated with the *Property*. RECs are defined in ASTM Designation E 1527-00 as "the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property." Additionally, this assessment was intended to assist the user in satisfying one of the requirements to qualify for the innocent landowner defense to the Comprehensive Environmental Response Compensation and Liability Act (CERCLA).

1.2 DETAILED SCOPE OF WORK

In accordance with the ASTM Designation E 1527-00 guidelines, this Phase I ESA included the following scope of services.

- EE&G interviewed the Client or Client's designated representative to assess knowledge of site-specific conditions or uncover available information, which may help to identify RECs.

- EE&G conducted a site reconnaissance to obtain information indicating the likelihood of identifying RECs in connection with the *Property*. EE&G assessed the uses and conditions of the *Property*, to the extent visually and/or physically observed during the site inspection of accessible areas, including:

  - Current uses on the *Property* likely to involve the use, treatment, storage, disposal or generation of hazardous substances or petroleum products.

  - Interior and exterior inspection of the *Property* to assess for sewage, storm water and wastewater disposal system(s), potable water supply, and evidence of storage tanks, drums, PCB-containing equipment, pools of liquid, odors, pits/ponds/lagoons, stained soil or pavement, stressed vegetation, drains, heating/cooling system and wells. A general description of the current on-site structures was noted.

  - Current uses of adjoining properties as limited to the extent visually and/or physically observed from property boundaries.

  - Current uses of surrounding area as limited to extent visually and/or physically observed during a drive-through of the area.

- EE&G obtained and reviewed reasonably ascertainable records from standard sources (as defined in ASTM Designation E 1527-00), which are publicly available, practically reviewable, and obtainable within reasonable time and cost constraints. These records included:

  - Applicable regulatory files held by federal, state and local agencies, which pertain to the use and handling of hazardous waste, hazardous substances and petroleum products for the *Property*, adjoining properties, and surrounding properties (within the designated search distance, per ASTM Designation E 1527-00).

  - Physical setting sources, including a current USGS 7.5 Minute Topographic Map, and current technical documentation on the regional surficial soil type and distribution, and regional geologic and hydrogeologic environmental setting.

  - Standard historical sources, used to develop an understanding of the previous uses or occupants of the *Property* and adjoining properties, which may indicate potential RECs. These sources included (at a minimum) city directories, aerial photographs, a chain of title review, and fire insurance maps, which were reviewed at approximately 5-year intervals.

- EE&G conducted interviews with individuals knowledgeable of the *Property* to assess for information indicating potential RECs in connection with the *Property.*

- EE&G prepared a final report, which summarized the methodology and findings of the Phase I ESA. The report included a summary of the Client/User Information, Site Reconnaissance, Interview(s), and Record Review Findings. As required by ASTM Designation E 1527-00, the final report included a Findings/Opinion Section and Conclusions Section, which clearly stated if RECs were identified in connection with the *Property*. Documentation of pertinent resources, references and key exhibits were included to support the report findings, when appropriate.

1.3 SIGNIFICANT ASSUMPTIONS

Information regarding the *Property* was reasonably ascertainable and therefore, no significant assumptions have been made, unless otherwise noted in a specific section of this report.

1.4 LIMITATIONS AND EXCEPTIONS

This Phase I ESA was performed by competent, qualified technical professionals in accordance with sound professional practices and the standard due care exercised within the profession. The presence or absence of contaminants on the surface or in the subsurface of the *Property* cannot be determined without proper testing. Accordingly, the findings of this investigation merely assessed the potential for property owner liabilities arising from past and present usage of the *Property*, and should not be construed as conclusive evidence that the *Property* has or has not been negatively impacted.

The opinions and recommendations presented herein apply only to conditions existing at the time of this assessment. Any changes in site conditions, environmental standards, practices, or regulations subsequent hereto are not covered. Furthermore, although every reasonable effort has been made to use information sources that are authoritative, EE&G does not warrant their accuracy or completeness, nor the use of segregated portions of this report.

1.5 SPECIAL TERMS & CONDITIONS

This Phase I ESA was prepared in accordance with ASTM Designation E 1527-00, and the Client required no special terms and conditions, unless otherwise noted in this report.

1.6 USER RELIANCE

This report was prepared solely for the use of the Client, and is not intended for use by third party beneficiaries. The Client, and third parties shall indemnify and hold EE&G harmless against any liability for any loss arising out of or related to reliance by any third party on any work performed thereunder, or the contents of this report.

1.7 USER-PROVIDED INFORMATION

The Client was given a User Form to complete regarding the *Property*. For a copy of the form, see **Appendix A**. This Phase I ESA was completed as part of the City of Ocala's Brownsfield Assessment Redevelopment Program. Additionally, this assessment was intended to assist the user in satisfying one of the requirements to qualify for the innocent landowner defense to the Comprehensive Environmental Response Compensation and Liability Act (CERCLA).

The Client was unaware of any environmental liens or activity and use limitations in connection with the *Property*. The Client has no knowledge of a significantly reduced purchase price due to environmental conditions associated with the *Property*.

SECTION 2.0
GENERAL ENVIRONMENTAL SETTING

2.1 AREA SETTING

The *Property* was located in a primarily commercial area of Ocala, Marion County, Florida. Adjoining properties were observed to be commercial and retail businesses, a vacant parcel, a church, a bank, and residential streets. According to the Ocala West Quadrangle, Florida, United States Geological Survey (USGS) 7.5 Minute Topographic Map, the *Property* was located in an area characterized by moderately sloping topography, with a surface elevation of approximately 75 feet above the National Geodetic Vertical Datum of 1929. The *Property* and surrounding areas were characterized as a commercial/urban area within the City of Ocala. Refer to **Figure B1, Appendix B,** for the portion of the USGS topographic map depicting the location of the *Property.*

2.2 SOIL TYPE

According to a soil map published by United States Department of Agriculture (USDA), Soil Conservation Service, the soil in the area of the *Property* has been characterized as the Urban land complex. The Urban land complex is more than 70 percent covered with shopping centers, parking lots, large buildings, streets, sidewalks, and other structures. Observations of the soil is impossible. Other soil complexes appear in open areas, such as parks, vacant lots and playgrounds. The surface soils have been modified by cutting ditches and shaping of the surface areas with fill materials.

2.3 HYDROGEOLOGY

There are four main physiographic areas within the Marion County Area. These areas are as follows: narrow swamps along the Oklawaha and Withlacoochee Rivers, broad flatwoods in the eastern and southwestern parts of the county, rolling sand ridges that dominate the southern parts of the county, and rolling uplands in the central and northwestern parts of the county.

The soils in the Marion County area formed in thick beds of sandy and clayey material that were transported by seas which covered the area during the Pleistocene period. Transgressive seas eroded and redeposited, or reworked, Miocene and Pliocene sediments on the shallow sea bottom to form marine terraces.

The stratified sand and sandy clay of the Hawthorn Formation are the parent material of many of the soils that formed the loamy and fine textured subsoils in Marion County. In the central parts of the county, the limestone beds of this formation are commonly only a few feet thick and are located only at or near the base of the formation. Phosphoric sand, clayey sand, and clay make up the greater part of the Hawthorn Formation. Other formations occurring within the survey area are the Ocala Limestone, Fort Preston Formation, Alachua Formation, and the Avon Park Formation. Except for a few exposures of limited extent, the Ocala Limestone and the Avon Park Formation are overlain by sandy, clayey or unconsolidated sandy and clayey material. The Alachua Formation consists of irregularly interbedded deposits of clay, sand, and sandy clay that are phosphatic. The Fort Preston Formation consists of coarse, clastic sediments of middle Miocene and younger ages.

Two separate aquifer systems are generally recognized in central Florida: the shallow surficial aquifer, and the Floridan aquifer. The shallow surficial aquifer generally consists of unconfined

permeable units in the undifferentiated surficial sediments units. Recharge is derived almost entirely from rainfall, resulting in seasonal fluctuations in the water table. Clay layers of the Hawthorn Formation serve as the confining layer between the shallow surficial aquifer and the Floridan aquifer. The Floridan aquifer system underlies most of Florida, and is the primary source of municipal water supplies. The Floridan aquifer is comprised of a series of limestone units which range in age from middle Eocene to Miocene. The saturated thickness of the Floridan aquifer system is the Marion County area may be as thick as one thousand feet.

The aquifers described above are classified as G-II aquifers according to Chapter 62-3, Florida Administrative Code (FAC). G-II groundwater must meet the primary and secondary drinking water quality standards established for public water systems, pursuant to the Florida Safe Drinking Water Act as defined in Chapter 62-550, FAC.

2.4 SITE SPECIFIC GROUNDWATER FLOW

The direction of groundwater flow and depth to the surficial aquifer vary by location, by seasonal fluctuations, and surface water features. Based on observation of local topography, surface water features, a review of the USGS topographic map of the area, and EE&G's experience and knowledge of Marion County, the approximate depth to groundwater in the vicinity of the *Property* is likely to be at depths greater than 25 feet below ground surface.

The groundwater flow direction in the area of the *Property* may be controlled by depth to groundwater, area lake levels, and precipitation. The groundwater flow direction at the *Property* will fluctuate over time. Actual determination of the groundwater flow direction at the *Property* can not be assessed without physical testing.

SECTION 3.0
SITE RECONNAISSANCE

A site reconnaissance was conducted on April 20, 2004, by Mr. Paul Lee of EE&G, during which an inspection of the *Property* was conducted, noting areas of potential environmental concern. There were no limiting conditions to EE&G's inspection. Refer to **Figure B1, Appendix B,** for a portion of the USGS map depicting the location of the *Property.* Refer to **Figure B2, Appendix B,** for a site sketch of the *Property* and adjoining properties. Refer to **Appendix C** for photographs taken during the site visit.

Physical Description of *Property*

Name of Property:	Former B.F. Goodrich Tires.
Address or Physical Location:	201 SW Broadway Street, Ocala, Florida.
Section/Township/Range	Section 18, Township 15 South, Range 22 East
Description of Onsite Structures:	Approximately 5,500 square foot brick and wooden warehouse building. Developed early 1920's.
Description of Current Use:	Warehouse, new and used automotive and industrial tires and equipment storage.
Northern Adjoining Property:	Marion Tire and Battery.
Southern Adjoining Property:	SW Broadway Street, beyond which was the Mt. Moriah Baptist Church.
Eastern Adjoining Property:	SW 2nd Avenue, beyond which was a parking lot.
Western Adjoining Property:	Vacant parcel, beyond which was a closed restaurant.

Summary of Site Reconnaissance Findings

Inspection Category	Evidence Observed
Hazardous Substances and Wastes	No
Petroleum Products	**Yes**
Underground/**Aboveground Storage Tanks**	**Yes**
Hydraulic Car Lifts	No
Potential PBC Containing Equipment	No
Solid Waste	No
Storm Water Drainage	No
Waste Water	No
Wells	No
Pits, Ponds & Lagoons	No
Floor Drains	No
Sanitary Sewer/Septic System	**Yes**
Heating/Cooling System	No
Stains or Corrosion	**Yes**
Drains and Sumps	No
Stained Soil or Pavement	**Yes**
Stressed Vegetation and Odors	No
Pools of Liquid	No
Grease Traps	No
Oil/Water Separators	No
Drums or Unidentified Containers	**Yes**
Other	**Yes**

Petroleum Products: This facility is currently used as a tire and equipment storage facility for the adjoining Marion Tire and Battery service facility to the north. No petroleum products are generated at the *Property*, however, used motor oil generated at the Marion Tire and Battery facility is stored in two approximately 250-gallon steel aboveground storage tanks which are staged adjacent to the northwest corner of the *Property*. Mr. Dorsey Mansfield, owner of the Marion Tire and Battery provided used oil disposal manifests from Howco Environmental services, documenting the past disposal of the used oil, for review. Approximately 200 gallons of used oil was generated at the Marion Tire and Battery every two months.

Approximately ten 55-gallon drum of used TyrFil XL, were observed stored in the building at the *Property*. TyrFil XL is a liquid urethane which contains a petroleum polymer that is mixed with a catalyst and prepolymer, and pumped into commercial and industrial tires. The mixing and installation procedures are completed within the building at the *Property*. Once mixed, the product cures into a solid urethane rubber. The 10 drums contain the solid urethane rubber.

No other petroleum products were observed or reported to exist on the *Property*.

Aboveground Storage Tanks: Two single walled, approximately 250-gallon ASTs, containing used oil were observed at the *Property*. The ASTs were located at the *Property*, adjacent to the northwest corner of the building. The ASTs were observed to be staged on asphalt. No secondary containment was observed associated with the ASTs.

An automotive fuel tank was observed staged near the ASTs. The fuel tank appeared to be empty, and according to Mr. Mansfield, the fuel tank was staged in the area of the ASTs to be recycled with other metal components.

No underground storage tanks (USTs) were reported or observed at the *Property*. No evidence of USTs, such as manholes, fill pipes, vent lines, or dispensers were observed on the *Property*.

Sanitary Sewer: According to Mr. John Hockaday, representative from the City of Ocala's Sewer and Water Engineering Department, sanitary sewer service is currently available to the *Property*. According to city records, sanitary sewer service was available to the area of the *Property* as early as 1916. Although evidence of a septic system was not observed on the *Property*, it appears likely that the *Property* was on a septic system prior to 1916.

Stains or Corrosion: The area where the TyrFil components were mixed and injected into the tires appeared stained with TyrFil material. The staining occurred within the building, on the wooded floor. No other stains or spills were observed within the building. No areas of corrosion were observed in the building or at the *Property*.

Stained Soil or Pavement: An area of petroleum stained asphalt was observed in the area of the used oil storage tanks, adjacent to the northwest corner of the building. The area was uncovered, and open to the environment. The staining was associated with the transfer of waste oil generated at the Marion Tire and Battery facility, from service containers into the used oil ASTs.

No other areas of stained soil, or distressed vegetation were observed at the *Property*.

Drums and Unlabeled Containers: As described above, 55-gallon drums containing cured TyrFil were observed within the building at the *Property*. All drums were staged on the wooden floor, and the area surrounding the drums was stained with over-spill. Several of the drums appeared damaged (ruptured), due to the expansion of the cured urethane rubber. One unlabeled 55-gallon drum, which contained metal to be recycled, was observed in the area of the used oil ASTs. No other labeled or unlabeled drums or containers were observed on the *Property*.

Others: Two 5-gallon containers of commercial denatured alcohol were observed in the building, in the area of the TyrFil mixing area. According to Mr. Mansfield, the alcohol was used to clean the transfer pump used to inject the TyrFil material into tires.

Several automotive engines were observed stored in the building, as well as air compressor units and other out of use tire service equipment. According to Mr. Mansfield, the automotive engines had been drained of all fluids prior to storage. The air compressors and out of use tire service equipment were stored for future use or sale.

No other potentially hazardous or petroleum products were observed on the *Property*.

SECTION 4.0
INTERVIEWS

EE&G personnel interviewed Mr. Dorsey Mansfield, the *Property* owner and operator of the adjoining Marion Tire and Battery facility, concerning his knowledge of the *Property*. According to Mr. Mansfield, he purchased the *Property* in early 1970s, and the *Property* has been used to store tires and equipment for the adjoining Marion Tire and Battery facility to the north. According to Mr. Mansfield, prior to his purchase of the *Property*, past occupants included Broadway Furniture, a pool hall, and a pharmacy. Mr. Mansfield, a long-time resident of Ocala, was not aware of any potentially hazardous operations or tenants that formally occupied the *Property*.

Mr. Mansfield stated that used oil generated at the adjoining Marion Tire and Battery facility was stored in two approximately 250-gallon AST that were located at the *Property*. Mr. Mansfield provided used oil disposal manifests from Howco Environmental Services, documenting the proper disposal of the used oil.

According to Mr. Mansfield, with the exception of the TyrFil XL and the denatured alcohol, no other petroleum or potentially hazardous materials were present or stored on the *Property*.

EE&G personnel interviewed Ms. Angie Sweeney of the Marion County Fire Department concerning the regulation of petroleum storage tanks in Marion County. According to Ms. Sweeney, the Marion County Fire Department is the local agency regulating petroleum storage tank systems in Marion County. Ms. Sweeney stated that regulatory files for facilities with no activities for approximately five years have been forwarded to the Florida Department of Environmental Protection (FDEP) in Tallahassee, Florida. Ms. Sweeney was questioned about her knowledge of tank closure activities at the adjoining Marion Tire and Battery (210 W. Silver Springs Blvd.), and three other surrounding facilities of concern (Post Office Tire Service, Broadway Tire and Brake, and the Florida National Bank). Based on the date of the closure activities (see **Section 6.2**), Ms. Sweeney stated that the files have been forwarded to Tallahassee, Florida.

SECTION 5.0
HISTORICAL REVIEW

The historical use of the *Property* and adjoining properties was reviewed using available city directories, Sanborn Fire Insurance Maps, and aerial photographs. To follow are the findings of the historical review.

5.1 CITY DIRECTORIES

City directories are reference books published yearly for most major metropolitan areas. The directories contain listings of businesses and landowners by address and by name. City directories are useful in determining the historical use and/or occupant(s) of a given property. The Marion County Public Library contained Polk Ocala City Directories. EE&G reviewed city directories for the years 1908/09, 1911/12, 1914/15, 1919/20, 1923/24, 1935, 1937, 1940, 1945, 1949, 1953, 1958, 1963, 1968, 1973, 1978, 1983, 1988, 1993, 1998, and 2003. These findings are summarized in **Table 1**:

Table 1
SUMMARY OF CITY DIRECTORIES

YEAR	PROPERTY (201 Broadway St)	NORTH ADJOINING	SOUTH ADJOINING	EAST ADJOINING	WEST ADJOINING
1908/ 1909	No Listing	No Listing	No Listing	No Listing	No Listing
1911/ 1912	Broadway Drug	NC	Residential	Residential	Residential
1914/ 1915	NE Lowe	NC	NC	NC	NC
1919/ 1920	NC	NC	NC	NC	NC
1923/ 1924	Lloyd Tobacco Co.	NC	Masonic Hall	NC	NC
1935	Muni-Saver Store	Residential	Davis Cafe	NC	Cantrell Feed & Supply
1937	Hutching Grocery	No Listing	Pinkston Drug	NC	NC
1940	Smith Merchandise	Clark Fish	NC	NC	NC
1945	Watson Credit Store	No Listing	Broadway Soda Shop	NC	Yates Feed & Supply
1949	NC	NC	Sims Fountainette	NC	NC
1953	Vacant	NC	NC	NC	NC
1958	Folks Drug	**BF Goodrich**	Broadway Jewelers	Doctor's Office	NC
1963	Vacant	**NC**	Folks Drug	Doctor's Office	Vacant
1968	No Listing	**Marion Tire & Battery**	NC	Vacant	Jakes Pool Room
1973	NC	**NC**	NC	No Listing	NC
1978	NC	**NC**	Mt. Moriah Baptist Church	NC	Broadway Cafe
1983	Vacant	**NC**	NC	NC	NC
1988	NC	**NC**	NC	NC	NC
1993	NC	**NC**	Vacant	NC	Vacant
1998	No Listing	**NC**	No Listing	NC	No Listing
2003	NC	**NC**	NC	NC	Broadway Cafe

NC = Signifies relatively no change from the prior City Directory that was reviewed.
Note: Properties in **bold** were identified as a potential environmental concern in connection with the *Property*.

5.2 SANBORN FIRE INSURANCE MAPS

EE&G contracted Environmental Data Resources, Inc. (EDR) to conduct a search for available Sanborn Fire Insurance Maps that include the *Property* and surrounding area. Sanborn Fire Insurance Maps are an additional source of historical use information available for most developed areas. Sanborn Fire Insurance Maps for the years of 1891, 1895, 1901, 1906, 1912, 1924, 1930, 1948, and 1970 were reviewed. Copies of the fire insurance maps are provided in **Appendix D**. These findings are summarized in **Table 2**:

Table 2
SUMMARY OF SANBORN FIRE INSURANCE MAPS

YEAR	PROPERTY (405 S. Pine Ave)	NORTH ADJOINING	SOUTH ADJOINING	EAST ADJOINING	WEST ADJOINING
1891	Grocery/Cigars	Vacant	Vacant	Milly (commercial)	Barber/Ice Cream shop
1895	Vacant/Grocery	NC	Commercial	NC	Cobbler/Restaurant
1901	Vacant	NC	Produce Grocery	Vacant	Vacant
1906	NC	Dwelling	Drug Store/Office	Vacant	Commercial
1912	Dwelling/Tailor	NC	NC	Garage	Vacant/Odd Fellows Hall
1924	Commercial Building	NC	Commercial/Office	NC	Commercial
1930	NC	NC	NC	NC	NC
1948	Commercial/Paints	NC	Restaurant	Restaurant	Commercial/Tile
1970	Commercial	**Tire & Battery Sales**	Commercial	Commercial	Commercial

NC = Signifies relatively no change from the prior map that was reviewed.
Note: Properties in **bold** were identified as a potential environmental concern in connection with the *Property*.

5.3 HISTORICAL AERIAL PHOTOGRAPHS

Government agencies or private entities often take aerial photographs annually or bi-annually. Review of these historic aerial photographs may provide information regarding land development and land use patterns at specified dates. Aerial photographs of Section 18, Township 15 South, Range 22 East were available at the Marion County Property Appraiser's Office. EE&G reviewed aerials for the years 1964, 1976, 1980, 1985, 1992, 1996, 1999, and 2002. Copies of the 1976 and 2002 aerial photographs are presented in **Appendix E**. These findings are summarized in **Table 3**.

TABLE 3

SUMMARY OF AERIAL PHOTOGRAPHS

YEAR	PROPERTY	NORTH PROPERTIES	SOUTH PROPERTIES	EAST PROPERTIES	WEST PROPERTIES
1964	Developed, Commercial Bldg.	Commercial Bldg.	Commercial Bldg.	Commercial Bldg.	Vacant, beyond commercial Bldg.
1976	NC	NC	NC	NC	NC
1980	NC	NC	NC	Vacant, Parking	NC
1985	NC	NC	NC	NC	Vacant
1992	NC	NC	NC	NC	NC
1996	NC	NC	NC	NC	NC
1999	NC	NC	NC	NC	NC
2002	NC	NC	NC	NC	NC

NC = No significant change was observed on the properties relative to the previous year that was reviewed.

5.4 PRIOR ASSESSMENT USAGE

The client did not provide prior assessment usage documents or reports related to the *Property*.

5.5 SUMMARY OF PAST USE OF THE PROPERTY AND SURROUNDING PROPERTIES

The use of the *Property* and adjoining properties are summarized below:

- ***Property:*** The *Property* appeared developed as early as 1891 with a commercial business. A residential dwelling appeared on the *Property* in the early 1900s. The *Property* appeared developed with a commercial business in the early 1920s, and numerous commercial businesses appeared at the *Property* from the 1920s through the present.

- **North:** The adjoining property to the north, appeared undeveloped as early as 1891, and remained relatively unchanged through the mid-1920s, when residential dwellings appeared to the north. The adjoining property to the north remained relatively unchanged through the late 1960s, when the commercial tire and battery business appeared. The adjoining property to the north appeared unchanged from the early 1960s through the present.

- **South:** The adjoining property to the south, beyond Broadway Street, appeared undeveloped as early as 1891, and remained relatively unchanged through the mid-1890's, when a commercial business appeared. The adjoining property to the south remained unchanged though the early 1910s, when residential homes appeared. The adjoining property to the south appeared as a commercial business in the early 1920s, and remained as a commercial business through the late 1970s, when a church appeared. The adjoining property to the south appeared unchanged from the late 1970s through the present.

- **East:** The adjoining property to the east beyond SW 2nd Avenue appeared as a commercial business as early as 1891, and remained unchanged through the early 1900s, when the property appeared vacant. The adjoining property to the east remained unchanged through the early 1910s, when a commercial garage appeared. The adjoining property to the east remained as a commercial business through the early 1980s, when the property appeared undeveloped and vacant. The adjoining property beyond SW 2rd Avenue remained unchanged from the mid-1980s through the present.

- **West**: The adjoining property to the west appeared as a commercial businesses as early as 1891, and remained unchanged through the early 1900s, when the property appeared vacant. The adjoining property to the west appeared developed with a commercial business in the mid-1900s, and remained unchanged through the early 1910s, when the adjoining property appeared vacant. The adjoining property to the west remained vacant through the present, while commercial businesses appeared to the west beyond the adjoining property.

5.6 PROPERTY ZONING

Based on a review of the current property zoning classification prepared by the City of Ocala Planning Department, the *Property* was zoned B-3. Based on the review of the Future Land Use map prepared by the City of Ocala Planning Department, the future land use designation for the *Property* was Community Redevelopment Area, Commercial. Refer to **Appendix F**, for copies of the property zoning documents.

5.7 CHAIN OF TITLE SEARCH

EE&G retained Harold G. Springer Abstracts of Belleview, Florida to perform Chain of Title search for the *Property*. According to the first recorded transaction, the *Property* was owned by Mary Walker. The first deeded record was dated May 13, 1892, when the *Property* was purchased by George Mackay. The *Property* remained in individual ownership from the mid – 1890s through the mid-1930s, when the *Property* was purchased by the Southland Dairy Products Company. On April 29, 1935, the *Property* was purchased by the Chapin-Sacks Corporation. On November 1, 1935, the property was purchased by the Ocala Manufacturing Ice & Packing Company. On December 5, 1936, the *Property* was purchased by Eugene Peek, and the *Property* remained in individual ownership from the mid-1930s through the present. The *Property* was purchase by the current owner, Dorsey Mansfield on June 14, 1973. The Chain of Title search revealed no ownership records that would appear to represent a significant environmental concern to the *Property*, with the exception of the ice and packing company, however, due to their short length of ownership, it appears likely that production activities did not occur at the *Property*. The Chain of Title search for the *Property* is provided in **Appendix G**.

SECTION 6.0
ENVIRONMENTAL REGULATORY DATABASE AND RECORD REVIEW

EE&G contracted Environmental Data Resources (EDR) to conduct a search of database systems maintained by Environmental Protection Agency (EPA), the FDEP, and the State and County regulatory agencies. These federal, state and local regulatory agency database systems maintain information concerning the storage, use and/or discharge of hazardous substances and/or petroleum products, compliance issues, environmental violations, and enforcement actions of reported sites. The following table summarizes the databases researched, their search criteria (based on the approximate minimum search distance recommended by ASTM Designation E 1527-00), and date information released by the Government. The databases definitions, and detailed research findings, are presented in the *April 16, 2004 EDR Radius Map Report*, which is provided in **Appendix H**.

Federal Database (EPA)	Search Radius from *Property*	Date Released by Government
National Priorities List (NPL)	1.0-Mile Radius	01/29/04
Corrective Action Report (CORRACTS)	1.0-Mile Radius	03/15/04
Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS)	0.5-Mile Radius	02/26/04
CERCLIS-No Further Remedial Action Planned (NFRAP)	0.25-Mile Radius	02/26/04
Resources Conservation and Recovery Information System (RCRIS) for Large Quantity Generators (LQGs) and Small Quantity Generators (SQGs)	0:25-Mile Radius	03/09/04
Biennial Reporting System (BRS) for LQGs and Treatment, Storage, and Disposal (TSD) facilities	0.5-Mile Radius	12/01/01
Emergency Response Notification System (ERNS)	Limited to the *Property*	12/31/02
PCB Activity Database System (PADS)	Limited to the *Property*	12/30/03
Facility Index System/Facility Identification Initiative Program Summary Report (FINDS)	Limited to the *Property*	02/09/04
Hazardous Materials Information Reporting System (HMIRS)	Limited to the *Property*	12/18/03
Toxic Chemical Release System (TRIS)	Limited to the *Property*	12/31/01
Toxic Substance Control Act (TSCA)	Limited to the *Property*	12/31/02
State Database (FDEP)	**Search Radius from *Property***	**Date Released by Government**
Florida's State-Funded Action Sites (FSAS) & State Hazardous Waste Sites (SHWS)	1.0-Mile Radius	02/02/04
Solid Waste Facilities/Landfill List (SWF/LF)	0.5-Mile Radius	02/09/04
Leaking Underground Storage Tank (LUST) & Petroleum Contamination Detail Report (PCT01)	0.5-Mile Radius	02/02/04
Florida's Registered USTs & ASTs	0.25-Mile Radius	02/02/04
Florida Cattle Vats	0.5-Mile Radius	05/01/94
Dry Cleaning Facilities (DRYCLN)	0.25-Mile Radius	03/08/04
Wastewater Facility Regulation Database	Limited to the *Property*	03/26/04

6.1 SUMMARY OF DATABASE RESEARCH FOR THE *PROPERTY*

Based on a review of the *EDR Radius Map Report* (see **Appendix H**), the *Property* was not identified on the EDR databases reviewed.

6.2 SUMMARY OF DATABASE RESEARCH FOR SURROUNDING PROPERTIES

Due to the regionally flat topography, relatively flat hydraulic gradient, significant depth to groundwater, and relatively high natural biodegradation/attenuation capabilities in Central Florida, the potential for contaminants to migrate horizontally has been minimized. However, sites potentially contaminated with volatile organic halocarbons (VOHs), such as dry cleaners, are of significant concern due to the mobility of these constituents in the groundwater. Thus, sites greater than one-sixteenth of a mile (330 feet) from the *Property* were not considered a significant environmental threat, unless chlorinated solvent contamination was suspected.

Based on a review of the EDR Radius Map Report (see **Appendix H**), four surrounding facilities of potential environmental concern were identified on the above data bases reviewed. The facilities included the Marion Tire and Battery (210 W. Silver Springs Blvd.), the Florida National Bank (109 W. Silver Springs Blvd.), Post Office Tire Service (221 W. Silver Springs Blvd.), and Broadway Tire and Brake (317 SW Broadway St.). The regulatory review for each facility is summarized below.

Marion Tire and Battery: This facility was listed on the LUST, and UST data bases. This facility was located on the adjoining property to the north. Regulatory files for this facility were not available at the Marion County Fire Department. According to the EDR Radius Map Report, this facility reported two petroleum discharges on June 13, 1992, associated with the removal of a 550-gallon UST that contained leaded gasoline and waste oil. This facility currently maintains no USTs on the property. This facility was determined eligible for the State of Florida Abandoned Tank Restoration Program, and was given a score of 10. According to the Discharge Reporting Form, available on the FDEP's OCULUS Document Management System, an organic vapor reading from a soil sample collected at a depth of approximately 21-feet below land surface was in excess of 2,500 parts per million. No groundwater samples were collected during the tank closure activities. Based on the low cleanup score, future assessment and remedial activities at this facility likely will not begin for several years. Based on the proximity of this facility to the *Property*, and the documented petroleum-affected soil impacts, this facility was identified as a REC in connection with the *Property*.

Florida National Bank (Wachovia Bank): This facility was listed on the UST data base. This facility was located on the adjoining property to the northeast, beyond SW 2nd Avenue. This facility formerly maintained a 3,000-gallon vehicular diesel UST. This UST was installed in July 1961, and was removed in February 1989. There was no reported petroleum releases associated with the removal of the UST. Based on the lack of a reported discharge associated with the former UST, this facility appears to pose no environmental concern to the *Property*.

Post Office Tire Service: This facility was listed on the LUST and UST data bases. This facility was located approximately 200 feet north-northwest of the

Property. This facility removed one "vehicular fuel tank" in June 1985, and closed in place a "vehicular fuel tank", a waste oil UST, and a Kerosene UST in December 1992. Multiple discharges for this facility were recorded in June 1992. The reported releases included leaded gasoline, diesel fuel, kerosene, and waste oil. According to the EDR data base report, the facility is partially eligible for the State of Florida Abandoned Tank Restoration Program. This facility was granted a facility score of 10. EE&G searched the FDEP's OCULUS Data Management System for available regulatory documents, however, no documents were discovered. Based on the low facility score, future assessment and remedial activities at this facility likely will not begin for many years. Based on the distance of this facility from the *Property*, and the expected significant depth to the surficial aquifer (likely 25 feet), this facility appears to pose minimal environmental concern to the *Property*.

Broadway Tire & Brake: This facility was listed on the UST data base. This facility was located approximately 300 feet west of the *Property*. In June 1991, this facility closed in place three "vehicular fuel" tanks, and a waste oil UST in December 1999. There were no petroleum releases reported in association with the closure of the USTs. According to the EDR Radius Map Report, three vehicular fuel tanks were removed from the facility in August 1993. According to Ms. Sweeney of the Marion County Fire Department, regulatory files for this facility had been moved to the FDEP office in Tallahassee, Florida. Based on the lack of a documented petroleum release from this facility and the distance from the *Property*, this facility appears to pose minimal concern to the *Property*.

Numerous other facilities were included in the EDR Radius Map Report, however, no other surrounding facilities of potential environmental concern were identified within the search radius of concern on the above environmental databases.

6.3 ORPHAN SITES

Orphan sites are facilities that have been identified on the *EDR Radius Map Report*; however, due to poor or inadequate address information, the facilities could not be mapped by EDR with relation to the *Property*. A total of four orphan sites were identified on *the EDR Radius Map Report*, and EE&G attempted to further assess these facilities. Based on field observations, the orphan sites were determined to be located at distances, which would not pose a significant environmental threat to the *Property*, and regulatory file reviews were not warranted.

SECTION 7.0
FINDINGS & OPINIONS

Upon the completion of this Phase I Environmental Site Assessment, EE&G identified the following conditions in connection with the *Property*.

- The *Property* was located in a primarily commercial area of Ocala, Florida, characterized by surrounding properties that were observed to be commercial and retail businesses, a vacant parcel, a bank, and a church. The *Property* was zoned Community Redevelopment Area, B-3.

- According to available historical information, the *Property* appeared developed as early as 1891 with a commercial business. A residential dwelling appeared at the *Property* in the early 1900s. The *Property* appeared developed with a commercial business in the early 1920s, and numerous commercial businesses appeared at the *Property* from the 1920s through the present. Commercial businesses reported to exist at the *Property* included drug stores, a tobacco company, and grocery and merchandise (retail) stores. The *Property* was currently being used for tires and equipment storage for the adjoining Marion Tire and Battery to the north.

- The *Property* does not generate used oil or other petroleum products, however, two 250-gallon used oil storage tanks were observed on the *Property*. The used oil tanks were maintained by the adjoining Marion Tire and Battery facility to the north. The asphalt surface in the area of the used oil storage tanks was observed stained with used oil. No other areas of petroleum storage were reported or observed on the *Property*.

- Approximately ten drums of used TyrFil XL were observed within the building on the *Property*. TyrFil XL is a liquid urethane which contains petroleum polymer that is mixed with a catalyst and prepolymer, and pumped into commercial and industrial tires. The mixing and installation procedures were completed within the building on the *Property*. Once mixed, the used product cures into a solid urethane rubber.

- According to the EDR Radius Map Report, the adjoining Marion Tire and Battery facility to the north was listed on the LUST data base. This facility reported a petroleum discharge on June 13, 1992, associated with the removal of a 550-gallon UST that contained leaded gasoline and waste oil. A soil sample screened with an OVA from approximately 21-feet below land surface, contained OVA readings in excess of 2,500 parts per million. This facility was determined eligible for the State of Florida Abandoned Tank Restoration Program, and was given a score of 10. The former UST area appeared to be located approximately 40-feet north of the *Property* boundary. Tank closure documents were reviewed on the FDEP's OCULUS Data Management System.

- Several surrounding facilities of potential environmental concern were identified during the review of EDR Data Base Report, however, due to the lack of documented petroleum releases, or due to the distance of the facilities from the *Property*, the identified surrounding facilities appear to represent no specific environmental concern to the *Property*.

SECTION 8.0
CONCLUSIONS

EE&G has performed a Phase I Environmental Site Assessment, in conformance with the scope and limitations of ASTM Practice Designation E 1527-00, of the B.F. Goodrich facility, located at 201 SW Broadway Street, Ocala, Marion County, Florida. Exceptions to, or deletions from, this assessment are described in Sections 1.3, 1.4, and 1.5 of this report. Based on the findings of the Phase I ESA, EE&G identified no recognized environmental conditions in connection with the *Property* except for the following:

- Petroleum stained asphalt was observed in the area of the used oil storage tanks observed on the *Property*. No secondary containment was associated with the used oil storage tanks. The stained asphalt and the lack of secondary containment associated with the storage tanks were identified as RECs in connection with the *Property*.
- Ten 55-gallon drums of used Tyr-FIL XL were observed within the building at the *Property*. Although the drums of solid polyurethane appear not to represent a REC in connection with the *Property*, the drums should be properly disposed.
- Based on the proximity of the documented petroleum release at the adjoining Marion Tire and Battery facility, this facility was identified as a REC in connection with the Property.

SECTION 9.0
DEVIATIONS & ADDITIONAL SERVICES

No deviations from the ASTM Designation E 1527-00 were required to complete this Phase I ESA.

BROWNFIELDS ASSESSMENT. OCALA, FLORIDA
FOIA 2019-003937

FOLDER NUMBER	BRIEF DESCRIPTION	
424151	Brownfield Ocala	

SITE City of Ocala
BREAK
OTHER: V17

PHASE I ENVIRONMENTAL SITE ASSESSMENT

ALL PRO PRINTING SIGNS & GRAPHICS
13 SOUTH PINE AVENUE
OCALA, MARION COUNTY, FLORIDA

prepared for

RENEW OCALA-A BROWNFIELD REDEVELOPMENT PROGRAM
P.O. BOX 1270
OCALA, FLORIDA 34478

prepared by

ANDREYEV ENGINEERING, INC.
4055 ST. JOHNS PARKWAY
SANFORD, FLORIDA 32771

(407) 330-7763

PROJECT NO. EPEN-04-0114-D

MAY 4, 2004

Andreyev Engineering, Inc.

SANFORD OFFICE
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Sanford, Florida 32771
407-330-7763
Fax: 407-330-7765

▼ Groundwater ▼ Environmental ▼ Geotechnical ▼ Construction Materials Testing

May 4, 2004
Project No. EPEN-04-0114-D

TO: **Renew Ocala-A Brownfield Redevelopment Program**
P.O. Box 1270
Ocala, Florida 34478

Attention: Mr. George Roberts

SUBJECT: Phase I Environmental Site Assessment, All Pro Printing Signs & Graphics, 13 South Pine Avenue, Ocala, Marion County, Florida

---

Dear Mr. Roberts:

Andreyev Engineering, Inc., has completed the Phase I Environmental Site Assessment of the above referenced site. This assessment has been completed pursuant to the standards and conditions set forth in ASTM E 1527-00. The following report presents the scope of our work, data review and evaluation, together with conclusions and recommendations developed on the basis of the environmental assessment findings. Other items which may be applicable to a commercial real estate transaction, such as lead paint, radon, lead in drinking water, regulatory compliance, or other non-scope items identified in Section 12.0 of ASTM E 1527-00, were not requested, or conducted.

We appreciate the opportunity to be of service to you on this project and trust that the information included herein is complete and sufficient for your purposes. Should you have any questions concerning the contents of this report, please do not hesitate to contact the undersigned at (407) 330-7763.

Sincerely,

ANDREYEV ENGINEERING, INC.

James J. Jarmolowski, P.G.
Vice President

The Villages
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APPENDICES

Appendix A — Marion County Property Appraiser Information
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Appendix D — Regulatory Review File Information
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Appendix F — City of Ocala City Directory Review Summary Information
Appendix G — Sanborn Fire Insurance Maps
Appendix H — Resume

ASTM E 1527-00 CERTIFICATION

The Phase I Environmental Site Assessment for the subject property, located at 13 South Pine Avenue, Ocala, Marion County, Florida, has been reviewed by a registered professional in the State of Florida, and has been determined to be in accordance with professional practices and standards contained in ASTM E 1527-00, entitled "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process".

Signed this 4th day of May, 2004

James J. Jarmolowski, P. G.
Vice President
Florida Registration #0000428

1.0 INTRODUCTION

Andreyev Engineering, Inc. (AEI) has completed a Phase I Environmental Site Assessment (ESA) pursuant to ASTM E 1527-00 requirements for the subject property. The subject site contains a printing and sign business at 13 South Pine Avenue, Ocala, Marion County, Florida. This report is an instrument of service of AEI and presents the results of the Phase I ESA of the subject site, performed for Renew Ocala-A Brownfield Redevelopment Program (referred to hereafter as "Renew Ocala").

1.1 Purpose and Scope of Services

The purpose of ASTM E1527-00 is to define good commercial and customary practice in the United States of America for conducting an environmental assessment of a parcel of commercial real estate with respect to the range of contaminants within the scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) and petroleum products. The purpose of this Phase I ESA is to satisfy one of the requirements to qualify for the innocent landowner defense to CERCLA liability. An evaluation of business environmental risk associated with a parcel of commercial real estate may necessitate investigation beyond that identified in ASTM 1527-00. The purpose of this ESA was to identify **"Recognized Environmental Conditions"** in connection with the subject property. The term "Recognized Environmental Conditions" as defined by ASTM E 1527-00, refers to the presence or likely presence of any Hazardous Substances or Petroleum Products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any Hazardous Substances or Petroleum Products into structures on the property or into the ground, groundwater, or surface water of the property. The term includes Hazardous Substances or Petroleum Products even under conditions in compliance with State and Federal regulations. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. The major components of this investigation were directed at obtaining a historical and current perspective of the subject site and identifying any on-site or off-site contaminant sources that **may** have an adverse environmental impact on the subject property. The Phase I ESA tasks consisted of the following:

- Reviewed U.S.G.S. Quadrangle Map.
- On-Site and Off-Site Reconnaissance.
- Conducted Interviews With Site Personnel.
- Reviewed Federal and State Regulatory Database Records.
- Review of Historical Sources.
- Reviewed Previous Uses or Occupants of the Property, and Off-Site Properties.
- Source Documentation and Report Preparation.

1.2 Site Specific Limiting Conditions

The following site specific limiting conditions apply to this Phase I ESA:

1. The Phase I ESA reconnaissance activities were limited to the subject property at the time of the assessment, and limited to observations of the existing property located at 13 South Pine Avenue, Ocala, Marion County, Florida.

2. Access and historical information concerning the property were provided by Ms. Frances King, who is the owner of the subject site. Additional information was provided by Ms. Tabitha Bowles, who is the manager of All Pro Printing Signs & Graphics, which is the business currently located on-site.

3. The historical source review included a detailed review of available historical information for the subject site and off-site properties. The historical source review included review of aerial photographs, R.L. Polk city directories, Sanborn Fire Insurance Maps, and interviews with the owner of the subject site and the current tenant. The subject site is located at the intersection of Silver Springs Boulevard (State Road 40) and South Pine Avenue (US Highway 441). As a result, it was necessary to research a large number of off-site properties over a large area. With respect to the historical source review for the subject site and for off-site properties, there are certain intervals in the 1940s and 1950s, where the uses of these properties could not be determined due to incomplete city directory listings.

4. During the site reconnaissance on March 26, 2004, the subject site contained a former automotive repair building, which contained two repair bays. AEI observed a former in-ground hydraulic lift in one maintenance bays. One maintenance bay contained carpet, and as a result, it could not be determined if another former in-ground hydraulic lift was present on-site.

5. Based on interview information provided by Mrs. Frances King, the owner of the subject site, and review of available regulatory information maintained by Marion County and the Florida Department of Environmental Protection (FDEP), the subject site utilized four underground storage tanks (USTs) which were reported to have been removed in the mid-1960s. AEI was not able to obtain specific information which indicated the location, or capacities of the former USTs which were previously utilized on-site. The FDEP storage tank information is based upon what was reported to Marion County Storage Tank personnel during tank closure assessment activities in December 1991 and during a site inspection in January, 1992.

6. The off-site properties further to the west, across South Pine Avenue, were not included on the Sanborn Maps which were obtained and reviewed by AEI for this project. These include the properties at 12 South Pine Avenue, 18 South Pine Avenue, and 12 NW Pine Avenue.

7. As part of a Phase I ESA being conducted by AEI at the same time for the adjacent property (former Bob's Broadway Tire & Brake) to the south at 317 SW Broadway Street, AEI conducted a site inspection on April 20, 2004. During this inspection, it was determined that four in-active underground storage tanks (USTs) were present at the facility at 317 SW Broadway Street, and these USTs are identified as an off-site "Recognized Environmental Condition" as indicated in Section 3.3 of this Phase I ESA.

1.3 User Provided Information

The subject site is one of four parcels owned by Mrs. Frances King. The other three parcels are located to the east, southeast, and south of the subject site, as shown on **Figure 2.** As part of this project, Mr. George Roberts, who is the project manager for Renew Ocala, provided AEI regulatory and historical summary information for the subject site, and for the adjacent parcels owned by Mrs. King. The following summary information is provided:

Subject Site

It was indicated by Mr. Roberts that the site contained a gasoline station in the 1960s, and an automotive repair business from the mid 80s through the early 90s. Mr. Roberts also indicated that a petroleum discharge was reported, and the USTs have been removed.

Off-Site Property Information

Parcel to the South: It was indicated by Mr. Roberts that this parcel contained an automotive repair business for approximately 23 years, and that 3 USTs were abandoned in 1989.

Parcel to the East: It was indicated by Mr. Roberts that this parcel located at 308 West Silver Springs Boulevard contains Jodies Restaurant, and did not contain a former gasoline station.

Parcel to the Southeast: It was indicated by Mr. Roberts that this parcel immediately to the southeast at 307 West Silver Springs Boulevard contained a former used car lot and a taxi cab stand, and did not contain a former gasoline station.

Off-Site Property to the South of SW Broadway Street: It was indicated by Mr. Roberts that the property off-site further to the south, across Broadway Street, at 43 South Pine Avenue contained a former Texaco gasoline station.

Off-Site Property to the West: It was indicated by Mr. Roberts that the property off-site to the west, across South Pine Avenue, at 18 South Pine Avenue, contained a former Citgo gasoline station.

1.4 Marion County Property Appraiser Information

Information for the subject site which can be obtained from the Marion County Property Appraiser's web site, is included in **Appendix A.**

1.5 Significant Assumptions

The following significant assumptions have been made concerning the subject site

1. Based on review of the topography in the vicinity of the subject site and review of site assessment reports completed for the former Citgo facility located off-site to the west, and the former Texaco facility located off-site to the south, the direction of groundwater flow in the area of the subject site is generally to the southwest, with local variations to the west.

2. The subject site previously an automotive repair business, and during the site reconnaissance on March 26, 2004, two former maintenance bays were present. One maintenance bay contained an in-ground hydraulic lift. The other maintenance bay contained carpet, and AEI has assumed that an in-ground hydraulic lift is also present beneath the carpet.

2.0 SITE AND VICINITY CHARACTERISTICS

2.1 Site Location

The subject property contains a printing and window tinting business, located at 13 South Pine Avenue, in Ocala, Marion County, Florida. The site is located at the southeast corner of South Pine Avenue and Silver Springs Boulevard. The site lies entirely in Section 18, Township 15 South, Range 22 East, as shown on the U.S. Geological Survey (USGS), "Ocala West", Florida Quadrangle Map, included as **Figure 1**.

2.2 Topographic Map Review

The U.S. Geological Survey, "Ocala West" Quadrangle Map dated 1991, (based upon aerial photographs taken in 1964, and 1988), showing the area on which the subject site is located, was reviewed. Based on this review, the subject site is located at the intersection of South Pine Avenue and Silver Springs Boulevard, in downtown Ocala. The subject site is located within a highly urbanized area, and as a result, no structures are shown on site. The site occurs at an elevation of approximately 70 feet above National Geodetic Vertical Datum (NGVD), and the topography in the vicinity of the subject site slopes from the northeast to southwest. No "Recognized Environmental Conditions" were identified.

2.3 Surface Water Features

Based on site reconnaissance activities and the review of the 2002 aerial photograph, there are no surface water features on-site, or in the vicinity of the subject site.

2.4 Soil Survey Review

According to the U.S.D.A. "Soil Survey of Marion County", the soils within the study area are generally described as Urban Land. Urban land is more than 70 percent covered with parking lots, buildings, shopping centers, and other structures.

3.0 SITE RECONNAISSANCE & INTERVIEWS

3.1 Description of Structures and Improvements

The subject site contains a building which is occupied by All Pro Printing Signs & Graphics, and the entire site is paved. According to information obtained from the Marion County Property Appraiser Website, the building on-site was constructed in 1941, and contains 1,505 square feet. The subject site and vicinity features observed at the time of this assessment are illustrated on the site map included as **Figure 2.** Water and wastewater services are provided to the subject site by the City of Ocala. Buried utilities included water and wastewater lines.

3.2 On-Site Reconnaissance

An on-site visual reconnaissance of the property and improvements for indications of "Recognized Environmental Conditions" was performed on March 26, 2004 James J. Jarmolowski, which included inspection of the interior and exterior of the building. During the site reconnaissance activities, particular attention was given to features which may indicate "Recognized Environmental Conditions" such as fuel storage tanks, utilities, fill ports, vents, stained soils, debris, evidence of improper storage of hazardous materials or improper waste discharge and stressed vegetation. Where possible, photographs were taken to document site conditions and any potential environmental conditions of concern. **Appendix B** contains the photographs taken during the site reconnaissance. **Figure 3** contains a detailed site map. As a result of the on-site reconnaissance, the following observations were noted:

- The building on the subject site is shown in **Photograph 1.** The historical summary information provided to AEI by Mr. George Roberts of Renew Ocala indicated that the subject was previously utilized as a gasoline station in the 1960s. During the site reconnaissance, the locations of the former fuel dispenser islands and USTs could not be identified.

- The interior of the building contains two former automotive maintenance bays. **Photograph 3** shows a former in-ground hydraulic lift in one of the repair bays. The other repair bay contained carpet, and it could not be determined if a former hydraulic lift was present. However, it is assumed that both bays contain former lifts.

- No active USTs were observed on-site. One in-active aboveground storage tank (AST) was located in the southeast corner of the subject site. This AST has an approximate capacity of approximately 200-gallons, and was labeled "used oil". It appears that used oil was present in this AST. According to the manager, Ms. Tabitha Bowles, this AST is not utilized, and has not been utilized by All Pro Printing Signs & Graphics. No other ASTs were observed on-site.

- With respect to hazardous materials, small quantities of cleaners such as alcohol are used. No other hazardous materials are used or stored on-site, and no hazardous waste is generated on-site. No 55-gallon drums were observed on-site. Ms. Bowles indicated that no other chemical solvents are utilized on-site. Custom signs are made to order, and this operation is conducted in one bay, and vehicle tinting activities are conducted in the other bay.

- No groundwater monitoring wells were observed on-site.
- No electrical transformers were observed on the subject site. No water supply wells or irrigation wells were observed on-site.

The following summary of items noted during the site reconnaissance is provided:

ITEM	OBSERVED	NOT OBSERVED	DISCUSSED IN REPORT
55-Gallon Drums		X	
Stormwater Retention - Pond		X	
Site Fencing		X	
Septic Tank(s)		X	
Underground Storage Tank(s)		X	
Aboveground Storage Tank(s)	X		X
Chemical Storage		X	
Pits and/or Lagoons		X	
Electrical Transformer(s)		X	
Stressed Vegetation		X	
Monitoring Well(s)		X	
Water Supply Well(s)		X	
Irrigation Well(s)		X	
Solid Waste Dumpster		X	
Improper Hazardous Materials Storage		X	
Chemical Odor(s)		X	

As a result of the site reconnaissance activities, one "Recognized Environmental Condition" was identified, as follows:

REC #1: The subject site was previously an automotive repair business. There are two former automotive maintenance bays, and one in-ground hydraulic lift was observed. One maintenance bay contained carpet, and it has been assumed that it also contains an in-ground hydraulic lift. The hydraulic lifts are identified as a "Recognized Environmental Condition".

3.3 Off-Site Reconnaissance

A visual reconnaissance of adjacent properties and improvements for indications of possible environmental concerns was conducted on March 26, and April 20, 2004. The observations were

limited to areas and facilities that were readily visible and were immediately adjacent to the subject property. Particular attention was given to off-site features which may indicate "Recognized Environmental Conditions" such as fuel storage tanks, utilities, fill ports, vents, stained soils, debris, evidence of improper storage of hazardous materials or improper waste discharge and stressed vegetation. The adjacent off-site properties are identified as follows:

- The subject site is bound to the north by Silver Springs Boulevard (State Road 40). The Marion County Judicial Center is located further to the north.

- Jodies Restaurant is located immediately to the east at 308 West Silver Springs Boulevard.

- A vacant automotive repair facility, Bob's Broadway Tire & Brakes at 317 SW Broadway Street, is located immediately to the south. This location is shown on **Figure 2 and Figure 3,** and contains a former gasoline station. This property contained three monitoring wells, and five closed USTs. Additional information regarding this facility is provided in Section 4.2. As indicated in Section 1.2, AEI inspected the interior of this building on April 20, 2004 as part of a separate Phase I ESA. This facility contains five abandoned USTs, and four in-active gasoline USTs, which have not been abandoned in accordance with requirements specified in Chapter 62-761, FAC. The off-site property at 317 SW Broadway Street is identified as a "Recognized Environmental Condition".

- A vacant lot, which contains a small dilapidated building, is located immediately to the southeast.

- The subject site is bound immediately to the west by South Pine Avenue (U.S. Highway 441). A former Citgo gasoline station is located further to the west, across South Pine Avenue, at 18 South Pine Avenue. Additional information regarding this facility is provided in Section 4.2.

As a result of the off-site reconnaissance, one "Recognized Environmental Condition" was identified, as follows:

REC #2: The former gasoline station and automotive repair facility at 317 SW Broadway Street located immediately to the south.

3.4 Interviews

Interview with Key Site Manager, Ms. Frances King

Information concerning the subject site was provided by Ms. Frances King, who is the owner of the subject site. Ms. King indicated the following on April 19, 2004:

- Mrs. King indicated that she has owned the subject property since June, 1974. Ms. King indicated that her father was the previous owner prior to June, 1974.

- With respect to USTs, Mrs. King indicated to her recollection, four USTs were removed

- With respect to USTs, Mrs. King indicated to her recollection, four USTs were removed from the subject site in the mid-1960s. Ms. King also indicated that a petroleum discharge was detected during tank closure assessment activities conducted in 1992.

- Mrs. King indicated that to her knowledge, there are no active USTs or aboveground storage tanks on-site. Mrs. King indicated that she was not aware of the existing used oil aboveground storage tank on-site. Mrs. King indicated that other than the petroleum discharge reported to the FDEP in 1992, she was not aware of any additional pending, threatened, or past litigation relevant to hazardous substances or petroleum products and that she was not aware of violations of any environmental laws, or pending administrative proceedings or possible violations of environmental laws pertaining to the subject site.

Interview with Current Tenant, Ms. Tabitha Bowles

As indicated in Section 3.2, Ms. Tabitha Bowles is the manager of All Pro Printing Signs & Graphics, the current occupant of the site. Ms. Bowles indicated that there are no USTs or ASTs present on-site that were utilized by All Pro Printing Signs & Graphics. Ms. Bowles indicated that All Pro Printing Signs & Graphics have occupied the subject property for approximately 6 months, and the 200-gallon AST located in the southeast portion of the property was present prior to when they occupied the site. Ms. Bowles indicated that she was not aware of any violations of environmental laws, or pending administrative proceedings or possible violations of environmental laws pertaining to the subject site.

Interview With Regulatory Officials

On April 21, 2004, AEI contacted the FDEP Drycleaning Section concerning the status of drycleaning facilities located within a ¼-mile radius of the subject site. The information obtained as a result of this interview is provided in Section 4.1.

Summary

No additional "Recognized Environmental Conditions" were identified as a result of the interviews conducted.

4.0 REGULATORY RECORDS REVIEW

4.1 ASTM Database Search Results

Information from several available lists provided by the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection (FDEP) were reviewed pursuant to the requirements in ASTM E 1527-00 for evidence of activities which may have an adverse environmental impact on the subject site. The U.S. EPA compiles and publishes information regarding facilities that are involved in the generation, transportation, treatment, storage, and disposal of Hazardous Wastes; information concerning the control and use of hazardous chemicals in the environment; and permits for facilities which may affect the environmental integrity of its surroundings. The EPA also provides information concerning sites involved in the Superfund cleanup program. The Florida Department of Environmental Protection (FDEP) also maintains data systems which list facilities subject to environmental regulation and enforcement action. These databases include the Florida Sites, Solid Waste Facilities (SWF), Leaking Underground Storage Tanks (LUST), and the Stationary Tank Inventory (STI) list. The following descriptions include only those state and federal regulatory agency databases required by ASTM E 1527-00. Summaries of applicable federal and state databases are provided below and **Appendix C** contains a detailed listing of the sites identified by the radius search performed by FirstSearch Technology Corporation on March 24, 2004.

- **National Priorities List (NPL)** - The NPL is an inventory of facilities and/or locations with confirmed environmental contamination. These sites fall under the Comprehensive Environ mental Response, Compensation and Liability Act of 1980 (CERCLA) and the Superfund Amendments and Reauthorization Act of 1986 (SARA) and are often referred to as "Superfund" sites. The NPL is maintained by the EPA and allows them to rank those sites according to the extent of environmental health and safety concerns and schedule them for remedial action. **No NPL sites were listed within 1-mile of the subject site.**

- **Comprehensive Environmental Response, Compensation & Liability Index System (CERCLIS)** - CERCLIS is an identification of those facilities and/or locations that are currently being investigated by the EPA or associated state environmental agencies to ascertain the presence of potential or existing contamination. Preliminary site assessments are normally conducted by either the EPA or the appropriate state environmental agency for all sites included in CERCLIS. Many of the sites investigated through CERCLA will be placed on NPL for remedial action and will be included in the Sites Enforcement Tracking System (SETS) for identification of potential liability. **One CERCLIS site was listed within a ½-mile of the subject site.** This site is identified as follows:

  1. West Florida Natural Gas Company, 206 Northeast 9th Street, Ocala. This facility is located approximately 2,400 feet to the southeast of the subject site, and due to the distance from the subject site, it is not identified as a "Recognized Environmental Condition".

- **Resource Conservation and Recovery Act Index System List (RCRIS)** - The RCRIS List reports those facilities and/or locations that are handling, storing or treating hazardous substances or waste. Due to the activities relating to the handling of hazardous substances

or waste, these sites possess the potential for environmental contamination. Inclusion on RCRIS does not necessarily indicate contamination but rather the potential due to the presence and handling of hazardous substances. **There were no TSD facilities listed within 1-mile of the subject site. Five RCRA small quantity generator facilities were listed within a ¼-mile of the subject site.** The RCRA small quantity generator facilities located within 800 feet of the subject site are as follows:

1. Aamco Transmission, 12 S. Pine Avenue, Ocala, located approximately 100 feet to the west. This facility is currently closed.
2. Budget Instant Printing, 114 S. Pine Avenue, Ocala, located approximately 530 feet to the southwest of the subject site.
3. USGSA, 207 NE 2nd Street, Ocala, located approximately 800 feet to the northeast.

Due the distance and location of these facilities from the subject site, they are not identified as "Recognized Environmental Conditions".

- **Emergency Response Notification System List (ERNS)** - The ERNS is a national computer database used to store information on the releases of oil and hazardous substances. The ERNS List identifies those facilities and/or locations that have been reported to the EPA because of the release of potentially hazardous material. Included in the ERNS listing is the date of the incident, the response action, the hazardous substances involved and the location. **One ERNS site was listed within a ¼-mile radius of the subject site.** This site is identified as follows:

1. SW 1st Avenue and Broadway Street, located approximately 740 feet to the southeast. In October 1987, a release of 300-gallons of diesel fuel from a tanker was reported for this location. The City of Ocala Fire Department conducted cleanup activities. Due to the nature of this incident, the release of 300-gallons of diesel fuel in 1987 is not identified as a "Recognized Environmental Condition".

- **Florida Sites List (FSL)** - This list is closely associated with the CERCLIS List and identifies facilities and/or locations that the FDEP has recognized with potential for existing environmental contamination. **One site was listed on the FSL within 1-mile of the subject site.** This site is identified as follows:

1. West Florida Natural Gas Company, 206 Northeast 9th Street, Ocala. This facility is located approximately 2,400 feet to the southeast of the subject site, and due to the distance from the subject site, it is not identified as a "Recognized Environmental Condition".

- **Solid Waste Facilities (SWF)** - The SWF is concerned with the handling of solid waste and includes locations identified with solid waste landfilling or associated activities involving the handling of solid wastes. The presence of a site on this list does not necessarily indicate existing environmental contamination, but rather the potential for contamination. **No sites were listed in the SWF database within a ½-mile radius of the subject site.**

- **Leaking Underground Storage Tanks (LUST)** - The LUST database is concerned with petroleum storage systems and includes facilities and/or locations that have reported the possible release of contaminants in accordance with requirements specified in Chapter 62-770, FAC. Included within this list are sites that are in the Florida Early Detection Incentive (EDI) Program 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. **21 facilities have reported a discharge within a ¼-mile radius of the subject site, and 34 facilities have reported a petroleum discharge within a ½-mile radius of the site.** The facilities which have reported petroleum discharges within 600 feet of the subject site are as follows:

1. Clydes Auto Air, 13 South Pine Avenue, Ocala. STI #428734055. This is the subject site. A petroleum discharge was reported to the FDEP in January, 1992. Additional information is provided in Section 4.2.

2. Aamco Transmission Shop, 12 SW Pine Avenue, Ocala. STI #428942748. This facility is located approximately 150 feet to the west of the subject site. A petroleum discharge was reported to the FDEP in October, 1991. Additional information for this facility is provided in Section 4.2.

3. Former Citgo, 18 South Pine Avenue, Ocala. STI #428518839. This facility is located approximately 150 feet to the southwest of the subject site. A petroleum discharge was reported to the FDEP in November, 1990. Additional information for this facility is provided in Section 4.2.

4. Former Riches Texaco, 43 South Pine Avenue, Ocala. STI #428511390. This facility is located approximately 200 feet to the south of the subject site. A petroleum discharge was reported to the FDEP in May, 1985. Additional information for this facility is provided in Section 4.2.

5. Former Muffler Doctor, 12 NW Pine Ocala. STI #429200610. This facility is located approximately 200 feet to the northwest of the subject site. A petroleum discharge was reported to the FDEP in June, 1992. Additional information for this facility is provided in Section 4.2.

6. Former Marion Tire & Battery, 210 West Silver Springs Boulevard. STI #429200616. This facility is located approximately 250 feet to the east of the subject site. A petroleum discharge was reported to the FDEP in June, 1992. Additional information for this facility is provided in Section 4.2.

7. Former Post Office Tire Service, Inc., 221 West Silver Springs Boulevard. STI #429200608. This facility is located approximately 250 feet to the northeast of the subject site. A petroleum discharge was reported to the FDEP in June, 1992. Additional information for this facility is provided in Section 4.2.

8. Florida Thoroughbred Industry Building, 108 NW Pine Avenue, Ocala. STI #429200613. This facility is located approximately 400 feet to the northwest of the subject site. A petroleum discharge was reported to the FDEP in February, 1995. Additional information for this facility is provided in Section 4.2.

The remaining facilities which have reported petroleum discharges at distances greater than 600 feet from the subject site are listed in the FirstSearch Report, contained in **Appendix C.** These facilities are not identified as "Recognized Environmental Conditions", due to the distance from the subject site.

- **Stationary Tank Inventory System List (STI)** - The Florida Administrative Code requires registration of underground and aboveground stationary petroleum storage tanks. Inclusion on this list indicates the presence of stationary petroleum storage tanks and therefore the potential for environmental problems. It does not necessarily indicate existing problems. **Based on review of the STI List, 43 facilities were identified within a ¼-mile radius of the subject site.** The facilities which were identified to have registered petroleum storage tanks with the FDEP within 500 feet of the subject site are as follows:

  1. Clydes Auto Air, 13 South Pine Avenue, Ocala. STI #428734055. This is the subject site. Additional information is provided in Section 4.2.

  2. Former Bobs Broadway Tire & Brake, 317 SW Broadway Street, Ocala, STI #428630442. This facility is located immediately to the south, and additional information is provided in Section 4.2.

  3. Marion County State Attorney Office, 19 NW Pine Avenue, Ocala. STI #429200609. This facility is located approximately 200 feet to the north of the subject site. Additional information for this facility is provided in Section 4.2.

  4. Aamco Transmission Shop, 12 SW Pine Avenue, Ocala. STI #428942748. This facility is located approximately 150 feet to the west of the subject site. Additional information for this facility is provided in Section 4.2.

  5. Former Citgo, 18 South Pine Avenue, Ocala. STI #428518839. This facility is located approximately 150 feet to the southwest of the subject site. Additional information for this facility is provided in Section 4.2.

  6. Former Riches Texaco, 43 South Pine Avenue, Ocala. STI #428511390. This facility is located approximately 200 feet to the south of the subject site. Additional information for this facility is provided in Section 4.2.

  7. Former Muffler Doctor, 12 NW Pine Ocala. STI #429200610. This facility is located approximately 200 feet to the northwest of the subject site. Additional information for this facility is provided in Section 4.2.

  8. Former Marion Tire & Battery, 210 West Silver Springs Boulevard. STI #429200616. This facility is located approximately 250 feet to the east of the subject site. Additional information for this facility is provided in Section 4.2.

  9. Former Post Office Tire Service, Inc., 221 West Silver Springs Boulevard. STI #429200608. This facility is located approximately 250 feet to the northeast of the subject site. Additional information for this facility is provided in Section 4.2.

10. Florida Thoroughbred Industry Building, 108 NW Pine Avenue, Ocala. STI #429200613. This facility is located approximately 400 feet to the northwest of the subject site. Additional information for this facility is provided in Section 4.2.

- **FDEP Drycleaning Facilities and Drycleaning Solvent Cleanup Program -** The FDEP requires drycleaner facilities to be registered and has established a program for cleanup of drycleaning sites which reported a release of drycleaning solvents prior to December 31, 1998. **One site with a drycleaning release has been reported and approved for the Drycleaning Solvent Cleanup Program within a ¼-mile of the subject site. No other registered drycleaners were identified within a ¼-mile of the subject site.** This site which has reported a release of drycleaning solvents is identified as follows:

  1. Bays Cleaners, 219 N. Magnolia Avenue, Ocala. This facility is located approximately 1,300 feet to the northeast of the subject site and reported a discharge of drycleaning solvents in June, 1997. This facility was determined to be eligible for the FDEP Drycleaning Program in October, 1998. According to Ms. Jennifer Farrell of the FDEP Drycleaning Section on April 20, 2004, the facility has been assigned a priority score of 91, and no work has been initiated. Due to the distance and regulatory status, this facility is not identified as a "Recognized Environmental Condition".

4.2 Additional Regulatory Review Information

Additional regulatory review information regarding the subject site and for petroleum storage tank facilities located within 500 feet of the subject site is provided as follows:

Subject Site Information:

Clydes Auto Air, 13 South Pine Avenue, Ocala. STI #428734055. As indicated in Section 4.1, a petroleum discharge was reported for the subject site in January, 1992. **Appendix D** contains information obtained on April 1, 2004 as a result of review of the information maintained by the Marion County Fire Department, and information which was obtained from the FDEP 'Oculus' data system, on the FDEP website. The following summary information is provided:

- The only FDEP storage tank registration information concerning the use of underground storage tanks on the subject site is what was reported during tank closure assessment activities in December 1991, and by Marion County Storage Tank personnel in January, 1992.

- On December 7, 1991, tank closure assessment activities were conducted by BTEX Environmental, which consisted of drilling two soil borings to approximately 18 feet. The tank closure assessment indicated that a former UST area was located in the northwest portion of the property and a former fuel island was located on the northern portion of the property, and a former fuel island was located on the western portion of the property. Soil boring #2 was installed to the southeast of the former UST location, and to the northeast of the former fuel island on the western portion of the property. Soil boring #2 detected an OVA reading of 2800 parts per million (ppm) for the soil sample interval of 12.0 feet to 13.5 feet, and an OVA reading of 5000 ppm was reported for the soil sample interval of 17.0 feet to 18.5 feet. Since the depth to groundwater was greater than 20 feet, no groundwater sampling was conducted.

- Based on the results of the tank closure assessment activities, a Discharge Report Form was completed on January 15, 1992 and submitted to the FDEP.

- On January 21, 1992, the subject site was inspected by Marion County Storage Tank personnel, in response to the Closure Assessment report which was submitted. The inspection form indicated that four USTs were previously utilized at the subject site. The four USTs consisted of three former gasoline USTs and one used oil UST. The capacities were not indicated, and there was no other information available concerning when the USTs were utilized, or when they were removed. As indicated in Section 3.4, Mrs. King indicated that to her recollection, the USTs were removed in the mid-1960s.

- On February 3, 1992, an application was submitted for the subject site to the FDEP Abandoned Tank Restoration Program (ATRP). The ATRP is an FDEP program which provides funding for cleanup for petroleum discharges reported for removed or abandoned petroleum USTs.

- On February 6, 1992, an inspection was conducted by Marion County Storage Tank Personnel regarding the ATRP application.

- On March 10, 1992, the subject site was determined to be eligible for the ATRP.

- On June 6, 1992, an inspection was conducted by Marion County Storage Tank personnel regarding site priority ranking criteria.

- The subject site has been assigned a priority score of 10 for cleanup by the FDEP, and no site assessment or remediation activities have been completed under the FDEP pre-approval petroleum cleanup program to date. Funding is currently available for sites with a priority score of 50 or higher.

Off-site Information:

As indicated in Section 4.1, there are eight facilities which have reported discharges of petroleum products within 500 feet of the subject site. **Appendix D** contains information obtained on April 1, 2004 as a result of review of the information maintained by the Marion County Fire Department, and information which was obtained from the FDEP 'Oculus' data system, on the FDEP website. The following information is provided:

1. Former Bobs Broadway Tire & Brakes, 317 SW Broadway Street, Ocala, STI #428630442. This facility is located immediately to the south of the subject site, and is currently vacant. There are five former USTs which were registered, have been closed in place, and closure assessment activities have been conducted. These USTs include three gasoline USTs, a 300-gallon kerosene UST, and a 300-gallon used oil UST. No petroleum discharges have been reported for the five former USTs. Based on information obtained during a site inspection of this facility on April 20, 2004, there are four in-active USTs which have not been registered with the FDEP, or abandoned in accordance with Chapter 62-761, FAC. The following summary information is provided of known petroleum tanks at this facility:

UST	Location	Status
3 Gasoline USTs	Northeast portion of property.	Filled with concrete in 1989.
300-Gallon Kerosene UST	South of building.	Filled with concrete in 1989.
300-Gallon Used Oil UST	Inside maintenance bay.	Filled with concrete in 1999.
4 Gasoline USTs	Inside of building.	In-active, not abandoned, not registered.

As indicated in Section 3.3, the former Bobs Broadway Tire & Brakes was identified as an off-site "Recognized Environmental Condition".

2. Marion County State Attorney Office, 19 NW Pine Avenue, Ocala. STI #429200609. This facility is located approximately 200 feet to the north of the subject site. This facility has not reported a petroleum discharge, and the FirstSearch database information indicated that two UST were removed in 1998. However, no additional regulatory information for this facility could be obtained. Due to the distance and assumed direction of groundwater flow to the southwest, this facility is not identified as a "Recognized Environmental Condition".

3. Aamco Transmission Shop, 12 SW Pine Avenue, Ocala. STI #428942748. This facility is located approximately 150 feet to the west of the subject site. A petroleum discharge was reported to the FDEP in October, 1991, and was determined by the FDEP to be eligible for the FDEP ATRP in January, 1992. There are no active USTs registered for this facility. Site assessment activities were completed in 1996, and no off-site groundwater contamination was identified. The site assessment activities determined a direction of groundwater flow to the northeast, which is not consistent with other site assessment reports. Due to a priority score of 10, no additional work has been conducted under the FDEP pre-approval program since 1996. As indicated in Section 1.5, AEI has assumed that the direction of groundwater flow in the vicinity is to the west and southwest, which is based upon topography and groundwater flow information contained in other site assessment reports. Based on a direction of groundwater flow to the southwest, this facility is downgradient, and is not identified as a "Recognized Environmental Condition".

4. Former Citgo, 18 South Pine Avenue, Ocala. STI #428518839. This facility is located approximately 150 feet to the southwest of the subject site. A petroleum discharge was reported to the FDEP in November, 1990, and was determined by the FDEP to be eligible for the FDEP ATRP in July 1991. Site assessment activities were conducted up through 1996, and the FDEP Oculus Website did not contain any additional technical documents after 1996. The FDEP STI database indicates that the USTs were removed in 1990. Based on review of the site assessment reports which were completed in 1996, the direction of groundwater in the vicinity was to the southwest, and that petroleum constituents were present in the soil and groundwater at this facility. Based on a direction of groundwater flow to the west and southwest, and that this facility is eligible for cleanup under the FDEP pre-approval program, this facility is not identified as an off-site "Recognized Environmental Condition".

5. Former Riches Texaco, 43 South Pine Avenue, Ocala. STI #428511390. This facility is located approximately 200 feet to the south of the subject site. A petroleum discharge was reported to the FDEP in May, 1985, and was determined by the FDEP to be eligible for the Early Detection Incentive (EDI) program in March, 1987. There are no active USTs at this facility. Extensive site

assessment activities have been conducted, and review of a document dated April 6, 2001 indicated that soil contamination was present in three source areas and that additional samples were needed to further define the horizontal and vertical extent of groundwater contamination. An FDEP letter dated September 22, 2003, indicated that a Remedial Action Plan and Addendum were approved, and that the next phase would include implementation of the remedial action system. Based on review of the document dated April 6, 2001, the horizontal extent of the dissolved hydrocarbon plume does not extend off-site, and the direction of groundwater flow can vary. Flow directions were shown to be in a west-southwest direction, with local variations. Based on a direction of groundwater flow to the southwest, and that remedial actions are scheduled to be implemented within the near future, this facility is not identified as a "Recognized Environmental Condition".

6. Former Muffler Doctor, 12 NW Pine Ocala. STI #429200610. This facility is located approximately 200 feet to the northwest of the subject site. A petroleum discharge was reported to the FDEP in June, 1992, and was determined by the FDEP to be eligible for the FDEP ATRP in October, 1992. There are no active USTs registered for this facility, and there was no additional information in the FDEP Oculus website. Based on the distance and an assumed direction of groundwater flow to the southwest, this facility is not identified as a "Recognized Environmental Condition".

7. Former Marion Tire & Battery, 210 West Silver Springs Boulevard. STI #429200616. This facility is located approximately 250 feet to the east of the subject site. A petroleum discharge was reported to the FDEP in June, 1992, and was determined by the FDEP to be eligible for the FDEP ATRP in February, 1993. There are no active USTs registered for this facility, and it was reported that the former USTs were last used in the early 1960s. There was no additional information in the FDEP Oculus website. Due to the distance from the subject site, this facility is not identified as a "Recognized Environmental Condition".

8. Former Post Office Tire Service, Inc., 221 West Silver Springs Boulevard. STI #429200608. This facility is located approximately 250 feet to the northeast of the subject site. A petroleum discharge was reported to the FDEP in June, 1992, and was determined by the FDEP to be eligible for the FDEP ATRP in September, 1993. There are no active USTs registered for this facility, and it was reported that the former USTs were last used in 1985. Three in-active USTs were filled with concrete in December 1992. A groundwater sampled obtained by ECT in May 1992 detected 3,118 micrograms per liter (ug/L) of the benzene, toluene, ethylbenzene and xylene (BTEX). There was no additional information in the FDEP Oculus website. Based on the distance of 250 feet from the subject site, this facility is not identified as a "Recognized Environmental Condition".

9. Florida Thoroughbred Industry Building, 108 NW Pine Avenue, Ocala. STI #429200613. This facility is located approximately 600 feet to the northwest of the subject site. A petroleum discharge was reported to the FDEP in August, 1994 and was determined by the FDEP to be eligible for the FDEP ATRP in June, 1995. There are no active USTs registered for this facility, and it was reported that two former USTs were removed in 1992. There is no additional information for the subject site in the FDEP Oculus website. Based on the distance and an assumed direction of groundwater flow to the southwest, this facility is not identified as a "Recognized Environmental Condition".

4.3 Summary of Regulatory Review Information

Subject Site

As a result of the regulatory review activities for the subject site, the only FDEP storage tank registration information concerning the use of underground storage tanks on the subject site is what was reported during tank closure assessment activities in December 1991, and by Marion County Storage Tank personnel in January, 1992. On January 21, 1992, the subject site was inspected by Marion County Storage Tank personnel, in response to the Closure Assessment report which was submitted. The inspection form completed by Marion County Storage Tank personnel indicated that four USTs were previously utilized at the subject site. The four USTs consisted of three former gasoline USTs and one used oil UST. The capacities were not indicated, and there was no other information available concerning when the USTs were utilized, or when they were removed. As indicated in Section 3.4, Mrs. King indicated that to her recollection, the USTs were removed in the mid-1960s.

Tank closure assessment activities were conducted in December 1991, and included installation of two soil borings to approximately 18 feet in the northwest portion of the subject site, and elevated OVA readings were detected in one soil boring. As a result of the tank closure assessment activities in December 1991, a petroleum discharge was reported to the FDEP in January, 1992. An application for the ATRP was submitted on February 2, 1992, and the subject site was determined by the FDEP to be eligible for the ATRP in March, 1992. The subject site has been assigned a priority score of 10. Due to the low priority score, no site assessment activities have been conducted under the FDEP pre-approval program to date. The petroleum discharge is identified as a "Recognized Environmental Condition".

Off-Site Properties

As a result of the regulatory review activities, there are a number of off-site properties which have reported discharges of petroleum products. The former Bob's Broadway Tire & Brakes located adjacent to the south at 317 SW Broadway Street was identified as a "Recognized Environmental Condition" in Section 3.3. All other off-site facilities were not identified as "Recognized Environmental Conditions, based on the distance from the subject site or that they are located downgradient from the subject site.

5.0 HISTORICAL USE INFORMATION

5.1 Chain-of-Title Review

A 50 year chain-of-title review was not requested, or conducted for the subject property.

5.2 Aerial Photograph Review

Historical aerial photographs were reviewed to aid in the evaluation of the previous uses or occupancies of the property and surrounding area in order to identify those uses or occupancies that were likely to have led to "Recognized Environmental Conditions" in connection with the subject property. A series of historical aerial photographs were reviewed on March 26, 2004, to determine if the subject site is likely to have been impacted through visual identification of structures, land features, or topographic attributes. This review was limited to the scale, quality, and number of aerial photographs available. This review was limited to the scale, quality, and number of aerial photographs available through the Marion County Property Appraiser's Office located in Ocala Florida, and the U.S. Department of Agriculture office, also located in Ocala, Florida. **Appendix E** contains copies of portions the 2002 and 1976 aerial photographs. Observations and interpretations of the aerial photographs available for **2002, 1999, 1996, 1992, 1985, 1980, 1976, 1966, 1964, 1957 and 1949** are provided as follows:

2002 The subject site and adjacent off-site properties generally appear as they did during the site reconnaissance. The subject site contains the current building which is occupied by All Pro Printing Signs & Graphics, and the entire site is paved. The northern portion of the subject site is bound by Silver Springs Boulevard (State Road 40). The Marion County Judicial Center is located further to the north. Jodies Restaurant is located immediately to the east at 308 West Silver Springs Boulevard. A vacant automotive repair facility, Bob's Broadway Tire & Brakes at 317 SW Broadway Street, is located immediately to the south. A vacant lot which contains a small dilapidated building is located immediately to the southeast. The subject site is bound immediately to the west by South Pine Avenue (U.S. Highway 441). A former Citgo gasoline station is located further to the west, across South Pine Avenue, at 18 SW Pine Avenue. (Scale: 1" = 200').

1999 Essentially the same as in 2002. (Scale: 1" = 200').

1996 Essentially the same as in 1999. (Scale: 1" =200').

1992 Essentially the same as in 1996. (Scale: 1" = 200').

1985 Essentially the same as in 1992, except the building adjacent to the south is not as large, and the northern portion of the building is not present. (Scale: 1" = 200').

1980 Essentially the same as in 1985. (Scale: 1" = 200').

1976 Essentially the same as in 1980. (Scale: 1" = 200').

1964 Essentially the same as in 1976. However, due to a scale of 1" = 660', it is difficult to identify specific features. (Scale: 1" = 660').

1957 Essentially the same as in 1964, however, due to a scale of 1" = 660', it is difficult to identify specific features. (Scale: 1" = 660').

1949 Essentially the same as in 1957, however, due to a scale of 1" = 660', it is difficult to identify specific features. (Scale: 1" = 660').

No "Recognized Environmental Conditions" were identified as a result of review of the historical aerial photographs.

5.3 City Directory Review

As part of this Phase I ESA, city directories (R.L. Polk Directories and Cross Reference Directories) maintained by the Marion County Public Library were reviewed on March 26, 2004. City directories identify the names and addresses of businesses or individuals occupying a property for the year in the directory was compiled. Our review included the subject site and properties in the immediate vicinity for various years from the present to prior to the time the site was developed. The years reviewed included 2002, 1997, 1992, 1987, 1982, 1977, 1972, 1967, 1962, 1957, 1951, 1945, and 1935, to determine the development history of the subject site and the nature of the various businesses and occupants of the adjacent properties. Listings for the subject site at 13 South Pine Avenue, and for off-site properties were reviewed. The review of off-site properties included listings for South Pine Avenue, SW 3rd Avenue, SW Broadway Street, and West Silver Springs Boulevard. In addition to the information obtained by AEI, Mr. George Roberts of Renew Ocala provided summary information obtained from reviewing city directories, and this summary information is included in **Appendix F.** The following summary information is provided:

Subject Site: The following summary information for the subject site at 13 South Pine Avenue is provided:

1997-2002: From 1997 through 2002, the subject site was listed as Ricks Sings and Tint.

1987-1992: From 1987 through 1992, the subject site was listed as Clyde's Auto Air.

1977-1982: From 1977 through 1982, the subject site was listed as North Florida Auto Sound.

1972: There was no listing for the subject site.

1967: The address for 13 South Pine Avenue changed, and listed as Jim's Standard Service at 7 South Pine Avenue.

1962: Standard Oil was listed at 7 South Pine Avenue.

1957: Standard Oil was listed at 7 South Pine Avenue.

1951: It appears that the numbering for the various addresses has been changed. There were no listings for addresses at the intersection of South Pine Avenue and Broadway Street.

1945: There were residential listings for 112 and 203 South Pine Avenue.

1940: The only address present was for 3 South Pine Avenue, for Sweat & Smith, Biksmiths.

1935: The only address present was for 3 South Pine Avenue, for Gloster Garage & Biksmith Shop.

As a result of review of the city directory information, the subject site contained a gasoline station from approximately 1955 through 1967. From approximately 1978 through 1980, the subject site was occupied by North Florida Auto Sound and was occupied by Clydes Auto Air from approximately 1985 through 1990. From 1997 through 2002, the subject site was occupied by Rick's Signs and Tint.

Off-site Properties to the North, South, and West:

1997-2002: From 1997 through 2002, the adjacent property to the south 317 SW Broadway Street was listed as Bob's Broadway Tire and Brakes. The property further to the south at 43 S. Pine Avenue was listed as Rogers Discount Tires in 1997 and Ocala's Quality Tint and Signs in 2002. The address at 18 South Pine Avenue was listed as Sunshine Roses in 1997 and Fruits and Flower Place in 2002.

1987-1992: From 1987 through 1992, the adjacent property to the south at 317 SW Broadway Street was listed as Bob's Broadway Tire and Brakes. The property further to the south at 43 South Pine Avenue was not listed in 1992, and was listed as Riches Texaco Service Station in 1987. The address at 18 South Pine Avenue was not listed in 1992, and in 1987 was listed as Citgo Station No. 1. In 1992, the property at 12 South Pine Avenue was listed as vacant, and was listed as an Aamco Transmission business in 1987.

1977-1982: In 1977, the adjacent property to the south at 317 SW Broadway Street was listed as Floyds Used Cars. The properties at 18 South Pine Avenue and 43 South Pine Avenue both contained gasoline stations. The property at 12 South Pine Avenue contained an Aamco Transmission business from 1977 to 1982.

1972: There is no listing for 317 SW Broadway Street. 12 South Pine Avenue is listed as Elder Shell Service Station, 18 South Pine Avenue is listed as Don's Union 76, and 43 South Pine Avenue is listed as Sowell's Texaco.

1967: In 1967, the adjacent property to the south at 317 SW Broadway Street was listed at 315 SW Broadway Street as Fenn's Fire Extinguishers. The address for 12 South Pine Avenue was changed, and Elder Shell Service at 6 South Pine Avenue. The address for 43 South Pine Avenue was changed, and Cash's Texaco Service was listed at 105 South Pine Avenue.

1962: In 1962, the adjacent property to the south at 317 SW Broadway Street was listed at 315 SW Broadway Street as Perk's Big Sinclair Service. Elder & Roberston Shell Service was listed at 6 South Pine Avenue. Jack's Texaco Station was listed at 105 South Pine Avenue.

1957: In 1957, the adjacent property to the south at 317 SW Broadway Street was listed at 315 SW Broadway Street as Perk's Big Sinclair Service. Don's Shell Service was listed at 6 South Pine Avenue. There was no listing for 105 South Pine Avenue.

1951: It appears that the numbering for the various addresses has been changed. There were no listings for addresses for the intersection of South Pine Avenue and Broadway.

1945: There were residential listings for 112 and 203 South Pine Avenue.

1940: The only address present is at 3 South Pine Avenue, for Sweat & Smith, Biksmiths. In 1940, there was no listing for 315 SW Broadway Street.

1935: The only address present was at 3 South Pine Avenue, for Gloster Garage & Biksmith Shop. In 1935, there was no listing for 315 SW Broadway Street.

As a result of review of the city directory information, the facility located immediately to the south was utilized as a gasoline station from 1945 through 1962, and as an automotive repair business from 1977 through 2002.

SW Broadway Street, Extending to the East

1987-2002: From 2002 through 1987, the adjacent property to the southeast at 307 SW Broadway Street was not listed. Other properties included listings for various businesses, and no gasoline stations or drycleaners were identified.

1982: In 1982, the property at 307 SW Broadway Street was listed as Affordable Car Rentals.

1977: In 1977, the property at 307 SW Broadway site was listed as Union Cab Company.

1972: In 1972, there is no listing for the property at 307 SW Broadway Street.

1967: In 1967, the address at 307 SW Broadway Street was changed to 309 SW Broadway Street, and was listed as United Cab Company.

1962: In 1962, the address at 309 SW Broadway Street was listed as United Cab Company.

1957: In 1957, there was no listing for the address at 309 SW Broadway Street. .

1945: In 1945, the address at 309 SW Broadway Street was listed as United Cab Company.

1940: In 1940, there is no listing for 309 SW Broadway Street. There is a listing at 316 W. Broadway for Weathersby's Garage, which appears to be to the further to the south.

1935: In 1935, there is no listing for 309 SW Broadway Street. There is no listing for 316 W. Broadway.

As a result of review of the city directory information, the off-site property to the southeast at 307 SW Broadway Street was utilized by a taxi cab company from 1945 through 1977. In 1982, the property at 307 SW Broadway Street contained a car leasing business, and was not listed through 2002. No other gasoline stations, drycleaners, or automobile repair businesses were identified except for a listing for Weathersby's Garage at 316 W. Broadway in 1940.

SW 3rd Avenue

The listings for SW 3rd Avenue which intersects SW Broadway Street, did not identify any additional listings such as gasoline stations, dry cleaners, etc., for the interval from 1935 through 2002 which would be identified as "Recognized Environmental Conditions".

Silver Springs Boulevard

1992-2002: From 2002 through 1987, the adjacent property to the east at 308 W. Silver Springs Boulevard was listed as Jodies Restaurant. 214 West Silver Springs Boulevard was listed as Central Florida Paints Inc., 221 West Silver Springs Boulevard was listed as Post Office Tire Service Inc., and 210 West Silver Springs Boulevard was listed as Marion Tire & Battery Company.

1972-1987: From 1977 through 1982, the address at 308 W. Silver Springs Boulevard was listed as Woodie's Restaurant. 214 West Silver Springs Boulevard was listed as PPG Paint Industries Inc., 221 West Silver Springs Boulevard was listed as Post Office Tire Service Inc. In 1982 and as a Goodyear Tire store in 1972 and 1977. 210 West Silver Springs Boulevard was listed as Marion Tire & Battery Company.

1967: The addresses are slightly different. The property to the east at 308 West Silver Springs Boulevard was listed as Al's Dinette at 304 Silver Springs Boulevard. Post Office Tire Service is listed at 217 West Silver Springs Boulevard, 208 (formerly 210) is listed as B./F. Goodrich, and 214 West Silver Springs Boulevard is listed as Pittsburgh Plate Glass Co.

1957: In 1957, Silver Springs Boulevard was Ocklawaha Avenue. There were no listings for 308 or 304 West Ocklawaha Avenue.

1951: In 1951, 303, 307, and 315 West Ocklawaha Avenue were listed as residential properties. 316 West Ocklawaha was listed as Norvel Lenox, auto repair, near the intersection of North and South Pine Avenue.

1945: In 1945, 303, 307, and 315 West Ocklawaha Avenue were listed as residential properties. 316 West Ocklawaha was not listed. Geo Washington was listed at 403 West Ocklawaha Avenue, near the intersection of North Ocklawaha Avenue and South Pine Avenue.

1940: In 1940, 303, 307, 312, and 315 West Ocklawaha Avenue were listed as residential properties, near the intersection of North Ocklawaha Avenue and South Pine Avenue.

1935: In 1935, 303, 307, and 315 West Ocklawaha Avenue were listed as residential properties, near the intersection of North Ocklawaha Avenue and South Pine Avenue.

5.4 Sanborn Map Review

In order to further determine the historical use of the subject site and surrounding properties, AEI obtained a copy of the available Sanborn Maps for the subject site. The Sanborn Maps for the subject site are included in **Appendix G.** The off-site properties further to the west, across South Pine Avenue were not included on the Sanborn Maps which were obtained and reviewed by AEI for this project. These include the properties at 12 South Pine Avenue, 18 South Pine Avenue, and 12 NW Pine Avenue. The following summary information is provided:

1970 - The subject site at 13 South Pine Avenue contains a building in the central portion of the property with no specific designation. With respect to off-site properties, the property to the south contains a building located in the north-central portion, which is identified as a "filling station". The property to the east at 308 West Silver Springs Boulevard contains a restaurant. The property to the southeast contains a parking area and a small building. The property further to the south across Broadway Street contains a filling station. The property located further to the north across Silver Springs Boulevard at 19 NW North Pine Avenue contains a filling station. The property further to the east at 210 West Silver Springs Boulevard contains an auto garage, and the property to the northeast at 221 West Silver Springs Boulevard contains a tire, battery, sales and service business.

1948 - The subject site appears different than in 1970, and contains three buildings; one in the northwest corner, and two residences immediately to the east of it. With respect to off-site properties, the property immediately to the south appears different than in 1970. Two buildings are shown, one in the northwest corner, and a smaller building in the southwest portion, which is identified as a "filling station". The property to the east at 308 West Silver Springs Boulevard appears different than in 1972, and contains a restaurant in the eastern-central portion of the property. The property to the southeast at 307 SW Broadway Street is shown to be vacant. The property further the south across Broadway Street appears different than in 1970, and contains two buildings. The property located to the north across Silver Springs Boulevard at 19 NW North Pine Avenue, appears to be different than in 1970, and contains a filling station. There are no buildings at 210 or 221 West Silver Springs Boulevard.

1930 - The subject site appears different, and is shown to contain one building in the northwest portion of the property, and is identified as "auto repair". With respect to off-site properties, the property to the east at 308 West Silver Springs Boulevard appears different than in 1948, and does not contain any buildings. The property to the south appears different, and no buildings are shown. The property to the southeast is shown to contain the designation "livery" and a small office building. The property further to the south across Broadway Street appears different than in 1948, and does not contain the building in the northwest portion of the property, and two residential buildings are present. The property located to the north, across Silver Springs Boulevard at 19 NW Pine Avenue, which contained a filling station in 1948, contains a residence.

1924 - The subject site contains the same building as in 1930, except it is identified as a "grain warehouse". With respect to off-site properties, the property to east at 308 West Silver Springs Boulevard appears the same as in 1930, and is undeveloped. The property to the southeast is the same as in 1930, and contains a small office with a "livery" designation. The property to the north across Silver Springs Boulevard is the same as in 1930, and is undeveloped. The property located further to the south across SW Broadway Street is the same as in 1930.

5.5 Summary of Previous Uses of Subject Site and Adjacent Properties

Based on review of historical aerial photographs, information obtained from interviews with the current owner, review of city directories, and review of Sanborn Fire Insurance Maps, the following historical use information for the subject site and for off-site properties is provided:

Subject site

The subject site located at 13 South Pine Avenue contained a grain warehouse in 1924, and in 1930, the same building contained an auto repair business. Up through 1948, the subject site contained two buildings, which were utilized as residences. The exact uses of the subject site could not be determined from between 1948 and prior to 1957. From 1957 through 1967, the subject site contained a gasoline station. The uses of the subject site in the early 1970s could not be determined, and from 1977 through 1982, the subject site was occupied by North Florida Auto Sound. From approximately 1985 through 1992, the subject site was occupied by Clyde's Auto Air. From 1997 through 2002, the subject site was occupied by Ricks Signs and Tint. The previous use of the subject site as a gasoline station was identified as a "Recognized Environmental Condition" in Section 3.2.

Off-Site Properties

North: The following detailed information is provided for applicable off-site properties:

19 Northwest Pine Avenue: This property is located approximately 350 feet to the north of the subject site, across West Silver Springs Boulevard. In 1930, this property contained a residence, and contained a filling station from 1948 up through 1970. At some time in the 1970's, this property became a parking lot for the Marion County Judicial Center. Based on the distance and assumed direction of groundwater flow to the southwest, the former filling station at this location is not identified as a "Recognized Environmental Condition".

221 West Silver Springs Boulevard: This property is located approximately 380 feet to the northeast of the subject site, and was undeveloped from prior to 1924 through 1948. The exact use could not be determined for the interval from 1948 through the mid-1960s, when it was developed with a automotive repair facility. This facility was occupied by various automotive repair businesses, including Post Office Tire Service, from approximately 1967 through 2002. As indicated in Section 4.2, a discharge of petroleum products has been reported for this location, and due to the distance from the subject site, this facility was not identified as a "Recognized Environmental Condition".

East: The following detailed information is provided for applicable off-site properties:

308 West Silver Springs Boulevard: For the property located immediately to the east at 308 West Silver Springs Boulevard, this property was vacant from 1924 up to 1947. From 1948 through the present, this property has contained a restaurant.

210 West Silver Springs Boulevard: This property is located approximately 350 feet to the northeast of the subject site, and was undeveloped from prior to 1924 through 1948. The exact use could not be determined for the interval from 1948 through the mid-1960s, when it was

developed with a automotive repair facility. This facility was occupied by Marion Tire & Battery from approximately 1967 through 2002. As indicated in Section 4.2, a discharge of petroleum products has been reported for this location, and due to the distance from the subject site, this facility was not identified as a "Recognized Environmental Condition".

307 SW Broadway Street: The property to the southeast at 307 SW Broadway Street contained an office and "livery" designation from prior to 1924 through 1930. In 1945 this property was listed at 309 SW Broadway as United Cab Company, and no buildings were shown on this property in the 1948 Sanborn Fire Insurance Map. This location was identified as being used by taxi cab companies from 1945 through 1980. In 1982, this property was utilized by a car leasing company, and was not listed in city directories from 1987 through 2002. No "Recognized Environmental Conditions" were identified.

South: The following detailed information is provided for applicable off-site properties:

317 SW Broadway Street: From prior to 1924 through 1930, this property did not contain any buildings. From approximately 1945 through 1962, this property contained a gasoline station. From approximately 1967 through 1977, this property was occupied by various businesses, which included a fire extinguisher business and a used car business. From approximately 1979 through 2003, this property contained an automobile repair business. This facility was previously identified as a "Recognized Environmental Condition" in Section 3.3.

43 South Pine Avenue: The property located further to the across SW Broadway Street at 43 South Pine Avenue contained two residences from prior to 1924 through 1930. In 1948, a building was present on the western portion of this property in addition to the two residences. The exact property use could not be determined between 1948 through 1957. From 1957 through 1982, this property contained a gasoline-filling station. From 1987 through the present, this property has contained various businesses that include automotive repair, and window tinting. The properties further to the southeast along SW Broadway Street have contained various businesses. No "Recognized Environmental Conditions" were identified.

West: The properties located to the west across South Pine Avenue at 12 SW Pine Avenue, 18 SW Pine Avenue, and to the northwest at 12 NW Pine Avenue were not contained in the Sanborn Fire Insurance Maps reviewed by AEI as part of this Phase I ESA. Based on review of city directory information, the off-site facilities to the west at 12 South Pine Avenue and 18 South Pine Avenue have contained gasoline stations from 1957 through approximately 1987. From 1987 through 1997, these locations were either vacant or contained automotive repair businesses. From 1997 through 2002, these locations were either vacant or contained florist businesses. No "Recognized Environmental Conditions" were identified.

6.0 CONCLUSIONS AND RECOMMENDATIONS

6.1 Findings and Conclusions

This survey represents an appropriate inquiry and investigation of the subject property to determine the existence of "Recognized Environmental Conditions" based on:

- Apparent possible sources of onsite contamination;
- Apparent possible neighboring sources of contamination;
- Regulatory information obtained from Federal and State agencies; and
- Information regarding previous owners operators and uses of the property.

Based upon the information presented in the survey reported above, AEI has the following findings and conclusions:

1. The purpose of this ESA was to identify "Recognized Environmental Conditions" in connection with the subject property, which contains a printing and window tinting business, located at 13 South Pine Avenue, in Ocala, Marion County, Florida.

2. The U.S. Geological Survey, "Ocala West" Quadrangle Map was reviewed. Based on this review, the subject site is located at the intersection of South Pine Avenue and Silver Springs Boulevard, in downtown Ocala. The subject site is located within a highly urbanized area, and as a result, no structures are shown on site. The site is estimated to occur at an elevation of approximately 70 feet above NGVD, and the topography in the vicinity of the subject site slopes from the northeast to southwest. No "Recognized Environmental Conditions" were identified.

3. The subject site contains a building which is occupied by All Pro Printing Signs & Graphics, and the entire site is paved. The building contains 1,505 square feet. Water and wastewater services are provided to the subject site by the City of Ocala.

4. As a result of the site reconnaissance activities, one "Recognized Environmental Condition" was identified, which is identified as REC #1 in Item 11 below.

5. With respect to observation of off-site facilities, one "Recognized Environmental Condition" was identified, which is identified as REC #2 in Item 11 below.

6. Information concerning the historical use of the subject site was provided by Ms. Frances King, who is the owner of the subject site. Ms. King indicated that she has owned the subject site since December 1974, and that the subject previously contained a gasoline station. Ms. King indicated that to her recollection, the USTs were removed in the mid-1960s.

7. As a result of the regulatory review activities for the subject site, the only FDEP storage tank registration information concerning the use of underground storage tanks on the subject site is what was reported during tank closure assessment activities in December 1991, and by Marion County Storage Tank personnel in January, 1992. On January 21, 1992, the subject site was inspected by Marion County Storage Tank personnel, in response to the Closure Assessment Report which was submitted. The inspection form completed by Marion County Storage Tank personnel indicated that four USTs were previously utilized at the subject site. The four USTs

consisted of three former gasoline USTs and one used oil UST. The capacities were not indicated, and there was no other information available concerning when the USTs were utilized, or when they were removed. As indicated in Section 3.4, Mrs. King indicated that to her recollection, the USTs were removed in the mid-1960s.

Tank closure assessment activities were conducted in December 1991, and included installation of two soil borings to approximately 18 feet in the northwest portion of the subject site, and elevated OVA readings were detected in one soil boring. As a result of the tank closure assessment activities in December 1991, a petroleum discharge was reported to the FDEP in January, 1992. An application for the ATRP was submitted on February 2, 1992, and the subject site was determined by the FDEP to be eligible for the ATRP in March, 1992. The subject site has been assigned a priority score of 10. Due to the low priority score, no site assessment activities have been conducted under the FDEP pre-approval program to date. The petroleum discharge is identified as a "Recognized Environmental Condition". The petroleum discharge was identified as REC #3 in item 11 below.

8. As a result of the regulatory review activities, there are a number of off-site properties which have reported discharges of petroleum products. The former Bob's Broadway Tire & Brakes located adjacent to the south at 317 SW Broadway Street was identified as a "Recognized Environmental Condition" in Section 3.3. All other off-site facilities were not identified as "Recognized Environmental Conditions, based on the distance from the subject site or that they are located downgradient from the subject site.

9. Based on the historical source review, the subject site located at 13 South Pine Avenue contained a grain warehouse in 1924, and in 1930, the same building contained an auto repair business. Up through 1948, the subject site contained two buildings, which were utilized as residences. The exact uses of the subject site could not be determined from between 1948 and prior to 1957. From 1957 through 1967, the subject site contained a gasoline station. The various uses of the subject site in the early 1970s could not be determined, and from 1977 through 1982, the subject site was occupied by North Florida Auto Sound. From approximately 1985 through 1992, the subject site was occupied by Clyde's Auto Air. From 1997 through 2002, the subject site was occupied by Ricks Signs and Tint. The previous use of the subject site as a gasoline station was identified as a "Recognized Environmental Condition" in Section 3.2.

10. With respect to the historical source review for off-site properties, this information is contained in Section 5.0. No additional "Recognized Environmental Conditions" were identified.

11. AEI has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM E 1527-00 for the subject site, located at 13 South Pine Avenue, Ocala, Marion County, Florida. Any exceptions to, or deletions from, the practice are described in Section 1.2 of this report. This report revealed no "Recognized Environmental Conditions" for the subject site, except for the following:

REC #1: The subject site was previously an automotive repair business. There are two former automotive maintenance bays, and one in-ground hydraulic lift was observed. One maintenance bay contained carpet, and it has been assumed that it also contains an in-ground hydraulic lift.

REC #2: The former gasoline station and automotive repair facility at 317 SW Broadway Street was a gasoline station from approximately 1945 to 1962, and could adversely impact the subject site.

REC #3 Three gasoline USTs and a used oil UST were reported to have been removed from the subject site in the 1960s, and a discharge of petroleum products was reported for the subject site in January, 1992. The FDEP determined the subject site to be eligible for the ATRP in March 1992, and due to a low priority score of 10, no assessment activities have been completed.

6.2 Recommendations

As a result of this Phase I ESA, the following recommendations are provided:

1. Additional Phase II assessment activities are recommended to investigate the above "Recognized Environmental Conditions"..

2. It is also recommended that the 200-gallon used oil AST, located in the southeast portion of the subject site, be removed and property disposed of. The AST should be cleaned and properly disposed of.

7.0 LIMITATIONS, TERMS AND SPECIAL CONDITIONS

7.1 Warranty

A Phase I ESA is conducted to permit formulation of an opinion as to the presence of "Recognized Environmental Conditions exist at a site. Opinions relative to the "Recognized Environmental Conditions" provided in this report are based upon the information described herein. Renew Ocala-A Brownfield Redevelopment Program is advised that the conditions observed by AEI in March and April 2004, may be subject to change. In addition, certain indicators of the presence of hazardous materials may have been latent at the time of the most recent site reconnaissance and may subsequently become observable. In a similar manner, the research effort conducted for a Phase I ESA is limited to the standard historical sources identified in ASTM E 1527-00. AEI warrants that it has completed a Phase I ESA for the subject site in accordance with ASTM E 1527-00. No other warranties are implied or expressed.

7.2 User Reliance

With respect to this report, Renew Ocala-A Brownfield Redevelopment Program is the only intended beneficiary of this report, unless otherwise designated. Renew Ocala-A Brownfield Redevelopment Program is the only party to which AEI has explained any risks involved from Renew Ocala-A Brownfield Redevelopment Program's point of view. Reliance on this report by any party other than Renew Ocala-A Brownfield Redevelopment Program would perforce result in reliance on assumptions whose extent and nature would distort the meaning and impact of the findings and opinions related herein, in turn resulting in potential misinterpretation of these findings and opinions and unwise actions based on those misinterpretations. AEI's findings and opinions related in this report may not be relied upon by any other party except Renew Ocala-A Brownfield Redevelopment Program, unless otherwise designated.

7.3 Limitations and Exceptions

This report is limited to information concerning the observed physical characteristics of the subject property, as well as adjacent properties and environmental record sources up to the time of this report. A limited asbestos survey was completed, and will be submitted separately. Our services did not include any additional services which may be applicable to a commercial real estate transaction, such as, radon, wetlands, regulatory compliance, or other non-scope items identified in Section 12.0 of ASTM E 1527-00. The findings and opinions conveyed via this Phase I ESA report are based on the information obtained from a variety of regulatory and historical sources enumerated herein, which AEI believes are reliable and accurate. However, AEI can not guarantee the authenticity or reliability of the historical or regulatory information this report has relied upon.

BROWNFIELDS ASSESSMENT. OCALA, FLORIDA
FOIA 2019-003937

FOLDER NUMBER	BRIEF DESCRIPTION	
424152	Brownfield Ocala	

SITE: City of Ocala
BREAK:
OTHER: 018

PHASE I ENVIRONMENTAL SITE ASSESSMENT

JODIE'S RESTAURANT
308 WEST SILVER SPRINGS BOULEVARD
OCALA, MARION COUNTY, FLORIDA

prepared for

RENEW OCALA-A BROWNFIELD REDEVELOPMENT PROGRAM
P.O. BOX 1270
OCALA, FLORIDA 34478

prepared by

ANDREYEV ENGINEERING, INC.
4055 ST. JOHNS PARKWAY
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(407) 330-7763

PROJECT NO. EPEN-04-0114-C

APRIL 27, 2004

Andreyev Engineering, Inc.

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▼ Groundwater ▼ Environmental ▼ Geotechnical ▼ Construction Materials Testing

April 27, 2004
Project No. EPEN-04-0114-C

TO: **Renew Ocala-A Brownfield Redevelopment Program**
P.O. Box 1270
Ocala, Florida 34478

Attention: Mr. George Roberts

SUBJECT: Phase I Environmental Site Assessment, Jodie's Restaurant, 308 West Silver Springs Boulevard, Ocala, Marion County, Florida

---

Dear Mr. Roberts:

Andreyev Engineering, Inc., has completed the Phase I Environmental Site Assessment of the above referenced site. This assessment has been completed pursuant to the standards and conditions set forth in ASTM E 1527-00. The following report presents the scope of our work, data review and evaluation, together with conclusions and recommendations developed on the basis of the environmental assessment findings. Other items which may be applicable to a commercial real estate transaction, such as lead paint, radon, lead in drinking water, regulatory compliance, or other non-scope items identified in Section 12.0 of ASTM E 1527-00, were not requested, or conducted.

We appreciate the opportunity to be of service to you on this project and trust that the information included herein is complete and sufficient for your purposes. Should you have any questions concerning the contents of this report, please do not hesitate to contact the undersigned at (407) 330-7763.

Sincerely,

ANDREYEV ENGINEERING, INC.

James J. Jarmolowski, P.G.
Vice President

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Appendix F — City of Ocala City Directory Review Summary Information
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ASTM E 1527-00 CERTIFICATION

The Phase I Environmental Site Assessment for the subject property, located at 308 West Silver Springs Boulevard, Ocala, Marion County, Florida, has been reviewed by a registered professional in the State of Florida, and has been determined to be in accordance with professional practices and standards contained in ASTM E 1527-00, entitled "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process".

Signed this 27th day of April, 2004

James J. Jarnolowski, P. G.
Vice President
Florida Registration #0000428

1.0 INTRODUCTION

Andreyev Engineering, Inc. (AEI) has completed a Phase I Environmental Site Assessment (ESA) pursuant to ASTM E 1527-00 requirements for the subject property. The subject site contains a printing and sign former automotive repair facility at 308 West Silver Springs Boulevard, Ocala, Marion County, Florida. This report is an instrument of service of AEI and presents the results of the Phase I ESA of the subject site, performed for Renew Ocala-A Brownfield Redevelopment Program (referred to hereafter as "Renew Ocala").

1.1 Purpose and Scope of Services

The purpose of ASTM E1527-00 is to define good commercial and customary practice in the United States of America for conducting an environmental assessment of a parcel of commercial real estate with respect to the range of contaminants within the scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) and petroleum products. The purpose of this Phase I ESA is to satisfy one of the requirements to qualify for the innocent landowner defense to CERCLA liability. An evaluation of business environmental risk associated with a parcel of commercial real estate may necessitate investigation beyond that identified in ASTM 1527-00. The purpose of this ESA was to identify **"Recognized Environmental Conditions"** in connection with the subject property. The term "Recognized Environmental Conditions" as defined by ASTM E 1527-00, refers to the presence or likely presence of any Hazardous Substances or Petroleum Products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any Hazardous Substances or Petroleum Products into structures on the property or into the ground, groundwater, or surface water of the property. The term includes Hazardous Substances or Petroleum Products even under conditions in compliance with State and Federal regulations. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. The major components of this investigation were directed at obtaining a historical and current perspective of the subject site and identifying any onsite or offsite contaminant sources that **may** have an adverse environmental impact on the subject property. The Phase I ESA tasks consisted of the following:

- Reviewed U.S.G.S. Quadrangle Map.
- On-Site and Off-Site Reconnaissance.
- Conducted Interviews With Site Personnel.
- Reviewed Federal and State Regulatory Database Records.
- Review of Historical Sources.
- Reviewed Previous Uses or Occupants of the Property, and Off-Site Properties.
- Source Documentation and Report Preparation.

1.2 Site Specific Limiting Conditions

The following site specific limiting conditions apply to this Phase I ESA:

1. The Phase I ESA reconnaissance activities were limited to the subject property at the time of the assessment, and limited to observations of the existing property located at 308 West Silver Springs Boulevard, Ocala, Marion County, Florida.

2. Access and historical information concerning the property were provided by Ms. Frances King, who is the owner of the subject site.

3. The historical source review included a detailed review of available historical information for the subject site and off-site properties. The historical source review included review of aerial photographs, R.L. Polk city directories, Sanborn Fire Insurance Maps, and interviews with the owner of the subject site and a former tenant. The subject site is located at the intersection of Silver Springs Boulevard (State Road 40) and SW 3rd Avenue, which is near the intersection of Silver Springs Boulevard and South Pine Avenue (U.S. Highway 441). As a result, it was necessary to research a large number of off-site properties over a large area. With respect to the historical source review for the subject site and for off-site properties, there are certain intervals in the 1940s and 1950s, where the uses of these properties could not be determined due to incomplete city directory listings.

4. The off-site properties further to the west, across South Pine Avenue, were not included on the Sanborn Maps which were obtained and reviewed by AEI for this project. These include the properties at 12 South Pine Avenue, 18 South Pine Avenue, and 12 NW Pine Avenue.

5. As part of a Phase I ESA being conducted by AEI at the same time for the adjacent property (former Bob's Broadway Tire & Brake) to the southwest at 317 SW Broadway Street, AEI conducted a site inspection on April 20, 2004. During this inspection, it was determined that four in-active underground storage tanks (USTs) were present at the facility at 317 SW Broadway Street.

1.3 User Provided Information

The subject site is one of four parcels owned by Mrs. Frances King. The other three parcels are located to the west, southwest, and south, as shown on **Figure 2.** As part of this project, Mr. George Roberts, who is the project manager for Renew Ocala, provided AEI regulatory and historical summary information for the subject site, and for the adjacent parcels owned by Mrs. King. The following summary information is provided:

Subject Site

It was indicated by Mr. Roberts that the subject site has contained a restaurant since approximately 1960, and that to his knowledge, this site did not contain a gasoline station.

Off-Site Property Information

Parcel to the Southwest at 317 SW Broadway Street: It was indicated by Mr. Roberts that this location contained an automotive repair business for approximately 23 years, and that 3 USTs were abandoned in 1989.

Parcel to the South: It was indicated by Mr. Roberts that the parcel immediately to the south at 307 SW Broadway Street contained a former used car lot and a taxi cab stand, and did not contain a former gasoline station.

Off-Site Property to the West: It was indicated by Mr. Roberts that the property off-site to the west, at13 South Pine Avenue contained a former gasoline station, and that the USTs have been removed.

Off-Site Property to the South of SW Broadway Street: It was indicated by Mr. Roberts that the property off-site further to the south, across Broadway Street, at 43 South Pine Avenue contained a former Texaco gasoline station.

Off-Site Property to the West of South Pine Avenue: It was indicated by Mr. Roberts that the property off-site to the west, across SW Pine Avenue, at 18 SW Pine Avenue contained a former Citgo gasoline station.

1.4 Marion County Property Appraiser Information

Information for the subject site which can be obtained from the Marion County Property Appraiser's web site, is included in **Appendix A.**

1.5 Significant Assumptions

The following significant assumptions have been made concerning the subject site:

1. Based on review of the topography in the vicinity of the subject site and review of site assessment reports completed for the former Citgo facility located off-site to the west, and the former Texaco facility located off-site to the southwest, the direction of groundwater flow in the area is generally to the southwest, with local variations to the west.

2.0 SITE AND VICINITY CHARACTERISTICS

2.1 Site Location

The subject property contains a restaurant located at 308 West Silver Springs Boulevard, in Ocala, Marion County, Florida. The site is located at the southwest corner of the intersection of Silver Springs Boulevard and SW 3rd Avenue. The site lies entirely in Section 18, Township 15 South, Range 22 East, as shown on the U.S. Geological Survey (USGS), "Ocala West", Florida Quadrangle Map, included as **Figure 1**.

2.2 Topographic Map Review

The U.S. Geological Survey, "Ocala West" Quadrangle Map dated 1991, (based upon aerial photographs taken in 1964, and 1988), showing the area on which the subject site is located, was reviewed. Based on this review, the subject site is located at the intersection of Silver Springs Boulevard and SW 3rd Avenue, in downtown Ocala. The subject site is located within a highly urbanized area, and as a result, no structures are shown on site. The site occurs at an elevation of approximately 70 feet above National Geodetic Vertical Datum (NGVD), and the topography in the vicinity of the subject site slopes from the northeast to southwest. No "Recognized Environmental Conditions" were identified.

2.3 Surface Water Features

Based on site reconnaissance activities and the review of the 2002 aerial photograph, there are no surface water features on-site, or in the vicinity of the subject site.

2.4 Soil Survey Review

According to the U.S.D.A. "Soil Survey of Marion County", the soils within the study area are generally described as Urban Land. Urban land is more than 70 percent covered with parking lots, buildings, shopping centers, and other structures.

3.0 SITE RECONNAISSANCE & INTERVIEWS

3.1 Description of Structures and Improvements

The subject site contains a building which is occupied by Jodie's Restaurant, and the entire site is paved. According to information obtained from the Marion County Property Appraiser Website, the restaurant building was constructed in 1958, and contains 1,288 square feet. The subject site and vicinity features observed at the time of this assessment are illustrated on the site map included as **Figure 2.** Buried utilities observed included water, wastewater and natural gas lines. Water and wastewater services are provided to the subject site by the City of Ocala.

3.2 On-Site Reconnaissance

An onsite visual reconnaissance of the property and improvements for indications of "Recognized Environmental Conditions" was performed on March 26, 2004 James J. Jarmolowski, which included inspection of the interior and exterior of the building. During the site reconnaissance activities, particular attention was given to features which may indicate "Recognized Environmental Conditions" such as fuel storage tanks, utilities, fill ports, vents, stained soils, debris, evidence of improper storage of hazardous materials or improper waste discharge and stressed vegetation. Where possible, photographs were taken to document site conditions and any potential environmental conditions of concern. **Appendix B** contains the photographs taken during the site reconnaissance. **Figure 3** contains a detailed site map. As a result of the onsite reconnaissance, the following observations were noted:

- The building on the subject site is shown in **Photograph 1.** The historical summary information provided to AEI by Mr. George Roberts of Renew Ocala indicated that the subject has contained a restaurant since at least 1960.
- No underground storage tanks (USTs) or aboveground storage tanks (ASTs) were observed on-site.
- No hazardous materials were observed on-site. No hazardous waste is generated on-site. A 55-gallon drum and another container containing food grease are present in the southwest portion of the subject site, as shown in **Photograph 5.** No other 55-gallon drums were observed on-site.
- No groundwater monitoring wells were observed on-site.
- Two pole mounted electrical transformers are present in the southwest portion of the subject site. No PCB labels were observed. No water supply wells or irrigation wells were observed on-site.

The following summary of items noted during the site reconnaissance is provided:

ITEM	OBSERVED	NOT OBSERVED	DISCUSSED IN REPORT
55-Gallon Drums	X		X
Stormwater Retention - Pond		X	
Site Fencing		X	
Septic Tank(s)		X	
Underground Storage Tank(s)		X	
Aboveground Storage Tank(s)		X	
Chemical Storage		X	
Pits and/or Lagoons		X	
Electrical Transformer(s)	X		X
Stressed Vegetation		X	
Monitoring Well(s)		X	
Water Supply Well(s)		X	
Irrigation Well(s)		X	
Solid Waste Dumpster		X	
Improper Hazardous Materials Storage		X	
Chemical Odor(s)		X	

As a result of the site reconnaissance activities, no "Recognized Environmental Conditions" were identified.

3.3 Off-Site Reconnaissance

A visual reconnaissance of adjacent properties and improvements for indications of possible environmental concerns was conducted on March 26, and April 20, 2004. The observations were limited to areas and facilities that were readily visible and were immediately adjacent to the subject property. Particular attention was given to off-site features which may indicate "Recognized Environmental Conditions" such as fuel storage tanks, utilities, fill ports, vents, stained soils, debris, evidence of improper storage of hazardous materials or improper waste discharge and stressed vegetation. The adjacent offsite properties are identified as follows:

- The subject site is bound to the north by Silver Springs Boulevard (State Road 40). The Marion County Judicial Center is located further to the northwest, and a Goodyear Gemini automotive repair business is located to the northeast at 221 West Silver Springs Boulevard.

- SW 3rd Avenue is located immediately to the east, and Central Florida Paints is located further to the east at 214 West Silver Springs Boulevard.

- A vacant automotive repair facility, Bob's Broadway Tire & Brakes at 317 SW Broadway Street is located immediately to the southwest. This location is shown in **Figure 2 and Figure 3,** and contains a former gasoline station. This property contained three monitoring wells, and five closed USTs. Additional information regarding this facility is provided in Section 4.2. As indicated in Section 1.2, AEI inspected the interior of this building on April 20, 2004 as part of a separate Phase I ESA. This facility contains four in-active gasoline USTs, which have not been abandoned in accordance with requirements specified in Chapter 62-761, FAC. Based on an assumed direction of groundwater flow to the southwest, the subject site is located upgradient and this facility is not identified as a "Recognized Environmental Condition".

- A vacant lot, which contains a small dilapidated building, is located immediately to the south.

- The subject site is bound immediately to the west by a building at 13 South Pine Avenue, which contains All Pro Printing Signs and Graphics. This property previously contained a gasoline station in the 1960s, and additional information is provided in Section 4.2. Further to the west across South Pine Avenue, two abandoned buildings which contained former gasoline stations are located at 12 South Pine Avenue and South Pine Avenue. Additional information regarding the former facilities at these locations is provided in Section 4.2.

As a result of the off-site reconnaissance, no "Recognized Environmental Conditions" were identified.

3.4 Interviews

Interview with Key Site Manager, Ms. Frances King

Information concerning the subject site was provided by Ms. Frances King, who is the owner of the subject site. Ms. King indicated the following on April 19, 2004:

- Mrs. King indicated that she has owned the subject property since June, 1974. Ms. King indicated that her father was the previous owner.

- Mrs. King indicated that to her knowledge, the property has always contained a restaurant, and that no USTs or ASTs have been utilized on-site. Mrs. King indicated that she was not aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products and that she was not aware of violations of any environmental laws, or pending administrative proceedings or possible violations of environmental laws pertaining to the subject site.

Interview With Regulatory Officials

On April 21, 2004, AEI contacted the FDEP Drycleaning Section concerning the status of drycleaning facilities located within a ¼-mile radius of the subject site. The information obtained as a result of this interview is provided in Section 4.1.

4.0 REGULATORY RECORDS REVIEW

4.1 ASTM Database Search Results

Information from several available lists provided by the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection (FDEP) were reviewed pursuant to the requirements in ASTM E 1527-00 for evidence of activities which may have an adverse environmental impact on the subject site. The U.S. EPA compiles and publishes information regarding facilities that are involved in the generation, transportation, treatment, storage, and disposal of Hazardous Wastes; information concerning the control and use of hazardous chemicals in the environment; and permits for facilities which may affect the environmental integrity of its surroundings. The EPA also provides information concerning sites involved in the Superfund cleanup program. The Florida Department of Environmental Protection (FDEP) also maintains data systems which list facilities subject to environmental regulation and enforcement action. These databases include the Florida Sites, Solid Waste Facilities (SWF), Leaking Underground Storage Tanks (LUST), and the Stationary Tank Inventory (STI) list. The following descriptions include only those state and federal regulatory agency databases required by ASTM E 1527-00. Summaries of applicable federal and state databases are provided below and **Appendix C** contains a detailed listing of the sites identified by the radius search performed by FirstSearch Technology Corporation on March 24, 2004.

- **National Priorities List (NPL)** - The NPL is an inventory of facilities and/or locations with confirmed environmental contamination. These sites fall under the Comprehensive Environ mental Response, Compensation and Liability Act of 1980 (CERCLA) and the Superfund Amendments and Reauthorization Act of 1986 (SARA) and are often referred to as "Superfund" sites. The NPL is maintained by the EPA and allows them to rank those sites according to the extent of environmental health and safety concerns and schedule them for remedial action. **No NPL sites were listed within 1-mile of the subject site.**

- **Comprehensive Environmental Response, Compensation & Liability Index System (CERCLIS)** - CERCLIS is an identification of those facilities and/or locations that are currently being investigated by the EPA or associated state environmental agencies to ascertain the presence of potential or existing contamination. Preliminary site assessments are normally conducted by either the EPA or the appropriate state environmental agency for all sites included in CERCLIS. Many of the sites investigated through CERCLA will be placed on NPL for remedial action and will be included in the Sites Enforcement Tracking System (SETS) for identification of potential liability. **One CERCLIS site was listed within a ½-mile of the subject site.** This site is identified as follows:

  1. West Florida Natural Gas Company, 206 Northeast 9th Street, Ocala. This facility is located approximately 2,400 feet to the southeast of the subject site, and due to the distance from the subject site, it is not identified as a "Recognized Environmental Condition".

- **Resource Conservation and Recovery Act Index System List (RCRIS)** - The RCRIS List reports those facilities and/or locations that are handling, storing or treating hazardous substances or waste. Due to the activities relating to the handling of hazardous substances

or waste, these sites possess the potential for environmental contamination. Inclusion on RCRIS does not necessarily indicate contamination but rather the potential due to the presence and handling of hazardous substances. **There were no TSD facilities listed within 1-mile of the subject site. Five RCRA small quantity generator facilities were listed within a ¼-mile of the subject site.** The RCRA small quantity generator facilities located within 800 feet of the subject site are as follows:

1. Aamco Transmission, 12 S. Pine Avenue, Ocala, located approximately 300 feet to the west. This facility is currently closed.
2. Budget Instant Printing, 114 S. Pine Avenue, Ocala, located approximately 580 feet to the southwest of the subject site.
3. USGSA, 207 NE 2nd Street, Ocala, located approximately 800 feet to the northeast.

Due the distance from the subject site, these facilities are not identified as "Recognized Environmental Conditions".

- **Emergency Response Notification System List (ERNS)** - The ERNS is a national computer database used to store information on the releases of oil and hazardous substances. The ERNS List identifies those facilities and/or locations that have been reported to the EPA because of the release of potentially hazardous material. Included in the ERNS listing is the date of the incident, the response action, the hazardous substances involved and the location. **One ERNS site was listed within a ¼-mile radius of the subject site.** This site is identified as follows:

  1. SW 1st Avenue and Broadway Street, located approximately 740 feet to the southeast. In October 1987, a release of 300-gallons of diesel fuel from a tanker was reported for this location. The City of Ocala Fire Department conducted cleanup activities. Due to the nature of this incident, the release of 300-gallons of diesel fuel in 1987 is not identified as a "Recognized Environmental Condition".

- **Florida Sites List (FSL)** - This list is closely associated with the CERCLIS List and identifies facilities and/or locations that the FDEP has recognized with potential for existing environmental contamination. **One site was listed on the FSL within 1-mile of the subject site.** This site is identified as follows:

  1. West Florida Natural Gas Company, 206 Northeast 9th Street, Ocala. This facility is located approximately 2,400 feet to the southeast of the subject site, and due to the distance from the subject site, it is not identified as a "Recognized Environmental Condition".

- **Solid Waste Facilities (SWF)** - The SWF is concerned with the handling of solid waste and includes locations identified with solid waste landfilling or associated activities involving the handling of solid wastes. The presence of a site on this list does not necessarily indicate existing environmental contamination, but rather the potential for contamination. **No sites were listed in the SWF database within a ½-mile radius of the subject site.**

- **Leaking Underground Storage Tanks (LUST)** - The LUST database is concerned with petroleum storage systems and includes facilities and/or locations that have reported the

possible release of contaminants in accordance with requirements specified in Chapter 62-770, FAC. Included within this list are sites that are in the Florida Early Detection Incentive (EDI) Program 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. **21 facilities have reported a discharge within a ¼-mile radius of the subject site, and 34 facilities have reported a petroleum discharge within a ½-mile radius of the site.** The facilities which have reported petroleum discharges within 600 feet of the subject site are as follows:

1. Clydes Auto Air, 13 South Pine Avenue, Ocala. STI #428734055. This site is located adjacent to the west of the subject site. A petroleum discharge was reported to the FDEP in January, 1992. Additional information is provided in Section 4.2.

2. Former Post Office Tire Service, Inc., 221 West Silver Springs Boulevard. STI #429200608. This facility is located approximately 150 feet to the northeast of the subject site. A petroleum discharge was reported to the FDEP in June, 1992. Additional information for this facility is provided in Section 4.2.

3. Former Marion Tire & Battery, 210 West Silver Springs Boulevard. STI #429200616. This facility is located approximately 200 feet to the east of the subject site. A petroleum discharge was reported to the FDEP in June, 1992. Additional information for this facility is provided in Section 4.2.

4. Aamco Transmission Shop, 12 SW Pine Avenue, Ocala. STI #428942748. This facility is located approximately 300 feet to the west of the subject site. A petroleum discharge was reported to the FDEP in October, 1991. Additional information for this facility is provided in Section 4.2.

5. Former Citgo, 18 South Pine Avenue, Ocala. STI #428518839. This facility is located approximately 300 feet to the southwest of the subject site. A petroleum discharge was reported to the FDEP in November, 1990. Additional information for this facility is provided in Section 4.2.

6. Former Riches Texaco, 43 South Pine Avenue, Ocala. STI #428511390. This facility is located approximately 300 feet to the south of the subject site. A petroleum discharge was reported to the FDEP in May, 1985. Additional information for this facility is provided in Section 4.2.

7. Former Muffler Doctor, 12 NW Pine Ocala. STI #429200610. This facility is located approximately 300 feet to the northwest of the subject site. A petroleum discharge was reported to the FDEP in June, 1992. Additional information for this facility is provided in Section 4.2.

8. Florida Thoroughbred Industry Building, 108 NW Pine Avenue, Ocala. STI #429200613. This facility is located approximately 450 feet to the northwest of the subject site. A petroleum discharge was reported to the FDEP in February, 1995. Additional information for this facility is provided in Section 4.2.

The remaining facilities which have reported petroleum discharges at distances greater than 600 feet from the subject site are listed in the FirstSearch Report, contained in **Appendix C.** The facilities which have reported discharges which are located greater than 600 feet from the subject site are not identified as "Recognized Environmental Conditions", due to the distance from the subject site.

- **Stationary Tank Inventory System List (STI)** - The Florida Administrative Code requires registration of underground and aboveground stationary petroleum storage tanks. Inclusion on this list indicates the presence of stationary petroleum storage tanks and therefore the potential for environmental problems. It does not necessarily indicate existing problems. **Based on review of the STI List, 43 facilities were identified within a ¼-mile radius of the subject site.** The facilities which were identified to have registered petroleum storage tanks with the FDEP within 500 feet of the subject site are as follows:

  1. Clydes Auto Air, 13 South Pine Avenue, Ocala. STI #428734055. This is located immediately to the west of the subject site. Additional information is provided in Section 4.2.

  2. Former Bobs Broadway Tire & Brake, 317 SW Broadway Street, Ocala, STI #428630442. This site is located immediately to the southwest, and additional information is provided in Section 4.2.

  3. Marion County State Attorney Office, 19 NW Pine Avenue, Ocala. STI #429200609. This facility is located approximately 200 feet to the northwest of the subject site. Additional information for this facility is provided in Section 4.2.

  4. Former Post Office Tire Service, Inc., 221 West Silver Springs Boulevard. STI #429200608. This facility is located approximately 150 feet to the northeast of the subject site. Additional information for this facility is provided in Section 4.2.

  5. Former Marion Tire & Battery, 210 West Silver Springs Boulevard. STI #429200616. This facility is located approximately 200 feet to the east of the subject site. Additional information for this facility is provided in Section 4.2.

  6. Aamco Transmission Shop, 12 SW Pine Avenue, Ocala. STI #428942748. This facility is located approximately 300 feet to the west of the subject site. Additional information for this facility is provided in Section 4.2.

  7. Former Citgo, 18 South Pine Avenue, Ocala. STI #428518839. This facility is located approximately 300 feet to the southwest of the subject site. Additional information for this facility is provided in Section 4.2.

  8. Former Riches Texaco, 43 South Pine Avenue, Ocala. STI #428511390. This facility is located approximately 300 feet to the south of the subject site. Additional information for this facility is provided in Section 4.2.

  9. Former Muffler Doctor, 12 NW Pine Ocala. STI #429200610. This facility is located approximately 300 feet to the northwest of the subject site. Additional information for this facility is provided in Section 4.2.

10. Florida Thoroughbred Industry Building, 108 NW Pine Avenue, Ocala. STI #429200613. This facility is located approximately 450 feet to the northwest of the subject site. Additional information for this facility is provided in Section 4.2.

- **FDEP Drycleaning Facilities and Drycleaning Solvent Cleanup Program -** The FDEP requires drycleaner facilities to be registered and has established a program for cleanup of drycleaning sites which reported a release of drycleaning solvents prior to December 31, 1998. **One site with a drycleaning release has been reported for the Drycleaning Solvent Cleanup Program within a ¼-mile of the subject site. No registered drycleaners are present within a ¼-mile of the subject site.** This site which has reported a release of drycleaning solvents is identified as follows:

  1. Bays Cleaners, 219 N. Magnolia Avenue, Ocala. This facility is located approximately 1,300 feet to the northeast of the subject site and reported a discharge of drycleaning solvents in June, 1997. This facility was determined to be eligible for the FDEP Drycleaning Program in October, 1998. According to Ms. Jennifer Farrell of the FDEP Drycleaning Section on April 20, 2004, the facility has been assigned a priority score of 91, and no work has been initiated. Due to the distance and regulatory status, this facility is not identified as a "Recognized Environmental Condition".

4.2 Additional Regulatory Review Information

As indicated in Section 4.1, there are eight facilities which have reported discharges of petroleum products within 500 feet of the subject site. **Appendix D** contains information obtained on April 1, 2004 as a result of review of the information maintained by the Marion County Fire Department, and information which was obtained from the FDEP 'Oculus' data system, on the FDEP website. The following information is provided:

1. Clydes Auto Air, 13 South Pine Avenue, Ocala. STI #428734055. This facility is located immediately to the west of the subject site. A petroleum discharge was reported to the FDEP in January, 1992, and was determined by the FDEP to be eligible for the Abandoned Tank Restoration Program (ATRP) in March, 1992. The petroleum discharge was associated with the detection of soil contamination in soil borings installed to the south of a former UST pit and to the north of a former UST pit. An inspection report form completed by Marion County Storage Tank personnel in January 1992 indicated that three former gasoline USTs and one used oil UST were removed from this facility. Due to an assumed direction of groundwater flow to the southwest, this facility is not identified as a "Recognized Environmental Condition".

2. Former Bobs Broadway Tire & Brakes, 317 SW Broadway Street, Ocala, STI #428630442. This facility is located immediately to the southwest of the subject site. There are five former USTs which have been closed in place, and closure assessment activities have been conducted. These USTs include three gasoline USTs, a 300-gallon kerosene UST, and a 300-gallon used oil UST. No petroleum discharges have been reported for the five former USTs. Based on information obtained during a site inspection of this facility on April 20, 2004, there are four in-active USTs which have not been registered with the FDEP. An inventory of the USTs at this facility is provided below:

UST	Location	Status
3 Gasoline USTs	Northeast portion of property.	Filled with concrete in 1989.
300-Gallon Kerosene UST	South of building.	Filled with concrete in 1989.
300-Gallon Used Oil UST	Inside maintenance bay.	Filled with concrete in 1999.
4 Gasoline USTs	Inside of building.	In-active, not abandoned.

Due to an assumed direction of groundwater flow to the southwest, the subject site is located upgradient and this facility is not identified as a "Recognized Environmental Condition".

3. Marion County State Attorney Office, 19 NW Pine Avenue, Ocala. STI #429200609. This facility is located approximately 200 feet to the north of the subject site. This facility has not reported a petroleum discharge, and the FirstSearch database information indicated that two UST were removed in 1998. However, no additional regulatory information for this facility could be obtained. Due to the distance and assumed direction of groundwater flow to the southwest, this facility is not identified as a "Recognized Environmental Condition".

4. Former Post Office Tire Service, Inc., 221 West Silver Springs Boulevard. STI #429200608. This facility is located approximately 150 feet to the northeast of the subject site. A petroleum discharge was reported to the FDEP in June, 1992, and was determined by the FDEP to be eligible for the FDEP ATRP in September, 1993. There are no active USTs registered for this facility, and it was reported that the former USTs were last used in 1985. Three in-active USTs were filled with concrete in December 1992. A groundwater sampled obtained by ECT in May 1992 detected 3,118 micrograms per liter (ug/L) of benzene, toluene, ethylbenzene and xylene (BTEX). There was no additional information in the FDEP Oculus website. Based on the distance of 150 feet, and an assumed direction of groundwater flow to the southwest, this facility is located upgradient, and is identified as an off-site "Recognized Environmental Condition".

5. Former Marion Tire & Battery, 210 West Silver Springs Boulevard. STI #429200616. This facility is located approximately 200 feet to the east of the subject site. A petroleum discharge was reported to the FDEP in June, 1992, and was determined by the FDEP to be eligible for the FDEP ATRP in February, 1993. There are no active USTs registered for this facility, and it was reported that the former USTs were last used in the early 1960s. There was no additional information in the FDEP Oculus website. Due to the distance from the subject site and an assumed direction fo groundwater flow to the southwest, this facility is not identified as a "Recognized Environmental Condition".

6. Aamco Transmission Shop, 12 SW Pine Avenue, Ocala. STI #428942748. This facility is located approximately 300 feet to the west of the subject site. A petroleum discharge was reported to the FDEP in October, 1991, and was determined by the FDEP to be eligible for the FDEP ATRP in January, 1992. There are no active USTs registered for this facility. Site assessment activities were completed in 1996, and no off-site groundwater contamination was identified. The site assessment activities determined a direction of groundwater flow to the northeast, which is not consistent with other site assessment reports. Due to a priority score of 10, no additional work has been conducted under the FDEP pre-approval program since 1996. Based on the distance from the subject site and a direction of groundwater flow to the southwest, this facility is not identified as a "Recognized Environmental Condition".

7. Former Citgo, 18 South Pine Avenue, Ocala. STI #428518839. This facility is located approximately 300 feet to the southwest of the subject site. A petroleum discharge was reported to the FDEP in November, 1990 and was determined by the FDEP to be eligible for the FDEP ATRP in July 1991. Site assessment activities were conducted up through 1996, and the FDEP Oculus Website did not contain any additional technical documents after 1996. The FDEP STI database indicates that the USTs were removed in 1990. Based on review of the site assessment reports which were completed in 1996, the direction of groundwater in the vicinity was to the southwest, and that petroleum constituents were present in the soil and groundwater at this facility. Based on a direction of groundwater flow to the west and southwest, and the distance from the subject site, this facility is not identified as an off-site "Recognized Environmental Condition".

8. Former Riches Texaco, 43 South Pine Avenue, Ocala. STI #428511390. This facility is located approximately 300 feet to the south of the subject site. A petroleum discharge was reported to the FDEP in May, 1985, and was determined by the FDEP to be eligible for the Early Detection Incentive (EDI) program in March, 1987. There are no active USTs at this facility. Extensive site assessment activities have been conducted, and review of a document dated April 6, 2001 indicated that soil contamination was present in three source areas and that additional samples were needed to further define the horizontal and vertical extent of groundwater contamination. An FDEP letter dated September 22, 2003, indicated that a Remedial Action Plan and Addendum were approved, and that the next phase would include implementation of the remedial action system. Based on review of the document dated April 6, 2001, the horizontal extent of the dissolved hydrocarbon plume does not extend off-site, and the direction of groundwater flow can vary. Flow directions were shown to be in a west-southwest direction, with local variations. Based on a direction of groundwater flow to the southwest, and the distance from the subject site, this facility is not identified as a "Recognized Environmental Condition".

9. Former Muffler Doctor, 12 NW Pine Ocala. STI #429200610. This facility is located approximately 300 feet to the northwest of the subject site. A petroleum discharge was reported to the FDEP in June, 1992, and was determined by the FDEP to be eligible for the FDEP ATRP in October, 1992. There are no active USTs registered for this facility, and there was no additional information in the FDEP Oculus website. Based on the distance and an assumed direction of groundwater flow to the southwest, this facility is not identified as a "Recognized Environmental Condition".

10. Florida Thoroughbred Industry Building, 108 NW Pine Avenue, Ocala. STI #429200613. This facility is located approximately 450 feet to the northwest of the subject site. A petroleum discharge was reported to the FDEP in August, 1994 and was determined by the FDEP to be eligible for the FDEP ATRP in June, 1995. There are no active USTs registered for this facility, and it was reported that two former USTs were removed in 1992. There is no additional information for the subject site in the FDEP Oculus website. Based on the distance and an assumed direction of groundwater flow to the southwest, this facility is not identified as a "Recognized Environmental Condition".

4.3 Summary of Regulatory Review Information

Subject Site

As a result of the regulatory review activities for the subject site, the subject site was not listed on any regulatory databases searched. No USTs or ASTs were identified for the subject site, and no "Recognized Environmental Conditions" were identified.

Off-Site Properties

As a result of the regulatory review activities, there are a number of off-site properties which have reported discharges of petroleum products. Based on review of available information, one "Recognized Environmental Condition" was identified. This facility is the former Marion Tire & Battery site located approximately 150 feet upgradient northeast (upgradient) at 221 West Silver Springs Boulevard. The remaining facilities which have reported petroleum discharges and/or have registered USTs are not identified as "Recognized Environmental Conditions" due to the distance from the subject and/or an assumed direction of groundwater flow to the southwest.

5.0 HISTORICAL USE INFORMATION

5.1 Chain-of-Title Review

A 50 year chain-of-title review was not requested, or conducted for the subject property.

5.2 Aerial Photograph Review

Historical aerial photographs were reviewed to aid in the evaluation of the previous uses or occupancies of the property and surrounding area in order to identify those uses or occupancies that were likely to have led to "Recognized Environmental Conditions" in connection with the subject property. A series of historical aerial photographs were reviewed on March 26, 2004, to determine if the subject site is likely to have been impacted through visual identification of structures, land features, or topographic attributes. This review was limited to the scale, quality, and number of aerial photographs available. This review was limited to the scale, quality, and number of aerial photographs available through the Marion County Property Appraiser's Office located in Ocala Florida, and the U.S. Department of Agriculture office, also located in Ocala, Florida. **Appendix E** contains copies of portions the 2002 and 1976 aerial photographs. Observations and interpretations of the aerial photographs available for **2002, 1999, 1996, 1992, 1985, 1980, 1976, 1966, 1964, 1957 and 1949** are provided as follows:

2002 The subject site and adjacent offsite properties generally appear as they did during the site reconnaissance. The subject site contains the current building which is occupied by Jodie's Restaurant, and the entire site is paved. The northern portion of the subject site is bound by Silver Springs Boulevard (State Road 40). The Marion County Judicial Center is located further to the northwest, and a Goodyear Gemini automotive repair business is located to the northeast at 221 West Silver Springs Boulevard. SW 3rd Avenue is located immediately to the east, and Central Florida Paints is located further to the east at 214 West Silver Springs Boulevard. A vacant automotive repair facility, Bob's Broadway Tire & Brakes at 317 SW Broadway Street is located immediately to the southwest. A vacant lot which contains a small dilapidated building is located immediately to the south. The subject site is bound immediately to the west by a building at 13 South Pine Avenue, which contains All Pro Printing Signs and Graphics. (Scale: 1" = 200').

1999 Essentially the same as in 2002. (Scale: 1" = 200').

1996 Essentially the same as in 1999. (Scale: 1" =200').

1992 Essentially the same as in 1996. (Scale: 1" = 200').

1985 Essentially the same as in 1992, except the building on the property to the southwest (former Bob's Broadway Tire & Brakes) is not as large, and the northern portion of this building is not present. (Scale: 1" = 200').

1980 Essentially the same as in 1985. (Scale: 1" = 200').

1976 Essentially the same as in 1980. (Scale: 1" = 200').

1964 Essentially the same as in 1976. However, due to a scale of 1" = 660', it is difficult to identify specific features. (Scale: 1" = 660').

1957 Essentially the same as in 1964, however, due to a scale of 1" = 660', it is difficult to identify specific features. (Scale: 1" = 660').

1949 Essentially the same as in 1957, however, due to a scale of 1" = 660', it is difficult to identify specific features. (Scale: 1" = 660').

No "Recognized Environmental Conditions" were identified as a result of review of the historical aerial photographs.

5.3 City Directory Review

As part of this Phase I ESA, city directories (R.L. Polk Directories and Cross Reference Directories) maintained by the Marion County Public Library were reviewed on March 26, 2004. City directories identify the names and addresses of businesses or individuals occupying a property for the year in the directory was compiled. Our review included the subject site and properties in the immediate vicinity for various years from the present to prior to the time the site was developed. The years reviewed included 2002, 1997, 1992, 1987, 1982, 1977, 1972, 1967, 1962, 1957, 1951, and 1945, to determine the development history of the subject site and the nature of the various businesses and occupants of the adjacent properties. Listings for the subject site at 307 West Silver Springs Boulevard and for off-site properties were reviewed. The review of off-site properties included listings for SW 3rd Avenue, SW Broadway Street, and West Silver Springs Boulevard. In addition to the information obtained by AEI, Mr. George Roberts of Renew Ocala provided summary information obtained from reviewing city directories, and this summary information is included in **Appendix F.** The following summary information is provided:

Subject Site: The following summary information for the subject site at 308 West Silver Springs Boulevard is provided:

1992-2002: From 2002 through 1987, the subject property at 308 W. Silver Springs Boulevard was listed as Jodie's Restaurant.

1972-1987: From 1977 through 1982, the address at 308 W. Silver Springs Boulevard was listed as Woodie's Restaurant.

1967: The subject site was listed as Al's Dinette at 304 Silver Springs Boulevard.

1957: In 1957, Silver Springs Boulevard was Ocklawaha Avenue. There were no listings for 308 or 304 West Ocklawaha Avenue.

1951: In 1951, 303, 307, and 315 West Ocklawaha Avenue were listed as residential properties.

1945: In 1945, 303, 307, and 315 West Ocklawaha Avenue were listed as residential properties. near the intersection of North Ocklawaha Avenue and South Pine Avenue.

1940: In 1940, 303, 307, 312, and 315 West Ocklawaha Avenue were listed as residential properties.

1935: In 1935, 303, 307, and 315 West Ocklawaha Avenue were listed as residential properties.

As a result of the city directory review, the subject site was listed as containing a restaurant from the mid-1960s through the present. Prior to that time, there were no city directory listings for the subject site.

Off-Site Properties

SW 3rd Avenue

The listings for SW 3rd Avenue which intersects SW Broadway Street, did not identify any additional listings such as gasoline stations, dry cleaners, etc., for the interval from 1935 through 2002 which would be identified as "Recognized Environmental Conditions".

Silver Springs Boulevard

1992-2002: 214 West Silver Springs Boulevard was listed as Central Florida Paints Inc., 221 West Silver Springs Boulevard was listed as Post Office Tire Service Inc., and 210 West Silver Springs Boulevard was listed as Marion Tire & Battery Company.

1972-1987: 214 West Silver Springs Boulevard was listed as PPG Paint Industries Inc. and 221 West Silver Springs Boulevard was listed as Post Office Tire Service Inc. in 1982, and as a Goodyear Tire store in 1972 and 1977. 210 West Silver Springs Boulevard was listed as Marion Tire & Battery Company.

1967: The addresses are slightly different. Post Office Tire Service is listed at 217 West Silver Springs Boulevard, 208 (formerly 210) is listed as B./F. Goodrich, and 214 West Silver Springs Boulevard is listed as Pittsburgh Plate Glass Co.

1957: In 1957, Silver Springs Boulevard was Ocklawaha Avenue. There were no listings for 309 or 304 West Ocklawaha Avenue.

1951: In 1951, 303, 307, and 315 West Ocklawaha Avenue were listed as residential properties. 316 West Ocklawaha was listed as Norvel Lenox, auto repair, near the intersection of North and South Pine Avenue.

1945: In 1945, 303, 307, and 315 West Ocklawaha Avenue were listed as residential properties. 316 West Ocklawaha was not listed. Geo Washington was listed at 403 West Ocklawaha Avenue, near the intersection of North Ocklawaha Avenue and South Pine Avenue.

1940: In 1940, 303, 307, 312, and 315 West Ocklawaha Avenue were listed as residential properties, near the intersection of North Ocklawaha Avenue and South Pine Avenue.

1935: In 1935, 303, 307, and 315 West Ocklawaha Avenue were listed as residential properties, near the intersection of North Ocklawaha Avenue and South Pine Avenue.

As a result, the off-site properties along West Silver Springs Boulevard were residential from 1935 through 1957, and were developed with commercial properties in the mid-1960s. The addresses at 221 West Silver Springs Boulevard and 210 West Silver Springs Boulevard have contained automotive repair businesses from the mid-1960s through 2002.

South Pine Avenue, For Off-site Properties to the West and Southwest:

1997-2002: From 1997 through 2002, the adjacent property to the west at 13 South Pine Avenue was listed as Ricks Sings and Tint. The property further to the south at 43 S. Pine Avenue was listed as Rogers Discount Tires in 1997 and Ocala's Quality Tint and Signs in 2002. The address at 18 South Pine Avenue was listed as Sunshine Roses in 1997 and Fruits and Flower Place in 2002.

1987-1992: From 1987 through 1992, the adjacent property to the west at 13 South Pine Avenue was listed as Clyde's Auto Air. The property further to the southwest at 43 South Pine Avenue was not listed in 1992, and was listed as Riches Texaco Service Station in 1987. The address at 18 South Pine Avenue was not listed in 1992, and in 1987 was listed as Citgo Station No. 1. In 1992, the property at 12 South Pine Avenue was listed as vacant, and was listed as an Aamco Transmission business in 1987.

1977-1982: From 1977 through 1982, the adjacent property to the west at 13 South Pine Avenue was listed as North Florida Auto Sound. The properties at 18 South Pine Avenue and 43 South Pine Avenue both contained gasoline stations. The property at 12 South Pine Avenue contained an Aamco Transmission business from 1977 to 1982.

1972: There was no listing for 13 South Pine Avenue in 1972. 12 South Pine Avenue was listed as Elder Shell Service Station, 18 South Pine Avenue was listed as Don's Union 76, and 43 South Pine Avenue was listed as Sowell's Texaco.

1967: The address for 13 South Pine Avenue changed, and was listed as Jim's Standard Service at 7 South Pine Avenue. The address for 12 South Pine Avenue was changed, and Elder Shell Service at 6 South Pine Avenue. The address for 43 South Pine Avenue was changed, and Cash's Texaco Service was listed at 105 South Pine Avenue.

1962: Standard Oil was listed at 7 South Pine Avenue. Elder & Roberston Shell Service was listed at 6 South Pine Avenue. Jack's Texaco Station was listed at 105 South Pine Avenue.

1957: Standard Oil was listed at 7 South Pine Avenue. Don's Shell Service was listed at 6 South Pine Avenue. There was no listing for 105 South Pine Avenue.

1951: It appears that the numbering for the various addresses has been changed. There were no listings for addresses for the intersection of South Pine Avenue and SW Broadway Street.

1945: There are residential listings for 112 and 203 South Pine Avenue. No gasoline stations were listed.

1940: The only address present is at 3 South Pine Avenue, for Sweat & Smith, Biksmiths. No gasoline stations were listed.

1935: The only address present is at 3 South Pine Avenue, for Gloster Garage & Biksmith Shop. No gasoline stations were listed.

SW Broadway Street, Extending to the East

1987-2002: From 2002 through 1987, the adjacent property to the south at 307 SW Broadway Street was not listed. Other properties included listings for various businesses, and no gasoline stations or drycleaners were identified.

1982: In 1982, the property at 307 SW Broadway Street was listed as Affordable Car Rentals. No gasoline stations or drycleaners were identified for other addresses on SW Broadway Street.

1977: In 1977, the property at 307 SW Broadway site was listed as Union Cab Company. No gasoline stations or drycleaners were identified for other addresses on SW Broadway Street.

1972: In 1972, there was no listing for the property at 307 SW Broadway Street. No gasoline stations or drycleaners were identified for other addresses on SW Broadway Street.

1967: In 1967, the address at 307 SW Broadway Street was changed to 309 SW Broadway Street, and was listed as United Cab Company. No gasoline stations or drycleaners were identified for other addresses on SW Broadway Street.

1962: In 1962, the address at 309 SW Broadway Street was listed as United Cab Company. No gasoline stations or drycleaners were identified for other addresses on SW Broadway Street.

1957: In 1957, there was no listing for the address at 309 SW Broadway Street. No gasoline stations or drycleaners were identified for other addresses on SW Broadway Street.

1945: In 1945, the address at 309 SW Broadway Street was listed as United Cab Company. No gasoline stations or drycleaners were identified for other addresses on SW Broadway Street.

1940: In 1940, there is no listing for 309 SW Broadway Street. There is a listing at 316 W. Broadway for Weathersby's Garage, which appears to be to the further to the south.

1935: In 1935, there is no listing for 309 SW Broadway Street. There is no listing for 316 W. Broadway.

As a result of review of the city directory information, the off-site property to the south at 307 SW Broadway Street was utilized by a taxi cab company from 1945 through 1977. In 1982, the property at 307 SW Broadway Street contained a car leasing business, and was not listed through 2002. No other gasoline stations, drycleaners, or automobile repair businesses were identified except for a listing for Weathersby's Garage at 316 W. Broadway in 1940.

5.4 Sanborn Map Review

In order to further determine the historical use of the subject site and surrounding properties, AEI obtained a copy of the available Sanborn Maps for the subject site. The Sanborn Maps for the subject site are included in **Appendix G.** The off-site properties further to the west, across South Pine Avenue were not included on the Sanborn Maps which were obtained and reviewed by AEI for this project. These include the properties at 12 South Pine Avenue, 18 South Pine Avenue, and 12 NW Pine Avenue. The following summary information is provided:

1970 - The subject site at 307 West Silver Springs Boulevard contains a restaurant. With respect to off-site properties, the off-site property to the west contains a building in the central portion of the property with no specific designation. The property to the southwest contains a building located in the north-central portion of the site, which is identified as a "filling station". The property to the south contains a parking area and a small building. The property located further to the north across Silver Springs Boulevard at 19 NW North Pine Avenue contains a filling station. The property to the east across SW 3rd Avenue at 214 West Silver Springs Boulevard contains a building. The property further to the east at 210 West Silver Springs Boulevard contains an auto garage, and the property to the northeast at 221 West Silver Springs Boulevard contains a tire, battery, sales and service business. The property further to the southwest across Broadway Street contains a filling station.

1948 - The subject site appears different than in 1970, and contains a restaurant in the east-central portion of the property. With respect to off-site properties, the property immediately to the south at 307 SW Broadway Street is shown to be vacant. The property to the west at 13 South Pine Avenue appears different than in 1970, and contains three buildings; one in the northwest corner, and two residences immediately to the east of it. The property located to the north across Silver Springs Boulevard at 19 NW North Pine Avenue, appears to be different than in 1970, and contains a filling station. Further to the east, there is one building to the east at 214 West Silver Springs Boulevard contains a building, and no buildings are present at 210 or 221 West Silver Springs Boulevard. The property to the southwest appears different than in 1970. Two buildings are shown, one in the northwest corner, and a smaller building in the southwest portion, which is identified as a "filling station". The property further the south across Broadway Street appears different than in 1970, and contains two buildings.

1930 - The subject site at 308 West Silver Springs Boulevard appears different than in 1948, and does not contain any buildings. With respect to off-site properties, the property immediately to the west at 13 South Pine Avenue appears different, and is shown to contain one building in the northwest portion of the property, and is identified as "auto repair". The property to the south is shown to contain the designation "livery" and a small office building. The property to the southwest appears different, and no buildings are shown. The property located to the north, across Silver Springs Boulevard at 19 NW Pine Avenue, which contained a filling station in 1948, contains a residence. To the east, there are no buildings or other development. The property further to the south across Broadway Street appears different than in 1948, and does not contain the building in the northwest portion of the property, and two residential buildings are present.

1924 - The subject site is the same as in 1930, and is undeveloped. With respect to off-site properties, the property immediately to the west contains the same building as in 1930, except it is identified as a "grain warehouse". The property to the south is the same as in 1930, and contains a small office with a "livery" designation. The property to the north across Silver Springs

Boulevard is the same as in 1930, and is undeveloped. The properties to the east are the same as in 1930, and are undeveloped. The property located to the southwest is the same as in 1930, and is undeveloped. The property located further to the south across SW Broadway Street is the same as in 1930.

5.5 Summary of Previous Uses of Subject Site and Adjacent Properties

Based on review of the historical aerial photographs, information obtained from interviews with the current owner, review of city directories, and review of Sanborn Fire Insurance Maps, the following historical use information for the subject site and for off-site properties is provided:

Subject site

For the subject site located at 308 West Silver Springs Boulevard, this property was vacant from 1924 up through 1978. In 1948, this property contained a restaurant building in the eastern portion of the property. In 1970, this property contained a restaurant in the northeast portion of the property, and based on review of available historical sources, the current building located in the northeast portion of this property has been used as a restaurant from 1970 through the present. No "Recognized Environmental Conditions" were identified.

Off-Site Properties

North: The following detailed information is provided for applicable off-site properties:

221 West Silver Springs Boulevard: This property is located approximately 150 feet to the northeast of the subject site, and was undeveloped from prior to 1924 through 1948. The exact use cannot be determined for the interval from 1948 through the mid-1960s, when it was developed with a automotive repair facility. This facility was occupied by various automotive repair businesses, including Post Office Tire Service, from approximately 1967 through 2002. As indicated in Section 4.2, a discharge of petroleum products has been reported for this location, and was previously identified as a "Recognized Environmental Condition" in Section 4.2.

19 Northwest Pine Avenue: This property is located approximately 200 feet to the northwest of the subject site, across West Silver Springs Boulevard. In 1930, this property contained a residence, and contained a filling station from 1948 up through 1970. At some time in the 1970's, this property became a parking lot for the Marion County Judicial Center. Based on the distance and assumed direction of groundwater flow to the southwest, the former filling station at this location was not identified as a "Recognized Environmental Condition".

East: The following detailed information is provided for applicable off-site properties:

210 West Silver Springs Boulevard: This property is located approximately 200 feet to the east of the subject site, and was undeveloped from prior to 1924 through 1948. The exact use cannot be determined for the interval from 1948 through the mid-1960s, when it was developed with a automotive repair facility. This facility was occupied by Marion Tire & Battery from approximately 1967 through 2002. As indicated in Section 4.2, a discharge of petroleum products has been reported for this location, and due to the distance from the subject site, and groundwater flow direction, this facility was not identified as a "Recognized Environmental Condition".

South: The following detailed information is provided for applicable off-site properties:

307 SW Broadway Street: The property to the south at 307 SW Broadway Street contained an office and "livery" designation from prior to 1924 through 1930. In 1945 this property was listed at 309 SW Broadway as United Cab Company, and no buildings were shown on this property in the 1948 Sanborn Fire Insurance Map. This location was identified as being used by taxi cab companies from 1945 through 1980. In 1982, this property was utilized by a car leasing company, and was not listed in city directories from 1987 through 2002. No "Recognized Environmental Conditions" were identified for this property.

317 SW Broadway Street: The property to the southwest at 317 SW Broadway Street was undeveloped from prior to 1924 through 1930, this property did not contain any buildings. From approximately 1945 through 1962 this property contained a gasoline-filling station. From approximately 1967 through 1977, this property was occupied by various businesses, which included a fire extinguisher business and a used car business. From approximately 1979 through 2003, this property contained an automobile repair business. Based on an assumed groundwater flow to the southwest, this facility is not identified as a "Recognized Environmental Condition".

43 South Pine Avenue: The property located further to south the across SW Broadway Street at 43 South Pine Avenue contained two residences from prior to 1924 through 1930. In 1948, a building is present on the western portion of this property in addition to the two residences. The exact property use could not be determined between 1948 through 1957. From 1957 through 1982, this property contained a gasoline-filling station. From 1987 through the present, this property has contained various businesses that include automotive repair, and window tinting. Due to the distance and location with respect to the subject site, this facility is not identified as a "Recognized Environmental Condition".

West: The following detailed information is provided for applicable off-site properties:

13 South Pine Avenue: The property located immediately to the west at 13 South Pine Avenue, contained a grain warehouse in 1924, and this building contained an auto repair business in 1930. Up through 1948, this property contained two buildings, which were utilized as residences. The exact uses of the property could not be determined from between 1948 and prior to 1956. From 1957 through 1967, this property contained a gasoline station. In 1977 through 1982, this property was occupied by North Florida Auto Sound. From approximately 1985 through 1992, this property was occupied by Clyde's Auto Air. From 1997 through 2002, this property was occupied by Ricks Signs and Tint. Based on an assumed groundwater flow to the southwest, this facility is not identified as a "Recognized Environmental Condition".

6.0 CONCLUSIONS AND RECOMMENDATIONS

6.1 Findings and Conclusions

This survey represents an appropriate inquiry and investigation of the subject property to determine the existence of "Recognized Environmental Conditions" based on:

- Apparent possible sources of onsite contamination;
- Apparent possible neighboring sources of contamination;
- Regulatory information obtained from Federal and State agencies; and
- Information regarding previous owners operators and uses of the property.

Based upon the information presented in the survey reported above, AEI has the following findings and conclusions:

1. The purpose of this ESA was to identify "Recognized Environmental Conditions" in connection with the subject property, which contains a restaurant located at 308 West Silver Springs Boulevard, in Ocala, Marion County, Florida.

2. The U.S. Geological Survey, "Ocala West" Quadrangle Map was reviewed. Based on this review, the subject site is located at the intersection of Silver Springs Boulevard and SW 3rd Avenue, in downtown Ocala. The subject site is located within a highly urbanized area, and as a result, no structures are shown on site. The site is estimated to occur at an elevation of approximately 70 feet above NGVD, and the topography in the vicinity of the subject site slopes from the northeast to southwest. No "Recognized Environmental Conditions" were identified.

3. The subject site contains a building which is occupied by Jodie's Restaurant, and the entire site is paved. The building contains 1,288 square feet. Buried utilities included water, wastewater and natural gas lines. Water and wastewater services are provided by the City of Ocala.

4. As a result of the site reconnaissance activities, no "Recognized Environmental Conditions" were identified.

5. With respect to observation of off-site facilities, no "Recognized Environmental Conditions" were identified.

6. Information concerning the subject site was provided by Ms. Frances King, who is the owner of the subject site. Mrs. King indicated that she has owned the subject property since June, 1974. Ms. King indicated that her father was the previous owner. Mrs. King indicated that to her knowledge, the property has always contained a restaurant, and that no USTs or ASTs have been utilized on-site. No "Recognized Environmental Conditions" were identified.

7. As a result of the regulatory review activities, the subject site was not listed on any regulatory databases searched. No USTs or ASTs were identified for th e subject site, and no "Recognized Environmental Conditions" were identified.

8. With respect to off-site properties, there are a number of off-site properties which have reported discharges of petroleum products. Based on review of available information, one "Recognized Environmental Condition" was identified, and is described below in Item 11.

9. As a result of the historical source review for the subject site located at 308 West Silver Springs Boulevard, this property was vacant from 1924 up through 1930, and was developed with a restaurant building between 1930 and 1948. In 1948, this property contained a restaurant building in the eastern portion of the property. In 1970, this property contained a restaurant in the northeast portion of the property, and based on review of available historical sources, the building currently located in the northeast portion of this property has been used as a restaurant from 1970 through the present. No "Recognized Environmental Conditions" were identified.

10. With respect to the historical source review for off-site properties, this information is contained in Section 5.0. No additional "Recognized Environmental Conditions" were identified.

11. AEI has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM E 1527-00 for the subject site, located at 308 West Silver Springs Boulevard, Ocala, Marion County, Florida. Any exceptions to, or deletions from, the practice are described in Section 1.2 of this report. This report revealed no "Recognized Environmental Conditions" for the subject site, except for the following:

REC #1: The former Marion Tire & Battery facility located approximately 150 feet northeast (upgradient) from the subject site at 221 West Silver Springs Boulevard was occupied from 1962 to 2002 and a reported petroleum discharge in June, 1992.

6.2 Recommendations

As a result of this Phase I ESA, additional Phase II assessment activities are recommended.

7.0 LIMITATIONS, TERMS AND SPECIAL CONDITIONS

7.1 Warranty

A Phase I ESA is conducted to permit formulation of an opinion as to the presence of "Recognized Environmental Conditions exist at a site. Opinions relative to the "Recognized Environmental Conditions" provided in this report are based upon the information described herein. Renew Ocala-A Brownfield Redevelopment Program is advised that the conditions observed by AEI in March and April 2004, may be subject to change. In addition, certain indicators of the presence of hazardous materials may have been latent at the time of the most recent site reconnaissance and may subsequently become observable. In a similar manner, the research effort conducted for a Phase I ESA is limited to the standard historical sources identified in ASTM E 1527-00. AEI warrants that it has completed a Phase I ESA for the subject site in accordance with ASTM E 1527-00. No other warranties are implied or expressed.

7.2 User Reliance

With respect to this report, Renew Ocala-A Brownfield Redevelopment Program is the only intended beneficiary of this report, unless otherwise designated. Renew Ocala-A Brownfield Redevelopment Program is the only party to which AEI has explained any risks involved from Renew Ocala-A Brownfield Redevelopment Program's point of view. Reliance on this report by any party other than Renew Ocala-A Brownfield Redevelopment Program would perforce result in reliance on assumptions whose extent and nature would distort the meaning and impact of the findings and opinions related herein, in turn resulting in potential misinterpretation of these findings and opinions and unwise actions based on those misinterpretations. AEI's findings and opinions related in this report may not be relied upon by any other party except Renew Ocala-A Brownfield Redevelopment Program, unless otherwise designated.

7.3 Limitations and Exceptions

This report is limited to information concerning the observed physical characteristics of the subject property, as well as adjacent properties and environmental record sources up to the time of this report. A limited asbestos survey was completed, and will be submitted separately. Our services did not include any additional services which may be applicable to a commercial real estate transaction, such as, radon, wetlands, regulatory compliance, or other non-scope items identified in Section 12.0 of ASTM E 1527-00. The findings and opinions conveyed via this Phase I ESA report are based on the information obtained from a variety of regulatory and historical sources enumerated herein, which AEI believes are reliable and accurate. However, AEI can not guarantee the authenticity or reliability of the historical or regulatory information this report has relied upon.

BROWNFIELDS ASSESSMENT. OCALA, FLORIDA
FOIA 2019-003937

FOLDER NUMBER	BRIEF DESCRIPTION	
424153	Brownfield Ocala	

SITE: City of Ocala
BREAK: Site
OTHER: V19

PHASE I ENVIRONMENTAL SITE ASSESSMENT

FORMER BOB'S BROADWAY TIRE & BRAKES
317 SW BROADWAY STREET
OCALA, MARION COUNTY, FLORIDA

prepared for

RENEW OCALA-A BROWNFIELD REDEVELOPMENT PROGRAM
P.O. BOX 1270
OCALA, FLORIDA 34478

prepared by

ANDREYEV ENGINEERING, INC.
4055 ST. JOHNS PARKWAY
SANFORD, FLORIDA 32771

(407) 330-7763

PROJECT NO. EPEN-04-0114-A

APRIL 27, 2004

Andreyev Engineering, Inc.

SANFORD OFFICE
4055 St. John's Parkway
Sanford, Florida 32771
407-330-7763
Fax: 407-330-7765

▼ Groundwater ▼ Environmental ▼ Geotechnical ▼ Construction Materials Testing

April 27, 2004
Project No. EPEN-04-0114-A

TO: **Renew Ocala-A Brownfield Redevelopment Program**
P.O. Box 1270
Ocala, Florida 34478

Attention: Mr. George Roberts

SUBJECT: Phase I Environmental Site Assessment, Former Bob's Broadway Tire & Brakes, 317 SW Broadway Street, Ocala, Marion County, Florida

---

Dear Mr. Roberts:

Andreyev Engineering, Inc., has completed the Phase I Environmental Site Assessment of the above referenced site. This assessment has been completed pursuant to the standards and conditions set forth in ASTM E 1527-00. The following report presents the scope of our work, data review and evaluation, together with conclusions and recommendations developed on the basis of the environmental assessment findings. Other items which may be applicable to a commercial real estate transaction, such as lead paint, radon, lead in drinking water, regulatory compliance, or other non-scope items identified in Section 12.0 of ASTM E 1527-00, were not requested, or conducted.

We appreciate the opportunity to be of service to you on this project and trust that the information included herein is complete and sufficient for your purposes. Should you have any questions concerning the contents of this report, please do not hesitate to contact the undersigned at (407) 330-7763.

Sincerely,

ANDREYEV ENGINEERING, INC.

James J. Jarmolowski, P.G.
Vice President

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ASTM E 1527-00 CERTIFICATION

The Phase I Environmental Site Assessment for the subject property, located at 317 SW Broadway Street, Ocala, Marion County, Florida, has been reviewed by a registered professional in the State of Florida, and has been determined to be in accordance with professional practices and standards contained in ASTM E 1527-00, entitled "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process".

Signed this 27 day of April, 2004

James J. Jarmolowski, P. G.
Vice President
Florida Registration #0000428

1.0 INTRODUCTION

Andreyev Engineering, Inc. (AEI) has completed a Phase I Environmental Site Assessment (ESA) pursuant to ASTM E 1527-00 requirements for the subject property. The subject site contains a former automotive repair facility at 317 SW Broadway Street, Ocala, Marion County, Florida. This report is an instrument of service of AEI and presents the results of the Phase I ESA of the subject site, performed for Renew Ocala-A Brownfield Redevelopment Program (referred to hereafter as "Renew Ocala").

1.1 Purpose and Scope of Services

The purpose of ASTM E1527-00 is to define good commercial and customary practice in the United States of America for conducting an environmental assessment of a parcel of commercial real estate with respect to the range of contaminants within the scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) and petroleum products. The purpose of this Phase I ESA is to satisfy one of the requirements to qualify for the innocent landowner defense to CERCLA liability. An evaluation of business environmental risk associated with a parcel of commercial real estate may necessitate investigation beyond that identified in ASTM 1527-00. The purpose of this ESA was to identify **"Recognized Environmental Conditions"** in connection with the subject property. The term "Recognized Environmental Conditions" as defined by ASTM E 1527-00, refers to the presence or likely presence of any Hazardous Substances or Petroleum Products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any Hazardous Substances or Petroleum Products into structures on the property or into the ground, groundwater, or surface water of the property. The term includes Hazardous Substances or Petroleum Products even under conditions in compliance with State and Federal regulations. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. The major components of this investigation were directed at obtaining a historical and current perspective of the subject site and identifying any onsite or offsite contaminant sources that **may** have an adverse environmental impact on the subject property. The Phase I ESA tasks consisted of the following:

- Reviewed U.S.G.S. Quadrangle Map.
- On-Site and Off-Site Reconnaissance.
- Conducted Interviews With Site Personnel.
- Reviewed Federal and State Regulatory Database Records.
- Review of Historical Sources.
- Reviewed Previous Uses or Occupants of the Property, and Off-Site Properties.
- Source Documentation and Report Preparation.

1.2 Site Specific Limiting Conditions

The following site specific limiting conditions apply to this Phase I ESA:

1. The Phase I ESA reconnaissance activities were limited to the subject property at the time of the assessment, and limited to observations of the existing property located at 317 SW Broadway Street, Ocala, Marion County, Florida.

2. Access and historical information concerning the property were provided by Ms. Frances King, who is the owner of the subject site. Additional information was provided by the owner of Bob's Broadway Tire & Brakes, and who occupied the property from approximately 1982 through August 2003.

3. The historical source review included a detailed review of available historical information for the subject site and off-site properties. The historical source review included review of aerial photographs, R.L. Polk city directories, Sanborn Fire Insurance Maps, and interviews with the owner of the subject site and a former tenant. The subject site is located at the intersection of Silver Springs Boulevard (State Road 40) and South Pine Avenue (US Highway 441). As a result, it was necessary to research a large number of off-site properties over a large area. With respect to the historical source review for the subject site and for off-site properties, there are certain intervals in the 1940s and 1950s, where the uses of these properties could not be determined due to incomplete city directory listings.

4. The off-site properties further to the west, across South Pine Avenue, were not included on the Sanborn Maps which were obtained and reviewed by AEI for this project. These include the properties at 12 South Pine Avenue, 18 South Pine Avenue, and 12 NW Pine Avenue.

5. With respect to regulatory information concerning the various USTs on the subject site, AEI was unable to verify that closure assessment activities were conducted for the former 300-gallon kerosene UST.

1.3 User Provided Information

The subject site is one of four parcels owned by Mrs. Frances King. The other three parcels are located to the north, northeast, and east, as shown on **Figure 2.** As part of this project, Mr. George Roberts, who is the project manager for Renew Ocala, provided AEI regulatory and historical summary information for the subject site, and for the adjacent parcels owned by Mrs. King. The following summary information is provided:

Subject Site

It was indicated by Mr. Roberts that the site contained an automotive repair business for approximately 23 years, and that three underground storage tanks (USTs) were abandoned in 1989.

Off-Site Property Information

Parcel to the North: It was indicated by Mr. Roberts that the parcel immediately to the north at 13 South Pine Avenue currently contains a business identified as All Pro Printing Signs & Graphics, and that this location was a former gasoline station, and the USTs have been removed.

Parcel to the Northeast: It was indicated by Mr. Roberts that the parcel immediately to the northeast at 308 West Silver Springs Boulevard contains Jodies Restaurant, and did not contain a former gasoline station.

Parcel to the East: It was indicated by Mr. Roberts that the parcel immediately to the east at 307 West Silver Springs Boulevard contained a former used car lot and a taxi cab stand, and did not contain a former gasoline station.

Off-Site Property to the South: It was indicated by Mr. Roberts that the property off-site to the south, across Broadway Street, at 43 SW Pine Avenue contained a former Texaco gasoline station.

Off-Site Property to the West: It was indicated by Mr. Roberts that the property off-site to the west, across SW Pine Avenue, at 18 SW Pine Avenue contained a former Citgo gasoline station.

1.4 Marion County Property Appraiser Information

Information for the subject site which can be obtained from the Marion County Property Appraiser's web site, is included in **Appendix A.**

1.5 Significant Assumptions

The following significant assumptions have been made concerning the subject site

1. The subject site was identified by the Marion County Property Appraiser to contain 0.31 acres of property at 317 SW Broadway Street. During the site reconnaissance activities in March and April 2004, it was observed that the previous use of the subject property included an area larger than .31 acres. This area extended approximately 60 feet further to the east, and for the purposes of this Phase I ESA, the subject site has been determined to include an area larger than .31 acres, as shown on **Figure 2.**

2. Based on review of the topography in the vicinity of the subject site and review of site assessment reports completed for the former Citgo facility located off-site to the west, and the former Texaco facility located off-site to the south, the direction of groundwater flow is generally to the southwest, with local variations to the west.

2.0 SITE AND VICINITY CHARACTERISTICS

2.1 Site Location

The subject property contains a vacant automotive repair building, located at 317 SW Broadway Street, in Ocala, Marion County, Florida. The site is located at the northeast corner of Broadway Street and South Pine Avenue. The site lies entirely in Section 18, Township 15 South, Range 22 East, as shown on the U.S. Geological Survey (USGS), "Ocala West", Florida Quadrangle Map, included as **Figure 1**.

2.2 Topographic Map Review

The U.S. Geological Survey, "Ocala West" Quadrangle Map dated 1991, (based upon aerial photographs taken in 1964, and 1988), showing the area on which the subject site is located, was reviewed. Based on this review, the subject site is located at the intersection of South Pine Avenue and SW Broadway Street, in downtown Ocala. The subject site is located within a highly urbanized area, and as a result, no structures are shown on site. The site occurs at an elevation of approximately 70 feet above National Geodetic Vertical Datum (NGVD), and the topography in the vicinity of the subject site slopes from the northeast to southwest. No "Recognized Environmental Conditions" were identified.

2.3 Surface Water Features

Based on site reconnaissance activities and the review of the 2002 aerial photograph, there are no surface water features on-site, or in the vicinity of the subject site.

2.4 Soil Survey Review

According to the U.S.D.A. "Soil Survey of Marion County", the soils within the study area are generally described as Urban Land. Urban land is more than 70 percent covered with parking lots, buildings, shopping centers, and other structures.

3.0 SITE RECONNAISSANCE & INTERVIEWS

3.1 Description of Structures and Improvements

The subject site contains a vacant building which was previously occupied by an automotive repair business, and the entire site is paved. According to information obtained from the Marion County Property Appraiser Website, the vacant building was constructed in 1954, and contains 2,545 square feet. In addition, a canopy was installed on the eastern portion of the building in 1993. The subject site also contains a large billboard sign, as shown in **Photographs 7 and 8.** The subject site and vicinity features observed at the time of this assessment are illustrated on the site map included as **Figure 2.** Water and wastewater services are provided to the subject site by the City of Ocala.

3.2 On-Site Reconnaissance

An onsite visual reconnaissance of the property and improvements for indications of "Recognized Environmental Conditions" was performed on March 26, 2002 James J. Jarmolowski, where the interior of the building was not inspected. The interior of the building was inspected on March 31, 2004 by Mr, Brad Reddick of AEI. An additional site inspection of the interior of the building was conducted by James Jarmolowski on April 20, 2004. During the site reconnaissance activities, particular attention was given to features which may indicate "Recognized Environmental Conditions" such as fuel storage tanks, utilities, fill ports, vents, stained soils, debris, evidence of improper storage of hazardous materials or improper waste discharge and stressed vegetation. Where possible, photographs were taken to document site conditions and any potential environmental conditions of concern. **Appendix B** contains the photographs taken during the site reconnaissance. **Figure 3** contains a detailed site map. As a result of the onsite reconnaissance, the following observations were noted:

Observations of the Exterior of the Subject Building, March 26, 2004

- The building on the subject site is shown in **Photograph 1,** which shows the southern portion of the building, from across SW Broadway Street. The southern portion building contains two bay doors. The historical summary information provided to AEI by Mr. George Roberts of Renew Ocala indicated that the subject was previously utilized as gasoline station, and indicated that four underground storage tanks (USTs) had been filled in place with concrete in 1989.

- A former fuel dispenser island located in the southwest portion of the subject site is shown in **Photograph 3,** and a former fuel dispenser island located in the northwest portion of the subject site is shown in **Photograph 6.** During the site reconnaissance on March 26, 2004, the specific locations of the former USTs abandoned in 1989 could not be determined.

- No active aboveground or underground petroleum storage tanks were observed on the exterior of the subject site, and no 55-gallon drums were observed on the exterior of the subject site on-site on March 26, 2004. A former in-ground hydraulic lift was observed on the eastern portion of the subject site, as shown in **Photograph 2.**

- One groundwater monitoring well was present on the northwest portion of the property, as shown in **Photograph 4.** This monitoring well appears to be associated with a site assessment which was conducted for a former Citgo gasoline station located at 18 South Pine Avenue. Additional information concerning the site assessment for this facility is provided in Section 4.2.

- Two monitoring wells were present on the sidewalk on the southern portion of the property, as shown in **Photographs 12 and 13.** Based on review of available site assessment information contained in Section 4.2, the monitoring well on the southwest corner is associated with the site assessment for the former Citgo to the west. The monitoring well located on the southern portion of the site is associated with the site assessment for the former Texaco facility located at 43 South Pine Avenue, located off-site, to the south. Additional information regarding the site assessment for the former Texaco facility located to south is also provided in Section 4.2.

- No electrical transformers were observed on the subject site. No water supply wells or irrigation wells were observed on-site.

Observations of the Building Interior, March 31, 2004

As indicated above, Mr. Brad Reddick of AEI inspected the interior of the building on March 31, 2004. Mr. Reddick indicated the following:

- There appeared to be two or three fill pipes which were located in the center of the buildings, and that they may be associated with additional USTs which had not been abandoned. Mr. Reddick indicated that the fill pipes extended 3 or 4 feet below land surface.

- Mr. Reddick indicated that the southeast portion of the building contained two in-active hydraulic lifts, where the cylinders had been removed.

Observations of the Building Interior, April 20, 2004

Based on information provided by Mr. Reddick, AEI contacted Mrs. Frances King on April 19, 2004 and Mr. Bob Skrob on April 19 and 20, 2004 to obtain additional information for the subject site. The information obtained as a result of these interviews is provided in Section 3.4 below. AEI discussed the observations provided by Mr. Reddick with Mr. Skrob, who verified that the fill pipes observed in the building were associated with four former USTs, which had not been abandoned. As a result, Mr. Jarmolowski conducted an additional site visit on April 20, 2004, to inspect the interior of the building. The following information is provided:

- In order to obtain additional information for the subject site, AEI conducted additional site reconnaissance activities on April 20, 2004. Site access arrangements were provided by Ms. Frances King (the owner of the property) and Ms. Renee Foster, of Hallmark Realty. Mr. Bob Skrob, who was the previous tenant and is the owner of the Bob's Broadway Tire and Brakes, provided information during the site reconnaissance. Mr. George Roberts of Renew Ocala was also present during the site visit.

- The interior of the building was vacant, and contained an office, two repair bays, and two storage rooms. **Photographs 13, 14 and 18** show the interior of the southeast portion of the building where the two in-active hydraulic lifts were located. The approximate locations of the two in-active hydraulic lifts are also shown on **Figure 3.**

- With respect to the pipes observed by Mr. Reddick on March 31, 2004, Mr. Skrob verified that there were four fill pipes which were associated with four gasoline USTs, which were not abandoned. **Photographs 15, 16, and 17** show the various items associated with the four USTs. The approximate locations of the four USTs are shown on **Figure 3.**

- Mr. Skrob indicated that the four USTs were not originally in the building and that the northern portion of the building was an addition and was constructed over the former USTs.

- Mr. Skrob verified that a 300-gallon UST used to store used oil was abandoned in place in 1999, and the location of this former UST is shown on **Figure 3.** From 1999 through 2003, Mr. Skrob indicated that Bob's Broadway Tire & Brakes utilized a 500-gallon aboveground storage tank (AST) for the storage of used oil, which was removed from the subject site in August, 2003.

- With respect to the exterior of the subject site, Mr. Skrob indicated that a 300-gallon kerosene UST was abandoned in place in 1989. The former kerosene UST was located immediately to the south of the building, as shown on **Figure 3.** The former kerosene UST is shown in **Photograph 20.**

- With respect to the former gasoline USTs which were abandoned in 1989 as indicated by Mr. George Roberts, Mr. Skrob indicated that these former USTs were located immediately to the northeast of the building, as shown on **Figure 3** and in **Photograph 22.**

Summary of USTs On-site

Based on the site reconnaissance activities in March and April 2004, the following summary information is provided for the USTs on-site:

UST	Location	Status
3 Gasoline USTs	Northeast portion of property.	Filled with concrete in 1989.
300-Gallon Kerosene UST	South of building.	Filled with concrete in 1989.
300-Gallon Used Oil UST	Inside maintenance bay.	Filled with concrete in 1999.
4 Gasoline USTs	Inside of building.	In-active, not abandoned.

Additional information concerning the regulatory status of the USTs on-site is provided in Section 4.2.

The following summary of items noted during the site reconnaissance is provided:

ITEM	OBSERVED	NOT OBSERVED	DISCUSSED IN REPORT
55-Gallon Drums		X	
Stormwater Retention - Pond		X	
Site Fencing		X	
Septic Tank(s)		X	
Underground Storage Tank(s)	X		X
Aboveground Storage Tank(s)		X	
Chemical Storage		X	
Pits and/or Lagoons		X	
Electrical Transformer(s)		X	
Stressed Vegetation		X	
Monitoring Well(s)	X		X
Water Supply Well(s)		X	
Irrigation Well(s)		X	
Solid Waste Dumpster		X	
Improper Hazardous Materials Storage		X	
Chemical Odor(s)		X	

As a result of the site reconnaissance activities, two "Recognized Environmental Conditions" were identified, as follows:

REC #1: The subject site previously contained a gasoline station. In 1989, three gasoline USTs and a kerosene UST were abandoned in place. A 300-gallon used oil UST was abandoned in place in 1999. Four additional gasoline USTs were observed on-site.

REC #2: The subject site contained an automotive repair business from approximately 1979 through 2003, and three former in-ground hydraulic lifts were observed on-site. Two former lifts were located within the interior of the building, and one former lift was observed on the eastern portion of the subject site.

3.3 Off-Site Reconnaissance

A visual reconnaissance of adjacent properties and improvements for indications of possible environmental concerns was conducted on March 26, and April 20, 2004. The observations were

limited to areas and facilities that were readily visible and were immediately adjacent to the subject property. Particular attention was given to off-site features which may indicate "Recognized Environmental Conditions" such as fuel storage tanks, utilities, fill ports, vents, stained soils, debris, evidence of improper storage of hazardous materials or improper waste discharge and stressed vegetation. The adjacent offsite properties are identified as follows:

- The northern portion of the subject site is bound by building at 13 South Pine Avenue, which contains a business identified as All Pro Printing Signs and Graphics. As indicated in Section 1.3, this facility previously contained a gasoline station. Silver Springs Boulevard (State Road 40) is located further to the north. Jodies Restaurant is located to the northeast at 308 West Silver Springs Boulevard. Additional information regarding the former gasoline station to the north is provided in Section 4.2.

- The southern portion of the subject site is bound by SW Broadway Street, and further to the south by a building at 43 South Pine Avenue, which contains Quality Tint and Signs. This location is shown in **Photograph 14,** and appears to be a former gasoline station. This property contained a total of 13 monitoring wells, and additional information regarding this facility is provided in Section 4.2.

- The eastern portion of the subject site is bound by a vacant lot which contains a small dilapidated building.

- The subject site is bound immediately to the west by South Pine Avenue (U.S. Highway 441). A former Citgo gasoline station is located further to the west, across South Pine Avenue, at 18 SW Pine Avenue. Additional information regarding this facility is provided in Section 4.2.

As a result of the off-site reconnaissance, no "Recognized Environmental Conditions" were identified.

3.4 Interviews

Interview with Key Site Manager, Ms. Frances King

Information concerning the subject site was provided by Ms. Frances King, who is the owner of the subject site. Ms. King indicated the following on April 19, 2004:

- Mrs. King indicated that she has owned the subject property since December 1974. In December 1974, Mrs. King indicated that the subject property contained a used car lot.

- Mrs. King indicated that the subject site contained a single tenant for approximately 23 years. Mrs. King indicated that the tenant was Bob's Broadway Tire and Brakes, who occupied the property from approximately 1982 through August, 2003.

- With respect to USTs, Mrs. King indicated to her recollection, four USTs were filled with concrete in 1989 by Ocala Pump and Tank. In addition, Mrs. King indicated that one used oil UST was filled with concrete in 1999 by Ocala Pump and Tank.

- Mrs. King also indicated that she had a receipt for approximately $2,300.00 for work performed in 1992 by Mr. Scott Sumner of Beeline Construction. Mrs. King indicated that she believed that the receipt was for gasoline USTs with concrete in 1992.

- Mrs. King indicated that to her knowledge, there were no active USTs or aboveground storage tanks on-site. Mrs. King indicated that she was not aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products and that he was not aware of violations of any environmental laws, or pending administrative proceedings or possible violations of environmental laws pertaining to the subject site.

Interview with Former Tenant, Mr. Bob Skrob, Owner of Bob's Tire and Brakes

As indicated in Section 3.2, Mr. Skrob met with J. Jarmolowski of AEI and Mr. George Roberts of Renew Ocala on-site on April 20, 2004. The information provided by Mr. Skrob concerning the former USTs, and hydraulic lifts was provided in Section 3.2. Mr. Skrob indicated that four in-active USTs were present within the building.

Interview With Regulatory Officials

On April 21, 2004, AEI contacted the FDEP Drycleaning Section concerning the status of drycleaning facilities located within a ¼-mile radius of the subject site. The information obtained as a result of this interview is provided in Section 4.2.

Summary

No additional "Recognized Environmental Conditions" were identified as a result of the interviews conducted.

4.0 REGULATORY RECORDS REVIEW

4.1 ASTM Database Search Results

Information from several available lists provided by the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection (FDEP) were reviewed pursuant to the requirements in ASTM E 1527-00 for evidence of activities which may have an adverse environmental impact on the subject site. The U.S. EPA compiles and publishes information regarding facilities that are involved in the generation, transportation, treatment, storage, and disposal of Hazardous Wastes; information concerning the control and use of hazardous chemicals in the environment; and permits for facilities which may affect the environmental integrity of its surroundings. The EPA also provides information concerning sites involved in the Superfund cleanup program. The Florida Department of Environmental Protection (FDEP) also maintains data systems which list facilities subject to environmental regulation and enforcement action. These databases include the Florida Sites, Solid Waste Facilities (SWF), Leaking Underground Storage Tanks (LUST), and the Stationary Tank Inventory (STI) list. The following descriptions include only those state and federal regulatory agency databases required by ASTM E 1527-00. Summaries of applicable federal and state databases are provided below and **Appendix C** contains a detailed listing of the sites identified by the radius search performed by FirstSearch Technology Corporation on March 24, 2004.

- **National Priorities List (NPL)** - The NPL is an inventory of facilities and/or locations with confirmed environmental contamination. These sites fall under the Comprehensive Environ mental Response, Compensation and Liability Act of 1980 (CERCLA) and the Superfund Amendments and Reauthorization Act of 1986 (SARA) and are often referred to as "Superfund" sites. The NPL is maintained by the EPA and allows them to rank those sites according to the extent of environmental health and safety concerns and schedule them for remedial action. **No NPL sites were listed within 1-mile of the subject site.**

- **Comprehensive Environmental Response, Compensation & Liability Index System (CERCLIS)** - CERCLIS is an identification of those facilities and/or locations that are currently being investigated by the EPA or associated state environmental agencies to ascertain the presence of potential or existing contamination. Preliminary site assessments are normally conducted by either the EPA or the appropriate state environmental agency for all sites included in CERCLIS. Many of the sites investigated through CERCLA will be placed on NPL for remedial action and will be included in the Sites Enforcement Tracking System (SETS) for identification of potential liability. **One CERCLIS site was listed within a ½-mile of the subject site.** This site is identified as follows:

  1. West Florida Natural Gas Company, 206 Northeast 9th Street, Ocala. This facility is located approximately 2,400 feet to the southeast of the subject site, and due to the distance from the subject site, it is not identified as a "Recognized Environmental Condition".

- **Resource Conservation and Recovery Act Index System List (RCRIS)** - The RCRIS List reports those facilities and/or locations that are handling, storing or treating hazardous substances or waste. Due to the activities relating to the handling of hazardous substances

or waste, these sites possess the potential for environmental contamination. Inclusion on RCRIS does not necessarily indicate contamination but rather the potential due to the presence and handling of hazardous substances. **There were no TSD facilities listed within 1-mile of the subject site. Five RCRA small quantity generator facilities were listed within a ¼-mile of the subject site.** The RCRA small quantity generator facilities located within 800 feet of the subject site are as follows:

1. Aamco Transmission, 12 S. Pine Avenue, Ocala, located approximately 150 feet to the west. This facility is currently closed.
2. Budget Instant Printing, 114 S. Pine Avenue, Ocala, located approximately 530 feet to the southwest of the subject site.
3. USGSA, 207 NE 2nd Street, Ocala, located approximately 800 feet to the northeast.

Due the distance from the subject site, these facilities are not identified as "Recognized Environmental Conditions".

- **Emergency Response Notification System List (ERNS)** - The ERNS is a national computer database used to store information on the releases of oil and hazardous substances. The ERNS List identifies those facilities and/or locations that have been reported to the EPA because of the release of potentially hazardous material. Included in the ERNS listing is the date of the incident, the response action, the hazardous substances involved and the location. **One ERNS site was listed within a ¼-mile radius of the subject site.** This site is identified as follows:

1. SW 1st Avenue and Broadway Street, located approximately 740 feet to the southeast. In October 1987, a release of 300-gallons of diesel fuel from a tanker was reported for this location. The City of Ocala Fire Department conducted cleanup activities. Due to the nature of this incident, the release of 300-gallons of diesel fuel in 1987 is not identified as a "Recognized Environmental Condition".

- **Florida Sites List (FSL)** - This list is closely associated with the CERCLIS List and identifies facilities and/or locations that the FDEP has recognized with potential for existing environmental contamination. **One site was listed on the FSL within 1-mile of the subject site.** This site is identified as follows:

1. West Florida Natural Gas Company, 206 Northeast 9th Street, Ocala. This facility is located approximately 2,400 feet to the southeast of the subject site, and due to the distance from the subject site, it is not identified as a "Recognized Environmental Condition".

- **Solid Waste Facilities (SWF)** - The SWF is concerned with the handling of solid waste and includes locations identified with solid waste landfills or associated activities involving the handling of solid wastes. The presence of a site on this list does not necessarily indicate existing environmental contamination, but rather the potential for contamination. **No sites were listed in the SWF database within a ½-mile radius of the subject site.**

- **Leaking Underground Storage Tanks (LUST)** - The LUST database is concerned with petroleum storage systems and includes facilities and/or locations that have reported the

possible release of contaminants in accordance with requirements specified in Chapter 62-770, FAC. Included within this list are sites that are in the Florida Early Detection Incentive (EDI) Program 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. **21 facilities have reported a discharge within a ¼-mile radius of the subject site, and 34 facilities have reported a petroleum discharge within a ½-mile radius of the site.** The facilities which have reported petroleum discharges within 600 feet of the subject site are as follows:

1. Clydes Auto Air, 13 South Pine Avenue, Ocala. STI #428734055. This facility is located immediately to the north of the subject site. A petroleum discharge was reported to the FDEP in January, 1992. Additional information for this facility is provided in Section 4.2.

2. Former Riches Texaco, 43 South Pine Avenue, Ocala. STI #428511390. This facility is located approximately 60 feet to the south of the subject site. A petroleum discharge was reported to the FDEP in May, 1985. Additional information for this facility is provided in Section 4.2.

3. Former Citgo, 18 South Pine Avenue, Ocala. STI #428518839. This facility is located approximately 150 feet to the west of the subject site. A petroleum discharge was reported to the FDEP in November, 1990. Additional information for this facility is provided in Section 4.2.

4. Aamco Transmission Shop, 12 SW Pine Avenue, Ocala. STI #428942748. This facility is located approximately 150 feet to the west of the subject site. A petroleum discharge was reported to the FDEP in October, 1991. Additional information for this facility is provided in Section 4.2.

5. Former Muffler Doctor, 12 NW Pine Ocala. STI #429200610. This facility is located approximately 350 feet to the northwest of the subject site. A petroleum discharge was reported to the FDEP in June, 1992. Additional information for this facility is provided in Section 4.2.

6. Former Marion Tire & Battery, 210 West Silver Springs Boulevard. STI #429200616. This facility is located approximately 350 feet to the northeast of the subject site. A petroleum discharge was reported to the FDEP in June, 1992. Additional information for this facility is provided in Section 4.2.

7. Former Post Office Tire Service, Inc., 221 West Silver Springs Boulevard. STI #429200608. This facility is located approximately 380 feet to the northeast of the subject site. A petroleum discharge was reported to the FDEP in June, 1992. Additional information for this facility is provided in Section 4.2.

8. Florida Thoroughbred Industry Building, 108 NW Pine Avenue, Ocala. STI #429200613. This facility is located approximately 600 feet to the northwest of the subject site. A petroleum discharge was reported to the FDEP in February, 1995. Additional information for this facility is provided in Section 4.2.

The remaining facilities which have reported petroleum discharges at distances greater than 600 feet from the subject site are listed in the FirstSearch Report, contained in **Appendix C.** The facilities which have reported discharges which are located greater than 600 feet from the subject site are not identified as "Recognized Environmental Conditions", due to the distance from the subject site.

- **Stationary Tank Inventory System List (STI)** - The Florida Administrative Code requires registration of underground and aboveground stationary petroleum storage tanks. Inclusion on this list indicates the presence of stationary petroleum storage tanks and therefore the potential for environmental problems. It does not necessarily indicate existing problems. **Based on review of the STI List, 43 facilities were identified within a ¼-mile radius of the subject site.** The facilities which were identified to have registered petroleum storage tanks with the FDEP within 500 feet of the subject site are as follows:

  1. Former Bobs Broadway Tire & Brake, 317 SW Broadway Street, Ocala, STI #428630442. This is the subject site, and additional information is provided in Section 4.2.

  2. Clydes Auto Air, 13 South Pine Avenue, Ocala. STI #428734055. This facility is located immediately to the north of the subject site. Additional information for this facility is provided in Section 4.2.

  3. Former Riches Texaco, 43 South Pine Avenue, Ocala. STI #428511390. This facility is located approximately 60 feet to the south of the subject site. Additional information for this facility is provided in Section 4.2.

  4. Former Citgo, 18 South Pine Avenue, Ocala. STI #428518839. This facility is located approximately 150 feet to the west of the subject site. Additional information for this facility is provided in Section 4.2.

  5. Aamco Transmission Shop, 12 SW Pine Avenue, Ocala. STI #428942748. This facility is located approximately 150 feet to the northwest of the subject site. Additional information for this facility is provided in Section 4.2.

  6. Marion County State Attorney Office, 19 NW Pine Avenue, Ocala. STI #429200609. This facility is located approximately 300 feet to the north of the subject site. Additional information for this facility is provided in Section 4.2.

  7. Former Muffler Doctor, 12 NW Pine Ocala. STI #429200610. This facility is located approximately 350 feet to the northwest of the subject site. Additional information for this facility is provided in Section 4.2.

  8. Former Marion Tire & Battery, 210 West Silver Springs Boulevard. STI #429200616. This facility is located approximately 350 feet to the northeast of the subject site. Additional information for this facility is provided in Section 4.2.

9. Former Post Office Tire Service, Inc., 221 West Silver Springs Boulevard. STI #429200608. This facility is located approximately 380 feet to the northeast of the subject site. Additional information for this facility is provided in Section 4.2.

10. Florida Thoroughbred Industry Building, 108 NW Pine Avenue, Ocala. STI #429200613. This facility is located approximately 600 feet to the northwest of the subject site. Additional information for this facility is provided in Section 4.2.

- **FDEP Drycleaning Facilities and Drycleaning Solvent Cleanup Program** - The FDEP requires drycleaner facilities to be registered and has established a program for cleanup of drycleaning sites which reported a release of drycleaning solvents prior to December 31, 1998. **One site with a drycleaning release has been reported for the Drycleaning Solvent Cleanup Program within a ¼-mile of the subject site. No registered drycleaners are present within a ¼-mile of the subject site.** This site which has reported a release of drycleaning solvents is identified as follows:

  1. Bays Cleaners, 219 N. Magnolia Avenue, Ocala. This facility is located approximately 1,300 feet to the northeast of the subject site and reported a discharge of drycleaning solvents in June, 1997. This facility was determined to be eligible for the FDEP Drycleaning Program in October, 1998. According to Ms. Jennifer Farrell of the FDEP Drycleaning Section on April 20, 2004, the facility has been assigned a priority score of 91, and no work has been initiated. Due to the distance and regulatory status, this facility is not identified as a "Recognized Environmental Condition".

4.2 Additional Regulatory Review Information

Additional regulatory review information regarding the subject site and for petroleum storage tank facilities located within 500 feet of the subject site is provided as follows:

A. Subject Site Information: As indicated in Section 3.2, the subject site contains or has contained nine USTs. **Appendix D** contains information obtained on April 1, 2004 as a result of review of the information maintained by the Marion County Fire Department. The following table contains a summary of the nine USTs on-site:

UST	Location	Status
3 Gasoline USTs	Northeast portion of property.	Filled with concrete in 1989.
300-Gallon Kerosene UST	South of building.	Filled with concrete in 1989.
300-Gallon Used Oil UST	Inside maintenance bay.	Filled with concrete in 1999.
4 Gasoline USTs	Inside of building.	In-active, not abandoned.

The following summary information for the subject site is provided:

- *Three Former USTs in Northeast Portion of Property:* For the three former gasoline USTs located in the northeast portion of the subject site, these were abandoned in place by being filled with concrete in 1989. Tank closure assessment activities were conducted in January 1992 by BTEX Environmental Consultants. The tank closure assessment activities included installation of four soil borings in the vicinity of the former UST pit, and soil samples were screened for the presence of petroleum constituents with an Organic Vapor Analyzer (OVA). The four soil borings were installed to a depth of approximately 20 feet, and no groundwater samples were collected. An inspection was conducted by Marion County Storage Tank personnel on January 14, 1992, during the soil boring activities. As a result of the tank closure assessment activities conducted in January 1992, no petroleum contamination was detected in the four soil borings near the former USTs in the northeast portion of the property. On March 4, 1992, a letter was issued by Manfred Fiech of the Marion County Storage Tank Regulation Department which indicated that the closure assessment activities met the requirements specified in Chapter 62-761, FAC.

- *Former 300-gallon Kerosene UST:* This former UST was located immediately to the south of the building, and was abandoned in place by being filled with concrete in 1989. There is no documentation which indicates that tank closure assessment activities were conducted for this UST.

- *Former 300-gallon Used Oil UST:* This former UST was located inside the building, between the two in-ground hydraulic lifts. In December 1999, this former UST was abandoned in place by being filled with concrete. Tank closure assessment activities were also conducted, which consisted of removing the concrete from around the top of the UST, and cutting a hole in the bottom of the UST, to obtain a soil sample from below the UST. A Closure Assessment Report dated December 9, 1999, was prepared, and indicated that "No stained soils were observed around the fill port or along the top of the tank. The tank was opened, cleaned, and a hole was cut in the bottom of the tank and soil samples were taken for visual observations. No stained soils were observed from underneath the tank. The tank was filled with concrete". The Closure Assessment Report was submitted to the Marion County Fire-Rescue Department, who issued a letter on December 21, 1999, which indicated that the closure assessment requirements were met. Based on review of the Closure Assessment Report, no soil samples were required for laboratory analysis, and no groundwater samples were collected.

- *Four Existing In-Active USTs::* As indicated in Section 3.2, there are four in-active USTs which are located beneath the north-central portion of the building. There is no information in the files maintained by Marion County which indicate that these USTs were registered with the FDEP, or have been closed in accordance with requirements specified in Chapter 62-761, FAC.

B. Off-site Information:

As indicated in Section 4.1, there are eight facilities which have reported discharges of petroleum products within 500 feet of the subject site. **Appendix D** contains information obtained on April 1, 2004 as a result of review of the information maintained by the Marion County Fire Department,

and information which was obtained from the FDEP 'Oculus' data system, on the FDEP website. The following information is provided:

1. Clydes Auto Air, 13 South Pine Avenue, Ocala. STI #428734055. This facility is located immediately to the north of the subject site. A petroleum discharge was reported to the FDEP in January, 1992, and was determined by the FDEP to be eligible for the Abandoned Tank Restoration Program (ATRP) in March, 1992. The petroleum discharge was associated with the detection of soil contamination in a soil boring installed to the south of a former UST pit and to the north of a former UST pit. An inspection report form completed by Marion County Storage Tank personnel in January 1992 indicated that three former gasoline USTs and one used oil UST were removed from this facility. Due to the close proximity to the subject site, this facility is identified as an off-site "Recognized Environmental Condition".

2. Former Riches Texaco, 43 South Pine Avenue, Ocala. STI #428511390. This facility is located approximately 60 fee to the south of the subject site. A petroleum discharge was reported to the FDEP in May, 1985. This facility was determined by the FDEP to be eligible for the Early Detection Incentive (EDI) program in March, 1987. There are no active USTs at this facility. Extensive site assessment activities have been conducted, and review of a document dated April 6, 2001 indicated that soil contamination was present in three source areas and that additional samples were needed to further define the horizontal and vertical extent of groundwater contamination. An FDEP letter dated September 22, 2003, indicated that a Remedial Action Plan and Addendum were approved, and that the next phase would include implementation of the remedial action system. Based on review of the document dated April 6, 2001, the horizontal extent of the dissolved hydrocarbon plume does not extend off-site, and the direction of groundwater flow can vary. Flow directions were shown to be in a west-southwest direction, with local variations. Based on a direction of groundwater flow to the west and southwest, and that remedial actions are scheduled to be implemented within the near future, this facility is not identified as a "Recognized Environmental Condition".

3. Former Citgo, 18 South Pine Avenue, Ocala. STI #428518839. This facility is located approximately 150 feet to the west of the subject site. A petroleum discharge was reported to the FDEP in November, 1990, and was determined by the FDEP to be eligible for the FDEP ATRP in July 1991. Site assessment activities were conducted up through 1996, and the FDEP Oculus Website did not contain any additional technical documents after 1996. The FDEP STI database indicates that the USTs were removed in 1990. Based on review of the site assessment reports which were completed in 1996, the direction of groundwater in the vicinity was to the southwest, and that petroleum constituents were present in the soil and groundwater at this facility. Based on a direction of groundwater flow to the west and southwest, and that this facility is eligible for cleanup under the FDEP pre-approval program, this facility is not identified as an off-site "Recognized Environmental Condition".

4. Aamco Transmission Shop, 12 South Pine Avenue, Ocala. STI #428942748. This facility is located approximately 150 feet to the northwest of the subject site. A petroleum discharge was reported to the FDEP in October, 1991, and was determined by the FDEP to be eligible for the FDEP ATRP in January, 1992. There are no active USTs registered for this facility. Site assessment activities were completed in 1996, and no off-site groundwater contamination was identified. The site assessment activities determined a direction of groundwater flow to the northeast, which is not consistent with other site assessment reports. Due to a priority score of 10, no additional work has been conducted under the FDEP pre-approval program since 1996. Based

on a direction of groundwater flow to the northeast, or to the southwest, this facility is not identified as a "Recognized Environmental Condition".

5. Marion County State Attorney Office, 19 NW Pine Avenue, Ocala. STI #429200609. This facility is located approximately 300 feet to the north of the subject site. This facility has not reported a petroleum discharge, and the FirstSearch database information indicated that two UST were removed in 1998. However, no additional regulatory information for this facility could be obtained. Due to the distance and direction of groundwater flow to the southwest, this facility is not identified as a "Recognized Environmental Condition".

6. Former Muffler Doctor, 12 NW Pine Ocala. STI #429200610. This facility is located approximately 350 feet to the northwest of the subject site. A petroleum discharge was reported to the FDEP in June, 1992 and was determined by the FDEP to be eligible for the FDEP ATRP in October, 1992. There are no active USTs registered for this facility, and there was no additional information in the FDEP Oculus website. Based on the distance and an assumed direction of groundwater flow to the southwest, this facility is not identified as a "Recognized Environmental Condition".

7. Former Marion Tire & Battery, 210 West Silver Springs Boulevard. STI #429200616. This facility is located approximately 350 feet to the northeast of the subject site. A petroleum discharge was reported to the FDEP in June, 1992, and was determined by the FDEP to be eligible for the FDEP ATRP in February, 1993. There are no active USTs registered for this facility, and it was reported that the former USTs were last used in the early 1960s. There was no additional information in the FDEP Oculus website. Due to the distance from the subject site, this facility is not identified as a "Recognized Environmental Condition".

8. Former Post Office Tire Service, Inc., 221 West Silver Springs Boulevard. STI #429200608. This facility is located approximately 380 feet to the northeast of the subject site. A petroleum discharge was reported to the FDEP in June, 1992 and was determined by the FDEP to be eligible for the FDEP ATRP in September, 1993. There are no active USTs registered for this facility, and it was reported that the former USTs were last used in 1985. Three in-active USTs were filled with concrete in December 1992. A groundwater sampled obtained by ECT in May 1992 detected 3,118 micrograms per liter (ug/L) of benzene, toluene, ethylbenzene and xylene (BTEX). There was no additional information in the FDEP Oculus website. Based on the distance of 350 feet, this facility is not identified as a "Recognized Environmental Condition".

9. Florida Thoroughbred Industry Building, 108 NW Pine Avenue, Ocala. STI #429200613. This facility is located approximately 600 feet to the northwest of the subject site. A petroleum discharge was reported to the FDEP in August, 1994 and was determined by the FDEP to be eligible for the FDEP ATRP in June, 1995. There are no active USTs registered for this facility, and it was reported that two former USTs were removed in 1992. There is no additional information for the subject site in the FDEP Oculus website. Based on the distance and an assumed direction of groundwater flow to the southwest, this facility is not identified as a "Recognized Environmental Condition".

4.3 Summary of Regulatory Review Information

Subject Site

As a result of the regulatory review activities, the following information for the subject site is provided.

- There are five former USTs which have been closed in place, and closure assessment activities have been conducted. These USTs include three gasoline USTs, a 300-gallon kerosene UST, and a 300-gallon used oil UST. No petroleum discharges have been reported for the five former USTs.

- The four in-active former gasoline USTs have not been registered with the FDEP, and no closure assessment activities have been conducted. The four in-active gasoline USTs were identified as a "Recognized Environmental Condition" in Section 3.2.

Off-Site Properties

As a result of the regulatory review activities, there are a number of off-site properties which have reported discharges of petroleum products. Based on review of available information, one "Recognized Environmental Condition" was identified. This facility is the former Clydes Auto Air facility located adjacent to the north at 13 South Pine Avenue.

5.0 HISTORICAL USE INFORMATION

5.1 Chain-of-Title Review

A 50 year chain-of-title review was not requested, or conducted for the subject property.

5.2 Aerial Photograph Review

Historical aerial photographs were reviewed to aid in the evaluation of the previous uses or occupancies of the property and surrounding area in order to identify those uses or occupancies that were likely to have led to "Recognized Environmental Conditions" in connection with the subject property. A series of historical aerial photographs were reviewed on March 26, 2004, to determine if the subject site is likely to have been impacted through visual identification of structures, land features, or topographic attributes. This review was limited to the scale, quality, and number of aerial photographs available. This review was limited to the scale, quality, and number of aerial photographs available through the Marion County Property Appraiser's Office located in Ocala Florida, and the U.S. Department of Agriculture office, also located in Ocala, Florida. **Appendix E** contains copies of portions the 2002 and 1976 aerial photographs. Observations and interpretations of the aerial photographs available for **2002, 1999, 1996, 1992, 1985, 1980, 1976, 1966, 1964, 1957 and 1949** are provided as follows:

2002 The subject site and adjacent offsite properties generally appear as they did during the site reconnaissance. The subject site contains the current vacant building which was previously utilized by an automotive repair business, and the entire site is paved. The northern portion of the subject site is bound by building at 13 South Pine Avenue. Silver Springs Boulevard (State Road 40) is located further to the north. Jodies Restaurant is located to the northeast at 308 West Silver Springs Boulevard. The southern portion of the subject site is bound by SW Broadway Street, and further to the south by a building at 43 South Pine Avenue, which contains Quality Tint and Signs. The eastern portion of the subject site is bound by a vacant lot which contains a small building and there are parked cars on this property. The subject site is bound immediately to the west by South Pine Avenue (U.S. Highway 441). A vacant building (which was a former Citgo gasoline station) is located further to the west, across South Pine Avenue, at 18 South Pine Avenue. (Scale: 1" = 200').

1999 Essentially the same as in 2002. (Scale: 1" = 200').

1996 Essentially the same as in 1999. (Scale: 1" =200').

1992 Essentially the same as in 1996. (Scale: 1" = 200').

1985 Essentially the same as in 1992, except the building on the subject site is not as large, and the northern portion is not present. (Scale: 1" = 200').

1980 Essentially the same as in 1985. (Scale: 1" = 200').

1976 Essentially the same as in 1980, except there are no parked cars on the adjacent property to the east. (Scale: 1" = 200').

1964 Essentially the same as in 1976. However, due to a scale of 1" = 660', it is difficult to identify specific features. (Scale: 1" = 660').

1957 Essentially the same as in 1964, however, due to a scale of 1" = 660', it is difficult to identify specific features. (Scale: 1" = 660').

1949 Essentially the same as in 1957, however, due to a scale of 1" = 660', it is difficult to identify specific features. (Scale: 1" = 660').

No "Recognized Environmental Conditions" were identified as a result of review of the historical aerial photographs.

5.3 City Directory Review

As part of this Phase I ESA, city directories (R.L. Polk Directories and Cross Reference Directories) maintained by the Marion County Public Library were reviewed on March 26, 2004. City directories identify the names and addresses of businesses or individuals occupying a property for the year in the directory was compiled. Our review included the subject site and properties in the immediate vicinity for various years from the present to prior to the time the site was developed. The years reviewed included 2002, 1997, 1992, 1987, 1982, 1977, 1972, 1967, 1962, 1957, 1951, and 1945, to determine the development history of the subject site and the nature of the various businesses and occupants of the adjacent properties. Listings for the subject site at 317 SW Broadway Street, and for off-site properties were reviewed. The review of off-site properties included listings for SW 3rd Avenue, South Pine Avenue, and West Silver Springs Boulevard. In addition to the information obtained by AEI, Mr. George Roberts of Renew Ocala provided summary information obtained from reviewing city directories, and this summary information is included in **Appendix F.** The following summary information is provided:

Subject Site: The following summary information for the subject site at 317 SW Broadway Street is provided:

- From 2002 through 1987, the subject site was listed as Bob's Broadway Tire and Brakes.
- In 1982, the subject site was listed as Clydes Tire & Brake Service.
- In 1977, the subject site was listed as Floyds Used Cars.
- In 1972, there is no listing for the subject site.
- In 1967, the subject site was listed at 315 SW Broadway Street as Fenn's Fire Extinguishers.

- In 1962, the subject site was listed at 315 SW Broadway Street as Perk's Big Sinclair Service.
- In 1957, the subject site was listed at 315 SW Broadway Street as Perk's Big Sinclair Service.
- In 1945, the subject site was listed at 315 SW Broadway Street as Baron Oil Company.
- In 1940, there is no listing for 315 SW Broadway Street.
- In 1935, there is no listing for 315 SW Broadway Street.

As a result of review of the city directory information, the subject site was utilized as a gasoline station from 1945 through 1962, and as an automotive repair business from 1977 through 2002.

Off-Site Properties: The following summary information is provided:

SW Broadway Street, Extending to the East

1987-2002: From 2002 through 1987, the adjacent property to the east at 307 SW Broadway Street was not listed. Other properties included listings for various businesses, and no gasoline stations or drycleaners were identified.

1982: In 1982, the property at 307 SW Broadway Street was listed as Affordable Car Rentals. No gasoline stations or drycleaners were identified for other addresses on SW Broadway Street.

1977: In 1977, the property at 307 SW Broadway site was listed as Union Cab Company. No gasoline stations or drycleaners were identified for other addresses on SW Broadway Street.

1972: In 1972, there is no listing for the property at 307 SW Broadway Street. No gasoline stations or drycleaners were identified for other addresses on SW Broadway Street.

1967: In 1967, the address at 307 SW Broadway Street was changed to 309 SW Broadway Street, and was listed as United Cab Company. No gasoline stations or drycleaners were identified for other addresses on SW Broadway Street.

1962: In 1962, the address at 309 SW Broadway Street was listed as United Cab Company. No gasoline stations or drycleaners were identified for other addresses on SW Broadway Street.

1957: In 1957, there was no listing for the address at 309 SW Broadway Street. No gasoline stations or drycleaners were identified for other addresses on SW Broadway Street.

1945: In 1945, the address at 309 SW Broadway Street was listed as United Cab Company. No gasoline stations or drycleaners were identified for other addresses on SW Broadway Street.

1940: In 1940, there is no listing for 309 SW Broadway Street. There is a listing at 316 W. Broadway for Weathersby's Garage, which appears to be off-site to the south.

1935: In 1935, there is no listing for 309 SW Broadway Street. There is no listing for 316 W. Broadway.

As a result of review of the city directory information, the off-site property to the east at 307 SW Broadway Street was utilized by a taxi cab company from 1945 through 1977. In 1982, the property at 307 SW Broadway Street contained a car leasing business, and was not listed through 2002. No other gasoline stations, drycleaners, or automobile repair businesses were identified except for a listing for Weathersby's Garage at 316 W. Broadway in 1940.

South Pine Avenue, For Off-site Properties to the North, South, and West:

1997-2002: From 1997 through 2002, the adjacent property to the north at 13 South Pine Avenue was listed as Ricks Sings and Tint. The property to the south at 43 S. Pine Avenue was listed as Rogers Discount Tires in 1997 and Ocala's Quality Tint and Signs in 2002. The address at 18 South Pine Avenue was listed as Sunshine Roses in 1997 and Fruits and Flower Place in 2002. Based on review of the listings in the vicinity, no gasoline stations or drycleaners were identified.

1987-1992: From 1987 through 1992, the adjacent property to the north at 13 South Pine Avenue was listed as Clyde's Auto Air. The property to the south at 43 South Pine Avenue was not listed in 1992, and was listed as Riches Texaco Service Station in 1987. The address at 18 South Pine Avenue was not listed in 1992, and in 1987 was listed as Citgo Station No. 1. In 1992, the property at 12 South Pine Avenue was listed as vacant, and was listed as an Aamco Transmission business in 1987. No other gasoline stations or drycleaners were identified.

1977-1982: From 1977 through 1982, the adjacent property to the north at 13 South Pine Avenue was listed as North Florida Auto Sound. The properties at 18 South Pine Avenue and 43 South Pine Avenue both contained gasoline stations. The property at 12 South Pine Avenue contained an Aamco Transmission business from 1977 to 1982.

1972: There is no listing for 13 South Pine Avenue in 1972. 12 South Pine Avenue is listed as Elder Shell Service Station, 18 South Pine Avenue is listed as Don's Union 76, and 43 South Pine Avenue is listed as Sowell's Texaco.

1967: The address for 13 South Pine Avenue changed, and listed as Jim's Standard Service at 7 South Pine Avenue. The address for 12 South Pine Avenue was changed, and Elder Shell Service at 6 South Pine Avenue. The address for 43 South Pine Avenue was changed, and Cash's Texaco Service was listed at 105 South Pine Avenue.

1962: Standard Oil was listed at 7 South Pine Avenue. Elder & Roberston Shell Service was listed at 6 South Pine Avenue. Jack's Texaco Station was listed at 105 South Pine Avenue.

1957: Standard Oil was listed at 7 South Pine Avenue. Don's Shell Service was listed at 6 South Pine Avenue. There was no listing for 105 South Pine Avenue.

1951: It appears that the numbering for the various addresses has been changed. There were no listings for addresses for the intersection of South Pine Avenue and Broadway.

1945: There are residential listings for 112 and 203 South Pine Avenue. No gasoline stations were listed.

1940: The only address present is at 3 South Pine Avenue, for Sweat & Smith, Biksmiths. No gasoline stations were listed.

1935: The only address present is at 3 South Pine Avenue, for Gloster Garage & Biksmith Shop. No gasoline stations were listed.

SW 3rd Avenue

The listings for SW 3rd Avenue which intersects SW Broadway Street, did not identify any additional listings such as gasoline stations, dry cleaners, etc., for the interval from 1935 through 2002 which would be identified as "Recognized Environmental Conditions".

Silver Springs Boulevard:

1992-2002: From 2002 through 1987, the adjacent property to the northeast at 308 W. Silver Springs Boulevard was listed as Jodies Restaurant. 214 West Silver Springs Boulevard was listed as Central Florida Paints Inc., 221 West Silver Springs Boulevard was listed as Post Office Tire Service Inc., and 210 West Silver Springs Boulevard was listed as Marion Tire & Battery Company.

1972-1987: From 1977 through 1982, the address at 308 W. Silver Springs Boulevard was listed as Woodie's Restaurant. 214 West Silver Springs Boulevard was listed as PPG Paint Industries Inc., 221 West Silver Springs Boulevard was listed as Post Office Tire Service Inc. In 1982 and as a Goodyear Tire store in 1972 and 1977. 210 West Silver Springs Boulevard was listed as Marion Tire & Battery Company.

1967: The addresses are slightly different. 308 West Silver Springs Boulevard is listed as Al's Dinette at 304 Silver Springs Boulevard. Post Office Tire Service is listed at 217 West Silver Springs Boulevard, 208 (formerly 210) is listed as B./F. Goodrich, and 214 West Silver Springs Boulevard is listed as Pittsburgh Plate Glass Co.

1957: In 1957, Silver Springs Boulevard is Ocklawaha Avenue. There were no listings for 309 or 304 West Ocklawaha Avenue.

1951: In 1951, 303, 307, and 315 West Ocklawaha Avenue were listed as residential properties. 316 West Ocklawaha was listed as Norvel Lenox, auto repair, near the intersection of North and South Pine Avenue.

1945: In 1945, 303, 307, and 315 West Ocklawaha Avenue were listed as residential properties. 316 West Ocklawaha was not listed. Geo Washington was listed at 403 West Ocklawaha Avenue, near the intersection of North Ocklawaha Avenue and South Pine Avenue.

1940: In 1940, 303, 307, 312, and 315 West Ocklawaha Avenue were listed as residential properties, near the intersection of North Ocklawaha Avenue and South Pine Avenue.

1935: In 1935, 303, 307, and 315 West Ocklawaha Avenue were listed as residential properties, near the intersection of North Ocklawaha Avenue and South Pine Avenue.

5.4 Sanborn Map Review

In order to further determine the historical use of the subject site and surrounding properties, AEI obtained a copy of the available Sanborn Maps for the subject site. The Sanborn Maps for the subject site are included in **Appendix G.** The off-site properties further to the west, across South Pine Avenue were not included on the Sanborn Maps which were obtained and reviewed by AEI for this project. These include the properties at 12 South Pine Avenue, 18 South Pine Avenue, and 12 NW Pine Avenue. The following summary information is provided:

1970 - A building is shown in the north-central portion of the site, which is identified as a "gasoline station". With respect to off-site properties, the property to the east contains a parking area and a small building. The property to the northeast at 308 West Silver Springs Boulevard contains a restaurant located to the northeast of this site. The property immediately to the north at 13 South Pine Avenue contains a building in the central portion of the property with no specific designation. The property immediately to the south across Broadway Street contains a gasoline station. The property located further to the north, to the northeast of the intersection of Silver Springs Boulevard and South Pine Avenue, at 19 NW North Pine Avenue contains a gasoline station. The property at 210 West Silver Springs Boulevard contains an auto garage, and the property at 221 West Silver Springs Boulevard contains a tire, battery, sales and service business.

1948 - The subject site appears different. Two buildings are shown on-site, one in the northwest corner, and a smaller building in the southwest portion of the site, which is identified as a "gasoline station". With respect to off-site properties, the property to the east is shown to be vacant. The property to the northeast at 308 West Silver Springs Boulevard appears different than in 1972, and contains a restaurant in the eastern-central portion of the property. The property immediately to the north at 13 South Pine Avenue appears different than in 1970, and contains three buildings; one in the northwest corner, and two residences immediately to the east of it. The property immediately to the south across Broadway Street appears different than in 1970, and contains two buildings. The property located further to the north, to the northeast of the intersection of Silver Springs Boulevard and South Pine Avenue, at 19 NW North Pine Avenue, appears to be different than in 1970, and contains a gasoline station. There are no buildings at 210 or 221 West Silver Springs Boulevard.

1930 - The subject site appears different, and no buildings are shown on-site. With respect to off-site properties, the property to the east is shown to contain the designation "livery" and a small office building. The property immediately to the north is shown to contain one building in the northwest portion of the property, and is identified as "auto repair". The property to the northeast at 308 West Silver Springs Boulevard appears different than in 1948, and does not contain any buildings. The property immediately to the south across Broadway Street appears different than in 1948, and does not contain the building in the northwest portion of the property, and two residential buildings are present. The property located further to the north, to the northeast of the intersection of Silver Springs Boulevard and South Pine Avenue, at 19 NW Pine Avenue, which contained a gasoline station in 1948, contains a residence.

1924 - The subject site appears the same as in 1930, and is undeveloped. With respect to off-site properties, the property to the east is the same as in 1930, the property immediately to the north is shown to contain the same building, except it is identified as a "grain warehouse". The property to the northeast at 308 West Silver Springs Boulevard appears the same as in 1930, and the property immediately to the south across Broadway Street appears the same as in 1930. The property located further to the north, to the northeast of the intersection of Silver Springs Boulevard and South Pine Avenue is the same as in 1930.

5.5 Summary of Previous Uses of Subject Site and Adjacent Properties

Based on review of the historical aerial photographs, information obtained from interviews with the current owner and a former tenant, review of city directories, and review of Sanborn Fire Insurance Maps, the following historical use information for the subject site and for off-site properties is provided:

Subject site

From prior to 1924 through 1930, the subject site did not contain any buildings. From approximately 1945 through 1962 the subject site contained a gasoline station. From approximately 1967 through 1977, the subject site was occupied by various businesses, which included a fire extinguisher business and a used car business. From approximately 1979 through 2003, the subject site contained an automobile repair business. No additional "Recognized Environmental Conditions" were identified for the subject site as a result of the historical source review.

Off-Site Properties

North: The following detailed information is provided for applicable off-site properties:

13 South Pine Avenue: For the property immediately adjacent to the north at 13 South Pine Avenue, this property contained a grain warehouse in 1924, and this building contained an auto repair business in 1930. Up through 1948, this property contained two buildings, which were utilized as residences. The exact uses of the property could not be determined from between 1948 and prior to 1957. From 1957 through 1967, this property contained a gasoline station. There various uses in the 1970s, and from 1977 through 1982, this property was occupied by North Florida Auto Sound. From approximately 1985 through 1992, this property was occupied by Clyde's Auto Air. From 1997 through 2002, this property was occupied by Ricks Signs and Tint. The previous use of this property as a gasoline station was identified as a "Recognized Environmental Condition" in Section 4.2.

308 West Silver Springs Boulevard: For the property located immediately to the northeast at 308 West Silver Springs Boulevard, this property was vacant from 1924 up through prior to 1948. In 1948, this property contained a restaurant building in the eastern portion of the property. In 1970, this property contained a restaurant in the northeast portion of the property, and based on review of available historical sources, the building located in the northeast portion of this property has been used as a restaurant from 1970 through the present.

19 Northwest Pine Avenue: This property is located approximately 350 feet to the north of the subject site, across West Silver Springs Boulevard. In 1930, this property contained a residence, and contained a gasoline station from 1948 up through 1970. At some time in the 1970's, this property became a parking lot which for the Marion County Judicial Center. Based on the distance and assumed direction of groundwater flow to the southwest, the former gasoline station at this location is not identified as a "Recognized Environmental Condition".

210 West Silver Springs Boulevard: This property is located approximately 350 feet to the northeast of the subject site, and was undeveloped from prior to 1924 through 1948. The exact use cannot be determined for the interval from 1948 through the mid-1960s, when it was developed with a automotive repair facility. This facility was occupied by Marion Tire & Battery from approximately 1967 through 2002. As indicated in Section 4.2, a discharge of petroleum products has been reported for this location, and due to the distance from the subject site, was not identified as a "Recognized Environmental Condition".

221 West Silver Springs Boulevard: This property is located approximately 380 feet to the northeast of the subject site, and was undeveloped from prior to 1924 through 1948. The exact use cannot be determined for the interval from 1948 through the mid-1960s, when it was developed with a automotive repair facility. This facility was occupied by various automotive repair businesses, including Post Office Tire Service, from approximately 1967 through 2002. As indicated in Section 4.2, a discharge of petroleum products has been reported for this location, and due to the distance from the subject site, was not identified as a "Recognized Environmental Condition".

South: The property immediately to the south across SW Broadway Street contained two residences from prior to 1924 through 1930. In 1948, a building is present on the western portion of this property in addition to the two residences. The exact property use could not be determined between 1948 through 1957. From 1957 through 1982, this property contained a gasoline station. From 1987 through the present, this property has contained various businesses that include automotive repair, and window tinting. The properties further to the southeast along SW Broadway Street have contained various businesses. No additional "Recognized Environmental Conditions" were identified.

East: The property to the east at 307 SW Broadway Street contained an office and "livery" designation from prior to 1924 through 1930. In 1945 this property was listed at 309 SW Broadway as United Cab Company, and no buildings were shown on this property in the 1948 Sanborn Fire Insurance Map. This location was identified as being used by taxi cab companies from 1945 through 1980. In 1982, this property was utilized by a car leasing company, and was not listed in city directories from 1987 through 2002. Based on the interview with Mr. Bob Skrob, this property was previously utilized for parking automobiles for his automotive repair business. No additional "Recognized Environmental Conditions" were identified.

West: The properties located to the west across South Pine Avenue at 12 SW Pine Avenue, 18 SW Pine Avenue, and to the northwest at 12 NW Pine Avenue were not contained in the Sanborn Fire Insurance Maps reviewed by AEI as part of this Phase I ESA. Based on review of city directory information, the off-site facilities to the west at 12 South Pine Avenue and 18 South Pine Avenue have contained gasoline stations from 1957 through approximately 1987. From 1987 through 1997, these locations were either vacant or contained automotive repair businesses. From 1997 through 2002, these locations were either vacant or contained florist businesses. No additional "Recognized Environmental Conditions" were identified.

6.0 CONCLUSIONS AND RECOMMENDATIONS

6.1 Findings and Conclusions

This survey represents an appropriate inquiry and investigation of the subject property to determine the existence of "Recognized Environmental Conditions" based on:

- Apparent possible sources of onsite contamination;
- Apparent possible neighboring sources of contamination;
- Regulatory information obtained from Federal and State agencies; and
- Information regarding previous owners operators and uses of the property.

Based upon the information presented in the survey reported above, AEI has the following findings and conclusions:

1. The purpose of this ESA was to identify "Recognized Environmental Conditions" in connection with the subject property, which contains a vacant automotive repair building, located at 317 SW Broadway Street, in Ocala, Marion County, Florida.

2. The U.S. Geological Survey, "Ocala West" Quadrangle Map was reviewed. Based on this review, the subject site is located at the intersection of South Pine Street and SW Broadway Street, in downtown Ocala. The subject site is located within a highly urbanized area, and as a result, no structures are shown on site. The site is estimated to occur at an elevation of approximately 70 feet above NGVD, and the topography in the vicinity of the subject site slopes from the northeast to southwest. No "Recognized Environmental Conditions" were identified.

3. The subject site contains a vacant building which was previously occupied by an automotive repair business, and the entire site is paved. Water and wastewater services are provided to the subject site by the City of Ocala. Based on the site reconnaissance activities in March and April 2004, nine USTs were identified for the subject site, which are summarized as follows:

UST	Location	Status
3 Gasoline USTs	Northeast portion of property.	Filled with concrete in 1989.
300-Gallon Kerosene UST	South of building.	Filled with concrete in 1989.
300-Gallon Used Oil UST	Inside maintenance bay.	Filled with concrete in 1999.
4 Gasoline USTs	Inside of building.	In-active, not abandoned.

4. As a result of the site reconnaissance activities, two "Recognized Environmental Conditions" were identified, as follows:

REC #1: The subject site previously contained a gasoline station. In 1989, three gasoline USTs and a kerosene UST were abandoned in place. In 1999, a used oil UST was abandoned in place. Four additional in-active gasoline USTs were observed on-site.

REC #2: The subject site contained an automotive repair business from approximately 1979 through 2003, and three former in-ground hydraulic lifts were observed on-site. Two former lifts were located within the interior of the building, and one former lift was observed on the eastern portion of the subject site.

5. With respect to observation of off-site facilities, no "Recognized Environmental Conditions" were identified.

6. Information concerning the subject site was provided by Ms. Frances King, who is the owner of the subject site, and Mr. Bob Skrob, who owned Bobs Brake and Tires. Both Ms. King and Mr. Skrob provided detailed information concerning the use of the subject site from approximately 1974 through the present. This information was utilized in the Section 3.2, and no additional "Recognized Environmental Conditions" were identified.

7. As a result of the regulatory review activities, the following information for the subject site is provided.

- There are five former USTs which have been closed in place, and closure assessment activities have been conducted. These USTs include three gasoline USTs, a 300-gallon kerosene UST, and a 300-gallon used oil UST. No petroleum discharges have been reported for the five former USTs.

- The four in-active gasoline USTs have not been registered with the FDEP, and no closure assessment activities have been conducted. The four in-active gasoline USTs have already been identified as "Recognized Environmental Condition".

8. With respect to the regulatory review for off-site properties, there are a number of off-site properties which have reported discharges of petroleum products, which are summarized in Section 4.2. The off-site property immediately to the north of the subject site at 13 South Pine Avenue reported a discharge of petroleum products in January, 1992, and is identified as a "Recognized Environmental Condition.

9. With respect to the historical source review for the subject site, from prior to 1924 through 1930, the subject site did not contain any buildings. From approximately 1945 through 1962 the subject site contained a gasoline station. From approximately 1967 through 1977, the subject site was occupied by various businesses, which included a fire extinguisher business and a used car business. From approximately 1979 through 2003, the subject site contained an automobile repair business. No additional "Recognized Environmental Conditions" were identified for the subject site as a result of the historical source review.

10. With respect to the historical source review for off-site properties, this information is contained in Section 5.0. No additional "Recognized Environmental Conditions" were identified.

11. AEI has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM E 1527-00 for the subject site, located at 317 SW Broadway Street, Ocala, Marion County, Florida. Any exceptions to, or deletions from, the practice are described in Section 1.2 of this report. This report revealed no "Recognized Environmental Conditions" for the subject site, except for the following:

REC #1: The subject site previously contained a gasoline station. In 1989, three gasoline USTs and a kerosene UST were abandoned in place. A used oil UST was abandoned in 1999. Four additional in-active gasoline USTs were observed on-site.

REC #2: The subject site contained an automotive repair business from approximately 1979 through 203, and three former in-ground hydraulic lifts were observed on-site. Two former lifts were located within the interior of the building, and one former lift was observed on the eastern portion of the subject site.

REC #3 The off-site property immediately to the north at 13 South Pine Avenue reported a discharge of petroleum products in January, 1992, and is identified as a "Recognized Environmental Condition.

6.2 Recommendations

As a result of this Phase I ESA, the following recommendations are provided:

1. The four in-active gasoline USTs should be abandoned, and closure assessment activities conducted in accordance with the requirements specified in Chapter 62-761, FAC. This will be difficult since the four in-active USTs are located within the building on-site.

2. Phase II assessment activities are recommended to further evaluate soil and groundwater conditions beneath the subject site from the former USTs, the former in-ground hydraulic lifts, and the adjacent off-site facility to the north at 13 North Pine Avenue..

7.0 LIMITATIONS, TERMS AND SPECIAL CONDITIONS

7.1 Warranty

A Phase I ESA is conducted to permit formulation of an opinion as to the presence of "Recognized Environmental Conditions exist at a site. Opinions relative to the "Recognized Environmental Conditions" provided in this report are based upon the information described herein. Renew Ocala-A Brownfield Redevelopment Program is advised that the conditions observed by AEI in March and April 2004, may be subject to change. In addition, certain indicators of the presence of hazardous materials may have been latent at the time of the most recent site reconnaissance and may subsequently become observable. In a similar manner, the research effort conducted for a Phase I ESA is limited to the standard historical sources identified in ASTM E 1527-00. AEI warrants that it has completed a Phase I ESA for the subject site in accordance with ASTM E 1527-00. No other warranties are implied or expressed.

7.2 User Reliance

With respect to this report, Renew Ocala-A Brownfield Redevelopment Program is the only intended beneficiary of this report, unless otherwise designated. Renew Ocala-A Brownfield Redevelopment Program is the only party to which AEI has explained any risks involved from Renew Ocala-A Brownfield Redevelopment Program's point of view. Reliance on this report by any party other than Renew Ocala-A Brownfield Redevelopment Program would perforce result in reliance on assumptions whose extent and nature would distort the meaning and impact of the findings and opinions related herein, in turn resulting in potential misinterpretation of these findings and opinions and unwise actions based on those misinterpretations. AEI's findings and opinions related in this report may not be relied upon by any other party except Renew Ocala-A Brownfield Redevelopment Program, unless otherwise designated.

7.3 Limitations and Exceptions

This report is limited to information concerning the observed physical characteristics of the subject property, as well as adjacent properties and environmental record sources up to the time of this report. A limited asbestos survey was completed, and will be submitted separately. Our services did not include any additional services which may be applicable to a commercial real estate transaction, such as, radon, wetlands, regulatory compliance, or other non-scope items identified in Section 12.0 of ASTM E 1527-00. The findings and opinions conveyed via this Phase I ESA report are based on the information obtained from a variety of regulatory and historical sources enumerated herein, which AEI believes are reliable and accurate. However, AEI can not guarantee the authenticity or reliability of the historical or regulatory information this report has relied upon.

BROWNFIELDS ASSESSMENT. OCALA, FLORIDA
FOIA 2019-003937

FOLDER NUMBER	BRIEF DESCRIPTION	
424154	Brownfield Ocala	

SITE: City of Ocala
BREAK: 0 2446
OTHER: V20

PHASE I ENVIRONMENTAL SITE ASSESSMENT

VACANT LOT
307 SW BROADWAY STREET
OCALA, MARION COUNTY, FLORIDA

prepared for

RENEW OCALA-A BROWNFIELD REDEVELOPMENT PROGRAM
P.O. BOX 1270
OCALA, FLORIDA 34478

prepared by

ANDREYEV ENGINEERING, INC.
4055 ST. JOHNS PARKWAY
SANFORD, FLORIDA 32771

(407) 330-7763

PROJECT NO. EPEN-04-0114-B

APRIL 27, 2004

Andreyev Engineering, Inc.

SANFORD OFFICE
4055 St. John's Parkway
Sanford, Florida 32771
407-330-7763
Fax: 407-330-7765

▼ Groundwater ▼ Environmental ▼ Geotechnical ▼ Construction Materials Testing

April 27, 2004
Project No. EPEN-04-0114-B

TO: **Renew Ocala-A Brownfield Redevelopment Program**
P.O. Box 1270
Ocala, Florida 34478

Attention: Mr. George Roberts

SUBJECT: Phase I Environmental Site Assessment, Vacant Lot, 307 SW Broadway Street, Ocala, Marion County, Florida

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Dear Mr. Roberts:

Andreyev Engineering, Inc., has completed the Phase I Environmental Site Assessment of the above referenced site. This assessment has been completed pursuant to the standards and conditions set forth in ASTM E 1527-00. The following report presents the scope of our work, data review and evaluation, together with conclusions and recommendations developed on the basis of the environmental assessment findings. Other items which may be applicable to a commercial real estate transaction, such as lead paint, radon, lead in drinking water, regulatory compliance, or other non-scope items identified in Section 12.0 of ASTM E 1527-00, were not requested, or conducted.

We appreciate the opportunity to be of service to you on this project and trust that the information included herein is complete and sufficient for your purposes. Should you have any questions concerning the contents of this report, please do not hesitate to contact the undersigned at (407) 330-7763.

Sincerely,

ANDREYEV ENGINEERING, INC.

James J. Jarmolowski, P.G.
Vice President

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APPENDICES

Appendix A — Marion County Property Appraiser Information
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Appendix F — City of Ocala City Directory Review Summary Information
Appendix G — Sanborn Fire Insurance Maps
Appendix H — Resume

ASTM E 1527-00 CERTIFICATION

The Phase I Environmental Site Assessment for the subject property, located at 307 SW Broadway Street, Ocala, Marion County, Florida, has been reviewed by a registered professional in the State of Florida, and has been determined to be in accordance with professional practices and standards contained in ASTM E 1527-00, entitled "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process".

Signed this 21st day of April, 2004

James J. Jarmolowski, P. G.
Vice President
Florida Registration #0000428

1.0 INTRODUCTION

Andreyev Engineering, Inc. (AEI) has completed a Phase I Environmental Site Assessment (ESA) pursuant to ASTM E 1527-00 requirements for the subject property. The subject site contains a printing and sign former automotive repair facility at 308 West Silver Springs Boulevard, Ocala, Marion County, Florida. This report is an instrument of service of AEI and presents the results of the Phase I ESA of the subject site, performed for Renew Ocala-A Brownfield Redevelopment Program (referred to hereafter as "Renew Ocala").

1.1 Purpose and Scope of Services

The purpose of ASTM E1527-00 is to define good commercial and customary practice in the United States of America for conducting an environmental assessment of a parcel of commercial real estate with respect to the range of contaminants within the scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) and petroleum products. The purpose of this Phase I ESA is to satisfy one of the requirements to qualify for the innocent landowner defense to CERCLA liability. An evaluation of business environmental risk associated with a parcel of commercial real estate may necessitate investigation beyond that identified in ASTM 1527-00. The purpose of this ESA was to identify **"Recognized Environmental Conditions"** in connection with the subject property. The term "Recognized Environmental Conditions" as defined by ASTM E 1527-00, refers to the presence or likely presence of any Hazardous Substances or Petroleum Products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any Hazardous Substances or Petroleum Products into structures on the property or into the ground, groundwater, or surface water of the property. The term includes Hazardous Substances or Petroleum Products even under conditions in compliance with State and Federal regulations. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. The major components of this investigation were directed at obtaining a historical and current perspective of the subject site and identifying any onsite or offsite contaminant sources that **may** have an adverse environmental impact on the subject property. The Phase I ESA tasks consisted of the following:

- Reviewed U.S.G.S. Quadrangle Map.
- On-Site and Off-Site Reconnaissance.
- Conducted Interviews With Site Personnel.
- Reviewed Federal and State Regulatory Database Records.
- Review of Historical Sources.
- Reviewed Previous Uses or Occupants of the Property, and Off-Site Properties.
- Source Documentation and Report Preparation.

1.2 Site Specific Limiting Conditions

The following site specific limiting conditions apply to this Phase I ESA:

1. The Phase I ESA reconnaissance activities were limited to the subject property at the time of the assessment, and limited to observations of the existing property located at 307 SW Broadway Street, Ocala, Marion County, Florida.

2. Access and historical information concerning the property were provided by Ms. Frances King, who is the owner of the subject site.

3. The historical source review included a detailed review of available historical information for the subject site and off-site properties. The historical source review included review of aerial photographs, R.L. Polk city directories, Sanborn Fire Insurance Maps, and interviews with the owner of the subject site. The subject site is located at the intersection of SW Broadway Street and SW 3rd Avenue, which is near the intersection of Silver Springs Boulevard (State Road 40) and South Pine Avenue (U.S. Highway 441). As a result, it was necessary to research a large number of off-site properties over a large area. With respect to the historical source review for the subject site and for off-site properties, there are certain intervals in the 1940s and 1950s, where the uses of these properties could not be determined due to incomplete city directory listings.

4. With respect to property to the east of the subject site and immediately to the east of SW 3rd Avenue, AEI was not able to obtain city directory information for the building and/or buildings at this location. AEI has relied upon review of the Sanborn Fire Insurance Maps for 1924, 1930, 1948, and 1970 to obtain historical use information for this location.

5. The off-site properties further to the west, across South Pine Avenue, were not included on the Sanborn Maps which were obtained and reviewed by AEI for this project. These include the properties at 12 South Pine Avenue, 18 South Pine Avenue, and 12 NW Pine Avenue.

6. As part of a Phase I ESA being conducted by AEI at the same time for the adjacent property (former Bob's Broadway Tire & Brake) to the west at 317 SW Broadway Street, AEI conducted a site inspection on April 20, 2004. During this inspection, it was determined that four in-active USTs were present at the facility at 317 SW Broadway Street.

7. In addition, during the site inspection on April 20, 2004, AEI obtained applicable information concerning the subject site from Mr. Rob Skrob, the former owner of Bob's Broadway Tire & Brakes. Mr. Skrob indicated that the subject site was utilized to park cars which were being repaired, from approximately 1985 through 2003.

1.3 User Provided Information

The subject site is one of four parcels owned by Mrs. Frances King. The other three parcels are located to the west, northwest, and north, as shown on **Figure 2.** As part of this project, Mr. George Roberts, who is the project manager for Renew Ocala, provided AEI regulatory and historical summary information for the subject site, and for the adjacent parcels owned by Mrs. King. The following summary information is provided:

Subject Site

It was indicated by Mr. Roberts that the subject site at 307 SW Broadway Street contained a taxi cab stand from approximately 1945 through 1980 and did not contain a former gasoline station.

Off-Site Property Information

Parcel to the North at 308 West Silver Springs Boulevard: It was indicated by Mr. Roberts that the parcel to the north has contained a restaurant since approximately 1960, and that to his knowledge, this site did not contain a gasoline station.

Parcel to the West at 317 SW Broadway Street: It was indicated by Mr. Roberts that the site contained an automotive repair business for approximately 23 years, and that three underground storage tanks (USTs) were abandoned in 1989.

Parcel to the Northwest at 13 South Pine Avenue: It was indicated by Mr. Roberts that the parcel immediately to the northwest at 13 South Pine Avenue currently contains a business identified as All Pro Printing Signs & Graphics, and that this location was a former gasoline station, and the USTs have been removed.

Off-Site Property to the South of SW Broadway Street: It was indicated by Mr. Roberts that the property off-site further to the southwest, across Broadway Street, at 43 SW Pine Avenue contained a former Texaco gasoline station.

Off-Site Property to the West of Pine Avenue: It was indicated by Mr. Roberts that the property off-site to the west, across South Pine Avenue, at 18 South Pine Avenue contained a former Citgo gasoline station.

1.4 Marion County Property Appraiser Information

Information for the subject site which can be obtained from the Marion County Property Appraiser's web site, is included in **Appendix A.**

1.5 Significant Assumptions

The following significant assumptions have been made concerning the subject site

1. The subject site was identified by the Marion County Property Appraiser to contain 0.31 acres. During the site reconnaissance activities in March and April 2004, it was observed that the western portion of the subject property had been used for parking for the adjacent property to the west, which is indicated in the "Appraiser Notes" of the information provided by the Marion County Property Appraiser. The area utilized by the property to the west includes approximately 60 feet of the western portion of the site and for the purposes of this Phase I ESA, the subject site has been determined to include an area 65 feet wide and 112 feet long, for an approximate area of 0.17 acres, as shown on **Figure 2.**

2. Based on review of the topography in the vicinity of the subject site and review of site assessment reports completed for the former Citgo facility located off-site to the west, and the former Texaco facility located off-site to the southwest, the direction of groundwater flow is generally to the southwest, with local variations to the west.

2.0 SITE AND VICINITY CHARACTERISTICS

2.1 Site Location

The subject property contains a vacant lot located at 307 SW Broadway Street; in Ocala, Marion County, Florida. The site is located at the northwest corner of the intersection of SW 3rd Avenue and SW Broadway Street. The site lies entirely in Section 18, Township 15 South, Range 22 East, as shown on the U.S. Geological Survey (USGS), "Ocala West", Florida Quadrangle Map, included as **Figure 1**.

2.2 Topographic Map Review

The U.S. Geological Survey, "Ocala West" Quadrangle Map dated 1991, (based upon aerial photographs taken in 1964, and 1988), showing the area on which the subject site is located, was reviewed. Based on this review, the subject site is located at the intersection of SW Broadway Street and SW 3rd Avenue, in downtown Ocala. The subject site is located within a highly urbanized area, and as a result, no structures are shown on site. The site occurs at an elevation of approximately 70 feet above National Geodetic Vertical Datum (NGVD), and the topography in the vicinity of the subject site slopes from the northeast to southwest. No "Recognized Environmental Conditions" were identified.

2.3 Surface Water Features

Based on site reconnaissance activities and the review of the 2002 aerial photograph, there are no surface water features on-site, or in the vicinity of the subject site.

2.4 Soil Survey Review

According to the U.S.D.A. "Soil Survey of Marion County", the soils within the study area are generally described as Urban Land. Urban land is more than 70 percent covered with parking lots, buildings, shopping centers, and other structures.

3.0 SITE RECONNAISSANCE & INTERVIEWS

3.1 Description of Structures and Improvements

The subject site contains a vacant lot, with a small abandoned building. The entire site is paved, and is fenced with a chain link fence. According to information obtained from the Marion County Property Appraiser Website, there is no building on-site, and that the property has been used for parking for "Bob's Broadway Tires". The subject site and vicinity features observed at the time of this assessment are illustrated on the site map included as **Figure 2.** No buried utilities were observed on-site. Water and wastewater services are provided to the vicinity by the City of Ocala.

3.2 On-Site Reconnaissance

An onsite visual reconnaissance of the property and improvements for indications of "Recognized Environmental Conditions" was performed on March 26, 2004 James J. Jarmolowski, which included inspection of the exterior of the building. During the site reconnaissance activities, particular attention was given to features which may indicate "Recognized Environmental Conditions" such as fuel storage tanks, utilities, fill ports, vents, stained soils, debris, evidence of improper storage of hazardous materials or improper waste discharge and stressed vegetation. Where possible, photographs were taken to document site conditions and any potential environmental conditions of concern. **Appendix B** contains the photographs taken during the site reconnaissance. **Figure 3** contains a detailed site map. As a result of the onsite reconnaissance, the following observations were noted:

- The small abandoned building on the subject site is shown in **Photographs 1 and 2.** As indicated in Section 1.3, it was indicated to AEI by Mr. George Roberts of Renew Ocala indicated that the subject contained a taxi cab stand from approximately 1945 through 1980 and did not contain a former gasoline station. The interior of the building appeared to be empty.

- No underground storage tanks (USTs) or aboveground storage tanks (ASTs) were observed on-site.

- No hazardous materials were observed on-site. No hazardous waste is generated on-site. No 55-gallon drums were observed on-site.

- No groundwater monitoring wells were observed on-site.

- No electrical transformers were observed on-site. No water supply wells or irrigation wells were observed on-site.

The following summary of items noted during the site reconnaissance is provided:

ITEM	OBSERVED	NOT OBSERVED	DISCUSSED IN REPORT
55-Gallon Drums		X	
Stormwater Retention - Pond		X	
Site Fencing	X		X
Septic Tank(s)		X	
Underground Storage Tank(s)		X	
Aboveground Storage Tank(s)		X	
Chemical Storage		X	
Pits and/or Lagoons		X	
Electrical Transformer(s)		X	
Stressed Vegetation		X	
Monitoring Well(s)		X	
Water Supply Well(s)		X	
Irrigation Well(s)		X	
Solid Waste Dumpster		X	
Improper Hazardous Materials Storage		X	
Chemical Odor(s)		X	

As a result of the site reconnaissance activities, no "Recognized Environmental Conditions" were identified.

3.3 Off-Site Reconnaissance

A visual reconnaissance of adjacent properties and improvements for indications of possible environmental concerns was conducted on March 26, and April 20, 2004. The observations were limited to areas and facilities that were readily visible and were immediately adjacent to the subject property. Particular attention was given to off-site features which may indicate "Recognized Environmental Conditions" such as fuel storage tanks, utilities, fill ports, vents, stained soils, debris, evidence of improper storage of hazardous materials or improper waste discharge and stressed vegetation. The adjacent offsite properties are identified as follows:

- The northern portion of the subject site is bound by Jodies Restaurant at 308 West Silver Springs Boulevard. Silver Springs Boulevard (State Road 40) is located further to the north. The Marion County Judicial Center is located further to the northwest, and a Goodyear Gemini automotive repair business is located to the northeast at 221 West Silver Springs Boulevard.

- SW 3rd Avenue is located immediately to the east, and Central Florida Paints is located further to the northeast at 214 West Silver Springs Boulevard. A vacant office building is located to the east, across SW 3rd Avenue.

- A vacant automotive repair facility, Bob's Broadway Tire & Brakes at 317 SW Broadway Street is located immediately to the west. This location is shown in **Figure 2 and Figure 3,** and contains a former gasoline station. This property contained three monitoring wells, and five closed USTs. Additional information regarding this facility is provided in Section 4.2. As indicated in Section 1.2, AEI inspected the interior of this building on April 20, 2004 as part of a separate Phase I ESA. This facility contains four in-active gasoline USTs, which have not been abandoned in accordance with requirements specified in Chapter 62-761, FAC. Based on an assumed direction of groundwater flow to the southwest, this facility is located downgradient from the subject site and not identified as a "Recognized Environmental Condition".

- The subject site is bound immediately to the northwest by a building at 13 South Pine Avenue, which contains All Pro Printing Signs and Graphics. It was indicated to AEI by Mr. Roberts that this property previously contained a gasoline station in the 1960s. Additional information is provided in Section 4.2. Further to the west across South Pine Avenue, former gasoline stations were located at 12 South Pine Avenue and 18 South Pine Avenue. Additional information regarding these former facilities at these locations is also provided in Section 4.2.

As a result of the off-site reconnaissance, no "Recognized Environmental Conditions" were identified.

3.4 Interviews

Interview with Key Site Manager, Ms. Frances King

Information concerning the subject site was provided by Ms. Frances King, who is the owner of the subject site. Ms. King indicated the following on April 19, 2004:

- Mrs. King indicated that she has owned the subject property since December 1974.

- Mrs. King indicated that to her knowledge, the property previously contained a taxi cab stand, and a used car lot. Ms. King indicated that there have not been any tenants for a number of years. Ms. King indicated that no USTs or ASTs have been utilized on-site, and that she was not aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products and that she was not aware of violations of any environmental laws, or pending administrative proceedings or possible violations of environmental laws pertaining to the subject site.

Interview with Mr. Bob Skrob, Owner and Operator of Former Bob's Broadway Tire & Brakes

On April 20, 2004, Mr. Bob Skrob indicated to AEI that his business utilized the subject site for parking automobiles for his automotive repair business from approximately 1985 through 2003, and that he was not aware of any additional uses, and was not aware of any environmental concerns.

Interview With Regulatory Officials

On April 21, 2004, AEI contacted the FDEP Drycleaning Section concerning the status of drycleaning facilities located within a ¼-mile radius of the subject site. The information obtained as a result of this interview is provided in Section 4.1.

4.0 REGULATORY RECORDS REVIEW

4.1 ASTM Database Search Results

Information from several available lists provided by the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection (FDEP) were reviewed pursuant to the requirements in ASTM E 1527-00 for evidence of activities which may have an adverse environmental impact on the subject site. The U.S. EPA compiles and publishes information regarding facilities that are involved in the generation, transportation, treatment, storage, and disposal of Hazardous Wastes; information concerning the control and use of hazardous chemicals in the environment; and permits for facilities which may affect the environmental integrity of its surroundings. The EPA also provides information concerning sites involved in the Superfund cleanup program. The Florida Department of Environmental Protection (FDEP) also maintains data systems which list facilities subject to environmental regulation and enforcement action. These databases include the Florida Sites, Solid Waste Facilities (SWF), Leaking Underground Storage Tanks (LUST), and the Stationary Tank Inventory (STI) list. The following descriptions include only those state and federal regulatory agency databases required by ASTM E 1527-00. Summaries of applicable federal and state databases are provided below and **Appendix C** contains a detailed listing of the sites identified by the radius search performed by FirstSearch Technology Corporation on March 24, 2004.

- **National Priorities List (NPL)** - The NPL is an inventory of facilities and/or locations with confirmed environmental contamination. These sites fall under the Comprehensive Environ mental Response, Compensation and Liability Act of 1980 (CERCLA) and the Superfund Amendments and Reauthorization Act of 1986 (SARA) and are often referred to as "Superfund" sites. The NPL is maintained by the EPA and allows them to rank those sites according to the extent of environmental health and safety concerns and schedule them for remedial action. **No NPL sites were listed within 1-mile of the subject site.**

- **Comprehensive Environmental Response, Compensation & Liability Index System (CERCLIS)** - CERCLIS is an identification of those facilities and/or locations that are currently being investigated by the EPA or associated state environmental agencies to ascertain the presence of potential or existing contamination. Preliminary site assessments are normally conducted by either the EPA or the appropriate state environmental agency for all sites included in CERCLIS. Many of the sites investigated through CERCLA will be placed on NPL for remedial action and will be included in the Sites Enforcement Tracking System (SETS) for identification of potential liability. **One CERCLIS site was listed within a ½-mile of the subject site.** This site is identified as follows:

  1. West Florida Natural Gas Company, 206 Northeast 9th Street, Ocala. This facility is located approximately 2,400 feet to the southeast of the subject site, and due to the distance from the subject site, it is not identified as a "Recognized Environmental Condition".

- **Resource Conservation and Recovery Act Index System List (RCRIS)** - The RCRIS List reports those facilities and/or locations that are handling, storing or treating hazardous substances or waste. Due to the activities relating to the handling of hazardous substances

or waste, these sites possess the potential for environmental contamination. Inclusion on RCRIS does not necessarily indicate contamination but rather the potential due to the presence and handling of hazardous substances. **There were no TSD facilities listed within 1-mile of the subject site. Five RCRA small quantity generator facilities were listed within a ¼-mile of the subject site.** The RCRA small quantity generator facilities located within 800 feet of the subject site are as follows:

1. Aamco Transmission, 12 S. Pine Avenue, Ocala, located approximately 300 feet to the northwest. This facility is currently closed.
2. Budget Instant Printing, 114 S. Pine Avenue, Ocala, located approximately 580 feet to the southwest of the subject site.
3. USGSA, 207 NE 2nd Street, Ocala, located approximately 800 feet to the northeast.

Due the distance from the subject site, these facilities are not identified as "Recognized Environmental Conditions".

- **Emergency Response Notification System List (ERNS)** - The ERNS is a national computer database used to store information on the releases of oil and hazardous substances. The ERNS List identifies those facilities and/or locations that have been reported to the EPA because of the release of potentially hazardous material. Included in the ERNS listing is the date of the incident, the response action, the hazardous substances involved and the location. **One ERNS site was listed within a ¼-mile radius of the subject site.** This site is identified as follows:

1. SW 1st Avenue and Broadway Street, located approximately 740 feet to the southeast. In October 1987, a release of 300-gallons of diesel fuel from a tanker was reported for this location. The City of Ocala Fire Department conducted cleanup activities. Due to the nature of this incident, the release of 300-gallons of diesel fuel in 1987 is not identified as a "Recognized Environmental Condition".

- **Florida Sites List (FSL)** - This list is closely associated with the CERCLIS List and identifies facilities and/or locations that the FDEP has recognized with potential for existing environmental contamination. **One site was listed on the FSL within 1-mile of the subject site.** This site is identified as follows:

1. West Florida Natural Gas Company, 206 Northeast 9th Street, Ocala. This facility is located approximately 2,400 feet to the southeast of the subject site, and due to the distance from the subject site, it is not identified as a "Recognized Environmental Condition".

- **Solid Waste Facilities (SWF)** - The SWF is concerned with the handling of solid waste and includes locations identified with solid waste landfilling or associated activities involving the handling of solid wastes. The presence of a site on this list does not necessarily indicate existing environmental contamination, but rather the potential for contamination. **No sites were listed in the SWF database within a ½-mile radius of the subject site.**

- **Leaking Underground Storage Tanks (LUST)** - The LUST database is concerned with petroleum storage systems and includes facilities and/or locations that have reported the

possible release of contaminants in accordance with requirements specified in Chapter 62-770, FAC. Included within this list are sites that are in the Florida Early Detection Incentive (EDI) Program 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. **21 facilities have reported a discharge within a ¼-mile radius of the subject site, and 34 facilities have reported a petroleum discharge within a ½-mile radius of the site.** The facilities which have reported petroleum discharges within 600 feet of the subject site are as follows:

1. Clydes Auto Air, 13 South Pine Avenue, Ocala. STI #428734055. This site is located adjacent to the northwest of the subject site. A petroleum discharge was reported to the FDEP in January, 1992. Additional information is provided in Section 4.2.

2. Former Riches Texaco, 43 South Pine Avenue, Ocala. STI #428511390. This facility is located approximately 100 feet to the southwest of the subject site. A petroleum discharge was reported to the FDEP in May, 1985. Additional information for this facility is provided in Section 4.2.

3. Former Marion Tire & Battery, 210 West Silver Springs Boulevard. STI #429200616. This facility is located approximately 200 feet to the northeast of the subject site. A petroleum discharge was reported to the FDEP in June, 1992. Additional information for this facility is provided in Section 4.2.

4. Former Post Office Tire Service, Inc., 221 West Silver Springs Boulevard. STI #429200608. This facility is located approximately 250 feet to the northeast of the subject site. A petroleum discharge was reported to the FDEP in June, 1992. Additional information for this facility is provided in Section 4.2.

5. Former Citgo, 18 South Pine Avenue, Ocala. STI #428518839. This facility is located approximately 300 feet to the west of the subject site. A petroleum discharge was reported to the FDEP in November, 1990. Additional information for this facility is provided in Section 4.2.

5. Aamco Transmission Shop, 12 South Pine Avenue, Ocala. STI #428942748. This facility is located approximately 300 feet to the northwest of the subject site. A petroleum discharge was reported to the FDEP in October, 1991. Additional information for this facility is provided in Section 4.2.

7. Former Muffler Doctor, 12 NW Pine Ocala. STI #429200610. This facility is located approximately 350 feet to the northwest of the subject site. A petroleum discharge was reported to the FDEP in June, 1992. Additional information for this facility is provided in Section 4.2.

8. Florida Thoroughbred Industry Building, 108 NW Pine Avenue, Ocala. STI #429200613. This facility is located approximately 600 feet to the northwest of the subject site. A petroleum discharge was reported to the FDEP in February, 1995. Additional information for this facility is provided in Section 4.2.

The remaining facilities which have reported petroleum discharges at distances greater than 600 feet from the subject site are listed in the FirstSearch Report, contained in **Appendix C.** The facilities which have reported discharges which are located greater than 600 feet from the subject site are not identified as "Recognized Environmental Conditions", due to the distance from the subject site.

- **Stationary Tank Inventory System List (STI)** - The Florida Administrative Code requires registration of underground and aboveground stationary petroleum storage tanks. Inclusion on this list indicates the presence of stationary petroleum storage tanks and therefore the potential for environmental problems. It does not necessarily indicate existing problems. **Based on review of the STI List, 43 facilities were identified within a ¼-mile radius of the subject site.** The facilities which were identified to have registered petroleum storage tanks with the FDEP within 500 feet of the subject site are as follows:

  1. Former Bobs Broadway Tire & Brake, 317 SW Broadway Street, Ocala, STI #428630442. This facility is located immediately to the west of the subject site and additional information is provided in Section 4.2.

  2. Clydes Auto Air, 13 South Pine Avenue, Ocala. STI #428734055. This facility is located immediately to the northwest of the subject site. Additional information is provided in Section 4.2.

  3. Former Riches Texaco, 43 South Pine Avenue, Ocala. STI #428511390. This facility is located approximately 100 feet to the southwest of the subject site. Additional information for this facility is provided in Section 4.2.

  4. Former Marion Tire & Battery, 210 West Silver Springs Boulevard. STI #429200616. This facility is located approximately 200 feet to the northeast of the subject site. Additional information for this facility is provided in Section 4.2.

  5. Marion County State Attorney Office, 19 NW Pine Avenue, Ocala. STI #429200609. This facility is located approximately 250 feet to the northwest of the subject site. Additional information for this facility is provided in Section 4.2.

  6. Former Post Office Tire Service, Inc., 221 West Silver Springs Boulevard. STI #429200608. This facility is located approximately 250 feet to the northeast of the subject site. Additional information for this facility is provided in Section 4.2.

  7. Former Citgo, 18 South Pine Avenue, Ocala. STI #428518839. This facility is located approximately 300 feet to the west of the subject site. Additional information for this facility is provided in Section 4.2.

  8. Aamco Transmission Shop, 12 South Pine Avenue, Ocala. STI #428942748. This facility is located approximately 300 feet to the northwest of the subject site. Additional information for this facility is provided in Section 4.2.

  9. Former Muffler Doctor, 12 NW Pine Ocala. STI #429200610. This facility is located approximately 300 feet to the northwest of the subject site. Additional information for this facility is provided in Section 4.2.

10. Florida Thoroughbred Industry Building, 108 NW Pine Avenue, Ocala. STI #429200613. This facility is located approximately 600 feet to the northwest of the subject site. Additional information for this facility is provided in Section 4.2.

- **FDEP Drycleaning Facilities and Drycleaning Solvent Cleanup Program** - The FDEP requires drycleaner facilities to be registered and has established a program for cleanup of drycleaning sites which reported a release of drycleaning solvents prior to December 31, 1998. **One site with a drycleaning release has been reported for the Drycleaning Solvent Cleanup Program within a ¼-mile of the subject site. No registered drycleaners are present within a ¼-mile of the subject site.** This site which has reported a release of drycleaning solvents is identified as follows:

1. Bays Cleaners, 219 N. Magnolia Avenue, Ocala. This facility is located approximately 1,300 feet to the northeast of the subject site and reported a discharge of drycleaning solvents in June, 1997. This facility was determined to be eligible for the FDEP Drycleaning Program in October, 1998. According to Ms. Jennifer Farrell of the FDEP Drycleaning Section on April 20, 2004, the facility has been assigned a priority score of 91, and no work has been initiated. Due to the distance and regulatory status, this facility is not identified as a "Recognized Environmental Condition".

4.2 Additional Regulatory Review Information

As indicated in Section 4.1, there are eight facilities which have reported discharges of petroleum products within 600 feet of the subject site. **Appendix D** contains information obtained on April 1, 2004 as a result of review of the information maintained by the Marion County Fire Department, and information which was obtained from the FDEP 'Oculus' data system, on the FDEP website. The following information is provided:

1. Former Bobs Broadway Tire & Brake, 317 SW Broadway Street, Ocala, STI #428630442. This facility is located immediately to the west of the subject site. There are five former USTs which have been closed in place, and closure assessment activities have been conducted. These USTs include three gasoline USTs, a 300-gallon kerosene UST, and a 300-gallon used oil UST. No petroleum discharges have been reported for the five former USTs. Based on information obtained during a site inspection of this facility on April 20, 2004, there are four in-active USTs which have not been abandoned or registered with the FDEP. The following summary information is provided:

UST	Location	Status
3 Gasoline USTs	Northeast portion of property.	Filled with concrete in 1989.
300-Gallon Kerosene UST	South of building.	Filled with concrete in 1989.
300-Gallon Used Oil UST	Inside maintenance bay.	Filled with concrete in 1999.
4 Gasoline USTs	Inside of building.	In-active, not abandoned.

Due to an assumed direction of groundwater flow to the southwest, this facility is located downgradient from the subject site and it is not identified as a "Recognized Environmental Condition".

2. Clydes Auto Air, 13 South Pine Avenue, Ocala. STI #428734055. This facility is located to the northwest of the subject site. A petroleum discharge was reported to the FDEP in January, 1992 and was determined by the FDEP to be eligible for the Abandoned Tank Restoration Program (ATRP) in March, 1992. The petroleum discharge was associated with the detection of soil contamination in a soil boring installed to the south of a former UST pit and to the north of a former UST pit. An inspection report form completed by Marion County Storage Tank personnel in January 1992 indicated that three former gasoline USTs and one used oil UST were removed from this facility. Due to an assumed direction of groundwater flow to the southwest, this facility is not identified as a "Recognized Environmental Condition".

3. Former Riches Texaco, 43 South Pine Avenue, Ocala. STI #428511390. This facility is located approximately 100 feet to the southwest of the subject site. A petroleum discharge was reported to the FDEP in May, 1985 and was determined by the FDEP to be eligible for the Early Detection Incentive (EDI) program in March, 1987. There are no active USTs at this facility. Extensive site assessment activities have been conducted, and review of a document dated April 6, 2001 indicated that soil contamination was present in three source areas and that additional samples were needed to further define the horizontal and vertical extent of groundwater contamination. An FDEP letter dated September 22, 2003, indicated that a Remedial Action Plan and Addendum were approved, and that the next phase would include implementation of the remedial action system. Based on review of the document dated April 6, 2001, the horizontal extent of the dissolved hydrocarbon plume does not extend off-site, and the direction of groundwater flow can vary. Flow directions were shown to be in a west-southwest direction, with local variations. Based on a direction of groundwater flow to the southwest, this facility is not identified as a "Recognized Environmental Condition".

4. Former Marion Tire & Battery, 210 West Silver Springs Boulevard. STI #429200616. This facility is located approximately 200 feet to the northeast of the subject site. A petroleum discharge was reported to the FDEP in June, 1992 and was determined by the FDEP to be eligible for the FDEP ATRP in February, 1993. There are no active USTs registered for this facility, and it was reported that the former USTs were last used in the early 1960s. There was no additional information in the FDEP Oculus website. Based on the distance of and assumed direction of groundwater flow to the southwest, this facility is located upgradient, and is identified as an off-site "Recognized Environmental Condition".

5. Marion County State Attorney Office, 19 NW Pine Avenue, Ocala. STI #429200609. This facility is located approximately 200 feet to the north of the subject site. This facility has not reported a petroleum discharge, and the FirstSearch database information indicated that two UST were removed in 1998. However, no additional regulatory information for this facility could be obtained. Due to the distance and assumed direction of groundwater flow to the southwest, this facility is not identified as a "Recognized Environmental Condition".

6. Former Post Office Tire Service, Inc., 221 West Silver Springs Boulevard. STI #429200608. This facility is located approximately 250 feet to the northeast of the subject site. A petroleum discharge was reported to the FDEP in June, 1992 and was determined by the FDEP to be eligible for the FDEP ATRP in September, 1993. There are no active USTs registered for this facility, and it was reported that the former USTs were last used in 1985. Three in-active USTs were filled with concrete in December 1992. A groundwater sampled obtained by ECT in May 1992 detected 3,118 micrograms per liter (ug/L) of benzene, toluene, ethylbenzene and xylene (BTEX). There was no additional information in the FDEP Oculus website. Based on the distance of and assumed

direction of groundwater flow to the southwest, this facility is located upgradient, and is identified as an off-site "Recognized Environmental Condition".

7. Former Citgo, 18 South Pine Avenue, Ocala. STI #428518839. This facility is located approximately 300 feet to the west of the subject site. A petroleum discharge was reported to the FDEP in November, 1990 was determined by the FDEP to be eligible for the FDEP ATRP in July 1991. Site assessment activities were conducted up through 1996, and the FDEP Oculus Website did not contain any additional technical documents after 1996. The FDEP STI database indicates that the USTs were removed in 1990. Based on review of the site assessment reports which were completed in 1996, the direction of groundwater in the vicinity was to the southwest, and that petroleum constituents were present in the soil and groundwater at this facility. Based on a direction of groundwater flow to the west and southwest, and the distance from the subject site, this facility is not identified as an off-site "Recognized Environmental Condition".

8. Aamco Transmission Shop, 12 South Pine Avenue, Ocala. STI #428942748. This facility is located approximately 300 feet to the northwest of the subject site. A petroleum discharge was reported to the FDEP in October, 1991, and was determined by the FDEP to be eligible for the FDEP ATRP in January, 1992. There are no active USTs registered for this facility. Site assessment activities were completed in 1996, and no off-site groundwater contamination was identified. The site assessment activities determined a direction of groundwater flow to the northeast, which is not consistent with other site assessment reports. Due to a priority score of 10, no additional work has been conducted under the FDEP pre-approval program since 1996. Based on a direction of groundwater flow to the west and southwest, and the distance from the subject site, this facility is not identified as an off-site "Recognized Environmental Condition".

9. Former Muffler Doctor, 12 NW Pine Ocala. STI #429200610. This facility is located approximately 300 feet to the northwest of the subject site. A petroleum discharge was reported to the FDEP in June, 1992, and was determined by the FDEP to be eligible for the FDEP ATRP in October, 1992. There are no active USTs registered for this facility, and there was no additional information in the FDEP Oculus website. Based on the distance and an assumed direction of groundwater flow to the southwest, this facility is not identified as a "Recognized Environmental Condition".

10. Florida Thoroughbred Industry Building, 108 NW Pine Avenue, Ocala. STI #429200613. This facility is located approximately 600 feet to the northwest of the subject site. A petroleum discharge was reported to the FDEP in August, 1994 and was determined by the FDEP to be eligible for the FDEP ATRP in June, 1995. There are no active USTs registered for this facility, and it was reported that two former USTs were removed in 1992. There is no additional information for the subject site in the FDEP Oculus website. Based on the distance and an assumed direction of groundwater flow to the southwest, this facility is not identified as a "Recognized Environmental Condition".

4.3 Summary of Regulatory Review Information

Subject Site

As a result of the regulatory review activities, the subject site was not listed on any regulatory databases searched. No USTs or ASTs were identified for the subject site, and no "Recognized Environmental Conditions" were identified.

Off-Site Properties

As a result of the regulatory review activities, there are a number of off-site properties which have reported discharges of petroleum products. Based on review of available information, two off-site "Recognized Environmental Conditions" were identified, as follows:

REC #1: The former Marion Tire & Battery facility located approximately 200 feet upgradient, at 210 West Silver Springs Boulevard. This facility reported a discharge of petroleum products in June 1992, and has the potential to adversely impact the groundwater beneath the subject site.

REC #2: The former Post Office Tire Service Inc. facility located approximately 250 feet upgradient, at 221 West Silver Springs Boulevard. This facility reported a discharge of petroleum products in June 1992, and has the potential to adversely impact the groundwater beneath the subject site.

The remaining facilities which have reported petroleum discharges and/or have registered USTs are not identified as "Recognized Environmental Conditions" due to the distance from the subject and/or an assumed direction of groundwater flow to the southwest.

5.0 HISTORICAL USE INFORMATION

5.1 Chain-of-Title Review

A 50 year chain-of-title review was not requested, or conducted for the subject property.

5.2 Aerial Photograph Review

Historical aerial photographs were reviewed to aid in the evaluation of the previous uses or occupancies of the property and surrounding area in order to identify those uses or occupancies that were likely to have led to "Recognized Environmental Conditions" in connection with the subject property. A series of historical aerial photographs were reviewed on March 26, 2004, to determine if the subject site is likely to have been impacted through visual identification of structures, land features, or topographic attributes. This review was limited to the scale, quality, and number of aerial photographs available. This review was limited to the scale, quality, and number of aerial photographs available through the Marion County Property Appraiser's Office located in Ocala Florida, and the U.S. Department of Agriculture office, also located in Ocala, Florida. **Appendix E** contains copies of portions the 2002 and 1976 aerial photographs. Observations and interpretations of the aerial photographs available for **2002, 1999, 1996, 1992, 1985, 1980, 1976, 1966, 1964, 1957 and 1949** are provided as follows:

2002 The subject site and adjacent offsite properties generally appear as they did during the site reconnaissance. The subject site contains a vacant lot, and the current small abandoned building. The entire site is paved, and contains parked vehicles. The northern portion of the subject site is bound by Jodies Restaurant at 308 West Silver Springs Boulevard. Silver Springs Boulevard (State Road 40) is located further to the north. The Marion County Judicial Center is located further to the northwest, and a Goodyear Gemini automotive repair business is located to the northeast at 221 West Silver Springs Boulevard. SW 3rd Avenue is located immediately to the east, and Central Florida Paints is located further to the northeast at 214 West Silver Springs Boulevard. A vacant office building is located to the east, across SW 3rd Avenue. A vacant automotive repair facility, Bob's Broadway Tire & Brakes at 317 SW Broadway Street is located immediately to the west. The subject site is bound immediately to the northwest by a building at 13 South Pine Avenue, which contains All Pro Printing Signs and Graphics. Further to the west across South Pine Avenue, former gasoline stations were located at 12 South Pine Avenue and 18 South Pine Avenue. (Scale: 1" = 200').

1999 Essentially the same as in 2002. (Scale: 1" = 200').

1996 Essentially the same as in 1999. (Scale: 1" =200').

1992 Essentially the same as in 1996. (Scale: 1" = 200').

1985 Essentially the same as in 1992, except the building on the property to the west (former Bob's Broadway Tire & Brakes) is not as large, and the northern portion of this building is not present. (Scale: 1" = 200').

1980 Essentially the same as in 1985. (Scale: 1" = 200').

1976 Essentially the same as in 1980. (Scale: 1" = 200').

1964 Essentially the same as in 1976. However, due to a scale of 1" = 660', it is difficult to identify specific features. (Scale: 1" = 660').

1957 Essentially the same as in 1964, however, due to a scale of 1" = 660', it is difficult to identify specific features. (Scale: 1" = 660').

1949 Essentially the same as in 1957, however, due to a scale of 1" = 660', it is difficult to identify specific features. (Scale: 1" = 660').

No "Recognized Environmental Conditions" were identified as a result of review of the historical aerial photographs.

5.3 City Directory Review

As part of this Phase I ESA, city directories (R.L. Polk Directories and Cross Reference Directories) maintained by the Marion County Public Library were reviewed on March 26, 2004. City directories identify the names and addresses of businesses or individuals occupying a property for the year in the directory was compiled. Our review included the subject site and properties in the immediate vicinity for various years from the present to prior to the time the site was developed. The years reviewed included 2002, 1997, 1992, 1987, 1982, 1977, 1972, 1967, 1962, 1957, 1951, and 1945, to determine the development history of the subject site and the nature of the various businesses and occupants of the adjacent properties. Listings for the subject site at 307 SW Broadway Street and for off-site properties were reviewed. The review of off-site properties included listings for SW 3rd Avenue, SW Broadway Street, and West Silver Springs Boulevard. In addition to the information obtained by AEI, Mr. George Roberts of Renew Ocala provided summary information obtained from reviewing city directories, and this summary information is included in **Appendix F.** The following summary information is provided:

Subject Site: The following summary information for the subject site at 307 SW Broadway Street is provided:

1987-2002: From 2002 through 1987, the subject site at 307 SW Broadway Street was not listed.

1982: In 1982, the property at 307 SW Broadway Street was listed as Affordable Car Rentals.

1977: In 1977, the property at 307 SW Broadway Street was listed as Union Cab Company.

1972: In 1972, there is no listing for the property at 307 SW Broadway Street.

1967: In 1967, 307 SW Broadway Street was changed to 309 SW Broadway Street, and was listed as United Cab Company.

1962: In 1962, 309 SW Broadway Street was listed as United Cab Company.

1957: In 1957, there was no listing for the address at 309 SW Broadway Street.

1945: In 1945, 309 SW Broadway Street was listed as United Cab Company.

1940: In 1940, there was no listing for 309 SW Broadway Street.

1935: In 1935, there was no listing for 309 SW Broadway Street.

As a result of review of the city directory information, the subject site at 307 SW Broadway Street was utilized by a taxi cab company from 1945 through 1977. In 1982, the property at 307 SW Broadway Street contained a car leasing business, and was not listed through 2002. No gasoline stations, drycleaners, or automobile repair businesses were identified for the subject site.

Off-Site Properties

SW 3rd Avenue

The listings for SW 3rd Avenue which intersects SW Broadway Street, did not identify any additional listings such as gasoline stations, dry cleaners, etc., for the interval from 1935 through 2002 which would be identified as "Recognized Environmental Conditions".

Silver Springs Boulevard:

1992-2002: From 2002 through 1987, the adjacent property to the north at 308 W. Silver Springs Boulevard was listed as Jodies Restaurant. 214 West Silver Springs Boulevard was listed as Central Florida Paints Inc., 221 West Silver Springs Boulevard was listed as Post Office Tire Service Inc., and 210 West Silver Springs Boulevard was listed as Marion Tire & Battery Company.

1972-1987: From 1977 through 1982, the address at 308 W. Silver Springs Boulevard was listed as Woodie's Restaurant. 214 West Silver Springs Boulevard was listed as PPG Paint Industries Inc., 221 West Silver Springs Boulevard was listed as Post Office Tire Service Inc. In 1982 and as a Goodyear Tire store in 1972 and 1977. 210 West Silver Springs Boulevard was listed as Marion Tire & Battery Company.

1967: The addresses are slightly different. 308 West Silver Springs Boulevard is listed as Al's Dinette at 304 Silver Springs Boulevard. Post Office Tire Service is listed at 217 West Silver Springs Boulevard, 208 (formerly 210) is listed as B./F. Goodrich, and 214 West Silver Springs Boulevard is listed as Pittsburgh Plate Glass Co.

1957: In 1957, Silver Springs Boulevard is Ocklawaha Avenue. There were no listings for 309 or 304 West Ocklawaha Avenue.

1951: In 1951, 303, 307, and 315 West Ocklawaha Avenue were listed as residential properties. 316 West Ocklawaha was listed as Norvel Lenox, auto repair, near the intersection of North and South Pine Avenue.

1945: In 1945, 303, 307, and 315 West Ocklawaha Avenue were listed as residential properties. 316 West Ocklawaha was not listed. Geo Washington was listed at 403 West Ocklawaha Avenue, near the intersection of North Ocklawaha Avenue and South Pine Avenue.

1940: In 1940, 303, 307, 312, and 315 West Ocklawaha Avenue were listed as residential properties, near the intersection of North Ocklawaha Avenue and South Pine Avenue.

1935: In 1935, 303, 307, and 315 West Ocklawaha Avenue were listed as residential properties, near the intersection of North Ocklawaha Avenue and South Pine Avenue.

SW Broadway Street, Extending to the East

1987-2002: From 2002 through 1987, the property to the west was listed as Bob's Broadway Tire and Brakes at 317 SW Broadway Street. Other properties included listings for various businesses, and no gasoline stations or drycleaners were identified.

1982 In 1982, the property to the west was listed as Clydes Tire & Brake Service. Other properties included listings for various businesses, and no gasoline stations or drycleaners were identified.

1977 In 1977, the property to the west was listed as Floyds Used Cars.

1972 In 1972, there is no listing for the property to the west.

1967 In 1967, the property to the west was listed at 315 SW Broadway Street as Fenn's Fire Extinguishers.

1962 In 1962, the property to the west was listed at 315 SW Broadway Street as Perk's Big Sinclair Service.

1957 In 1957, the property to the west was listed at 315 SW Broadway Street as Perk's Big Sinclair Service.

1945 In 1945, the property to the west was listed at 315 SW Broadway Street as Baron Oil Company.

1940 In 1940, there is no listing for 315 SW Broadway Street.

1935 In 1935, there is no listing for 315 SW Broadway Street.

South Pine Avenue:

1997-2002: From 1997 through 2002, the adjacent property to the northwest at 13 South Pine Avenue was listed as Ricks Signs and Tint. The property to the southwest at 43 South Pine Avenue was listed as Rogers Discount Tires in 1997 and Ocala's Quality

Tint and Signs in 2002. The address at 18 South Pine Avenue was listed as Sunshine Roses in 1997 and Fruits and Flower Place in 2002.

1987-1992: From 1987 through 1992, the adjacent property to the northwest at 13 South Pine Avenue was listed as Clyde's Auto Air. The property to the southwest at 43 South Pine Avenue was not listed in 1992, and was listed as Riches Texaco Service Station in 1987. The address at 18 South Pine Avenue was not listed in 1992, and in 1987 was listed as Citgo Station No. 1. In 1992, the property at 12 South Pine Avenue was listed as vacant, and was listed as an Aamco Transmission business in 1987. No other gasoline stations or drycleaners were identified.

1977-1982: From 1977 through 1982, the property to the northwest at 13 South Pine Avenue was listed as North Florida Auto Sound. The properties at 18 South Pine Avenue and 43 South Pine Avenue both contained gasoline stations. The property at 12 South Pine Avenue contained an Aamco Transmission business from 1977 to 1982.

1972: There is no listing for 13 South Pine Avenue in 1972. 12 South Pine Avenue is listed as Elder Shell Service Station, 18 South Pine Avenue is listed as Don's Union 76, and 43 South Pine Avenue is listed as Sowell's Texaco.

1967: The address for 13 South Pine Avenue changed, and listed as Jim's Standard Service at 7 South Pine Avenue. The address for 12 South Pine Avenue was changed, and Elder Shell Service at 6 South Pine Avenue. The address for 43 South Pine Avenue was changed, and Cash's Texaco Service was listed at 105 South Pine Avenue.

1962: Standard Oil was listed at 7 South Pine Avenue. Elder & Roberston Shell Service was listed at 6 South Pine Avenue. Jack's Texaco Station was listed at 105 South Pine Avenue.

1957: Standard Oil was listed at 7 South Pine Avenue. Don's Shell Service was listed at 6 South Pine Avenue. There was no listing for 105 South Pine Avenue.

1951: It appears that the numbering for the various addresses has been changed. There were no listings for addresses for the intersection of South Pine Avenue and Broadway.

1945: There are residential listings for 112 and 203 South Pine Avenue. No gasoline stations were listed.

1940: The only address present is at 3 South Pine Avenue, for Sweat & Smith, Biksmiths. No gasoline stations were listed.

1935: The only address present is at 3 South Pine Avenue, for Gloster Garage & Biksmith Shop. No gasoline stations were listed.

5.4 Sanborn Map Review

In order to further determine the historical use of the subject site and surrounding properties, AEI obtained a copy of the available Sanborn Maps for the subject site. The Sanborn Maps for the subject site are included in **Appendix G.** The off-site properties further to the west, across South Pine Avenue were not included on the Sanborn Maps which were obtained and reviewed by AEI for this project. These include the properties at 12 South Pine Avenue, 18 South Pine Avenue, and 12 NW Pine Avenue. The following summary information is provided:

1970 - The subject site at 307 SW Broadway Street contains a parking area and a small building. With respect to off-site properties, the property to the west at 317 SW Broadway Street contains a building located in the north-central portion of the site, which is identified as a "filling station". The property to the north at 308 West Silver Springs Boulevard contains a restaurant. The property to the northeast across SW 3rd Avenue at 214 West Silver Springs Boulevard contains a building. The property further to the northeast at 210 West Silver Springs Boulevard contains an auto garage, and the property to the northeast at 221 West Silver Springs Boulevard contains a tire, battery, sales and service business. The property directly to the east contains two buildings. The property further to the southwest across Broadway Street contains a filling station. The property located to the northwest at 13 South Pine Avenue contains a building in the central portion of the property with no specific designation. The property located further to the northwest across Silver Springs Boulevard at 19 NW North Pine Avenue contains a filling station.

1948 - The subject site a 307 SW Broadway Street is shown to be vacant. With respect to off-site properties, the property to the east across SW 3rd Avenue contains two buildings, and appears generally the same. The property to the west appears different than in 1970, and two buildings are shown, one in the northwest corner, and a smaller building in the southwest portion, which is identified as a "filling station". The property to the north appears different than in 1970, and contains a restaurant in the eastern-central portion of the property. Further to the northeast, there is one building to the east at 214 West Silver Springs Boulevard contains a building, and no buildings are present at 210 or 221 West Silver Springs Boulevard. The property further the south across Broadway Street appears different than in 1970, and contains two buildings. The property to the northwest at 13 South Pine Avenue appears different than in 1970, and contains three buildings; one in the northwest corner, and two residences immediately to the east of it. The property located to the north across Silver Springs Boulevard at 19 NW North Pine Avenue, appears to be different than in 1970, and contains a filling station.

1930 - The subject site is shown to contain the designation "livery" and a small office building. With respect to off-site properties, the property to the east across SW 3rd Avenue contains two buildings, and the building located to the southeast is identified as a "repair shop". The property to the north at 308 West Silver Springs Boulevard appears different than in 1948, and does not contain any buildings. The property immediately to the northwest at 13 South Pine Avenue appears different, and is shown to contain one building in the northwest portion of the property, and is identified as "auto repair". The property to the west appears different, and no buildings are shown. To the northeast, along West Silver Springs Boulevard, there are no buildings or other development. The property further to the south across Broadway Street appears different than in 1948, and does not contain the building in the northwest portion of the property, and two residential buildings are present. The property located to the northwest, across Silver Springs Boulevard at 19 NW Pine Avenue, which contained a filling station in 1948, contains a residence.

1924 - The subject site is the same as in 1930, and contains a small office with a "livery" designation. With respect to off-site properties, the property immediately to the west is the same, and is undeveloped. The property to the northwest contains the same building as in 1930, except it is identified as a "grain warehouse". The properties to the east are generally the same as in 1930, and a repair shop is present to the east of SW 3rd Avenue. The property located further to the south across SW Broadway Street is the same as in 1930. To the northeast, along West Silver Springs Boulevard, there are no buildings or other development.

5.5 Summary of Previous Uses of Subject Site and Adjacent Properties

Based on review of the historical aerial photographs, information obtained from interviews with the current owner, review of city directories, and review of Sanborn Fire Insurance Maps, the following historical use information for the subject site and for off-site properties is provided:

Subject Site

The subject site at 307 SW Broadway Street contained an office and "livery" designation from prior to 1924 through 1930. In 1945 this property was listed at 309 SW Broadway as United Cab Company, and no buildings were shown on this property in the 1948 Sanborn Fire Insurance Map. This location was identified as being used by taxi cab companies from 1945 through 1980. In 1982, this property was utilized by a car leasing company, and was not listed in city directories from 1987 through 2002. Based on the interview with Mr. Bob Skrob, this property was previously utilized for parking automobiles for his automotive repair business from 1985 through 2003. No previous uses were identified as "Recognized Environmental Conditions".

Off-Site Properties

North, Northeast and Northwest: The following detailed information is provided for applicable off-site properties:

308 West Silver Springs Boulevard: This property is located adjacent to the north of the subject site and was vacant from 1924 up through prior to 1948. In 1948, this property contained a restaurant building in the eastern portion of the property. In 1970, this property contained a restaurant in the northeast portion of the property, and based on review of available historical sources, the building located in the northeast portion of this property has been used as a restaurant from 1970 through the present. No "Recognized Environmental Conditions" were identified.

19 Northwest Pine Avenue: This property is located approximately 200 feet to the northwest of the subject site, across West Silver Springs Boulevard. In 1930, this property contained a residence, and contained a filling station from 1948 up through 1970. At some time in the 1970's, this property became a parking lot which for the Marion County Judicial Center. Based on the distance and assumed direction of groundwater flow to the southwest, the former filling station at this location was not identified as a "Recognized Environmental Condition".

221 West Silver Springs Boulevard: This property is located approximately 250 feet to the northeast of the subject site, and was undeveloped from prior to 1924 through 1948. The exact use cannot be determined for the interval from 1948 through the mid-1960s, when it was developed with a automotive repair facility. This facility was occupied by various automotive repair

businesses, including Post Office Tire Service, from approximately 1967 through 2002. As indicated in Section 4.2, a discharge of petroleum products has been reported for this location, and this facility was identified as an off-site "Recognized Environmental Condition".

210 West Silver Springs Boulevard: This property is located approximately 200 feet to the northeast of the subject site, and was undeveloped from prior to 1924 through 1948. The exact use cannot be determined for the interval from 1948 through the mid-1960s, when it was developed with a automotive repair facility. This facility was occupied by Marion Tire & Battery from approximately 1967 through 2002. As indicated in Section 4.2, a discharge of petroleum products has been reported for this location, and this facility was identified as an off-site "Recognized Environmental Condition".

13 South Pine Avenue: The property located immediately to the northwest at 13 South Pine Avenue, this property contained a grain warehouse in 1924, and this building contained an auto repair business in 1930. Up through 1948, this property contained two buildings, which were utilized as residences. The exact uses of the property could not be determined from between 1948 and prior to 1957. From 1957 through 1967, this property contained a gasoline station. There various uses in the 1970s, and from 1977 through 1982, this property was occupied by North Florida Auto Sound. From approximately 1985 through 1992, this property was occupied by Clyde's Auto Air. From 1997 through 2002, this property was occupied by Ricks Signs and Tint. Based on an assumed groundwater flow direction to the southwest, this facility is downgradient from the subject site and is not identified as a "Recognized Environmental Condition".

East: The following detailed information is provided for applicable off-site properties:

Buildings to the East of SW 3rd Avenue: The building immediately to the east of SW 3rd Avenue contained a "repair shop" designation in the Sanborn Fire Insurance Maps in 1924 and in 1930. This property contained essentially the same buildings in Sanborn Fire Insurance Maps in 1948 and in 1970. No additional city directory information could be obtained for the property to the east of SW 3rd Avenue. This building is currently an office building, and is vacant.

West: The following detailed information is provided for applicable off-site properties:

317 SW Broadway Street: The property to the west at 317 SW Broadway Street was undeveloped from prior to 1924 through 1930, this property did not contain any buildings. From approximately 1945 through 1962 this property contained a gasoline-filling station. From approximately 1967 through 1977, this property was occupied by various businesses, which included a fire extinguisher business and a used car business. From approximately 1979 through 2003, this property contained an automobile repair business. Based on an assumed groundwater flow direction to the southwest, this facility is downgradient from the subject site and is not identified as a "Recognized Environmental Condition".

43 South Pine Avenue: The property located further to south the across SW Broadway Street at 43 South Pine Avenue contained two residences from prior to 1924 through 1930. In 1948, a building is present on the western portion of this property in addition to the two residences. The exact property use could not be determined between 1948 through 1957. From 1957 through 1982, this property contained a gasoline-filling station. From 1987 through the present, this property has contained various businesses that include automotive repair, and window tinting. Based on an assumed groundwater flow direction to the southwest, this facility is downgradient from the subject site and is not identified as a "Recognized Environmental Condition".

6.0 CONCLUSIONS AND RECOMMENDATIONS

6.1 Findings and Conclusions

This survey represents an appropriate inquiry and investigation of the subject property to determine the existence of "Recognized Environmental Conditions" based on:

- Apparent possible sources of onsite contamination;
- Apparent possible neighboring sources of contamination;
- Regulatory information obtained from Federal and State agencies; and
- Information regarding previous owners operators and uses of the property.

Based upon the information presented in the survey reported above, AEI has the following findings and conclusions:

1. The purpose of this ESA was to identify "Recognized Environmental Conditions" in connection with the subject property, which contains a vacant lot at 307 SW Broadway Street, in Ocala, Marion County, Florida.

2. The U.S. Geological Survey, "Ocala West" Quadrangle Map was reviewed. Based on this review, the subject site is located at the intersection of SW 3rd Avenue and SW Broadway Street, in downtown Ocala. The subject site is located within a highly urbanized area, and as a result, no structures are shown on site. The site is estimated to occur at an elevation of approximately 70 feet above NGVD, and the topography in the vicinity of the subject site slopes from the northeast to southwest. No "Recognized Environmental Conditions" were identified.

3. The subject site contains a vacant lot, with a small abandoned building. The entire site is paved, and is fenced with a chain link fence. According to information obtained from the Marion County Property Appraiser Website, there is no building on-site, and that the property has been used for parking for "Bob's Broadway Tires". The area utilized by the property to the west includes approximately 60 feet of the west portion of the subject site, and for the purposes of this Phase I ESA, the subject site has been determined to include an area 65 feet wide and 112 feet long, for an approximate area of 0.17 acres, as shown on **Figure 2.**

4. As a result of the site reconnaissance activities, no "Recognized Environmental Conditions" were identified.

5. With respect to observation of off-site facilities, no "Recognized Environmental Conditions" were identified.

6. Information concerning the subject site was provided by Ms. Frances King, who is the owner of the subject site, and Mr. Bob Skrob, the former owner of Bob's Broadway Tire & Brakes. Mrs. King indicated that she has owned the subject property since December 1974, and the property has previously contained a taxi cab stand, and a used car lot. On April 20, 2004, Mr. Bob Skrob indicated to AEI that his business utilized the subject site for parking automobiles for his automotive repair business from approximately 1985 through 2003. No "Recognized Environmental Conditions" were identified.

7. As a result of the regulatory review activities for the subject site, the subject site was not listed on any regulatory databases searched. No USTs or ASTs were identified for th e subject site, and no "Recognized Environmental Conditions" were identified.

8. With respect to off-site properties, there are a number of off-site properties which have reported discharges of petroleum products. Based on review of available information, two "Recognized Environmental Conditions" were identified, are summarized in Item 11 below.

9. As a result of the historical source review, the subject site at 307 SW Broadway Street contained an office and "livery" designation from prior to 1924 through 1930. In 1945 this property was listed at 309 SW Broadway as United Cab Company, and no buildings were shown on this property in the 1948 Sanborn Fire Insurance Map. This location was identified as being used by taxi cab companies from 1945 through 1980. In 1982, this property was utilized by a car leasing company, and was not listed in city directories from 1987 through 2002. Based on the interview with Mr. Bob Skrob, this property was previously utilized for parking automobiles for his automotive repair business from 1985 through 2003. No previous used were identified as "Recognized Environmental Conditions".

10. With respect to the historical source review for off-site properties, this information is contained in Section 5.0. No additional "Recognized Environmental Conditions" were identified.

11. AEI has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM E 1527-00 for the subject site, located at 308 West Silver Springs Boulevard, Ocala, Marion County, Florida. Any exceptions to, or deletions from, the practice are described in Section 1.2 of this report. This report revealed no "Recognized Environmental Conditions" for the subject site, except for the following:

REC #1: The former Marion Tire & Battery facility located approximately 200 feet upgradient of the subject site at 210 West Silver Springs Boulevard. This facility reported a discharge of petroleum products in June 1992, and has the potential to adversely impact the groundwater beneath the subject site.

REC #2: The former Post Office Tire Service Inc. facility located approximately 250 feet upgradient of the subject site at 221 West Silver Springs Boulevard. This facility reported a discharge of petroleum products in June 1992, and has the potential to adversely impact the groundwater beneath the subject site.

6.2 Recommendations

As a result of this Phase I ESA, additional Phase II assessment activities are recommended to evaluate potential impacts to the site from the two "Recognized Environmental Conditions".

7.0 LIMITATIONS, TERMS AND SPECIAL CONDITIONS

7.1 Warranty

A Phase I ESA is conducted to permit formulation of an opinion as to the presence of "Recognized Environmental Conditions exist at a site. Opinions relative to the "Recognized Environmental Conditions" provided in this report are based upon the information described herein. Renew Ocala-A Brownfield Redevelopment Program is advised that the conditions observed by AEI in March and April 2004, may be subject to change. In addition, certain indicators of the presence of hazardous materials may have been latent at the time of the most recent site reconnaissance and may subsequently become observable. In a similar manner, the research effort conducted for a Phase I ESA is limited to the standard historical sources identified in ASTM E 1527-00. AEI warrants that it has completed a Phase I ESA for the subject site in accordance with ASTM E 1527-00. No other warranties are implied or expressed.

7.2 User Reliance

With respect to this report, Renew Ocala-A Brownfield Redevelopment Program is the only intended beneficiary of this report, unless otherwise designated. Renew Ocala-A Brownfield Redevelopment Program is the only party to which AEI has explained any risks involved from Renew Ocala-A Brownfield Redevelopment Program's point of view. Reliance on this report by any party other than Renew Ocala-A Brownfield Redevelopment Program would perforce result in reliance on assumptions whose extent and nature would distort the meaning and impact of the findings and opinions related herein, in turn resulting in potential misinterpretation of these findings and opinions and unwise actions based on those misinterpretations. AEI's findings and opinions related in this report may not be relied upon by any other party except Renew Ocala-A Brownfield Redevelopment Program, unless otherwise designated.

7.3 Limitations and Exceptions

This report is limited to information concerning the observed physical characteristics of the subject property, as well as adjacent properties and environmental record sources up to the time of this report. A limited asbestos survey was completed, and will be submitted separately. Our services did not include any additional services which may be applicable to a commercial real estate transaction, such as, radon, wetlands, regulatory compliance, or other non-scope items identified in Section 12.0 of ASTM E 1527-00. The findings and opinions conveyed via this Phase I ESA report are based on the information obtained from a variety of regulatory and historical sources enumerated herein, which AEI believes are reliable and accurate. However, AEI can not guarantee the authenticity or reliability of the historical or regulatory information this report has relied upon.

BROWNFIELDS ASSESSMENT. OCALA, FLORIDA
FOIA 2019-003937

FOLDER NUMBER	BRIEF DESCRIPTION	
424156	Brownfield – Ocala	

SITE: City of Ocala
BREAK: 2.16
OTHER: V21

UNIVERSAL
ENGINEERING SCIENCES

PHASE I ENVIRONMENTAL SITE ASSESSMENT
FORMER AAMCO TRANSMISSION
12 SOUTH PINE AVENUE
OCALA, MARION COUNTY, FLORIDA

UES Project No. 13451-001-01
Report No. 342204
Date: June 2004

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1.0 SUMMARY

The subject property evaluated as part of this Phase I Environmental Site Assessment (ESA) consists of the former Aamco Transmission property, located at 12 South Pine Avenue, in Ocala, Marion County, Florida. Please refer to the Site Location Map presented in Appendix A-1 and the Site Plan presented in Appendix A-2 for additional information.

Based on the findings of this Phase I ESA conducted in accordance with American Society for Testing and Materials (ASTM) format E1527-00, we conclude the following:

1. We found evidence of recognized environmental conditions with respect to past uses of the subject property based on our field observations, historical research, and public records review. In August 1991, a 500-gallon (gal) used oil underground storage tank (UST) was properly closed and removed from the subject property by Environmental Consulting & Technology, Inc. (ECT). During tank closure activities, it was determined that two 6,000-gal USTs (one leaded gasoline, one unleaded gasoline) were formerly located at the subject property. Based on information from a City of Ocala Fire Department correspondence letter from Central Florida Oil Company, Inc., the USTs were reportedly removed from the subject property circa 1971. No tank closure information was available for review.

   Subsequently, a Subsurface Investigation Report (SIR) was conducted at the subject property by ECT in November 1991 to identify the location of the two former 6,000-gal USTs and to assess their potential impact to the subject property. Excessively contaminated soils were identified at the subject property during completion of the SIR. The facility was entered into the Abandoned Tank Restoration Program (ATRP) and was determined to be eligible for partial state-funded reimbursement of cleanup costs.

   A Contamination Assessment Report (CAR) was conducted by UES in May 1996 for the subject property. UES measured the direction of shallow groundwater flow toward the northeast. Approximately 350 cubic yards of excessively contaminated soils were identified at the former location of the two 6,000-gal USTs. The excessively contaminated soils were not removed from the subject property. The delineated extent of the groundwater hydrocarbon plume was reported to extend below the north and south adjoining properties. The groundwater hydrocarbon plume reportedly commingles with a hydrocarbon plume originating from the adjoining property to the south (Citgo #1). UES recommended a Remedial Action Plan (RAP) be prepared to address the soil and groundwater contamination present at the subject property.

   According to a November 1996 Florida Department of Environmental Protection (FDEP) correspondence letter, USTs associated with the hydraulic lift formerly located at the subject property may still be in place and further investigation was recommended. The installation of upgradient and downgradient monitor wells to further delineate the extent of the hydrocarbon plume was also recommended by the FDEP.

   At the time of completion of the CAR, the state implemented a preapproval cleanup program to provide funding to sites based on a prioritized scoring system. The FDEP issued the subject property a priority cleanup score of 10. As a result of the low priority cleanup score, no further assessment was conducted at the subject property due to the lack of available funding. The state is currently providing funding to sites with a priority cleanup score of 40 or higher.

2. According to the Florida Department of Community Affairs (DCA) 2003 Radon Protection Map for New Large Buildings in Marion County, more than 5% of new large buildings in Marion County are expected to have annual average radon levels above the US EPA Level in identified areas. According to the information provided from the Florida DCA Radon Protection Map for Marion County, the subject property is in a location where radon controls are recommended.

3. We found no evidence indicating the current presence of aboveground storage tanks (ASTs), 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.

4. In addition to the former Citgo #1, there are three adjoining leaking UST sites (Tee Pee Tire/former Muffler Doctor - north, AllPro Tinting/former Clyde's Auto Air - east, Bob's Broadway Tire and Brake/former Broadway Tire and Brake - southeast) and one leaking UST site (Campaign Signs & T-Shirts/former Rich's Texaco) located approximately 400 feet southeast of the subject property. Based on the proximity to the subject property and the lack of recent groundwater data available for review, there is a potential for the contamination originating from these facilities to have adversely impacted the subject property.

5. Evidence exists indicating the presence of forty-nine additional leaking UST sites, one UST site, and three drycleaning facilities within the ASTM minimum search distances based on our regulatory agency contact and field observations. Based on our review of the available public records pertaining to inspections of petroleum storage sites in the vicinity, none appear likely to have impacted the subject property either due to the distance from the subject property, the reported direction of shallow groundwater flow, the delineated extent of the hydrocarbon plume, or completed site rehabilitation.

6. The subject property is a former small quantity generator of hazardous waste. No information pertaining to hazardous waste was available for review at the Marion County Baseline Landfill, Hazardous Waste Department.

7. Evidence also exists indicating the presence of one Coal Gas site listed 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 this facility, it does not appear likely that impacts to the subject property have occurred due to the distance from the subject property.

Based on the conclusions of the Phase I ESA conducted at the referenced property, Universal Engineering Sciences, Inc. (UES) finds evidence of recognized environmental conditions and further assessment is recommended. UES recommends the completion of a Baseline Groundwater Quality Assessment in order to evaluate the current status of the groundwater contamination originating on-site and the potential impact of the identified off-site sources to the subject property. UES also recommends the completion of a Supplemental Soil Assessment to address the approximately 350 cubic yards of excessively contaminated soils identified on-site by UES in the May 1996 CAR. Further, UES recommends the completion of a Phase II ESA to determine if hydraulic oil USTs associated with any in-ground hydraulic lifts that are still in-place at the subject property and their potential impact to the subject property.

If re-development of the subject property is proposed in the future UES recommends the following engineering considerations to avoid spreading or contacting any possible petroleum product contamination originating from both on-site and off-site sources:

- notification to contractors and subcontractors of petroleum product impacted soil and groundwater in accordance with OSHA requirements,
- groundwater treatment may be required if dewatering is to be performed to set building foundations,
- the stormwater management system should not include retention/detention areas in impacted areas which could cause the spread of existing contaminants through hydraulic loading at the surface,
- potable water and irrigation water should be obtained from the local municipality to ensure a clean supply and avoid the spread of existing contaminants through pumping of wells, and
- future site access agreement may be required by the FDEP, or FDEP subcontracted agencies, in order to conduct groundwater assessment activities associated with the subject property and adjoining properties.

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 E1527-00 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 E1527-00 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.

Additionally, a round of groundwater samples was collected at the former Aamco Transmission property and the former Citgo #1. The samples were analyzed for petroleum contaminant concentrations to provide a current baseline of groundwater quality and evaluate appropriate course of action.

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.

The contracted scope of services consists of the preparation of a Phase I ESA of the subject property in accordance with the requirements set forth in ASTM E1527-00. The accuracy, correctness and completeness of this Phase I ESA is provided with knowledge of the Comprehensive Environmental Response Compensation and Liability Act (CERCLA) as set forth in 42 United States Code Section 9601 et seq., as amended.

2.3 LIMITATIONS AND EXCEPTIONS

The findings of this report represent our professional judgement; no warranty is expressed 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.

2.4 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. The client agrees that until payment is made in full, the client

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 client in the event of nonpayment of outstanding fees by the client pursuant to UES's General Conditions (Appendix B).

2.5 USER RELIANCE

This report is intended for the sole use of the City of Ocala and CentreCorp, Inc. 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 the City of Ocala, dated March 18, 2004. A copy of the General Conditions is contained in Appendix B.

3.0 SITE DESCRIPTION

3.1 LOCATION AND LEGAL DESCRIPTION

The subject property consists of the former Aamco Transmission facility, and is located at 12 South Pine Avenue, within Ocala, Marion County, Florida. The subject property is located within Section 18, Township 15 South, Range 22 East as referenced in the "Ocala West, Florida" United States Geological Survey (USGS) topographic quadrangle map presented in Appendix A-1 (Site Location Map). Please also refer to the Site Plan in Appendix A-2, the 2002 Aerial Photograph in Appendix A-3, and to the legal description of the property in Appendix C. The legal description was provided by a representative of the owner.

3.2 PROPERTY AND VICINITY CHARACTERISTICS

At the time of our evaluation, the subject property consisted of approximately 0.23 acres and was developed with the former Aamco Transmission facility. The subject property is located on the southwest corner of the Silver Springs Boulevard (State Road 40) and Pine Avenue (US Highway 441-301) intersection within Ocala, Marion County, Florida. The property vicinity is characterized by commercial development and residential development. Please refer to the Site Location Map in Appendix A-1, the Site Plan in Appendix A-2, and the 2002 Aerial Photograph in Appendix A-3 for additional details.

3.3 CURRENT USE OF THE SUBJECT PROPERTY

At the time of the site reconnaissance, the subject property was vacant. The subject property was developed with the former Aamco Transmission facility. None of the current uses of the subject property appear likely to involve the use, treatment, storage, disposal, or generation of hazardous substances or petroleum products. However, there is documentation of current soil and groundwater contamination existing on-site. In-ground hydraulic lifts and associated USTs may still be in place at the subject property. Please refer to Section 5.0 for information pertaining to the existing soil and groundwater contamination present at the subject property.

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

At the time of our site evaluation, the subject property was developed with the former Aamco Transmission facility. According to the Marion County Property Appraiser's information, the structure was constructed in 1962 and consists of approximately 2,839 square feet. Paved asphalt

and paved concrete areas are present on the east portion of the subject property. Entrances to the subject property are provided by Silver Springs Boulevard and Pine Avenue. A concrete pad is present on the north portion of the subject property and appears to be the former hydraulic lift area. A billboard is present on the northwest corner of the building. A chainlink fence is present on the south perimeter of the subject property.

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	Silver Springs Boulevard (State Road 40) adjoins the subject property to the north. Tee Pee Tire (former Muffler Doctor) is present to the north of Silver Springs Boulevard.
East	Pine Avenue (US Highway 441-301) adjoins the subject property to the east. AllPro Tinting (former Clyde's Auto Air) is present to the east of Pine Avenue. The State Attorney's Office adjoins the subject property to the northeast, and Bob's Broadway Tire and Brake (former Broadway Tire and Brake) adjoins the subject property to the southeast.
South	A vacant building (former Citgo #1 fueling station) adjoins the subject property to the south. Broadway Street is present to the south of the vacant building.
West	A fenced retention pond adjoins the subject property to the west.

The adjoining properties to the north, east, southeast, and south are unresolved recognized environmental concerns. Please refer to Section 5.0 for information pertaining to the former Muffler Doctor, the former Clyde's Auto Air, the former Broadway Tire and Brake, and the former Citgo #1 fueling station.

4.0 USER PROVIDED INFORMATION

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. According to the Marion County Property Appraiser's information, the current owner of the subject property is PRN Investments.

4.2 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS

No information was provided to UES with respect to any environmental liens or activity and use limitations on the subject property.

4.3 SPECIALIZED KNOWLEDGE

The client 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.

4.4 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES

The client did not provide UES with information pertaining to the value of the purchase price in relation to the purchase price of comparable parcels located within the subject area. Information pertaining to the assessed value of the subject property is included on the Marion County Property Appraiser's Information included in Appendix C.

4.5 OWNER, PROPERTY MANAGER, AND OCCUPANT INFORMATION

The current owner of the subject property is PRN Investments. This is confirmed by the Marion County Property Appraiser's Information included in Appendix C. The subject property was unoccupied the day of our site reconnaissance.

4.6 REASON FOR PERFORMING PHASE I ESA

UES was contracted to perform this Phase I ESA based on the client's need to understand potential environmental conditions that could materially impact the subject property. The client informed UES that the future intended use of the subject property is commercial development.

4.7 OTHER

No other information was provided in preparation of this Phase I ESA report.

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 Environmental Data Resources, Inc. (EDR). A copy of the EDR report is contained in Appendix D. UES also reviewed other available standard environmental record sources at the Florida Department of Environmental Protection (FDEP) Central District and the Marion County Fire Rescue Department (MCFRD), as needed. The following state and federal sources were consulted during this record review:

State and County Database Review (FDEP and MCFRD)

- 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)

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

- EPA, Comprehensive Environmental Response, Compensation, and Liability Act Index (CERCLIS)
- EPA, Toxic Release Inventory System (TRIS)
- EPA, Facilities Index System List (FINDS)
- 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)

Table 2 lists the minimum search distances used during this assessment as set forth in ASTM E1527-00.

TABLE 2
Minimum Search Distances - ASTM E1527-00

SOURCE	SEARCH DISTANCE
Federal NPL Site List (National Priorities List)	1.0 mile
Federal CERCLIS List (Comprehensive Environmental Response Compensation and Liability Act of 1980)	0.5 mile
Federal CERCLIS NFRAP Site List	Subject property and adjoining parcels
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 ERNS List (Emergency Response Notification System)	Property only
States Lists of Hazardous Waste Sites	1.0 mile
State Landfill and/or Solid Waste Disposal Site Lists	0.5 mile
State Leaking UST List (Underground Storage Tanks)	0.5 mile
State Registered UST List	Subject property and adjoining parcels

5.1.1 FLORIDA STATE AND MARION COUNTY RECORDS REVIEW

According to information provided by EDR, the subject property is listed as a leaking UST site. Four UST sites, forty-nine leaking UST sites, and three drycleaning sites in the vicinity of the subject property are listed within the minimum search distances as specified by ASTM. Please refer to the EDR report in Appendix D for details. A summary of facilities identified within the minimum search distance is provided in Table 3.

TABLE 3
Facilities Identified Within Minimum Search Distances

Facility	Location	Database	Evaluation of Recognized Environmental Concerns
Aamco Transmission Shop 12 SW Pine Ave Facility ID No. 42 8942748	Subject Property	LUST UST	In August 1991, a 500-gallon (gal) used oil underground storage tank (UST) was properly closed and removed from the subject property by Environmental Consulting & Technology, Inc. (ECT). During tank closure activities, it was determined that two 6,000-gal USTs (one leaded gasoline, one unleaded gasoline) were formerly located at the subject property. Based on information from a City of Ocala Fire Department correspondence letter from Central Florida Oil Company, Inc., the USTs were reportedly removed from the subject property circa 1971. No tank closure information was available for review. Subsequently, a Subsurface Investigation Report (SIR) was conducted at the subject property in November 1991 to identify the location of the two former 6,000-gal USTs and to assess their potential impact to the subject property. Excessively contaminated soils were identified at the subject property during completion of the SIR. The facility was entered into the Abandoned Tank Restoration Program (ATRP) and was determined to be eligible for partial state-funded reimbursement of cleanup costs. A Contamination Assessment Report (CAR) was conducted by UES in May 1996 for the subject property. UES measured the direction of shallow groundwater flow toward the northeast and the depth to shallow groundwater at approximately 18 to 29 feet. Approximately 350 cubic yards of excessively contaminated soils were identified at the former location of the two 6,000-gal USTs. The excessively contaminated soils were not removed from the subject property. It is noted that current cleanup target level evaluation requirements differ from those of 1996. The delineated extent of the groundwater hydrocarbon plume was reported to extend

TABLE 3
Facilities Identified Within Minimum Search Distances

Facility	Location	Database	Evaluation of Recognized Environmental Concerns
(Continued) Aamco Transmission Shop 12 SW Pine Ave Facility ID No. 42 8942748	Subject Property	LUST UST	below the north and south adjoining properties. The groundwater hydrocarbon plume reportedly commingles with a hydrocarbon plume originating from the adjoining property to the south (Citgo #1). UES recommended a Remedial Action Plan (RAP) be prepared to address the soil and groundwater contamination present at the subject property. According to a November 1996 Florida Department of Environmental Protection (FDEP) correspondence letter, USTs associated with the hydraulic lift formerly located at the subject property may still be in place and further investigation was recommended. The installation of upgradient and downgradient monitor wells to further delineate the extent of the hydrocarbon plume was also recommended by the FDEP. At the time of completion of the CAR, the state implemented a preapproval cleanup program to provide funding to sites based on a prioritized scoring system. The FDEP issued the subject property a priority cleanup score of 10. As a result of the low priority cleanup score, no further assessment was conducted at the subject property due to the lack of available funding. The state is currently providing funding to sites with a priority cleanup score of 45 or higher. Please refer to Appendix E for copies of pertinent regulatory information pertaining to the subject property. Section 8 discusses current baseline groundwater sampling results.
		RCRA-SQG FINDS	The subject property is a former small quantity generator of hazardous waste. No information pertaining to hazardous waste was available for review at the Marion County Baseline Landfill, Hazardous Waste Department. However, based on the baseline groundwater sampling results there are chlorinated solvents present on the north portion of the subject property. Section 8 discusses current baseline groundwater sampling results.

TABLE 3
Facilities Identified Within Minimum Search Distances

Facility	Location	Database	Evaluation of Recognized Environmental Concerns
Citgo #1 (Closed) 18 SW Pine Ave. Facility ID No. 42 8518839	Adjoining the subject property to the south	LUST UST	One 4,000-gal unleaded gasoline UST, one 4,000-gal leaded gasoline UST, three 1,000-gal unleaded gasoline USTs, and one 1,000-gal kerosene UST were formerly in-service at this facility. A petroleum product discharge was reported from this facility in November 1990 during tank closure and removal activities. The facility was entered into the Abandoned Tank Restoration Program (ATRP) and was determined to be eligible for state funded reimbursement for cleanup costs. According to information provided within an October 1995 Contamination Assessment Report (CAR), the delineated extent of the hydrocarbon plume is located on-site and partially extends below the adjoining south and west properties. According to information provided within a July 1996 CAR Addendum, the reported direction of groundwater flow at the site is in a northwesterly direction. The State of Florida has issued the facility a priority cleanup score of 10. Based on the proximity to the subject property, there is a potential for the contamination originating from the former Citgo #1 to have adversely impacted the subject property. Please refer to Appendix F for copies of pertinent regulatory information pertaining to the Citgo #1. Section 8 discusses current baseline sampling results.

TABLE 3
Facilities Identified Within Minimum Search Distances

Facility	Location	Database	Evaluation of Recognized Environmental Concerns
Tee Pee Tire Former Muffler Doctor 12 NW Pine Ave Facility ID No. 42 9200610	Adjoining the subject property to the north, north of State Road 40	LUST UST	A 250-gal heating fuel UST and a 250-gal used oil UST were formerly in-service at this facility. A petroleum product discharge was reported from this facility in June 1992. The facility was entered into the ATRP and was determined to be eligible for state funded reimbursement for cleanup costs, excluding waste oil contamination. The state has issued the facility a priority cleanup score of 10. No further information pertaining to the site was readily available. Based on the reported direction of groundwater flow previously measured during the former Aamco Transmission assessment and current baseline groundwater sampling results, the potential for petroleum contamination originating from this facility to have adversely impacted the subject property is low. Please refer to Appendix F for copies of pertinent regulatory information pertaining to the former Muffler Doctor.
AllPro Tinting - Signs and Graphics Former Clyde's Auto Air 13 S Pine Ave Facility ID No. 42 8734055	Adjoining the subject property to the east, east of Pine Avenue	LUST UST	Three USTs of unknown sizes containing leaded gasoline, unleaded gasoline, and vehicular diesel, were formerly in-service at this facility. A petroleum product discharge was reported from this facility in January 1992 during tank removal activities. The facility was entered into the ATRP and was determined to be eligible for state funded reimbursement for cleanup costs The state has issued the facility a priority cleanup score of 10. No further information pertaining to Clyde's Auto Air was readily available for review. Based on the reported direction of groundwater flow previously measured during the former Aamco Transmission assessment and current baseline groundwater sampling results, the potential for petroleum contamination originating from this facility to have adversely impacted the subject property is low. Please refer to Appendix F for copies of pertinent regulatory information pertaining to the former Clyde's Auto Air facility.

TABLE 3
Facilities Identified Within Minimum Search Distances

Facility	Location	Database	Evaluation of Recognized Environmental Concerns
Bob's Broadway Tire and Brake Former Broadway Tire and Brake 317 SW Broadway St Facility ID No. 42 8630442	Adjoining the subject property to the southeast, east of Pine Avenue	UST	Three USTs of unknown size and unknown contents, and one 300-gal waste oil UST were reportedly closed in place at this facility in December 1999. According to a Marion County Fire-Rescue correspondence letter, the tanks were closed properly, however, the site is not certified to be clean of contamination. No further information was readily available for review. Based on the reported direction of groundwater flow previously measured during the former Aamco Transmission assessment and current baseline groundwater sampling results, the potential for petroleum contamination originating from this facility to have adversely impacted the subject property is low. Please refer to Appendix F for copies of pertinent regulatory information pertaining to former Broadway Tire and Brake.

TABLE 3
Facilities Identified Within Minimum Search Distances

Facility	Location	Database	Evaluation of Recognized Environmental Concerns
Campaign Signs & T-Shirts Former Rich's Texaco (Auto Doctor) 42 SW Pine Ave Facility ID No. 42 8511390	Approximately 400 feet southeast of the subject property	LUST	A leaded gasoline discharge was reported from this facility in May 1985. The facility applied for entrance into the Early Detection Initiative (EDI) Program and was determined to be eligible for cleanup costs. According to information provided within a September 1991 CAR Addendum, the direction of groundwater flow is in a northerly and westerly direction, towards the subject property. The delineated extent of the hydrocarbon plume is located on-site and extends onto all adjoining properties. A Remedial Action Plan (RAP) was completed for the site, however the RAP was never fully approved. Site activities ceased until April 2001, upon the completion of a Supplemental Site Assessment Report (SAR). According to the SAR, the reported direction of groundwater flow is in a northerly and westerly direction, towards the subject property. The delineated extent of the hydrocarbon plume extends onto all adjoining properties, including the Citgo #1 (located adjoining the subject property to the south). The facility has been issued a priority cleanup score of 65. A RAP was approved for the facility in September 2003. A RAP Modification with the engineering considerations for the remediation system is currently underway. Based on the delineated extent of the hydrocarbon plume, reportedly not impacting the subject property, the potential for the contamination originating from the former Rich's Texaco appears low. Please refer to Appendix F for copies of pertinent information pertaining to the former Richie's Texaco.
FL Thoroughbred Industry Building (Southern Bell Oviedo Forest) 108 NW Pine Ave Facility ID No. 42 9300613	Approximately 500 feet north of the subject property	LUST	A petroleum product discharge was reported from this facility in August 1994. The facility is eligible for state-funded reimbursement under the ATRP. The state has issued the site a priority cleanup score of 9. No further information was readily available for review. Based on the site assessment activities conducted at the subject property and the adjoining properties, the potential for the contamination originating from this facility to have adversely impacted the subject property appears low.

TABLE 3
Facilities Identified Within Minimum Search Distances

Facility	Location	Database	Evaluation of Recognized Environmental Concerns
Auto Save-Auto Sales 210 N Pine Ave SR 301 & NW 2nd St Facility ID No. 42 8839780	Approximately 650 feet north of the subject property	LUST	A petroleum product discharge was reported from this facility in March 1990. The facility is eligible for state-funded reimbursement under the ATRP. The state has issued the site a priority cleanup score of 10. No further information was readily available for review. Based on the site assessment activities conducted at the subject property and the adjoining properties, the potential for the contamination originating from this facility to have adversely impacted the subject property appears low.
Post Office Tire Service 221 W Silver Springs Rd Facility ID No. 42 9200608	Approximately 650 feet east of the subject property	LUST	A leaded gasoline discharge, a vehicular diesel discharge, and a kerosene discharge were reported from this facility in June 1992. The facility is eligible for state-funded reimbursement under the ATRP. The state has issued the site a priority cleanup score of 10. No further information was readily available for review. Based on the site assessment activities conducted at the subject property and the adjoining properties, the potential for the contamination originating from this facility to have adversely impacted the subject property appears low.
Good News For Life 118 N Pine Ave Facility ID No. 42 9200734 (SWC 2nd & Pine)	Approximately 650 feet north-northeast of the subject property	LUST	A petroleum product discharge was reported from this facility in August 1994. The facility is eligible for state-funded reimbursement under the ATRP. The state has issued the site a priority cleanup score of 65. According to information provided within a April 2003 Streamlined Site Assessment Report (SAR), the direction of groundwater flow is to the west-southwest, away from the subject property. The delineated extent of the hydrocarbon plume is located on-site and may partially extend onto the adjoining roadway to the east, Pine Avenue. Based on the delineated extent of the hydrocarbon plume and the reported direction of groundwater flow, the contamination originating from this facility does not appear likely to have adversely impacted the subject property.

TABLE 3
Facilities Identified Within Minimum Search Distances

Facility	Location	Database	Evaluation of Recognized Environmental Concerns
City of Ocala Interfaith Services 435 NW 2nd St Facility ID No. 42 9102409	Approximately 650 feet northwest of the subject property	LUST	A petroleum product discharge was reported from this facility in May 1991. The facility is eligible for state-funded reimbursement under the ATRP. The state has issued the site a priority cleanup score of 10. No further information was readily available for review. Based on the site assessment activities conducted at the subject property and the adjoining properties, the potential for the contamination originating from this facility to have adversely impacted the subject property appears low.
Auto Save 210 NW Pine Ave Facility ID No. 42 9063914	Approximately 650 feet north-northeast of the subject property	LUST	A petroleum product discharge was reported from this facility in February 1990, due to the presence of excessively contaminated soils identified during the removal of 3 USTs in 1988. Site rehabilitation activities were conducted, and in June 1995, the FDEP granted the site No Further Action (NFA) status. Based on the NFA, the potential for this facility to have adversely impacted the subject property appears low.
Marion Tire & Battery 210 W Silver Springs Road Facility ID No. 42 9200616	Approximately 700 feet east of the subject property	LUST	A leaded gasoline discharge was reported from this facility in June 1992. The facility is eligible for state-funded reimbursement under the ATRP. The state has issued the site a priority cleanup score of 10. No further information was readily available for review. Based on the site assessment activities conducted at the subject property and the adjoining properties, the potential for the contamination originating from this facility to have adversely impacted the subject property appears low.
Firestone #7931 212 SW Pine Ave Facility ID No. 42 8734057	Approximately 800 feet south-southeast of the subject property	LUST	A petroleum product discharge was reported from this facility in December 1988. The facility was denied eligibility into the EDI program due to the lack of verified contamination. No cleanup is required by FDEP. Based on the lack of identified contamination, the potential for the petroleum products stored at this facility to have adversely impacted the subject property appears low.

TABLE 3
Facilities Identified Within Minimum Search Distances

Facility	Location	Database	Evaluation of Recognized Environmental Concerns
Quick Cash 1012 N Pine St Facility ID No. 42 9200715	Approximately 900 feet north of the subject property	LUST	A petroleum product discharge was reported from this facility in June 1992, due to the presence of petroleum contamination identified during tank closure activities. According to information provided within a October 1994 CAR, groundwater flow at the site is in a southerly direction. Site rehabilitation activities were conducted, and in June 1995, the FDEP granted the site NFA status. Based on the NFA, the potential for the contamination originating from this facility to have adversely impacted the subject property appears low.
Midas Muffler 1851 Pine Ave Facility ID No. 42 9102057	Approximately 1100 feet northeast of the subject property	LUST	An unleaded gasoline discharge was reported from this facility in August 1990. The facility was determined to be eligible for state-funded reimbursement under the ATRP. According to information provided within a July 1991 CAR, groundwater flow at the site is in a southerly direction. Site rehabilitation activities were conducted, and in February 1992, the FDEP granted the site NFA status. Based on the NFA, the potential for this facility to have adversely impacted the subject property appears low.
Haskins Auto Glass 101 SW 1st St Facility ID No. 42 8511027	Approximately 1100 feet east-southeast of the subject property	LUST	A petroleum product discharge was reported from this facility in April 1991. The facility is eligible for state-funded reimbursement under the ATRP. The state has issued the site a priority cleanup score of 10. No further information was readily available for review. Based on the distance between sites, the potential for the contamination originating from this facility to have adversely impacted the subject property appears low.
Sovereign Building 108 N Magnolia Ave Facility ID No. 42 9101489	Approximately 1300 feet east-northeast of the subject property	LUST	A petroleum product discharge was reported from this facility in May 1991. The facility is eligible for state-funded reimbursement under the ATRP. The state has issued the site a priority cleanup score of 10. No further information was readily available for review. Based on the distance between sites, the potential for the contamination originating from this facility to have adversely impacted the subject property appears low.

TABLE 3
Facilities Identified Within Minimum Search Distances

Facility	Location	Database	Evaluation of Recognized Environmental Concerns
Sunmart #1 308 SW Pine Ave Facility ID No. 42 8511329	Approximately 1250 feet south of the subject property	LUST	A petroleum product discharge was reported from this facility in May 1990. The facility was determined to be eligible for state-funded reimbursement under the Florida Petroleum Liability and Restoration Insurance Program (PLIRP). Site rehabilitation activities were conducted, and in September 1995, the FDEP granted the site NFA status. Based on the NFA, the potential for this facility to have adversely impacted the subject property appears low.
Bays 1 Hour Cleaners 412 SW Pine Ave Facility ID No. 42 9502525	Approximately 1300 feet south of the subject property	Priority Cleaners Dry Cleaners	This facility is in the FDEP Drycleaning Solvent Cleanup Program. According to the April 2004 Priority Ranking List, this facility has a priority cleanup score of 22. The state is currently providing funding to sites with a priority cleanup score of 120+. Based on the distance between sites, contamination from this facility does not appear likely to have adversely impacted the subject property.
Ferguson Printing-Use #9101475 205 N Magnolia Ave Facility ID No. 42 9101818	Approximately 1400 feet east-northeast of the subject property	LUST	A petroleum product discharge was reported from this facility in May 1991. The state has issued the site a priority cleanup score of 9. No further information was readily available for review. Based on the distance between sites, the potential for the contamination originating from this facility to have adversely impacted the subject property appears low.
Day by Day, Inc. 205 N Magnolia Ave Facility ID No. 42 9101475	Approximately 1400 feet east-northeast of the subject property	LUST	A petroleum product discharge was reported from this facility in March 1991. The facility is eligible for state-funded reimbursement under the ATRP. The state has issued the site a priority cleanup score of 60. The state is currently providing funding to sites with a priority cleanup score of 45+. Based on the priority cleanup score issued for the site, assessment activities are most likely to be currently underway. Based on the distance between sites, the potential for the contamination originating from this facility to have adversely impacted the subject property appears low.

TABLE 3
Facilities Identified Within Minimum Search Distances

Facility	Location	Database	Evaluation of Recognized Environmental Concerns
A-1 Radiator N Magnolia Facility ID No. 42 9101812	Approximately 1500 feet east-northeast of the subject property	LUST	A petroleum product discharge was reported from this facility in March 1991. The facility was denied eligibility into the ATRP due to the lack of documented contamination from an abandoned petroleum storage system. No cleanup is required by FDEP. Based on the lack of identified contamination, the potential for the petroleum products stored at this facility to have adversely impacted the subject property appears low.
Magnolia Square 201 S Magnolia Ave Facility ID No. 42 9101746	Approximately 1500 feet east-southeast of the subject property	LUST	A petroleum product discharge was reported from this facility in May 1991. The facility is eligible for state-funded reimbursement under the ATRP. The state has issued the site a priority cleanup score of 10. No further information was readily available for review. Based on the distance between sites, the potential for the contamination originating from this facility to have adversely impacted the subject property appears low.
Chazal Property 201 S Magnolia Ave Facility ID No. 42 9200849	Approximately 1475 feet east-southeast of the subject property	LUST	An unleaded gasoline discharge was reported from this facility in May 1992. The facility was determined to be eligible for state-funded reimbursement under the ATRP. Site rehabilitation activities were conducted, and in August 1995, the FDEP granted the site NFA status. Based on the NFA, the potential for this facility to have adversely impacted the subject property appears low.
Swinson Car Care 221 S Magnolia Ave Facility ID No. 42 8630240	Approximately 1500 feet east-southeast of the subject property	LUST	A petroleum product discharge was reported from this facility in January 1991. The facility is eligible for state-funded reimbursement under the ATRP. The state has issued the site a priority cleanup score of 10. No further information was readily available for review. Based on the distance between sites, the potential for the contamination originating from this facility to have adversely impacted the subject property appears low.

TABLE 3
Facilities Identified Within Minimum Search Distances

Facility	Location	Database	Evaluation of Recognized Environmental Concerns
California Federal Bank Property 117 E Silver Springs Blvd Facility ID No. 42 9200984	Approximately 1600 feet east of the subject property	LUST	A petroleum product discharge was reported from this facility in June 1992. The facility was determined to be eligible for state-funded reimbursement under the ATRP. Site rehabilitation activities were conducted, and in April 1995, the FDEP granted the site NFA status. Based on the NFA, the potential for this facility to have adversely impacted the subject property appears low.
Ocala Ford Motor Co. 125 NE 1st Ave Facility ID No. 42 9201830	Approximately 1650 feet east-northeast of the subject property	LUST	A petroleum product discharge was reported from this facility in May 1992. The facility was determined to be eligible for state-funded reimbursement under the ATRP. Site rehabilitation activities were conducted, and in August 1993, the FDEP granted the site NFA status. Based on the NFA, the potential for this facility to have adversely impacted the subject property appears low.
Treasure Chest Gift Shop 119 SE 1st Ave Facility ID No. 42 9045959	Approximately 1650 feet east-southeast of the subject property	LUST	A petroleum product discharge was reported from this facility in March 1991. The facility is eligible for state-funded reimbursement under the ATRP. According to information provided within a September 1996 CAR, the direction of groundwater flow is to the west, away from the subject property. The delineated extent of the hydrocarbon plume is located on-site and extends onto the adjoining west and south properties. Based on the delineated extent of the hydrocarbon plume and the distance from the subject property, the contamination originating from this facility does not appear likely to have adversely impacted the subject property.
ABC Sign Company 304 S Magnolia Ave Facility ID No. 42 9101217	Approximately 1600 feet southeast of the subject property	LUST	A petroleum product discharge was reported from this facility in March 1991. The facility is eligible for state-funded reimbursement under the ATRP. The state has issued the site a priority cleanup score of 10. No further information was readily available for review. Based on the distance between sites, the potential for the contamination originating from this facility to have adversely impacted the subject property appears low.

TABLE 3
Facilities Identified Within Minimum Search Distances

Facility	Location	Database	Evaluation of Recognized Environmental Concerns
Prestige Cleaners 305 S Magnolia Ave Facility ID No. 42 9502451	Approximately 1600 feet southeast of the subject property	Priority Cleaners	This facility is in the FDEP Drycleaning Solvent Cleanup Program. According to the April 2004 Priority Ranking List, this facility has a priority cleanup score of 27. The state is currently providing funding to sites with a priority cleanup score of 120+. Based on the distance between sites, contamination from this facility does not appear likely to have adversely impacted the subject property.
Custom Car Care-Use #9202205 342 N Magnolia Ave Facility ID No. 42 9200605	Approximately 1700 feet northeast of the subject property	LUST	A petroleum product discharge was reported from this facility in June 1992. Site rehabilitation activities were conducted, and in July 1995, the FDEP granted the site NFA status. Based on the NFA, the potential for this facility to have adversely impacted the subject property appears low.
Art Lawson Custom Firearms, Inc. 313 S Magnolia Ave Facility ID No. 42 9063923	Approximately 1650 feet southeast of the subject property	LUST	A petroleum product discharge was reported from this facility in August 1990. The facility was determined to be eligible for state-funded reimbursement under the ATRP. Site rehabilitation activities were conducted, and in December 2003, the FDEP granted the site NFA status. Based on the NFA, the potential for this facility to have adversely impacted the subject property appears low.
WTMC 321 S Magnolia St Facility ID No. 42 9201121	Approximately 1650 feet southeast of the subject property	LUST	A petroleum product discharge was reported from this facility in June 1992. The facility is eligible for state-funded reimbursement under the ATRP. The state has issued the site a priority cleanup score of 10. No further information was readily available for review. Based on the distance between sites, the potential for the contamination originating from this facility to have adversely impacted the subject property appears low.
Gators 1 Hour Cleaners 305 S Magnolia Ave Facility ID No. 42 9502451 42 9502452	Approximately 1700 feet southeast of the subject property	LUST	A leaded gasoline discharge was reported from this facility in May 1992. The facility is not eligible for state-funded cleanup assistance. The state has issued the site a priority cleanup score of 10. No further information was readily available for review. Based on the distance between sites, the potential for the contamination originating from this facility to have adversely impacted the subject property appears low.

TABLE 3
Facilities Identified Within Minimum Search Distances

Facility	Location	Database	Evaluation of Recognized Environmental Concerns
Chese Dry Cleaners 822 W Broadway St Facility ID No. 42 9502453	Approximately 1600 feet west of the subject property	Dry Cleaners Priority Cleaners	This facility is in the FDEP Drycleaning Solvent Cleanup Program. According to the April 2004 Priority Ranking List, this facility has a priority cleanup score of 66. The state is currently providing funding to sites with a priority cleanup score of 120+. Based on the distance between sites, contamination from this facility does not appear likely to have adversely impacted the subject property.
CSX Transportation, Inc. Panning Lumber NW 3rd Ave & NW 6th St Facility ID No. 42 9101424	Approximately 1750 feet north-northeast of the subject property	LUST	A petroleum product discharge was reported from this facility in March 1991. The facility was determined to be eligible for state-funded reimbursement under the ATRP. Site rehabilitation activities were conducted, and in April 1997, the FDEP granted the site NFA status. Based on the NFA, the potential for this facility to have adversely impacted the subject property appears low.
Ocala Lincoln Mercury 407 S Magnolia Ave Facility ID No. 42 9046627	Approximately 1800 feet southeast of the subject property	LUST	A vehicular diesel fuel discharge and a generic gasoline discharge were reported from this facility in March 1992. The facility was determined to be eligible for state-funded reimbursement under the ATRP. Site rehabilitation activities were conducted, and in July 1999, the FDEP issued the facility a Site Rehabilitation Completion Order (SRCO). Based on the SRCO, the potential for this facility to have adversely impacted the subject property appears low.
Main Street Building 300 SE 1st Ave Facility ID No. 42 9101649	Approximately 1900 feet east-southeast of the subject property	LUST	A petroleum product discharge was reported from this facility in March 1991. The facility was determined to be eligible for state-funded reimbursement under the ATRP. Site rehabilitation activities were conducted, and in August 1994, the FDEP granted the site NFA status. Based on the NFA, the potential for this facility to have adversely impacted the subject property appears low.
Moorehead Engineering Co. 305 SE 1st Ave Facility ID No. 42 8518775	Approximately 1900 feet east-southeast of the subject property	LUST	A petroleum product discharge was reported from this facility in June 1992. The facility is eligible for state-funded reimbursement under the ATRP. The state has issued the site a priority cleanup score of 10. No further information was readily available for review. Based on the distance between sites, the potential for the contamination originating from this facility to have adversely impacted the subject property appears low.

TABLE 3
Facilities Identified Within Minimum Search Distances

Facility	Location	Database	Evaluation of Recognized Environmental Concerns
Pine Street Motors, Inc. 320 SE 1st Ave Facility ID No. 42 9100609	Approximately 1900 feet southeast of the subject property	LUST	A petroleum product discharge was reported from this facility in October 1990. The facility was determined to be eligible for state-funded reimbursement under the ATRP. Site rehabilitation activities were conducted, and in June 1993, the FDEP granted the site NFA status. Based on the NFA, the potential for this facility to have adversely impacted the subject property appears low.
Ocala Tire Service 426 N Magnolia Ave Facility ID No. 42 9103053	Approximately 2000 feet northeast of the subject property	LUST	A petroleum product discharge was reported from this facility in June 1992. The facility was determined to be eligible for state-funded reimbursement under the ATRP. Site rehabilitation activities were conducted, and in January 2003, the FDEP granted the site NFA status. Based on the NFA, the potential for this facility to have adversely impacted the subject property appears low.
Walt's Brakes 522 S Magnolia Ave Facility ID No. 42 9201219	Approximately 2000 feet southeast of the subject property	LUST	A petroleum product discharge was reported from this facility in May 1992. The facility is eligible for state-funded reimbursement under the ATRP. The state has issued the site a priority cleanup score of 10. No further information was readily available for review. Based on the distance between sites, the potential for the contamination originating from this facility to have adversely impacted the subject property appears low.
Professional Auto Body 507 N Magnolia Ave Facility ID No. 42 9045725	Approximately 2150 feet northeast of the subject property	LUST	A petroleum product discharge was reported from this facility in June 1992. The facility is eligible for state-funded reimbursement under the ATRP. The state has issued the site a priority cleanup score of 10. No further information was readily available for review. Based on the distance between sites, the potential for the contamination originating from this facility to have adversely impacted the subject property appears low.

TABLE 3
Facilities Identified Within Minimum Search Distances

Facility	Location	Database	Evaluation of Recognized Environmental Concerns
Chevron #47730 315 E Silver Springs Blvd Facility ID No. 42 8511354	Approximately 2250 feet east of the subject property	LUST	A petroleum product discharge was reported from this facility in August 1989. The facility is eligible for state-funded reimbursement under the PLRIP. The state has issued the site a priority cleanup score of 11. According to information provided within a January 2003 Remedial Action Plan (RAP), the direction of groundwater flow is to the north, away from the subject property. The delineated extent of the hydrocarbon plume is confined within site boundaries. Based on the delineated extent of the hydrocarbon plume and the distance from the subject property, the contamination originating from this facility does not appear likely to have adversely impacted the subject property.
Simms, J.E. Former Gasoline Station Facility ID No. 42 8736447	Approximately 2200 feet southeast of the subject property	LUST	A generic gasoline discharge was reported from this facility in November 1987. The facility is eligible for state-funded reimbursement under the EDI program. The state has issued the site a priority cleanup score of 10. No further information was readily available for review. Based on the distance between sites, the potential for the contamination originating from this facility to have adversely impacted the subject property appears low.
Chevron - Jones 905 SW Pine St Facility ID No. 42 8511288	Approximately 2000 feet south of the subject property	LUST	An unleaded gasoline discharge was reported from this facility in March 1987. The facility is eligible for state-funded reimbursement under the EDI program. The state has issued the site a priority cleanup score of 10. According to information provided within a June 1989 CAR, the direction of groundwater flow is to the north and west. The hydrocarbon plume extends onto the adjoining roadways to the north and west of the facility. Monitoring activities are currently on-going at this facility. Based on the delineated extent of the hydrocarbon plume and the distance from the subject property, the contamination originating from this facility does not appear likely to have adversely impacted the subject property.

TABLE 3
Facilities Identified Within Minimum Search Distances

Facility	Location	Database	Evaluation of Recognized Environmental Concerns
Lee Marine 507 NE 1st Ave Facility ID No. 42 9202107	Approximately 2350 feet northeast of the subject property	LUST	A petroleum product discharge was reported from this facility in June 1992. The facility was determined to be eligible for state-funded reimbursement under the ATRP. Site rehabilitation activities were conducted, and in July 1995, the FDEP granted the site NFA status. Based on the NFA, the potential for this facility to have adversely impacted the subject property appears low.
Ray the Locksmith 506 NE 1st Ave Facility ID No. 42 9201002	Approximately 2350 feet northeast of the subject property	LUST	A petroleum product discharge was reported from this facility in May 1992. The facility is eligible for state-funded reimbursement under the ATRP. The state has issued the site a priority cleanup score of 10. No further information was readily available for review. Based on the distance between sites, the potential for the contamination originating from this facility to have adversely impacted the subject property appears low.
Walton's Service Center, Inc. 520 NE 1st Ave Facility ID No. 42 8511407	Approximately 2350 feet northeast of the subject property	LUST	A petroleum product discharge was reported from this facility in March 1991. The facility is eligible for state-funded reimbursement under the ATRP. The state has issued the site a priority cleanup score of 10. No further information was readily available for review. Based on the distance between sites, the potential for the contamination originating from this facility to have adversely impacted the subject property appears low.
Seminole Stores, Inc. 335 NE Watula Ave - Box 490 Facility ID No. 42 8518871	Approximately 2500 feet east-northeast of the subject property	LUST	A petroleum product discharge was reported from this facility in December 1989. The facility is eligible for state-funded reimbursement under the EDI Program. The state has issued the site a priority cleanup score of 10. No further information was readily available for review. Based on the distance between sites, the potential for the contamination originating from this facility to have adversely impacted the subject property appears low.

TABLE 3
Facilities Identified Within Minimum Search Distances

Facility	Location	Database	Evaluation of Recognized Environmental Concerns
Clardy Property 616 N Magnolia Ave Facility ID No. 42 9201821	Approximately 2500 feet northeast of the subject property	LUST	A petroleum product discharge was reported from this facility in June 1992. The facility was determined to be eligible for state-funded reimbursement under the ATRP. Site rehabilitation activities were conducted, and in July 1994, the FDEP granted the site NFA status. Based on the NFA, the potential for this facility to have adversely impacted the subject property appears low.
City of Ocala Old Light Plt Whse 5th St & 3rd Ave Facility ID No. 42 9063918	Approximately 2550 feet east-southeast of the subject property	LUST	A waste oil discharge was reported from this facility in June 1990. Site rehabilitation activities were conducted, and in March 1992, the FDEP granted the site NFA status. Based on the NFA, the potential for this facility to have adversely impacted the subject property appears low.
West FL Natural Gas 613 NE Osceola Ave Facility ID No. 00492 Facility ID No. 42 9202434	Approximately 2600 feet southeast of the subject property	Fl Site LUST	A petroleum product discharge was reported from this facility in January 1985. The facility is eligible for cleanup under a local program. The state has issued the site a priority cleanup score of 10. Based on the distance between sites, the potential for the contamination originating from this facility to have adversely impacted the subject property appears low.
Osceola Gas Works N Osceola	Approximately 2600 feet southeast of the subject property	Coal Gas	Coal gasification operations were conducted at this site from the 1930's through the 1950's. In the 1980's, heavy metals and volatile organic compounds were detected in the groundwater. A consent order was drafted and a Contamination Assessment Plan was conducted to address the contamination. The consent order was signed in January 1988. No further information was readily available. Based on the distance between sites, the contamination originating from this facility does not appear likely to have adversely impacted the subject property.

In addition to reviewing the EDR report, UES performed reconnaissance of the property vicinity to identify any sites not mapped by EDR 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 subject property is listed in the EDR report as a small quantity generator of hazardous waste. The EDR radius map report indicates one Coal Gas site located in the vicinity of the property within the minimum search distances specified by ASTM. No other facilities suspected of generating hazardous wastes were observed by UES during reconnaissance of the property vicinity. Please refer to Table 3 for a summary of information pertaining to the facilities identified within the minimum search distances.

5.2 ADDITIONAL ENVIRONMENTAL RECORDS

UES reviewed ethylene dibromide (EDB) Application Zone Delineation Maps of Florida prepared by the FDEP. EDB is a known carcinogen and was formerly used in citrus groves as a fumigate for nematodes. Based on review of the EDB maps, no known EDB zones are located within Section 18, Township 15 South, Range 22 East.

UES reviewed the Florida Department of Community Affairs (DCA) 2003 Radon Protection Map for New Large Buildings in Marion County. More than 5% of new large buildings in Marion County are expected to have annual average radon levels above the US EPA Level in identified areas. According to the information provided from the Florida DCA Radon Protection Map for Osceola County, the subject property is in a location where radon controls are recommended. A copy of the Florida DCA 2004 Marion County Radon Protection Map is provided in Appendix G.

5.3 PHYSICAL SETTING SOURCES

The "Ocala West, Florida" USGS topographic quadrangle map, Marion County Soil Survey, Florida Geological Survey - Environmental Geology and Hydrogeology of the Ocala Area, Florida Department of Natural Resources' Environmental Geology Series - Gainesville Sheet, 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, there is a potential for migration of petroleum contamination from off-site sources. Please refer to Section 5.0 for information pertaining to the sites of recognized environmental concern.

5.3.1 TOPOGRAPHY

The USGS topographic quadrangle map titled "Ocala West, 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 75 feet above sea level. The topography in the immediate vicinity slopes gently to the northwest, toward lower-lying areas. 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 Marion County is characterized by the Ocala Ridge, an uplifted area of Late Eocene Ocala Group limestone. In central Marion County, these limestones are sometimes overlain by Miocene age sands and clays known as the Hawthorn Group. Especially in the vicinity

of the Ocala Ridge, the Hawthorne Group is inconsistent, lenticular in nature, and often pinches out over short distances. The Ocala Group is underlain by additional Tertiary age carbonate sequences which dip east under an increasing thickness of younger sediments.

5.3.3 HYDROGEOLOGY

The general hydrogeology of Marion 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. The direction of shallow groundwater flow is generally toward surface water bodies. Based on the May 1996 CAR conducted at the subject property, the direction of shallow groundwater flow on-site is to the northeast.

The property does not contain surface water bodies.

5.4 HISTORICAL USE INFORMATION ON THE PROPERTY

Based on our review of aerial photographs, city directories, Sanborn Maps, the Marion County Property Appraiser's Information, and interviews, the subject property was developed circa the late 1800's. A stable was present on the subject property from circa 1895 to 1900. A shed likely associated with an adjoining structure was present on the subject property from circa 1900 to 1910. The subject property was developed with a gasoline station from 1962 to circa 1971, upon removal of the USTs. The subject property was developed for use as an auto repair facility (Aamco Transmission) from circa 1972 through 1987. Unresolved recognized environmental concerns have been identified at the subject property. Please refer to Section 5.0 for further information.

5.4.1 AERIAL PHOTOGRAPH REVIEW

We reviewed aerial photographs from 1976 to 2002, available at the Marion County Property Appraiser's Office. Please refer to Appendix A-3 for a copy of the 2002 Aerial Photograph. Descriptions of UES' observations are outlined in Table 4.

TABLE 4
Summary of Aerial Photograph Observations

Photograph Date	Scale	Photograph Quality	Remarks
1976	1" = 200'	Good	The subject property appears to be developed with a commercial structure. Silver Springs Boulevard adjoins the subject property to the north. Pine Avenue adjoins the subject property to the east. Commercial structures are present to the north, northeast, east, and south of the subject property. Scattered trees are present adjoining the subject property to the west. Broadway Street is present to the south of the commercial structure located to the south of the subject property. Residential property is visible further west of the subject property. High intensity commercial development is present along Silver Springs Boulevard and Pine Avenue.

TABLE 4
Summary of Aerial Photograph Observations

Photograph Date	Scale	Photograph Quality	Remarks
1985	1" = 200'	Good	A retention pond is present adjoining the subject property to the west. Silver Springs Boulevard appears to have been improved. No significant changes were observed to the subject property since the 1976 aerial photograph.
1992	1" = 200'	Fair	No significant changes were observed to the subject property or adjoining properties since the 1985 aerial photograph.
1996	1" = 200'	Good	No significant changes were observed to the subject property or adjoining properties since the 1992 aerial photograph.
1999	1" = 200'	Fair	No significant changes were observed to the subject property or adjoining properties since the 1996 aerial photograph.
2002	1" = 200'	Good	No significant changes were observed to the subject property or adjoining properties since the 1999 aerial photograph.

5.4.2 PROPERTY OWNERSHIP RECORDS

The current owner of the tax parcels comprising the subject property is PRN Investments. This is confirmed by the Marion County Property Appraiser's Information included in Appendix C.

5.4.3 SANBORN FIRE INSURANCE MAP REVIEW

EDR conducted a review of the largest and most complete collection of Sanborn fire insurance maps based on information pertaining to the subject property location provided by UES. Fire Insurance Maps were available from EDR for the following years: 1895, 1901, 1906, 1912, 1924, 1930, 1948, and 1965. Copies of the Sanborn Maps are provided in Appendix H.

1895 Sanborn Map:

A stable is located on the north portion of the subject property. Sheds are present adjoining the subject property to the west. The Frederick Boarding House is present to the south of the subject property. A residential dwelling is present to the north of road currently known as Silver Springs Boulevard. Pine Avenue is present to the east. Residential dwellings are present within the overall vicinity of the subject property.

1901 Sanborn Map:

The subject property is vacant with the exception of one small shed located on the west perimeter. No other significant changes were observed to the adjoining properties since the previous Sanborn Map.

1906 Sanborn Map:

The adjoining property to the south is now known as the Savoy Building. No other significant changes were observed to the subject property or adjoining properties since the previous Sanborn Map.

1912 Sanborn Map

The subject property is vacant. Only one shed is present adjoining the subject property to the west. No other significant changes were observed to the subject property or adjoining properties since the previous Sanborn Map.

1924 Sanborn Map:

The shed adjoining the subject property to the west is no longer present. Residential dwellings are present within the overall vicinity of the subject property. No other significant changes were observed to the subject property or adjoining properties since the previous Sanborn Map.

1930 Sanborn Map:

The adjoining property to the south is now developed for use as a hospital. A residential garage is present adjoining the subject property to the north. No other significant changes were observed to the subject property or adjoining properties since the previous Sanborn Map.

1948 Sanborn Map:

An unidentifiable object is present on the subject property. No other significant changes were observed to the adjoining properties since the previous Sanborn Map.

1965 Sanborn Map:

A gasoline service station is present on the west portion of the subject property. Gasoline service stations are present to the north and south of the subject property.

5.4.4 CITY DIRECTORY REVIEW

UES reviewed city directories in approximate five year intervals for the subject and adjoining properties at the Ocala Public Library in Ocala, Florida. We reviewed the following city directories: 1927, 1935, 1940, 1947, 1957, 1962, 1967, 1972, 1977, 1982, 1987, 1993, 1998, and 2003. UES reviewed the 0-100 block of North and South Pine Avenue. Based on the city directories reviewed by UES, the subject property operated as a gasoline station from circa 1957 to 1972. The subject property was occupied by Aamco Transmission from circa 1972 to through 1987. Throughout the 1960's and 1970's, numerous gasoline stations were present along Pine Avenue, located within the overall vicinity of the subject property.

5.4.5 LAND USE RECORDS

According to the Marion County Zoning Department, the subject property is zoned B-4, regional business.

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

5.4.6 OTHER HISTORICAL SOURCES

No other historical sources were reviewed during this assessment.

5.5 HISTORICAL USE INFORMATION ON ADJOINING PARCELS

Based on our review of aerial photographs, city directories, Sanborn Maps, the Marion County Property Appraiser's Information, and interviews, the adjoining parcels surrounding the subject property were developed for residential use from circa the late 1800's to the early 1960's. In the 1960's and 1970's, gasoline stations and auto repair facilities were constructed to the north, south, and east of the subject property. In the mid-1960's, the State's Attorney Office was constructed to the northeast of the subject property. Circa the mid-1980's, a retention pond was constructed to the west of the subject property. Please refer to Section 5.0 for further information.

6.0 INFORMATION FROM SITE RECONNAISSANCE

6.1 METHODOLOGY AND LIMITING CONDITIONS

On April 20, 2004, a walkover evaluation of the subject property was completed by Melisse Thomas. 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 evaluation included walking the interior of the subject property in a grid-like manner and walking the site perimeter. This visual assessment of the property focused primarily on its surface features. A Site Plan is contained in Appendix A-2. Site photographs are included in Appendix I.

The interior of the building was inaccessible the day of our site reconnaissance. The south perimeter of the subject property, behind the building, was inaccessible the day of our site reconnaissance due to the presence of dense, tall vegetation. There were no other constraints which impeded our assessment of the property or obstructed our view of the subject property.

6.2 GENERAL SITE SETTING

The subject property is located on the southwest corner of the intersection of Silver Springs Boulevard and Pine Avenue, within the west portion of downtown Ocala, Marion County, Florida. The subject property is located within a mixed commercial and residential area. Commercial development is present along Silver Springs Boulevard and Pine Avenue. Residential development is located further west of the subject property.

6.3 EXTERIOR OBSERVATIONS

During our site reconnaissance, the periphery of the subject property and exterior of the structures on the property were viewed. Entrances to the subject property are provided by Silver Springs Boulevard and Pine Avenue. A paved concrete area and a paved asphalt area are located on the east portion of the subject property. A concrete pad associated with a former hydraulic lift is located on the north portion of the subject property, to the north of the structure. A billboard is present on the northwest corner of the structure. Overhead power lines extend from Pine Avenue to the north perimeter of the building. A chainlink fence is present along the south perimeter of the building.

We observed no evidence of current 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, ASTs, 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. However, there is documentation of existing soil and groundwater contamination at the subject property. Also, USTs associated with the in-ground hydraulic lift located on the north portion of the subject property may still be in place. Please refer to Section 5.0 for further information.

6.4 INTERIOR OBSERVATIONS

The interior of the commercial structure located on the west portion of the subject property was inaccessible the day of our site reconnaissance. According to the Marion County Property Appraiser's information, the structure was constructed in 1962 and consists of approximately 2,839 square feet. The structure fronts Pine Avenue. The building consists of an office area and an auto repair area. Three bay doors and an entrance to the office area are present on the east perimeter of the building. A garage door and a side entrance are present on the north perimeter of the building.

7.0 INTERVIEWS

7.1 INTERVIEW WITH OWNER

UES interviewed Nancy Rossman, a representative of the PRN Investments, to obtain information regarding her knowledge of environmental concerns with respect to the subject property and vicinity. She stated that she is aware of petroleum contamination associated with the subject property per the previous site investigations that have been conducted at the subject property. She also stated that she 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 besides the information provided within the previous site investigations conducted at the subject property. Interview documentation is included in Appendix J.

7.2 INTERVIEW WITH SITE MANAGER

There is no designated site manager for the subject property.

7.3 INTERVIEWS WITH OCCUPANTS

The subject property was unoccupied the day of our site reconnaissance.

7.4 INTERVIEWS WITH LOCAL GOVERNMENT OFFICIALS

UES interviewed of Dennis Lawson of the City of Ocala Fire Department, to obtain information regarding his knowledge of recognized environmental concerns in connection with the subject property and vicinity. He stated that to the best of his knowledge he does not recall any incident responses pertaining to hazardous materials or petroleum products at the subject property.

UES interviewed a representative of the Marion County Baseline Landfill, Hazardous Waste Section, to obtain information regarding environmental concerns related to the subject property. She stated that there are no files pertaining to hazardous waste for the subject property or adjoining properties available for review.

UES interviewed Lucy Albrecht at FDEP, Central District, Hazardous Waste Section, to obtain information regarding environmental concerns related to the subject property. She stated that there are no files pertaining to hazardous waste for the subject property or adjoining properties available for review.

UES contacted Angie of the Marion County Fire-Rescue Department. She stated that no information regarding the subject property or adjoining properties was available, with the exception of Broadway Tire and Brake. She indicated that files that have been inactive for five or more years are sent to FDEP Headquarters in Tallahassee, Florida.

7.5 INTERVIEWS WITH OTHERS

No other interviews were conducted in preparation of this Phase I ESA.

8.0 BASELINE GROUNDWATER QUALITY ASSESSMENT

On May 26, 2004, and May 27, 2004, a Baseline Groundwater Quality Assessment was conducted at the former Aamco Transmission and the adjoining property to the south, the former Citgo #1. Groundwater samples were collected from ten existing monitor wells located at the subject property and ten existing monitor wells located at the former Citgo #1 property. The monitor wells were installed at the properties during site assessment activities conducted circa1995 and 1996. The monitor well locations are shown on the Groundwater Concentration Contour Maps provided in Appendix K. Prior to sampling, the monitor wells were purged in accordance with DEP-SOP-001/01, FS2200. The groundwater samples were obtained using a peristaltic pump. Monitor well No.1 at the former Aamco Transmission property was not sampled during this Baseline Groundwater Quality Assessment due to the destruction of the well. The FDEP Groundwater Sampling Logs are presented in Appendix L.

The groundwater samples were transported on ice to Southern Research Laboratories, in Orlando, Florida, for analysis of common petroleum constituents and solvents using Environmental Protection Agency (EPA) Method 8021 [volatile organic aromatics (VOA) and volatile organic halocarbons (VOH)], Method 8270 [polynuclear aromatic hydrocarbons (PAH)], and for total recoverable petroleum hydrocarbons (TRPH) using the FL-PRO Method. Table 5 in Appendix M contains a summary of groundwater laboratory analytical results. The laboratory analytical results and chain-of-custody report are presented in Appendix N.

Former Aamco Transmission:

Groundwater samples were collected from monitor wells A-MW-2, A-MW-3, A-MW-4, A-MW-5, A-MW-6, A-MW-7, A-MW-10, A-MW-11, A-MW-14, and A-MW-15D. Methyl-tert-butyl-ether, benzene, toluene, ethylbenzene, total xylenes, 1,2-dichloroethane (EDC), cis-1,2-dichloroethene, trichloroethene (TCE), tetrachloroethene (PCE), naphthalene, 2-methylnaphthalene, 1-methylnaphthalene, acenaphthalene, benzo (a) anthracene, acenaphthalene, and TRPH were detected in the collected groundwater samples above their respective method detection limits. Methyl-tert-butyl-ether, benzene, toluene, ethylbenzene, total xylenes, EDC, PCE, naphthalene, 2-methylnaphthalaene, 1-methylnaphthalenene, benzo (a) anthracene, and TRPH were detected

at concentrations above the Groundwater Cleanup Target Levels (GCTLs) established in Chapter 62-777, Florida Administrative Code (FAC), Table I. Benzene, toluene, ethylbenzene, total xylenes, and naphthalene were detected at concentrations above the Natural Attenuation Default Source Concentrations (NADSCs) established in Chapter 62-777, FAC, Table V. The identified groundwater plume with concentrations of tested constituents above their respective NADSCs is originating on-site at the location of the former tank field and within the general vicinity of the former dispenser island. Table 5 in Appendix M contains a summary of groundwater laboratory analytical results. Groundwater Concentration Contour Maps depicting the hydrocarbon plumes with concentrations of tested constituents above their respective GCTLs and NADSCs are presented in Appendix K.

Former Citgo #1:

Groundwater samples were collected from C-MW-1, C-MW-2, C-MW-5, C-MW-6, C-MW-7, C-MW-18, C-IDW-1, C-IDW-2, C-DW-1, and C-DW-2. Methyl-tert-butyl-ether, benzene, toluene, ethylbenzene, total xylenes, EDC, chloromethane, bromomethane, naphthalene, 2-methylnaphthalene, 1-methylnaphthalene, benzo (a) anthracene, and TRPH were detected in the collected groundwater samples above their respective method detection limits. Methyl-tert-butyl-ether, benzene, toluene, ethylbenzene, total xylenes, EDC, chloromethane, naphthalene, 2-methylnaphthalaene, 1-methylnaphthalenene, benzo (a) anthracene, and TRPH were detected at concentrations above the GTCLs established in Chapter 62-777, FAC, Table I. Benzene, toluene, ethylbenzene, total xylenes, naphthalene, and 2-methlynaphthalene were detected above the Natural Attenuation Default Source Concentrations (NADSCs) established in Chapter 62-777, Florida Administrative Code (FAC), Table V. The groundwater plume with concentrations of tested constituents above their respective NADSCs is originating from the former Rich's Texaco adjoining the former Citgo #1 to the southeast. There also appears to be groundwater contamination originating on-site with concentrations of tested constituents above GTCLs, but below NADSCs, established in Chapter 62-777, FAC. This groundwater hydrocarbon plume appears to be commingling with the hydrocarbon groundwater plume originating from the former Rich's Texaco. Table 6 presented in Appendix M contains a summary of groundwater laboratory analytical results. Groundwater Concentration Contour Maps depicting the hydrocarbon plumes with concentrations of tested constituents above their respective GCTLs and NADSCs are presented in Appendix K. The laboratory analytical results and chain-of-custody report are presented in Appendix N.

9.0 FINDINGS AND CONCLUSIONS

We have performed this Phase I ESA in accordance with the scope and limitations of ASTM Practice E1527-00 at the former Aamco Transmission, located at 12 South Pine Avenue, in Ocala, Marion 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. Based on the conclusions of the Phase I ESA conducted at the referenced property, UES finds evidence of recognized environmental conditions and further assessment is recommended. UES recommends the following for the subject property and the former Citgo #1:

Former Aamco Transmission: UES recommends sampling of the monitor well present to the north of Silver Springs Boulevard, and the installation of two monitor wells at the subject property to further delineate the extent of the groundwater contamination plume. UES also recommends the completion of a Supplemental Soil Assessment and preparation of a RAP to address the groundwater contamination that exceeds the NADSCs established in Chapter 62-777, FAC, and the approximately 350 cubic yards of excessively contaminated soils that were identified on-site by UES in the May 1996 CAR. UES also recommends the completion of a Phase II ESA to address

the hydraulic oil USTs potentially associated with any in-ground hydraulic lifts that may still be in-place and their potential impact to the subject property.

Former Citgo #1: We recommend natural attenuation monitoring as a remediation strategy for the groundwater contamination originating on-site, since the concentration levels of the analyzed constituents are below the NADSCs established in Chapter 62-777, FAC. The remediation of the groundwater plume originating from the former Rich's Texaco has been assumed by the State of Florida under the EDI program, and no further evaluation with respect to the contamination originating from the former Rich's Texaco is recommended at this time.

If re-development of the subject property is proposed in the future we recommend the following engineering considerations to avoid spreading or contacting any possible petroleum product contamination at the subject property originating from this facility:

- notification to contractors and subcontractors of petroleum product impacted soil and groundwater in accordance with OSHA requirements,
- groundwater treatment may be required if dewatering is to be performed to set building foundations,
- the stormwater management system should not include retention/detention areas in impacted areas which could cause the spread of existing contaminants through hydraulic loading at the surface,
- potable water and irrigation water should be obtained from the local municipality to ensure a clean supply and avoid the spread of existing contaminants through pumping of wells, and
- future site access agreement may be required by the FDEP, or FDEP subcontracted agencies, in order to conduct groundwater assessment activities associated with the subject property and adjoining properties.

Also, according to the information provided from the 2003 Florida Department of Community Affairs Marion County Radon Protection Map for Large Buildings, the subject property is in a location where radon controls are recommended.

10.0 DEVIATIONS

UES prepared this Phase I ESA in accordance with ASTM E1527-00.

11.0 ADDITIONAL SERVICES

Under the terms of the agreement between the City of Ocala and UES, no additional services were provided in association with this Phase I ESA and Baseline Groundwater Quality Assessment. However, you may want to consider the implications associated with the following non-scope considerations:

- possible asbestos-containing materials in existing structures;
- possible lead-based paint in existing structures.

12.0 REFERENCES

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

13.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

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

14.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

This assessment was completed by Melisse Thomas, Staff Scientist, and reviewed by Eric R. Krebill, Professional Geologist, both employees of Universal Engineering Sciences, Inc. Qualifications of personnel participating in this assessment are provided in Appendix P.