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August 22, 2019

Creighton Companies, LLC
900 SW Pine Island Road
Cape Coral, FL 33991
Attn: Mr. Jacob Mossholder

Reference: **Phase I Environmental Site Assessment**
Proposed 7-Eleven Gas Station / Commercial Property – Store #38989
2900 W Price Blvd
North Port, FL
UES Project No. 1140.1800132.0000
UES Report No. 14255

Dear Mr. Mossholder:

Universal Engineering Sciences, Inc. (UES) has completed a Phase I Environmental Site Assessment (ESA) in compliance with the American Society for Testing and Materials (ASTM) Standard E1527-13 for the above-referenced site (the "subject property"). The purpose of this assessment was to identify recognized environmental conditions (RECs) in association with the subject property as defined in ASTM E1527-13.

This assessment has revealed no evidence of recognized environmental conditions in connection with the property. UES does not recommend further assessment of the subject property at this time.

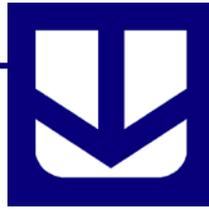
Universal Engineering Sciences, Inc. appreciates this opportunity to provide environmental services to you and we look forward to future endeavors. Please contact the undersigned if you have any questions regarding this report.

Respectfully submitted,

Universal Engineering Sciences, Inc.

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UNIVERSAL ENGINEERING SCIENCES

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Conducted on

Proposed 7-Eleven Gas Station - Store #38989

2900 W Price Blvd

North Port, FL

UES Project No. 1140.1800132.0000

UES Report No. 14255

Report Date: August 22, 2019

Prepared For:

Creighton Companies, LLC

900 SW Pine Island Road

Cape Coral, FL 33991

Attn: Mr. Jacob Mossholder

Prepared By:

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EXECUTIVE SUMMARY

Universal Engineering Sciences, Inc. (UES) has completed a Phase I Environmental Site Assessment (ESA) in compliance with the American Society for Testing and Materials (ASTM) Standard E1527-13 for the vacant wooded parcel located at 2900 Price Boulevard, North Port, Sarasota County, Florida (the "subject property"). The purpose of this assessment was to identify recognized environmental conditions in association with the subject property as defined in ASTM E1527-13. The subject property evaluated for this Phase I ESA consists of an unimproved parcel. Please refer to the Site Location Map presented in **Appendix A-1** and the Site Plan presented in **Appendix A-2** for additional information pertaining to the location of the subject property.

Based on UES' field observations, historical research, public records review and interviews conducted in accordance with ASTM format E1527-13, the findings of this Phase I ESA are as follows:

1. The subject property and surrounding areas were unimproved pasture with no roads or improvements from circa 1948 to the late 1960's when roads were placed in the area surrounding the subject property. In the early 1990's houses were built to the west, north and further to the south and east. A commercial building was built to the south in 2015.
2. The subject property was not listed on any of the regulatory databases searched during this assessment.
3. No facilities under the regulatory listings were identified during the environmental records review within the ASTM E1527-13 minimum search distances from the Property.

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of 2900 Price Boulevard, North Port, Sarasota County, Florida, the property. Any exceptions to, or deletions from, this practice are described in Section 1.2, 1.3 and 1.4 of this report. This assessment has revealed *no evidence of recognized environmental conditions in connection with the property*. UES does not recommend further assessment of the subject property at this time.

Continuing Obligations

The User of this report is required to ensure that continuing obligations are followed after purchase or acquisition of the subject property. Any land use restrictions in effect at the subject property must be maintained. The User should ensure that all parties at the subject property are following best management practices and taking "reasonable steps" with respect to preventing and limiting exposure to any hazardous substance releases on the subject property. In the event of a future release on the subject property, the property owner or responsible party should report it to the appropriate regulatory agency. Full cooperation must be provided to any parties authorized to conduct assessments or responses to the subject property.

Please note that an environmental liens or activity and use limitations search was not performed for the subject property. In accordance with ASTM E1527-13, it is the responsibility of the User of this report to confirm that there are no environmental liens or activity and use limitations filed for the subject property. In the event that any are identified, please contact UES immediately for further evaluation.

1.0 INTRODUCTION

1.1 PURPOSE

Universal Engineering Sciences, Inc. (UES) has completed a Phase I Environmental Site Assessment (ESA) for the vacant wooded lot located at 2900 Price Boulevard, North Port, Sarasota County, Florida (the "subject property"). The primary purpose of this assessment is to conduct an evaluation of the subject property and surrounding properties to identify recognized environmental conditions (RECs), controlled recognized environmental conditions (CRECs), historical recognized environmental conditions (HRECs), *de minimis* conditions, vapor encroachment conditions (VECs), and business environmental risks (BERs) associated with the past or present uses of the subject property and surrounding properties. ASTM E1527-13 defines these conditions as follows:

- REC: the presence or likely presence of any hazardous substances or petroleum products in, on or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; (3) under conditions that pose a material threat of a future release to the environment.
- CREC: a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority. The hazardous substances or petroleum products are allowed to remain in place and are subject to the implementation of required controls.
- HREC: a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls.
- *De minimis* Condition: a condition that generally does 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 government agencies.
- VEC: the presence or likely presence of "chemical of concern" vapors in the subsurface of the Target Property caused by the release of vapors from contaminated soil or groundwater or both either on or near the Target Property as identified by the Tier 1 or Tier 2 procedures.

- BER: a risk which can have a material environmental or environmentally driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in this practice.

This environmental assessment was conducted in accordance with the guidelines of the ASTM E1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. This assessment was also intended to identify potential off-site contaminant sources within the distances set forth in ASTM E1527-13 guidelines.

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

1.2 DETAILED SCOPE OF SERVICES

The contracted scope of services consists of the preparation of a Phase I of the subject property in accordance with the guidelines set forth in ASTM E1527-13. 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.

The scope of services 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, vapor intrusion, site geotechnics (soils, foundations, site retention, etc.), wetlands, endangered species, or construction materials testing, unless specified in the approved contract between UES and the client. UES can provide these additional services if necessary.

1.3 LIMITATIONS AND EXCEPTIONS

The findings of this report represent our professional judgment; UES offers or extends no warranty, express or implied. These findings are relevant to the dates of our property evaluation 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. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with the subject property.

Due to changing environmental regulatory conditions and potential on-site or adjacent activities occurring after this Phase I ESA, the client may not presume the continuing applicability to the subject property of the conclusions in this assessment for more than 180 days after the report's issuance date, per ASTM E1527-13.

1.4 DATA GAPS

ASTM E1527-13 defines a "Data Gap" as a lack of, or inability to, obtain information despite good faith efforts that may affect the findings of the Phase I ESA. The Environmental Professional is to identify

"*significant*" Data Gaps found in the Phase I ESA process, while "*insignificant*" Data Gaps do not have to be included in this evaluation. For both the ASTM Standard and the AAI Final Rule, the Environmental Professional must identify what was done to address the Data Gap. The Environmental Professional should provide an opinion regarding appropriate further investigations, if any, necessary to address Data Gaps. A Phase I ESA which includes Data Gaps is still considered as compliant with the Standard and the AAI Final Rule, as long as the Data Gaps are addressed as outlined above.

The following Data Gaps were encountered during completion of this Phase I ESA:

- Historical information was not available for the subject property in five year intervals. However, based on our review of historic data during this Phase I ESA, this data gap does not appear to be significant to the findings of this assessment and does not constitute a data failure.
- No Owner Questionnaire was returned to UES by the time of publication of this Phase I ESA, which is considered a data gap. However, based on available historical information and government records, this data gap does not appear to be significant to the findings of this assessment.
- The environmental liens, and activity and use limitations records were not provided to UES for review during this Phase I ESA. However, the User should obtain these records to be compliant with the ASTM Standard Practice E 1527-13 and be afforded CERCLA protection for this assessment. If the USER does not obtain these records, this Data Gap could be considered significant to the findings of this assessment and could constitute a data failure.

1.5 SPECIAL TERMS AND CONDITIONS

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

1.6 USER RELIANCE

This report is intended for the sole use of Creighton Companies, LLC. 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 subject 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 Creighton Companies, LLC. A copy of the UES General Conditions is presented in **Appendix B**.

2.0 SITE DESCRIPTION

2.1 LOCATION AND LEGAL DESCRIPTION

The subject property consists of an approximate 4.2-acre property located at 2900 Price Boulevard, North Port, Sarasota County, Florida. The subject property is located in Section 23, Township 39 South, and Range 21 East as referenced in the "Murdock, Florida" United States Geological Survey (USGS) topographic quadrangle map presented in **Appendix A-1** (Site Location Map). Please refer to the Site Plan in **Appendix A-2** and the property appraiser records in **Appendix C** for additional details, including the subject property legal description.

2.2 PROPERTY AND VICINITY CHARACTERISTICS

At the time of our evaluation, the subject property was a vacant wooded lot with dense underbrush. Vehicle access is provided from the southern boundary from West Price Boulevard and from the east by South Cranberry Boulevard. The surrounding land use includes residences, vacant wooded land and a Dollar General store. Refer to the Site Location Map in **Appendix A-1** and to the Site Plan in **Appendix A-2** for additional details pertaining to the subject and surrounding properties.

2.3 CURRENT USE OF THE SITE

At the time of our evaluation, the subject property was a vacant wooded parcel with dense underbrush.

2.4 STRUCTURES, ROADS, AND/OR OTHER IMPROVEMENTS WITHIN THE SITE

The subject property was unimproved land.

2.5 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	Residences
East	South Cranberry Boulevard followed by wooded land
South	West Price Boulevard followed by a Dollar General store
West	Residences

No evidence of recognized environmental concerns to the property was identified associated with the current use of the adjoining properties.

3.0 USER PROVIDED INFORMATION

UES was provided with property appraisal details and a User Questionnaire presented in **Appendix J**.

3.1 TITLE RECORDS

Based on information obtained from the Sarasota County Property Appraiser's website, the subject property is owned by Weedon North Port LLC. The User did not contract UES to acquire chain-of-title for the parcel, which typically contains information regarding historical site ownership. Therefore, UES did not review chain-of-title information during this assessment.

3.2 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS

The User did not provide any information regarding environmental liens or activity and use limitations on the subject property that are filed or recorded under Federal, Tribal, State or local laws.

3.3 SPECIALIZED KNOWLEDGE

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

3.4 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES

The User did not provide UES information regarding fair market value of the subject property.

3.5 OWNER, PROPERTY MANAGER, AND OCCUPANT INFORMATION

According to the Sarasota County Property Appraiser records, the current owner of the subject property parcel is Weedon North Port LLC. A property manager was not identified. The subject property is currently undeveloped land.

3.6 REASON FOR PERFORMING PHASE I ESA

The User is conducting the Phase I ESA as part of their due diligence for the subject property.

3.7 COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION ABOUT THE PROPERTY

The User did not provide any information regarding any specific chemicals that are present or were once present at the subject property, spills or other chemical releases that have taken place at the subject, or any environmental cleanups that have taken place at the subject property.

3.8 ADDITIONAL INFORMATION

No additional information pertaining to the subject property parcel was provided to UES.

4.0 RECORDS REVIEW

The purpose of the records review is to obtain and review records that will help identify recognized environmental conditions in connection with the subject property. Accuracy and completeness of record information varies among information sources, including governmental sources. Record information is often inaccurate or incomplete. Standard sources that are reasonably ascertainable were reviewed by UES for this Phase I ESA.

4.1 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 a ASTM regulatory database report from Environmental Data Resources (EDR), which is provided in **Appendix D**. UES also reviewed other available standard environmental record sources at the Florida Department of Environmental Protection (FDEP), as needed.

Table 2 lists the approximate minimum search distances used during this assessment in review of the regulatory database, as set forth in ASTM E1527-13.

TABLE 2
 Minimum Search Distances - ASTM E1527-13

Source	Search Distance
Federal NPL Site List (National Priorities List)	1.0 mile
Federal Delisted NPL Site List	0.5 mile
Federal CERCLIS List (Comprehensive Environmental Response Compensation and Liability Act of 1980) / Superfund Enterprise Management System (SEMS)	0.5 mile
Federal CERCLIS NFRAP Site List / SEMS Archive List	0.5 mile
Federal RCRA CORRACTS Facilities List (Resource Conservation and Recovery Act)	1.0 mile
Federal RCRA non-CORRACTS TSD Facilities List	0.5 mile
Federal RCRA Generators List	subject property & adjoining parcels
Federal Institutional Control/Engineering Control Registries	subject property only
Federal ERNS List (Emergency Response Notification System)	subject property only
States and Tribal Lists of Hazardous Waste Sites identified for investigation or remediation:	
State- and Tribal-equivalent NPL	1.0 mile
State- and Tribal-equivalent CERCLIS	0.5 mile
State and Tribal Landfill and/or Solid Waste Disposal Site Lists	0.5 mile
State and Tribal Leaking Storage Tanks Lists	0.5 mile
State and Tribal Registered Storage Tank Lists	subject property & adjoining parcels
State and Tribal Institutional Control/Engineering Control Registries	subject property only
State and Tribal Voluntary Cleanup Sites	0.5 mile
State and Tribal Brownfield Sites	0.5 mile

4.1.1 FEDERAL, STATE AND COUNTY RECORDS REVIEW

According to information provided by EDR, the subject property was not listed in any of the search databases. Universal reviewed available regulatory records pertaining to adjoining parcels and surrounding properties, as warranted. No facilities were identified within the applicable ASTM minimum search distances. Please refer to the regulatory database report in **Appendix D** for additional details.

In addition to reviewing the regulatory database report, UES performed reconnaissance of the subject property vicinity to identify any sites not mapped by EDR due to inadequate or inaccurate address information and to look for unregistered facilities. No petroleum storage facilities or facilities suspected to use or generate hazardous materials were observed in the near vicinity of the subject property during field reconnaissance performed by UES.

4.2 ADDITIONAL ENVIRONMENTAL RECORDS

The FDEP Ethylene Dibromide (EDB) Application Zone Delineation Map indicates EDB-impacted groundwater has not been identified in the geographical section in which the subject property is located. EDB was formerly used in citrus grove applications as a fumigant against nematodes and is a known carcinogen.

Research of cultural and historic resources found none to exist on the subject property.

The results of the protected species assessment did not find any direct evidence that would indicate the subject property is inhabited or utilized by listed species. There appears to be low potential for development of the subject property to affect listed species.

Please refer to **Appendix E** for copies of environmental reports and documents that have been summarized in Sections 4.1.1 and 4.2 of this report.

4.3 PHYSICAL SETTING SOURCES

The "Murdock, Florida " USGS topographic quadrangle map, Sarasota County Soil Survey, and regulatory files available regarding properties of environmental concern in the subject property vicinity were reviewed as sources for obtaining information regarding the physical setting of the subject property and surrounding vicinity.

4.3.1 TOPOGRAPHY

The USGS topographic quadrangle map titled "Murdock, 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 at an elevation of approximately twenty (20) feet above sea level. The topography in the vicinity slopes gently to the southwest. A copy of the USGS Quadrangle Map is provided as **Appendix A-1** (Site Location Map).

4.3.2 SOILS/GEOLOGY

According to the Geologic Map of the State of Florida, 2001, the surficial deposits underlying the site in the general vicinity are classified as Tertiary/Quaternary shelly sediments of Plio-Pleistocene age (TQsu). Lithologically these sediments are complex, varying from unconsolidated, variably calcareous and fossiliferous quartz sands to well indurated, sandy fossiliferous limestones. Clayey sands and sandy clays are also present. These surficial deposits vary in depth but generally extend to depths of approximately 15 to 40 feet below the surface and form the surficial aquifer.

The surficial siliciclastic shell deposits are underlain by the Miocene Hawthorn Group, Peace River Formation (Thp). The Peace River Formation is very diverse consisting of interbedded quartz sands, clays and carbonates. The quartz sands of the Peace River Formation are typically clayey and the clay beds are commonly sandy, silty and calcareous. In Sarasota County the Peace River Formation ranges from being absent in the northwest to over 100 feet thick in the southern part of the county.

Directly underlying the Peace River Formation is the Arcadia Formation, Tampa Member deposits (That). The Tampa Member sediments are typically limestone with subordinate dolostone, sand and clay. The limestone in the Tampa Member is a white to yellowish gray, fossiliferous and variably sandy and clayey mudstone, wackestone and packstone with minor to no phosphate grains. In Sarasota County the Arcadia Formation ranges from 450 to 500 feet in thickness and generally occurs at 50 ft bls.

The Oligocene Suwannee Limestone (Ts) generally lies below the Hawthorn Group sediments in the region. The Suwannee Limestone generally consists of a white to cream, poorly to well indurated, fossiliferous limestone. In Sarasota County the Suwannee Limestone is generally found at depths greater than 500 feet below the land surface

According to information from the EDR report and the Sarasota County Soil Conservation Survey, soils in the Site vicinity are comprised of Pomona fine sands. These soils are poorly drained with high corrosion potential. Typical soil layers are surface soils to 51 inches being fine sand and sand, with sandy clay loam beyond 51 inches.

4.3.3 HYDROGEOLOGY

A surficial aquifer is present within Sarasota County. The surficial aquifer is unconfined and quite variable but is typically 15 to 40 feet thick coinciding with surficial siliciclastic shell deposits. The base of the surficial aquifer is often the lower permeability lithologies of the Peace River Formation. Groundwater flow in the surficial aquifer generally follows topography from high to lower elevations.

The Floridan aquifer is unconfined to semi-confined in Sarasota County. The Floridan aquifer system consists of the Upper and Lower Floridan aquifers separated by the middle confining unit. The middle confining unit and the Lower Floridan aquifer in west-central Florida generally contain highly mineralized water. The water-bearing units containing fresh water are herein referred to as the Upper Floridan aquifer. The Upper Floridan aquifer is the principal source of water in the Southwest Florida Water Management District (SWFWMD) and is used for major public supply, domestic use, irrigation, and brackish water desalination in coastal communities (SWFWMD 2000).

Based on a review of the USGS Map, groundwater flow is estimated to be predominantly to the southwest.

4.3.4 VAPOR MIGRATION

Vapor migration refers to the movement of *hazardous substances* or *petroleum products* vapor in the subsurface. A vapor encroachment condition is defined as the presence or likely presence of chemicals of concern (COC) vapors in the subsurface of the subject property caused by the release of vapors from contaminated soil or groundwater or both either on or near the subject property.

UES conducted a Tier 1 Vapor Encroachment Screening (VES) for the subject property in accordance with ASTM E 2600-10. The Tier 1 screening process utilizes the information collected as part of this Phase I ESA. The Area of Concern for the purpose of this VES is 1/3 mile (1,760 feet) for COC and 1/10 mile (528

feet) for petroleum hydrocarbon COC. The approximate minimum search distances for Federal, Tribal and State-listed facilities surrounding the subject property are presented in **Table 4**.

Table 4
 Approximate Minimum Search Distance Surrounding the Subject Property (ASTM E2600-15)

Source	COC	Petroleum Hydrocarbon COC
Federal NPL Site List	1/3 mile	1/10 mile
Federal CERCLIS List	1/3 mile	1/10 mile
Federal RCRA CORRACTS Facilities List	1/3 mile	1/10 mile
Federal RCRA Non-CORRACTS TSD Facilities List	1/3 mile	1/10 mile
Federal RCRA Generators List	Subject property only	Subject property only
Federal Institutional Control/Engineering Control Registries	Subject property only	Subject property only
Federal ERNS List	Subject property only	Subject property only
State and Tribal Equivalent NPL	1/3 mile	1/10 mile
State and Tribal Equivalent CERCLIS	1/3 mile	1/10 mile
State and Tribal Landfill and/or Solid Waste Disposal Site Lists	1/3 mile	1/10 mile
State and Tribal Leaking UST/AST Lists	1/3 mile	1/10 mile
State and Tribal UST/AST Lists	Subject property only	Subject property only
State and Tribal Institutional Control/Engineering Control Registries	Subject property only	Subject property only
State and Tribal Voluntary Cleanup Sites	1/3 mile	1/10 mile
State and Tribal Brownfield Sites	1/3 mile	1/10 mile

Based on our regulatory records review, no facilities with documented contamination are located within the Area of Concern; and therefore, no potential vapor encroachment conditions were identified as a concern to the subject property.

4.4 HISTORICAL USE INFORMATION ON THE PROPERTY AND SURROUNDING AREA

UES reviewed aerial photographs and property records to determine the historical use of the subject property. The subject property and surrounding areas were unimproved pasture and wooded land with no roads or improvements from circa 1948 to the late 1960's when roads were built in the area surrounding the subject property. In the early 1990's houses were built to the west, north and further to the south and east. A commercial building was built to the south in 2015.

4.4.1 AERIAL PHOTOGRAPH REVIEW

In order to evaluate the previous land uses of the subject property and surrounding area, a series of aerial photographs was reviewed. The aerial photographs provide a progressive overview of the subject property and adjoining properties. UES reviewed aerial photographs available EDR's Historical Aerial Photograph Report and Google Earth. Descriptions of UES observations are outlined in **Table 5**. Copies of the aerial photographs reviewed are presented in **Appendix F**.

TABLE 5 Summary of Aerial Photographs Observations	
Photograph Date	Remarks
2017, 2016	Subject property and land to the east is wooded land with dense underbrush. To the north and south are residences, and to the south is a commercial building and parking lot.
2014, 2012, 2010, 2008, 2006, 2004	Similar to the previous aerial photograph except no commercial building to the south.
1998, 1995	Similar to the previous aerial photograph except fewer houses to the north and west.
1986, 1978, 1969,	Subject property and surrounding areas are wooded land with roads for a subdivision.
1957, 1951, 1948	Subject property and surrounding areas are unimproved pasture and wooded land with no roads or improvements.

4.4.2 PROPERTY OWNERSHIP RECORDS

According to the Sarasota County Property Appraiser’s website, the current owner of the subject property is Weedon North Port LLC. A copy of the Sarasota County Property Appraiser card is presented in **Appendix C**. The User did not contract UES to acquire a chain-of-title report for the subject property, which typically contains information regarding historical site ownership.

4.4.3 FIRE INSURANCE MAP REVIEW

Fire insurance maps generated by the Sanborn® Map Company were not available for the subject property and its vicinity. A copy of the Certified Sanborn Map Report listing no coverage is provided in **Appendix G**.

4.4.4 CITY DIRECTORY REVIEW

Universal reviewed the EDR City Directory Image Report available in **Appendix H**. The directory provided occupant information for the Property and nearby properties at approximately five year intervals as available. No additional listings for the Property or adjoining properties were identified which would be considered a REC.

4.4.5 LAND USE RECORDS

According to the Sarasota County Property Appraiser records, the subject property is zoned: NCHI - NEIGHBORHOOD COMMERCIAL INTENSITY.

4.4.6 OTHER HISTORICAL SOURCES

No other historical sources were reviewed in preparation of this Phase I ESA.

5.0 INFORMATION FROM SITE RECONNAISSANCE

On August 14, 2019, a site reconnaissance of the subject property was completed by Mr. Bruce Glasberg of UES. The purpose 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 subject property.

5.1 METHODOLOGY

The reconnaissance included walking the accessible portions of the subject property and the site perimeter. This visual observation of the subject property focused primarily on its surface features. Property use and significant features are indicated on the Site Plan contained in **Appendix A-2**. Representative site photographs are included in **Appendix I**.

5.2 GENERAL SITE SETTING

At the time of our evaluation, the subject property was a vacant wooded lot with dense underbrush. Vehicle access is provided from the southern boundary from West Price Boulevard and from the east by South Cranberry Boulevard. The surrounding land use includes residences, vacant wooded land and a Dollar General store.

5.3 SITE OBSERVATIONS

Site features observed, encountered, or suspected during our site visit are summarized in **Table 6** and discussed in the following sections.

Table 6
 Site Reconnaissance Summary

Report Section	Section Information/Detail	Observed or Encountered		
		Yes	No	REC
5.3.1	Limiting Conditions	✓		
5.3.2	Floor Drains		✓	
5.3.3	Buildings		✓	
5.3.4	Heating And Cooling Sources		✓	
5.3.5	Drinking Water Source		✓	
5.3.6	Wastewater Discharge Source		✓	
5.3.7	Current Tenant Operations		✓	
5.3.8	Past Tenant Operations		✓	

Report Section	Section Information/Detail	Observed or Encountered		
		Yes	No	REC
5.3.9	Polychlorinated Biphenyls		✓	
5.3.10	Hazardous Substances and Petroleum Products		✓	
5.3.11	Storage Tanks		✓	
5.3.12	Odors		✓	
5.3.13	Pools Of Liquids		✓	
5.3.14	Drums And Containers		✓	
5.3.15	Unidentified Substance Containers		✓	
5.3.16	Stains Or Corrosion On Floors, Walls Or Ceilings		✓	
5.3.17	Sumps		✓	
5.3.18	Pits, Ponds Or Lagoons		✓	
5.3.19	Stained Soil Or Pavement		✓	
5.3.20	Stressed Vegetation		✓	
5.3.21	Wells		✓	
5.3.22	Solid Waste, Construction Debris and/or Imported Soil Stockpile		✓	

5.3.1 LIMITING CONDITIONS

Due to dense underbrush over the entire subject property, and wet areas due to heavy recent rains, all areas of the subject property could not be visually observed with an overlapping field of view. Based on aerial photograph review in conjunction with the site observations, this limiting condition does not appear significant to the ESA findings.

5.3.2 FLOOR DRAINS

Not observed on the subject property.

5.3.3 BUILDINGS

No buildings were observed on the subject property.

5.3.4 HEATING AND COOLING SOURCES

Not observed on the subject property.

5.3.5 DRINKING WATER SOURCE

Not observed on the subject property.

5.3.6 WASTEWATER DISCHARGE SOURCE

Not observed on the subject property.

5.3.7 CURRENT TENANT OPERATIONS

The property is currently unoccupied vacant land.

5.3.8 PAST TENANT OPERATIONS

No evidence of previous development or land use was observed on the subject property.

5.3.9 POLYCHLORINATED BIPHENYLS

UES did not observe evidence of PCBs at the subject property.

5.3.10 HAZARDOUS SUBSTANCES AND PETROLEUM PRODUCTS

UES did not observe hazardous substances on the subject property.

5.3.11 STORAGE TANKS

UES did not observe any storage tanks on the subject property. Based on the regulatory review, no storage tanks are registered for the subject property.

5.3.12 ODORS

No unusual odors were noted by UES during the site reconnaissance.

5.3.13 POOLS OF LIQUIDS

No pools of liquid were observed by UES during the site reconnaissance.

5.3.14 DRUMS AND CONTAINERS

No drums or containers were observed on the subject property.

5.3.15 UNIDENTIFIED SUBSTANCE CONTAINERS

No unidentified substance containers were observed by UES during the site reconnaissance.

5.3.16 STAINS OR CORROSION ON FLOORS, WALLS OR CEILINGS

There are no buildings on the subject property.

5.3.17 SUMPS

UES did not observe the presence of any sumps at the subject property during the site reconnaissance.

5.3.18 PITS, PONDS OR LAGOONS

UES did not observe pits, ponds or lagoons on the subject property.

5.3.19 STAINED SOIL OR PAVEMENT

UES did not observe evidence of stained soil or pavement at the subject property during the site reconnaissance.

5.3.20 STRESSED VEGETATION

UES did not observe stressed vegetation at the subject property during the site reconnaissance.

5.3.21 WELLS

UES did not observe the presence of irrigation or water wells at the subject property during the site reconnaissance. No groundwater monitoring wells were observed on the subject property.

5.3.22 SOLID WASTE, CONSTRUCTION DEBRIS AND/OR IMPORTED SOIL STOCKPILES

UES did not observe evidence of solid waste, construction debris or imported soil stockpiles at the subject property during the site reconnaissance.

6.0 INTERVIEWS

6.1 INTERVIEW WITH OWNER

No owner questionnaire was returned to UES by the time of publication of this Phase I ESA. UES was unable to locate or interview any previous owners of the subject property. It is UES' opinion that this data failure does not appear to be a significant one that would warrant further investigation.

6.2 INTERVIEW WITH SITE MANAGER

No site manager was provided to UES.

6.3 INTERVIEWS WITH OCCUPANTS

The subject property consists of vacant unimproved land.

6.4 INTERVIEWS WITH LOCAL GOVERNMENT OFFICIALS

UES attempted to contact the Sarasota County Fire Department, Sarasota County Health Department, and the North Port Building Department for information regarding the subject property. No response was received by the time of report completion from these government agencies.

6.5 INTERVIEW WITH USER

The User provided UES with property appraiser data on the subject property.

7.0 FINDINGS AND OPINIONS

Based on UES' field observations, historical research, public records review and interviews conducted in accordance with ASTM format E1527-13, the findings and opinions of this Phase I ESA are as follows:

1. The subject property and surrounding areas were unimproved pasture with no roads or improvements from circa 1948 to the late 1960's when roads were placed in the area surrounding the subject property. In the early 1990's houses were built to the west, north and further to the south and east. A commercial building was built to the south in 2015.
2. The subject property was not listed on any of the regulatory databases searched during this assessment.
3. No facilities under the regulatory listings were identified during the environmental records review within the ASTM E1527-13 minimum search distances from the Property.

8.0 CONCLUSIONS

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of 2900 Price Boulevard, North Port, Sarasota County, Florida, the property. Any exceptions to, or deletions from, this practice are described in Section 1.2, 1.3 and 1.4 of this report. *This assessment has revealed no evidence of recognized environmental conditions in connection with the property.* Universal Engineering Sciences, Inc. does not recommend further assessment of the subject property at this time.

Please note that an environmental liens or activity and use limitations search was not performed for the subject property. In accordance with ASTM E1527-13, it is the responsibility of the User of this report to confirm that there are no environmental liens or activity and use limitations filed for the subject property. In the event that any are identified, please contact UES immediately for further evaluation.

The User of this report is required to ensure that continuing obligations are followed after purchase or acquisition of the subject property. Any land use restrictions in effect at the subject property must be maintained. The User should ensure that all parties at the subject property are following best management practices and taking "reasonable steps" with respect to preventing and limiting exposure to any hazardous substance releases on the subject property. In the event of a future release on the subject property, the property owner or responsible party should report it to the appropriate regulatory agency. Full cooperation must be provided to any parties authorized to conduct assessments or responses to the site.

9.0 DEVIATIONS

UES prepared this Phase I ESA in compliance with ASTM E1527-13.

10.0 ADDITIONAL SERVICES

UES did not provide any additional services in conjunction with this Phase I ESA.

11.0 REFERENCES

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

12.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

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

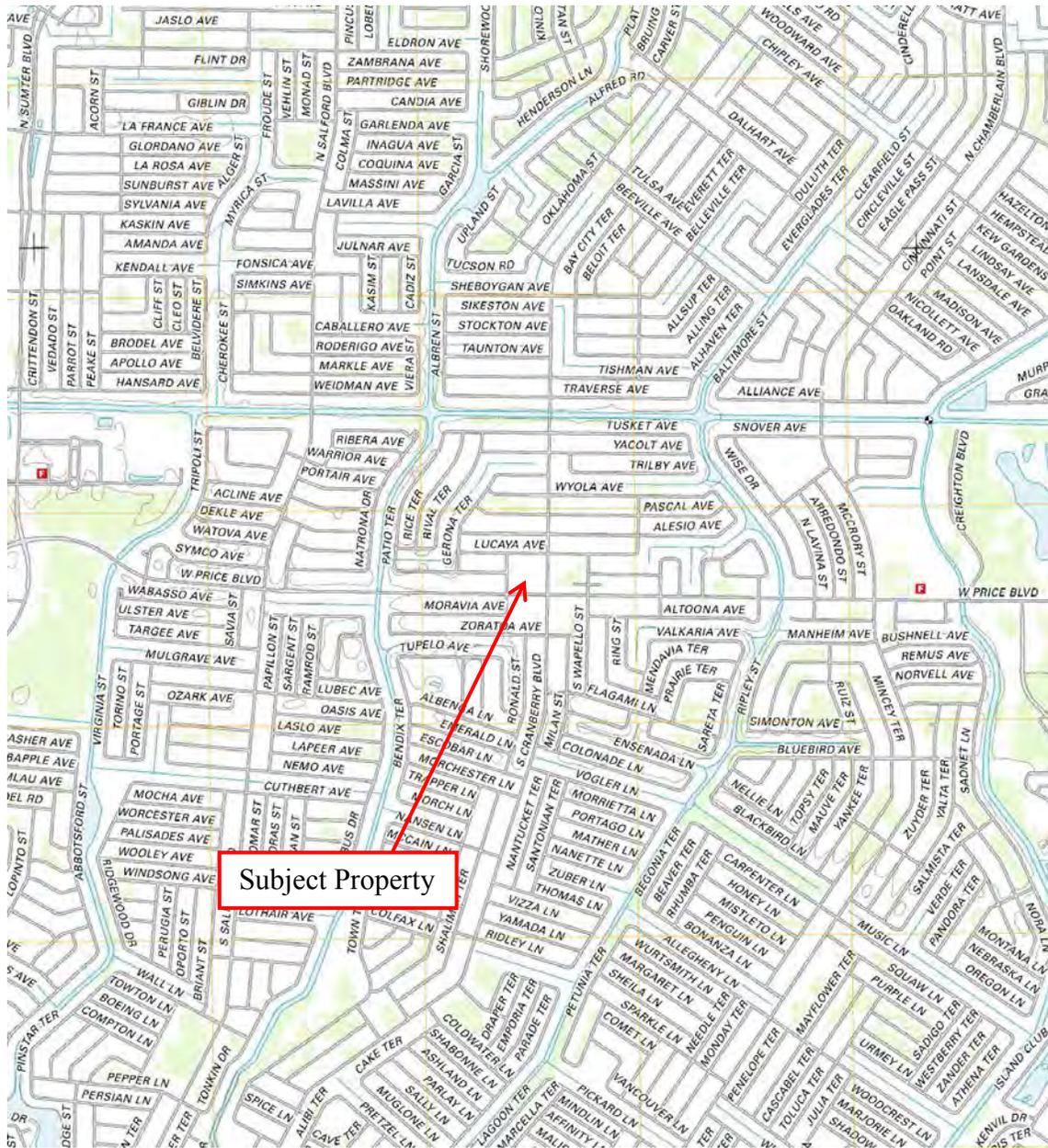
13.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

This assessment was completed by Mr. Bruce Glasberg, and Mr. Kurt Hardy, P.E., all employees of Universal Engineering Sciences, Inc. We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312 and we have specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the site. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312. Qualifications of personnel participating in this assessment are provided in **Appendix L**.

Appendix A

SITE LOCATION MAP
SITE PLAN

A-1
A-2



Source: USGS Topographic Map: Murdock, FL 2012

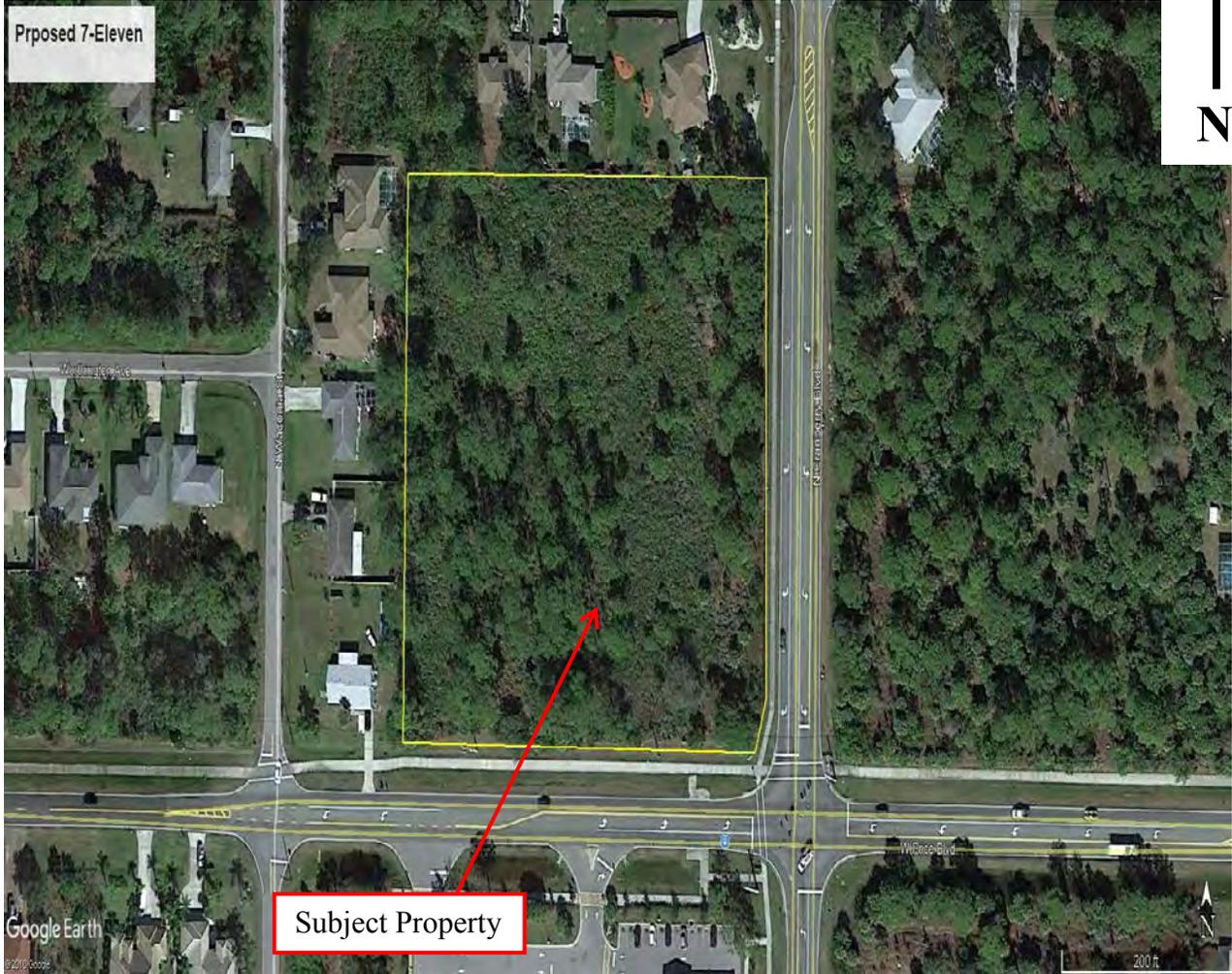


UNIVERSAL
ENGINEERING SCIENCES

**PHASE I ENVIRONMENTAL SITE ASSESSMENT
PROPOSED 7-ELEVEN
NORTH PORT, FL**

SITE LOCATION MAP

DRAWN BY: BG	DATE Aug 2019	CHECKED BY: KH	DATE Aug 2019
SCALE:	PROJECT NO: 1140.1900132.0000	REPORT NO	PAGE NO: A-1



Source: Google Earth



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ENGINEERING SCIENCES

**PHASE I ENVIRONMENTAL SITE ASSESSMENT
PROPOSED 7-ELEVEN
NORTH PORT, FL**

SITE PLAN

DRAWN BY: BG	DATE Aug 2019	CHECKED BY: KH	DATE Aug 2019
SCALE:	PROJECT NO: 1140.1900132.0000	REPORT NO	PAGE NO: A-2

Appendix B

General Conditions

Universal Engineering Sciences, Inc.
GENERAL CONDITIONS

SECTION 1: RESPONSIBILITIES

- 1.1 *Universal Engineering Sciences, Inc.*, ("UES"), has the responsibility for providing the services described under the Scope of Services section. The work is to be performed according to accepted standards of care and is to be completed in a timely manner. The term "UES" as used herein includes all of *Universal Engineering Sciences, Inc.*'s agents, employees, professional staff, and subcontractors.
- 1.2 The Client or a duly authorized representative is responsible for providing UES with a clear understanding of the project nature and scope. The Client shall supply UES with sufficient and adequate information, including, but not limited to, maps, site plans, reports, surveys and designs, to allow UES to properly complete the specified services. The Client shall also communicate changes in the nature and scope of the project as soon as possible during performance of the work so that the changes can be incorporated into the work product.
- 1.3 The Client acknowledges that UES's responsibilities in providing the services described under the Scope of Services section is limited to those services described therein, and the Client hereby assumes any collateral or affiliated duties necessitated by or for those services. Such duties may include, but are not limited to, reporting requirements imposed by any third party such as federal, state, or local entities, the provision of any required notices to any third party, or the securing of necessary permits or permissions from any third parties required for UES's provision of the services so described, unless otherwise agreed upon by both parties.
- 1.4 **PURSUANT TO FLORIDA STATUTES §558.0035, ANY INDIVIDUAL EMPLOYEE OR AGENT OF UES MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.**

SECTION 2: STANDARD OF CARE

- 2.1 Services performed by UES under this Agreement will be conducted in a manner consistent with the level of care and skill ordinarily exercised by members of UES's profession practicing contemporaneously under similar conditions in the locality of the project. No other warranty, express or implied, is made.
- 2.2 The Client recognizes that subsurface conditions may vary from those observed at locations where borings, surveys, or other explorations are made, and that site conditions may change with time. Data, interpretations, and recommendations by UES will be based solely on information available to UES at the time of service. UES is responsible for those data, interpretations, and recommendations, but will not be responsible for other parties' interpretations or use of the information developed.
- 2.3 Execution of this document by UES is not a representation that UES has visited the site, become generally familiar with local conditions under which the services are to be performed, or correlated personal observations with the requirements of the Scope of Services. It is the Client's responsibility to provide UES with all information necessary for UES to provide the services described under the Scope of Services, and the Client assumes all liability for information not provided to UES that may affect the quality or sufficiency of the services so described.
- 2.4 Should UES be retained to provide threshold inspection services under Florida Statutes §553.79, Client acknowledges that UES's services thereunder do not constitute a guarantee that the construction in question has been properly designed or constructed, and UES's services do not replace any of the obligations or liabilities associated with any architect, contractor, or structural engineer. Therefore it is explicitly agreed that the Client will not hold UES responsible for the proper performance of service by any architect, contractor, structural engineer or any other entity associated with the project.

SECTION 3: SITE ACCESS AND SITE CONDITIONS

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

SECTION 4: SAMPLE OWNERSHIP AND DISPOSAL

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

SECTION 5: BILLING AND PAYMENT

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

SECTION 6: OWNERSHIP AND USE OF DOCUMENTS

- 6.1 All reports, boring logs, field data, field notes, laboratory test data, calculations, estimates, and other documents prepared by UES, as instruments of service, shall remain the property of UES.
- 6.2 Client agrees that all reports and other work furnished to the Client or his agents, which are not paid for, will be returned upon demand and will not be used by the Client for any purpose.
- 6.3 UES will retain all pertinent records relating to the services performed for a period of five years following submission of the report, during which period the records will be made available to the Client at all reasonable times.
- 6.4 All reports, boring logs, field data, field notes, laboratory test data, calculations, estimates, and other documents prepared by UES, are prepared for the sole and exclusive use of Client, and may not be given to any other party or used or relied upon by any such party without the express written consent of UES.

SECTION 7: DISCOVERY OF UNANTICIPATED HAZARDOUS MATERIALS

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

SECTION 8: RISK ALLOCATION

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

SECTION 9: INSURANCE

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

SECTION 10: DISPUTE RESOLUTION

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

SECTION 11: TERMINATION

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

SECTION 12: ASSIGNS

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

SECTION 13. GOVERNING LAW AND SURVIVAL

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

SECTION 14. INTEGRATION CLAUSE

- 14.1 This Agreement represents and contains the entire and only agreement and understanding among the parties with respect to the subject matter of this Agreement, and supersedes any and all prior and contemporaneous oral and written agreements, understandings, representations, inducements, promises, warranties, and conditions among the parties. No agreement, understanding, representation, inducement, promise, warranty, or condition of any kind with respect to the subject matter of this Agreement shall be relied upon by the parties unless expressly incorporated herein.
- 14.2 This Agreement may not be amended or modified except by an agreement in writing signed by the party against whom the enforcement of any modification or amendment is sought.

Appendix C

Property Appraiser Documentation



Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 0981041212

Ownership:

WEEDON NORTH PORT LLC
5300 W CYPRESS ST STE 200, TAMPA, FL, 33607-1757

Situs Address:

2900 W PRICE BLVD NORTH PORT, FL, 34286

Land Area: 180,774 Sq.Ft.

Municipality: City of North Port

Subdivision: 1527 - PORT CHARLOTTE SUB 09

Property Use: 1000 - Vacant commercial land

Status: OPEN

Sec/Twp/Rge: 23-39S-21E

Census: 121150027122

Zoning: NCHI - NEIGHBORHOOD COMMERCIAL INTENSITY

Total Living Units: 0

Parcel Description: TRACT G BLK 412 9TH ADD TO PORT CHARLOTTE

Buildings

Vacant Land

Extra Features

There are no extra features associated with this parcel

Values

<u>Year</u>	<u>Land</u>	<u>Building</u>	<u>Extra Feature</u>	<u>Just</u>	<u>Assessed</u>	<u>Exemptions</u>	<u>Taxable</u>	<u>Cap</u>
2019	\$345,100	\$0	\$0	\$345,100	\$345,100	\$0	\$345,100	\$0
2018	\$348,600	\$0	\$0	\$348,600	\$348,600	\$0	\$348,600	\$0
2017	\$348,600	\$0	\$0	\$348,600	\$348,600	\$0	\$348,600	\$0
2016	\$348,600	\$0	\$0	\$348,600	\$348,600	\$0	\$348,600	\$0
2015	\$333,700	\$0	\$0	\$333,700	\$333,700	\$0	\$333,700	\$0
2014	\$333,700	\$0	\$0	\$333,700	\$333,700	\$0	\$333,700	\$0
2013	\$333,700	\$0	\$0	\$333,700	\$333,700	\$0	\$333,700	\$0
2012	\$93,100	\$0	\$0	\$93,100	\$93,100	\$0	\$93,100	\$0
2011	\$102,700	\$0	\$0	\$102,700	\$102,700	\$0	\$102,700	\$0
2010	\$152,700	\$0	\$0	\$152,700	\$152,700	\$0	\$152,700	\$0

Current Exemptions

There are no exemptions associated with this parcel

Sales & Transfers

<u>Transfer Date</u>	<u>Recorded Consideration</u>	<u>Instrument Number</u>	<u>Qualification Code</u>	<u>Grantor/Seller</u>	<u>Instrument Type</u>
12/27/2012	\$1,200,000	2012170296	05	PREMIER AMERICAN BANK NA	WD
1/5/2011	\$100	2011006724	11	FULLENKAMP TTEE,DENNIS J	CT
8/18/1995	\$250,000	2773/850	X2	ATLANTIC GULF COMMUNITIES CORP	WD

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 8/8/2019

FEMA Flood Zone (Data provided by Sarasota County Government as of 8/5/2019)

<u>FIRM Panel</u>	<u>Floodway</u>	<u>SFHA</u>	<u>Flood Zone **</u>	<u>Community</u>	<u>Base Flood Elevation (ft)</u>	<u>CFHA *</u>
0383F	OUT	OUT	X	120279		OUT

* If your property is in a SFHA or CFHA, use the [map](#) to determine if the building footprint is within the flood area.

** For more information on flood and flood related issues specific to this property, call (941) 240-8050

For general questions regarding the flood map, call (941) 861-5000.

Appendix D

The EDR Radius Map

Proposed 7-Eleven

2900 W PRICE BLVD

NORTH PORT, FL 34286

Inquiry Number: 5745513.2s

August 08, 2019

EDR Summary Radius Map Report



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

2900 W PRICE BLVD
NORTH PORT, FL 34286

COORDINATES

Latitude (North): 27.0694710 - 27° 4' 10.09"
Longitude (West): 82.1848970 - 82° 11' 5.62"
Universal Transverse Mercator: Zone 17
UTM X (Meters): 382505.4
UTM Y (Meters): 2994515.2
Elevation: 20 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property: TP
Source: U.S. Geological Survey

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 20150510
Source: USDA

MAPPED SITES SUMMARY

Target Property Address:
2900 W PRICE BLVD
NORTH PORT, FL 34286

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
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NO MAPPED SITES FOUND

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were not identified.

Unmappable (orphan) sites are not considered in the foregoing analysis.

Count: 2 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
NORTH PORT	S118895633	7 ELEVEN STORE NO 37298	TOLEDO BLADE BLVD AND W PRICE		NPDES
NORTH PORT	1022287254	7 ELEVEN STORE NO 37298	TOLEDO BLADE BLVD AND W PRICE	34288	FINDS, ECHO

OVERVIEW MAP - 5745513.2S



-  Target Property
-  Sites at elevations higher than or equal to the target property
-  Sites at elevations lower than the target property
-  Manufactured Gas Plants
-  National Priority List Sites
-  Dept. Defense Sites

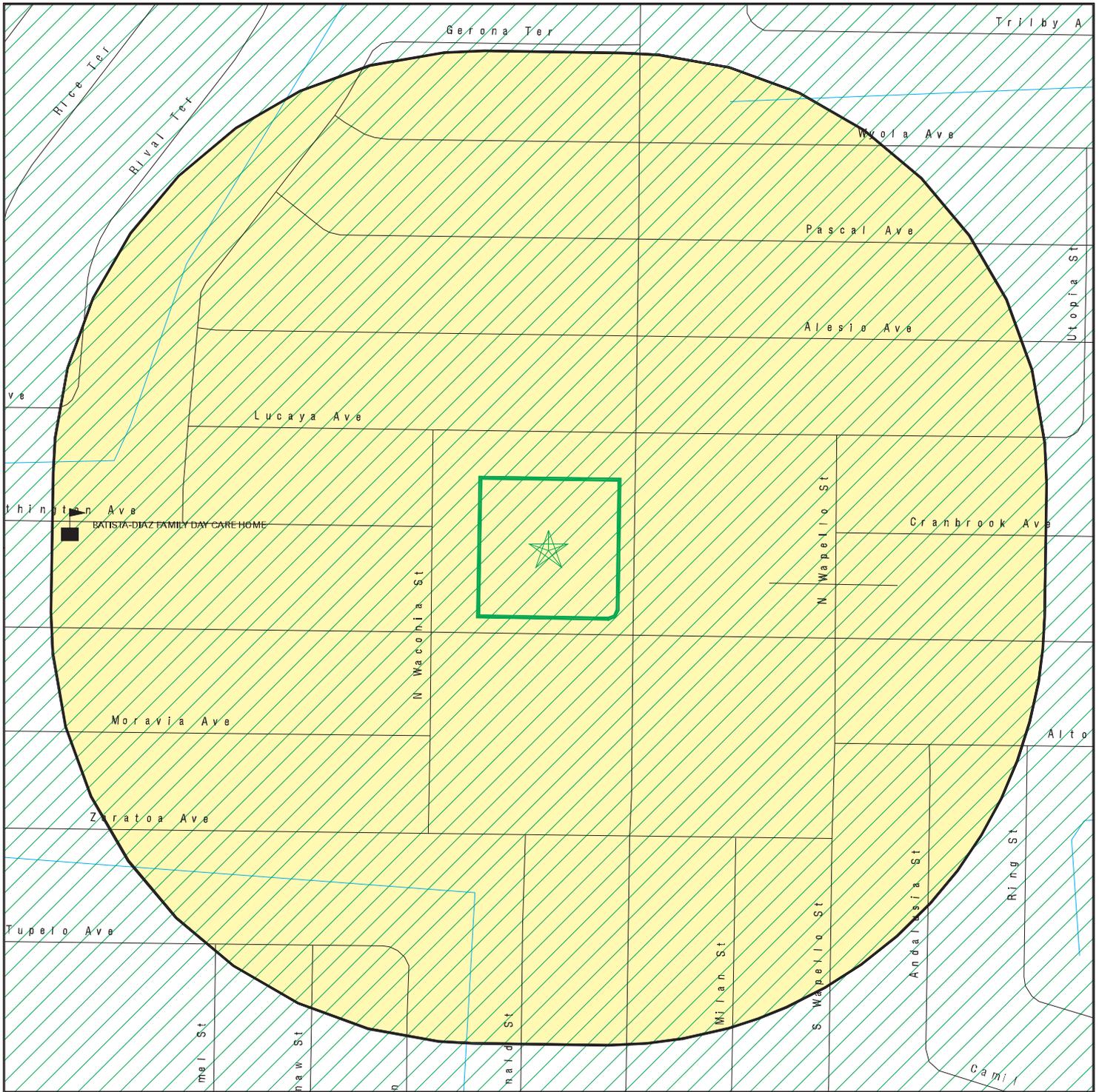
-  Indian Reservations BIA
-  100-year flood zone
-  500-year flood zone
-  National Wetland Inventory
-  State Wetlands
-  FL Brownfield

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

SITE NAME: Proposed 7-Eleven
 ADDRESS: 2900 W PRICE BLVD
 NORTH PORT FL 34286
 LAT/LONG: 27.069471 / 82.184897

CLIENT: Universal Engineering Sciences
 CONTACT: Bruce Glasberg
 INQUIRY #: 5745513.2s
 DATE: August 08, 2019 11:52 am

DETAIL MAP - 5745513.2S



-  Target Property
-  Sites at elevations higher than or equal to the target property
-  Sites at elevations lower than the target property
-  Manufactured Gas Plants
-  Sensitive Receptors
-  National Priority List Sites
-  Dept. Defense Sites

-  Indian Reservations BIA
-  100-year flood zone
-  500-year flood zone
-  FL Brownfield



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

<p>SITE NAME: Proposed 7-Eleven ADDRESS: 2900 W PRICE BLVD NORTH PORT FL 34286 LAT/LONG: 27.069471 / 82.184897</p>	<p>CLIENT: Universal Engineering Sciences CONTACT: Bruce Glasberg INQUIRY #: 5745513.2s DATE: August 08, 2019 11:53 am</p>
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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
<i>Federal NPL site list</i>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
<i>Federal Delisted NPL site list</i>								
Delisted NPL	1.000		0	0	0	0	NR	0
<i>Federal CERCLIS list</i>								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
<i>Federal CERCLIS NFRAP site list</i>								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
<i>Federal RCRA CORRACTS facilities list</i>								
CORRACTS	1.000		0	0	0	0	NR	0
<i>Federal RCRA non-CORRACTS TSD facilities list</i>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<i>Federal RCRA generators list</i>								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-CESQG	0.250		0	0	NR	NR	NR	0
<i>Federal institutional controls / engineering controls registries</i>								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
<i>Federal ERNS list</i>								
ERNS	TP		NR	NR	NR	NR	NR	0
<i>State- and tribal - equivalent CERCLIS</i>								
SHWS	1.000		0	0	0	0	NR	0
<i>State and tribal landfill and/or solid waste disposal site lists</i>								
SWF/LF	0.500		0	0	0	NR	NR	0
<i>State and tribal leaking storage tank lists</i>								
LUST	0.500		0	0	0	NR	NR	0
LAST	0.500		0	0	0	NR	NR	0
INDIAN LUST	0.500		0	0	0	NR	NR	0
<i>State and tribal registered storage tank lists</i>								
FEMA UST	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
FF TANKS	0.250		0	0	NR	NR	NR	0
UST	0.250		0	0	NR	NR	NR	0
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST TANKS	0.250		0	0	NR	NR	NR	0
State and tribal institutional control / engineering control registries								
ENG CONTROLS	0.500		0	0	0	NR	NR	0
INST CONTROL	0.500		0	0	0	NR	NR	0
State and tribal voluntary cleanup sites								
VCP	0.500		0	0	0	NR	NR	0
INDIAN VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
SWRCY	0.500		0	0	0	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	TP		NR	NR	NR	NR	NR	0
PRIORITYCLEANERS	0.500		0	0	0	NR	NR	0
FI Sites	1.000		0	0	0	0	NR	0
US CDL	TP		NR	NR	NR	NR	NR	0
PFAS	0.500		0	0	0	NR	NR	0
Local Land Records								
LIENS 2	TP		NR	NR	NR	NR	NR	0
Records of Emergency Release Reports								
HMIRS	TP		NR	NR	NR	NR	NR	0
SPILLS	TP		NR	NR	NR	NR	NR	0
SPILLS 90	TP		NR	NR	NR	NR	NR	0
SPILLS 80	TP		NR	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

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

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP	1.000		0	0	0	0	NR	0
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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
EDR Hist Auto	0.125		0	NR	NR	NR	NR	0
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0
<u>EDR RECOVERED GOVERNMENT ARCHIVES</u>								
<i>Exclusive Recovered Govt. Archives</i>								
RGA HWS	TP		NR	NR	NR	NR	NR	0
RGA LF	TP		NR	NR	NR	NR	NR	0
RGA LUST	TP		NR	NR	NR	NR	NR	0
- Totals --		0	0	0	0	0	0	0

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

NO SITES FOUND

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
FL	AIRS	Permitted Facilities Listing	Department of Environmental Protection	05/14/2019	05/16/2019	06/14/2019
FL	ASBESTOS	Asbestos Notification Listing	Department of Environmental Protection	05/17/2019	05/21/2019	06/06/2019
FL	AST	Storage Tank Facility Information	Department of Environmental Protection	05/17/2019	06/27/2019	07/23/2019
FL	BROWNFIELDS	Brownfields Sites Database	Department of Environmental Protection	03/15/2019	04/03/2019	04/29/2019
FL	BROWNFIELDS AREAS	Brownfields Areas Database	Department of Environmental Protection	03/07/2019	04/03/2019	04/29/2019
FL	BSRA	Brownfield Site Rehabilitation Agreements Listing	Department of Environmental Protection	02/01/2019	04/03/2019	04/29/2019
FL	CLEANUP SITES	DEP Cleanup Sites - Contamination Locator Map Listing	Department of Environmental Protection	05/27/2019	05/29/2019	06/06/2019
FL	DEDB	Ethylene Dibromide Database Results	Department of Environmental Protection	01/14/2019	01/15/2019	03/11/2019
FL	DRYCLEANERS	Drycleaning Facilities	Department of Environmental Protection	01/08/2019	01/23/2019	03/11/2019
FL	DWM CONTAM	DWM CONTAMINATED SITES	Department of Environmental Protection	01/28/2019	01/29/2019	03/28/2019
FL	ENG CONTROLS	Institutional Controls Registry	Department of Environmental Protection	03/29/2019	04/03/2019	06/03/2019
FL	FF TANKS	Federal Facilities Listing	Department of Environmental Protection	04/01/2019	04/02/2019	04/30/2019
FL	FL Cattle Dip. Vats	Cattle Dipping Vats	Department of Environmental Protection	01/19/2017	01/09/2018	01/19/2018
FL	FL SITES	Sites List	Department of Environmental Protection	12/31/1989	05/09/1994	08/04/1994
FL	Financial Assurance 1	Financial Assurance Information Listing	Department of Environmental Protection	04/26/2019	04/26/2019	06/06/2019
FL	Financial Assurance 2	Financial Assurance Information Listing	Department of Environmental Protection	04/25/2019	04/26/2019	06/06/2019
FL	Financial Assurance 3	Financial Assurance Information Listing	Department of Environmental Protection	05/02/2019	05/02/2019	06/06/2019
FL	Inst Control	Institutional Controls Registry	Department of Environmental Protection	03/29/2019	04/03/2019	06/03/2019
FL	LAST	Leaking Aboveground Storage Tank Listing	Department of Environmental Protection	04/26/2019	04/26/2019	06/06/2019
FL	LUST	Petroleum Contamination Detail Report	Department of Environmental Protection	04/29/2019	05/02/2019	06/06/2019
FL	PFAS	PFOS and PFOA stand for perfluorooctane sulfonate and perflu	Department of Environmental Protection	05/16/2019	05/17/2019	06/07/2019
FL	PRIORITYCLEANERS	Priority Ranking List	Department of Environmental Protection	04/03/2019	05/14/2019	06/07/2019
FL	RESP PARTY	Responsible Party Sites Listing	Department of Environmental Protection	03/21/2019	04/03/2019	04/30/2019
FL	RGa HWS	Recovered Government Archive State Hazardous Waste Facilities	Department of Environmental Protection		07/01/2013	12/30/2013
FL	RGa LF	Recovered Government Archive Solid Waste Facilities List	Department of Environmental Protection		07/01/2013	01/10/2014
FL	RGa LUST	Recovered Government Archive Leaking Underground Storage Tan	Department of Environmental Protection		07/01/2013	12/30/2013
FL	SHWS	Florida's State-Funded Action Sites	Department of Environmental Protection	12/06/2018	02/20/2019	03/12/2019
FL	SITE INV SITES	Site Investigation Section Sites Listing	Department of Environmental Protection	05/20/2019	05/21/2019	06/10/2019
FL	SPILLS	Oil and Hazardous Materials Incidents	Department of Environmental Protection	04/08/2019	04/11/2019	04/30/2019
FL	SPILLS 80	SPILLS80 data from FirstSearch	FirstSearch	09/01/2001	01/03/2013	03/06/2013
FL	SPILLS 90	SPILLS90 data from FirstSearch	FirstSearch	12/10/2012	01/03/2013	03/04/2013
FL	SWF/LF	Solid Waste Facility Database	Department of Environmental Protection	04/15/2019	04/16/2019	04/30/2019
FL	SWRCY	Recycling Centers	Department of Environmental Protection	12/03/2018	01/15/2019	03/14/2019
FL	TANKS	Storage Tank Facility List	Department of Environmental Protection	05/17/2019	06/27/2019	07/23/2019
FL	TIER 2	Tier 2 Facility Listing	Department of Environmental Protection	12/31/2017	07/24/2018	08/22/2018
FL	UIC	Underground Injection Wells Database Listing	Department of Environmental Protection	04/22/2019	04/23/2019	06/10/2019
FL	UST	Storage Tank Facility Information	Department of Environmental Protection	05/17/2019	06/27/2019	07/23/2019
FL	VCP	Voluntary Cleanup Sites	Department of Environmental Protection	03/04/2019	03/06/2019	04/30/2019
FL	WASTEWATER	Wastewater Facility Regulation Database	Department of Environmental Protection	05/01/2019	05/07/2019	06/06/2019
US	2020 COR ACTION	2020 Corrective Action Program List	Environmental Protection Agency	09/30/2017	05/08/2018	07/20/2018
US	ABANDONED MINES	Abandoned Mines	Department of Interior	03/27/2019	03/28/2019	05/01/2019
US	BRS	Biennial Reporting System	EPA/NTIS	12/31/2015	02/22/2017	09/28/2017
US	COAL ASH DOE	Steam-Electric Plant Operation Data	Department of Energy	12/31/2005	08/07/2009	10/22/2009
US	COAL ASH EPA	Coal Combustion Residues Surface Impoundments List	Environmental Protection Agency	07/01/2014	09/10/2014	10/20/2014
US	CONSENT	Superfund (CERCLA) Consent Decrees	Department of Justice, Consent Decree Library	03/31/2019	04/23/2019	05/23/2019
US	CORRACTS	Corrective Action Report	EPA	03/25/2019	03/27/2019	04/17/2019
US	DEBRIS REGION 9	Torres Martinez Reservation Illegal Dump Site Locations	EPA, Region 9	01/12/2009	05/07/2009	09/21/2009

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	DOCKET HWC	Hazardous Waste Compliance Docket Listing	Environmental Protection Agency	05/31/2018	07/26/2018	10/05/2018
US	DOD	Department of Defense Sites	USGS	12/31/2005	11/10/2006	01/11/2007
US	DOT OPS	Incident and Accident Data	Department of Transportation, Office of Pipeli	12/03/2018	01/29/2019	03/21/2019
US	Delisted NPL	National Priority List Deletions	EPA	04/11/2019	04/18/2019	05/14/2019
US	ECHO	Enforcement & Compliance History Information	Environmental Protection Agency	04/07/2019	04/09/2019	05/23/2019
US	EDR Hist Auto	EDR Exclusive Historical Auto Stations	EDR, Inc.			
US	EDR Hist Cleaner	EDR Exclusive Historical Cleaners	EDR, Inc.			
US	EDR MGP	EDR Proprietary Manufactured Gas Plants	EDR, Inc.			
US	EPA WATCH LIST	EPA WATCH LIST	Environmental Protection Agency	08/30/2013	03/21/2014	06/17/2014
US	ERNS	Emergency Response Notification System	National Response Center, United States Coast	03/25/2019	03/26/2019	05/01/2019
US	FEDERAL FACILITY	Federal Facility Site Information listing	Environmental Protection Agency	04/03/2019	04/05/2019	05/14/2019
US	FEDLAND	Federal and Indian Lands	U.S. Geological Survey	12/31/2005	02/06/2006	01/11/2007
US	FEMA UST	Underground Storage Tank Listing	FEMA	05/15/2017	05/30/2017	10/13/2017
US	FINDS	Facility Index System/Facility Registry System	EPA	02/15/2019	03/05/2019	03/15/2019
US	FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA/Office of Prevention, Pesticides and Toxi	04/09/2009	04/16/2009	05/11/2009
US	FTTS INSP	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA	04/09/2009	04/16/2009	05/11/2009
US	FUDS	Formerly Used Defense Sites	U.S. Army Corps of Engineers	03/07/2019	04/03/2019	05/23/2019
US	FUELS PROGRAM	EPA Fuels Program Registered Listing	EPA	02/19/2019	02/21/2019	04/01/2019
US	FUSRAP	Formerly Utilized Sites Remedial Action Program	Department of Energy	08/08/2017	09/11/2018	09/14/2018
US	HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HIST FTTS INSP	FIFRA/TSCA Tracking System Inspection & Enforcement Case Lis	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HMIRS	Hazardous Materials Information Reporting System	U.S. Department of Transportation	03/25/2019	03/26/2019	05/14/2019
US	ICIS	Integrated Compliance Information System	Environmental Protection Agency	11/18/2016	11/23/2016	02/10/2017
US	IHS OPEN DUMPS	Open Dumps on Indian Land	Department of Health & Human Services, Indian	04/01/2014	08/06/2014	01/29/2015
US	INDIAN LUST R1	Leaking Underground Storage Tanks on Indian Land	EPA Region 1	10/13/2018	03/07/2019	05/01/2019
US	INDIAN LUST R10	Leaking Underground Storage Tanks on Indian Land	EPA Region 10	10/17/2018	03/07/2019	05/01/2019
US	INDIAN LUST R4	Leaking Underground Storage Tanks on Indian Land	EPA Region 4	09/24/2018	03/12/2019	05/01/2019
US	INDIAN LUST R5	Leaking Underground Storage Tanks on Indian Land	EPA, Region 5	10/12/2018	03/07/2019	05/01/2019
US	INDIAN LUST R6	Leaking Underground Storage Tanks on Indian Land	EPA Region 6	11/01/2018	03/07/2019	05/01/2019
US	INDIAN LUST R7	Leaking Underground Storage Tanks on Indian Land	EPA Region 7	02/19/2019	03/07/2019	05/01/2019
US	INDIAN LUST R8	Leaking Underground Storage Tanks on Indian Land	EPA Region 8	10/16/2018	03/07/2019	05/01/2019
US	INDIAN LUST R9	Leaking Underground Storage Tanks on Indian Land	Environmental Protection Agency	10/10/2018	03/08/2019	05/01/2019
US	INDIAN ODI	Report on the Status of Open Dumps on Indian Lands	Environmental Protection Agency	12/31/1998	12/03/2007	01/24/2008
US	INDIAN RESERV	Indian Reservations	USGS	12/31/2014	07/14/2015	01/10/2017
US	INDIAN UST R1	Underground Storage Tanks on Indian Land	EPA, Region 1	10/03/2018	03/07/2019	05/01/2019
US	INDIAN UST R10	Underground Storage Tanks on Indian Land	EPA Region 10	10/17/2018	03/07/2019	05/01/2019
US	INDIAN UST R4	Underground Storage Tanks on Indian Land	EPA Region 4	09/24/2018	03/12/2019	05/01/2019
US	INDIAN UST R5	Underground Storage Tanks on Indian Land	EPA Region 5	10/12/2018	03/07/2019	05/01/2019
US	INDIAN UST R6	Underground Storage Tanks on Indian Land	EPA Region 6	11/01/2018	03/07/2019	05/01/2019
US	INDIAN UST R7	Underground Storage Tanks on Indian Land	EPA Region 7	11/07/2018	03/07/2019	05/01/2019
US	INDIAN UST R8	Underground Storage Tanks on Indian Land	EPA Region 8	10/16/2018	03/07/2019	05/01/2019
US	INDIAN UST R9	Underground Storage Tanks on Indian Land	EPA Region 9	10/10/2018	03/08/2019	05/01/2019
US	INDIAN VCP R1	Voluntary Cleanup Priority Listing	EPA, Region 1	07/27/2015	09/29/2015	02/18/2016
US	INDIAN VCP R7	Voluntary Cleanup Priority Listing	EPA, Region 7	03/20/2008	04/22/2008	05/19/2008
US	LEAD SMELTER 1	Lead Smelter Sites	Environmental Protection Agency	04/11/2019	04/18/2019	05/14/2019
US	LEAD SMELTER 2	Lead Smelter Sites	American Journal of Public Health	04/05/2001	10/27/2010	12/02/2010
US	LIENS 2	CERCLA Lien Information	Environmental Protection Agency	04/11/2019	04/18/2019	05/23/2019

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	LUCIS	Land Use Control Information System	Department of the Navy	02/22/2019	03/07/2019	04/17/2019
US	MLTS	Material Licensing Tracking System	Nuclear Regulatory Commission	08/30/2016	09/08/2016	10/21/2016
US	NPL	National Priority List	EPA	04/11/2019	04/18/2019	05/14/2019
US	NPL LIENS	Federal Superfund Liens	EPA	10/15/1991	02/02/1994	03/30/1994
US	ODI	Open Dump Inventory	Environmental Protection Agency	06/30/1985	08/09/2004	09/17/2004
US	PADS	PCB Activity Database System	EPA	03/20/2019	04/10/2019	05/14/2019
US	PCB TRANSFORMER	PCB Transformer Registration Database	Environmental Protection Agency	05/24/2017	11/30/2017	12/15/2017
US	PRP	Potentially Responsible Parties	EPA	04/11/2019	04/18/2019	05/23/2019
US	Proposed NPL	Proposed National Priority List Sites	EPA	04/11/2019	04/18/2019	05/14/2019
US	RAATS	RCRA Administrative Action Tracking System	EPA	04/17/1995	07/03/1995	08/07/1995
US	RADINFO	Radiation Information Database	Environmental Protection Agency	04/02/2019	04/02/2019	05/14/2019
US	RCRA NonGen / NLR	RCRA - Non Generators / No Longer Regulated	Environmental Protection Agency	03/25/2019	03/27/2019	04/17/2019
US	RCRA-CESQG	RCRA - Conditionally Exempt Small Quantity Generators	Environmental Protection Agency	03/25/2019	03/27/2019	04/17/2019
US	RCRA-LQG	RCRA - Large Quantity Generators	Environmental Protection Agency	03/25/2019	03/27/2019	04/17/2019
US	RCRA-SQG	RCRA - Small Quantity Generators	Environmental Protection Agency	03/25/2019	03/27/2019	04/17/2019
US	RCRA-TSDF	RCRA - Treatment, Storage and Disposal	Environmental Protection Agency	03/25/2019	03/27/2019	04/17/2019
US	RMP	Risk Management Plans	Environmental Protection Agency	04/25/2019	05/02/2019	05/23/2019
US	ROD	Records Of Decision	EPA	04/11/2019	04/18/2019	05/23/2019
US	SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing	Environmental Protection Agency	01/01/2017	02/03/2017	04/07/2017
US	SEMS	Superfund Enterprise Management System	EPA	04/11/2019	04/18/2019	05/23/2019
US	SEMS-ARCHIVE	Superfund Enterprise Management System Archive	EPA	04/11/2019	04/18/2019	05/23/2019
US	SSTS	Section 7 Tracking Systems	EPA	12/31/2009	12/10/2010	02/25/2011
US	TRIS	Toxic Chemical Release Inventory System	EPA	12/31/2016	01/10/2018	01/12/2018
US	TSCA	Toxic Substances Control Act	EPA	12/31/2016	06/21/2017	01/05/2018
US	UMTRA	Uranium Mill Tailings Sites	Department of Energy	06/23/2017	10/11/2017	11/03/2017
US	US AIRS (AFS)	Aerometric Information Retrieval System Facility Subsystem (EPA	10/12/2016	10/26/2016	02/03/2017
US	US AIRS MINOR	Air Facility System Data	EPA	10/12/2016	10/26/2016	02/03/2017
US	US BROWNFIELDS	A Listing of Brownfields Sites	Environmental Protection Agency	12/17/2018	12/18/2018	01/11/2019
US	US CDL	Clandestine Drug Labs	Drug Enforcement Administration	02/24/2019	02/26/2019	04/17/2019
US	US ENG CONTROLS	Engineering Controls Sites List	Environmental Protection Agency	01/31/2019	02/04/2019	03/08/2019
US	US FIN ASSUR	Financial Assurance Information	Environmental Protection Agency	03/25/2019	03/26/2019	05/07/2019
US	US HIST CDL	National Clandestine Laboratory Register	Drug Enforcement Administration	02/24/2019	02/26/2019	04/17/2019
US	US INST CONTROL	Sites with Institutional Controls	Environmental Protection Agency	01/31/2019	02/04/2019	03/08/2019
US	US MINES	Mines Master Index File	Department of Labor, Mine Safety and Health A	11/27/2018	02/27/2019	04/01/2019
US	US MINES 2	Ferrous and Nonferrous Metal Mines Database Listing	USGS	12/05/2005	02/29/2008	04/18/2008
US	US MINES 3	Active Mines & Mineral Plants Database Listing	USGS	04/14/2011	06/08/2011	09/13/2011
US	UXO	Unexploded Ordnance Sites	Department of Defense	12/31/2017	01/17/2019	04/01/2019

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
CT	CT MANIFEST	Hazardous Waste Manifest Data	Department of Energy & Environmental Protecti	02/11/2019	02/12/2019	03/04/2019
NJ	NJ MANIFEST	Manifest Information	Department of Environmental Protection	12/31/2018	04/10/2019	05/16/2019
NY	NY MANIFEST	Facility and Manifest Data	Department of Environmental Conservation	01/01/2019	05/01/2019	06/21/2019
PA	PA MANIFEST	Manifest Information	Department of Environmental Protection	12/31/2017	10/23/2018	11/27/2018
RI	RI MANIFEST	Manifest information	Department of Environmental Management	12/31/2017	02/23/2018	04/09/2018
WI	WI MANIFEST	Manifest Information	Department of Natural Resources	12/31/2017	06/15/2018	07/09/2018
US	AHA Hospitals	Sensitive Receptor: AHA Hospitals	American Hospital Association, Inc.			
US	Medical Centers	Sensitive Receptor: Medical Centers	Centers for Medicare & Medicaid Services			
US	Nursing Homes	Sensitive Receptor: Nursing Homes	National Institutes of Health			
US	Public Schools	Sensitive Receptor: Public Schools	National Center for Education Statistics			
US	Private Schools	Sensitive Receptor: Private Schools	National Center for Education Statistics			
FL	Daycare Centers	Sensitive Receptor: Department of Children & Families	Provider Information			
US	Flood Zones	100-year and 500-year flood zones	Emergency Management Agency (FEMA)			
US	NWI	National Wetlands Inventory	U.S. Fish and Wildlife Service			
FL	State Wetlands	Wetlands Inventory	Department of Environmental Protection			
US	Topographic Map		U.S. Geological Survey			
US	Oil/Gas Pipelines		PennWell Corporation			
US	Electric Power Transmission Line Data		PennWell Corporation			

STREET AND ADDRESS INFORMATION

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GEOCHECK[®] - PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

PROPOSED 7-ELEVEN
2900 W PRICE BLVD
NORTH PORT, FL 34286

TARGET PROPERTY COORDINATES

Latitude (North):	27.069471 - 27° 4' 10.10"
Longitude (West):	82.184897 - 82° 11' 5.63"
Universal Tranverse Mercator:	Zone 17
UTM X (Meters):	382505.4
UTM Y (Meters):	2994515.2
Elevation:	20 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	5676044 MURDOCK, FL
Version Date:	2012

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

Appendix E

Environmental Reports



This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333 for project review information.

October 1, 2019



Bruce Glasberg

Universal Engineering Sciences
1748 Independence Blvd., B-1
Sarasota, FL 34234
Phone: 941.358.7410
Email: bglasberg@universalengineering.com

In response to your inquiry of September 30, 2019 the Florida Master Site File lists no previously recorded cultural or historic resources in the following parcel of Sarasota County, Florida:

Parcel ID: 0981041212 with a 500 foot buffer as shown on the corresponding map.

When interpreting the results of this search, please consider the following information:

- **This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.**
- **Federal, state and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333.**

Please do not hesitate to contact us if you have any questions regarding the results of this search.

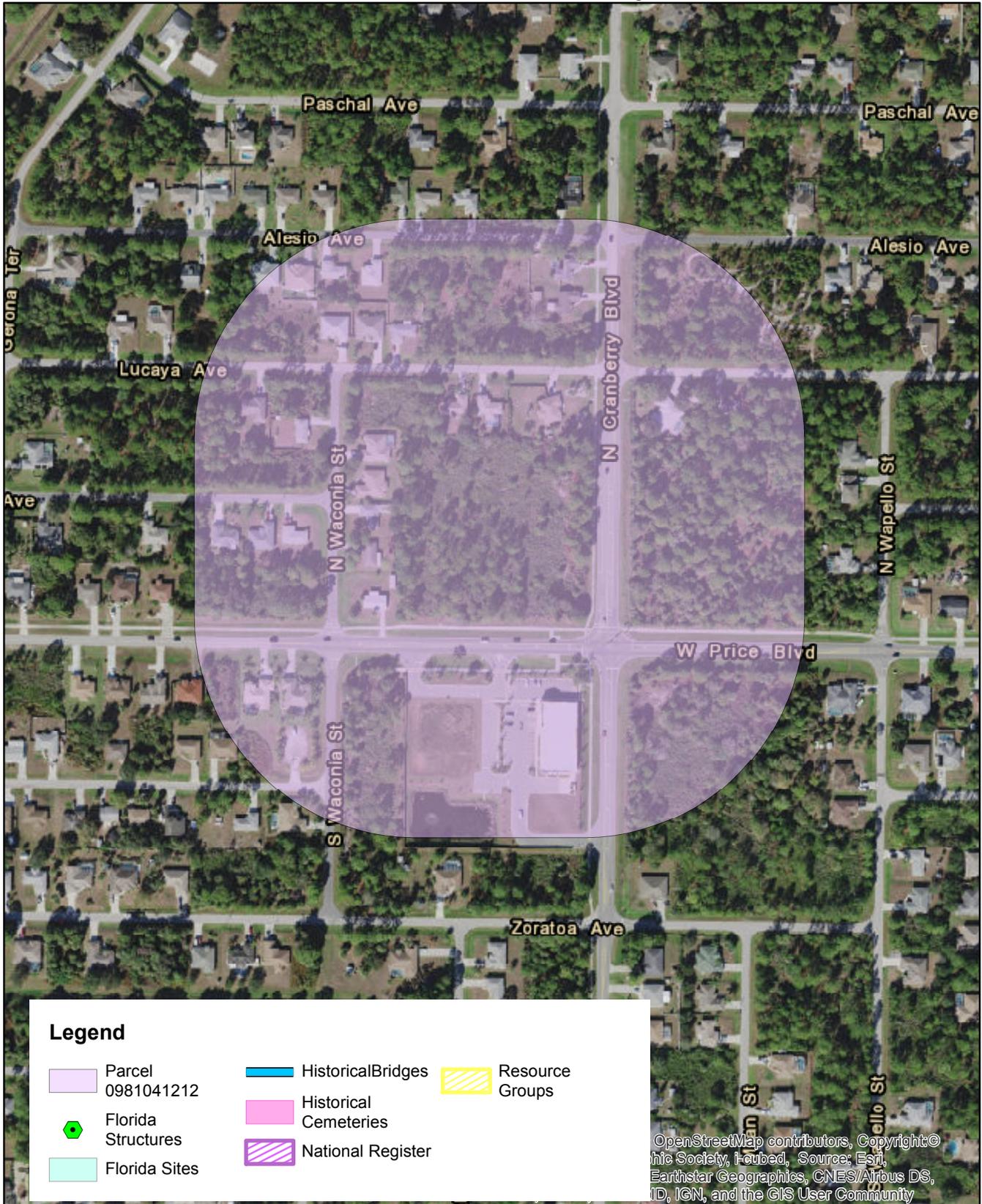
Sincerely,

Cody VanderPloeg
Archaeological Data Analyst
Florida Master Site File
Cody.VanderPloeg@dos.myflorida.com

Cultural Resource Search

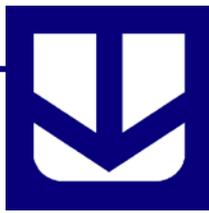
500 Foot Buffer

Sarasota County



0 0.025 0.05 0.1 0.15 0.2 Miles

October 2019



UNIVERSAL ENGINEERING SCIENCES

PROTECTED SPECIES ASSESSMENT

Conducted on

7-Eleven #38989

NWC Cranberry Blvd and W. Price Blvd
North Port, Sarasota County, Florida

UES Project No. 0140.1900432.0000

UES Report No. 1716071

Report Date: October 11, 2019

Prepared for:

Creighton Companies LLC
900 DW Pine Island Road, Suite 202
Cape Coral FL, 33991

Prepared by:

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

Prepared By:

L. Stephen Banks
Environmental Scientist

Consultants in: Geotechnical Engineering • Environmental Sciences • Construction Materials Testing • Threshold Inspection
Offices in: Orlando • Daytona Beach • Fort Myers • Gainesville • Jacksonville • Ocala • Palm Coast • Rockledge • Sarasota • Miami
Pensacola • Panama City • Fort Pierce • St. Petersburg • Tampa • West Palm Beach • Atlanta, GA • Tifton, GA

REPORT TEXT

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1.0 GENERAL SITE DESCRIPTION

The subject property consists of approximately 4.3 acres of undeveloped land. The property consists of one Sarasota County tax parcel, ID No. 0981041212 located on the north west corner of N. Cranberry Blvd and W. Price Blvd, in North Port, Sarasota County, Florida. The subject property is located within Section 23, Township 39 South, and Range 21 East.

2.0 EXISTING CONDITIONS

On-site land uses: The land uses described in this report are based on the Florida Department of Transportation's handbook "Florida Land Use Cover and Forms Classification System" 1999 edition (FLUCFCS). Currently there are two (2) land uses on the subject property. The property consists of uplands with no wetlands or surface waters. Site photographs can be found in Appendix A. General on-site habitat descriptions are as follows:

Uplands:

- FLUCFCS 4111: Pine Flatwoods with 75% canopy (2.16 ± acres/52%)

This habitat makes up approximately half of the subject property. It is dominated by a ground cover of saw palmetto (*Serenoa repens*) with minor elements of gallberry (*Ilex coriacea*), wax myrtle (*Myrica cerifera*), rusty lyonia (*Lyonia ferruginea*), shiny blueberry (*Vaccinium myrsinites*), and dog fennel (*Eupatorium capillifolium*) intermixed. The canopy is dominated by slash pine (*Pinus elliotii*).

- FLUCFCS 4112: Pine Flatwoods with less than 50% canopy (1.99 ± acres/48%)

This habitat makes up approximately half of the subject property. It is dominated by a ground cover of saw palmetto with minor elements of gallberry, wax myrtle, rusty lyonia, shiny blueberry, and dog fennel intermixed. The sparse canopy is dominated by slash pine.

Topography: The subject property is relatively flat throughout. Based on the data from Google Earth and the USGS topo map, the property is approximately 20 to 25 feet above sea level. See Figure 1 for a topographic map.

Soils: According to the Soil Conservation Service, Sarasota County Soil Survey, surficial soils at the site are classified as follows:

- **10. EauGallie and Myakka fine sands**

This soil is classified as poorly drained and is found in flatwoods on marine terraces. The seasonal high water table is at a depth of about 6 to 18 inches.

Drainage: UES did not observe any formal drainage structures on the subject property. Runoff from the site likely flows off site into the adjacent road right-of-way or collects and percolates through the ground based on the topography of the site.

Adjacent Land Uses: The subject property is currently undeveloped. Surrounding properties are currently low density residential, ongoing residential development and vacant land.

3.0 WILDLIFE ASSESSMENT METHODOLOGY

UES staff scientists reviewed the property for signs of utilization or presence of any flora or fauna listed as protected by the U.S. Fish and Wildlife Service (USFWS) and the Florida Fish & Wildlife Conservation Commission (FFWCC), and Florida Department of Agriculture and Consumer Services (FDACS) based on known habitat preference and geographical distribution. The field assessment was performed on October 8, 2019. Weather conditions were overcast and 80-90 degrees during the field assessment.

The protected species assessment included:

- (1) A review of aerial photographs to assess past uses and the potential for protected wildlife based on geographic area and ecological significance.
- (2) A review of numerous databases and reference materials including, but not limited to, those provided by the USFWS, FFWCC, and FNAI to determine the potential species of protected wildlife that may inhabit or utilize the subject property (Appendix B).
- (3) Site reconnaissance to evaluate existing site conditions. This included quiet observation for 10-15 minutes at various locations on the property.
- (4) A review of the FFWCC eagle nest database website for nearby bald eagle nesting sites and the water bird colony locator for known wading bird nesting areas (Appendix B).
- (5) A review of the species occurrence data available from the FFWCC, FNAI, USFWS, and Fish and Wildlife Research Institute.

Site photographs are presented in **Appendix A**. Database and reference materials reviewed are presented in **Appendix B**.

4.0 ASSESSMENT RESULTS

Based on the existing habitat found onsite, the surrounding land uses, field observations, and the data obtained from the USFWS, FNAI, and FFWCC, the site generally has low to moderate potential to provide adequate habitat for foraging and/or nesting by a few species.

4.1 POTENTIAL PROTECTED WILDLIFE

Based on the existing habitat found on site, the surrounding land uses, field observations, and the data obtained from the FNAI, USFWS, and FFWCC (Appendix B), the site has habitat to support use by a few listed species in its current condition. The species of protected wildlife that are most likely to be found on or near the site include the gopher tortoise, osprey, American bald eagle, and the Eastern indigo snake. The current listed status and potential for specific species to utilize the site are discussed in **Table 1** below.

TABLE 1
 Potential for Individual Listed Species to Occur Onsite

Common Name	Scientific Name	Status *(FFWCC/USFWS)	Potential (Low – Moderate - High)	Comments
Gopher Tortoise	<i>Gopherus polyphemus</i>	T/None	Low to moderate	The subject property offers minimal burrowing habitat on its eastern side specifically. However, the relatively high water table on site may limit the ability for this species to burrow on the subject property.
Eastern indigo snake	<i>Drymarchon couperi</i>	T/T	Low	The property vicinity is characterized by heavy residential development, which greatly limits the potential for this species to be found on site due to the lack of natural corridors. No evidence observed.
American Bald Eagle	<i>Haliaeetus leucocephalus</i>	None/None Protected under Migratory Bird Treaty Act and Bald & Golden Eagle Protection Act	Low	There are tall pines located on the subject property that offer some fair quality nesting opportunities for this species. There are water bodies in the vicinity that offer foraging areas. The closest known eagle nest is approximately 3 miles southwest of the subject property.

Common Name	Scientific Name	Status *(FFWCC/USFWS)	Potential (Low – Moderate - High)	Comments
Osprey	<i>Pandion haliaetus</i>	SSC/None	Low	There are tall pines located on the subject property that offer some fair quality nesting opportunities for this species. There are water bodies in the vicinity that offer foraging areas. No evidence observed.

4.2 OBSERVED PROTECTED WILDLIFE/PLANTS

UES did not observe any evidence of listed species (flora or fauna) at the time of the site assessment.

4.3 NON-PROTECTED WILDLIFE OBSERVATIONS/EVIDENCE

UES observed brown anoles, northern cardinals, blue jay, mocking birds, and black vultures utilizing the site or flying overhead during the assessment. No other evidence of non-listed species was observed.

5.0 SUMMARY

Protected Species Assessment: The results of the protected species assessment did not find any direct evidence that would indicate the subject property is inhabited or utilized by listed species. There appears to be low potential for development of the subject property to affect listed species. The listed species with the best potential to be found on the property include the gopher tortoise, osprey, and the American bald eagle. Species-specific discussions and recommendations based on our observations are discussed below.

Gopher Tortoise: The subject property contains some quality suitable burrowing and foraging habitat for the gopher tortoise (*Gopherus polyphemus*). UES did not observe any potentially occupied or abandoned gopher tortoise burrows on the subject property during the site assessment. This species is listed as “threatened” by the FFWCC. Because the subject property contains some areas of habitat which are suitable for burrowing and foraging by this species, within 90 days prior to development a formal 100% gopher tortoise burrow survey is recommended for all suitable habitat areas within the proposed construction areas and within 25 feet of areas to be disturbed. If gopher tortoise burrows are found at any time, the appropriate gopher tortoise relocation permit should be obtained from the FFWCC, and the tortoises with burrows

located within 25' of areas to be disturbed should be relocated to an off-site recipient site.

Eastern Indigo Snake: There is low potential for the eastern indigo snake to be found foraging and/or nesting on the subject property. The eastern indigo snake (*Drymarchon couperi*) is listed as "Threatened" pursuant to the Endangered Species Act of 1973 (state and federal level). The USFWS may recommend that the Standard Protection Measures for the Eastern Indigo Snake be implemented on the site during future construction activities. On properties where indigo snakes may be found, and the standard protection measures are going to be implemented during construction, a notification email indicating the plan will be used should be sent to the USFWS within 30 days of construction. No further action is required as long as the standard measures for protection are utilized. The standard measures typically include placing of signage at construction site entrances and in the construction office, along with educating construction staff on how to identify the indigo snake and what steps to take if one is observed or one is found injured/dead during construction activities. Although there are undeveloped areas on the subject property at this time, we understand the project intends to develop finished lots provided by the landowner/developer. In this case, it is unlikely any indigo snake nests will be found utilizing these proposed construction areas for burrowing but may move through the areas or along the undeveloped areas of the perimeter. The indigo snake protection measures would merely alert construction workers what to do if an indigo snake wandered into the construction areas. Summaries of recommended actions and samples of signage and pamphlets that can be utilized on the project site can be found on-line on the USFWS website.

http://www.fws.gov/northflorida/IndigoSnakes/20130812_Eastern_indigo_snake_Standard_Protection_Measures.htm

A copy of the "standard protection measures for eastern indigo snake" is included in **Appendix C** of this report.

This assessment represents the results of our review on the date indicated. UES accepts no responsibility for recruitment of protected species to the site following the date(s) of this assessment. The USFWS, FFWCC, and local government agencies may request additional assessments and/or surveys at any time. Universal Engineering Sciences is pleased to provide this preliminary protected species assessment report for the above referenced site. If there are any comments and/or questions regarding this report, please contact David Whitney at (407) 423-0504.

FIGURE 1
VICINITY/TOPO MAP



SOURCE: USGS QUADRANGLE MAP OF "MURDOCK, FLORIDA".

SCALE (FT.)

PROTECTED SPECIES ASSESSMENT
 7-ELEVEN 38989
 2800 WEST PRICE BLVD
 NORTH PORT, FLORIDA
 SITE LOCATION MAP



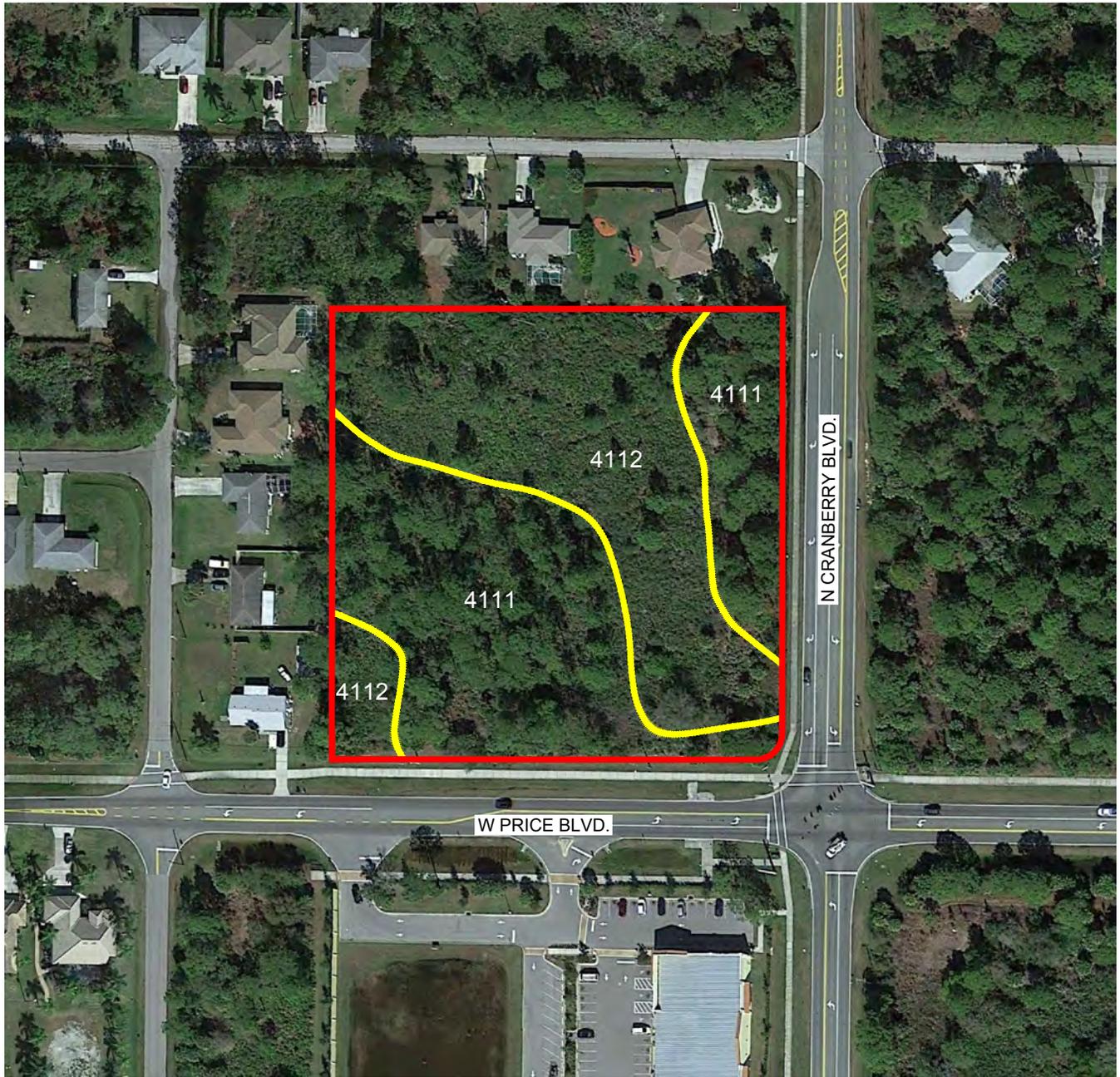
UNIVERSAL
 ENGINEERING SCIENCES

DRAWN BY: N.F.	DATE: 10 - 1 - 19	CHECKED BY: L.B.	DATE: - -
SCALE: AS SHOWN	PROJECT NO: 0140.1900432.0000	REPORT NO: #	PAGE NO: FIGURE 1

19-0590-01

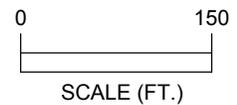
FIGURE 2
AERIAL/LAND USE MAP





FLUCFCS LEGEND

- 4111 - PINE FLATWOODS 75% CANOPY (2.16 ac / 52%)
- 4112 - PINE FLATWOODS <50% CANOPY (1.99 ac / 48%)



AERIAL PHOTO SOURCE: GOOGLE EARTH

19-0590-01



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PROTECTED SPECIES ASSESSMENT

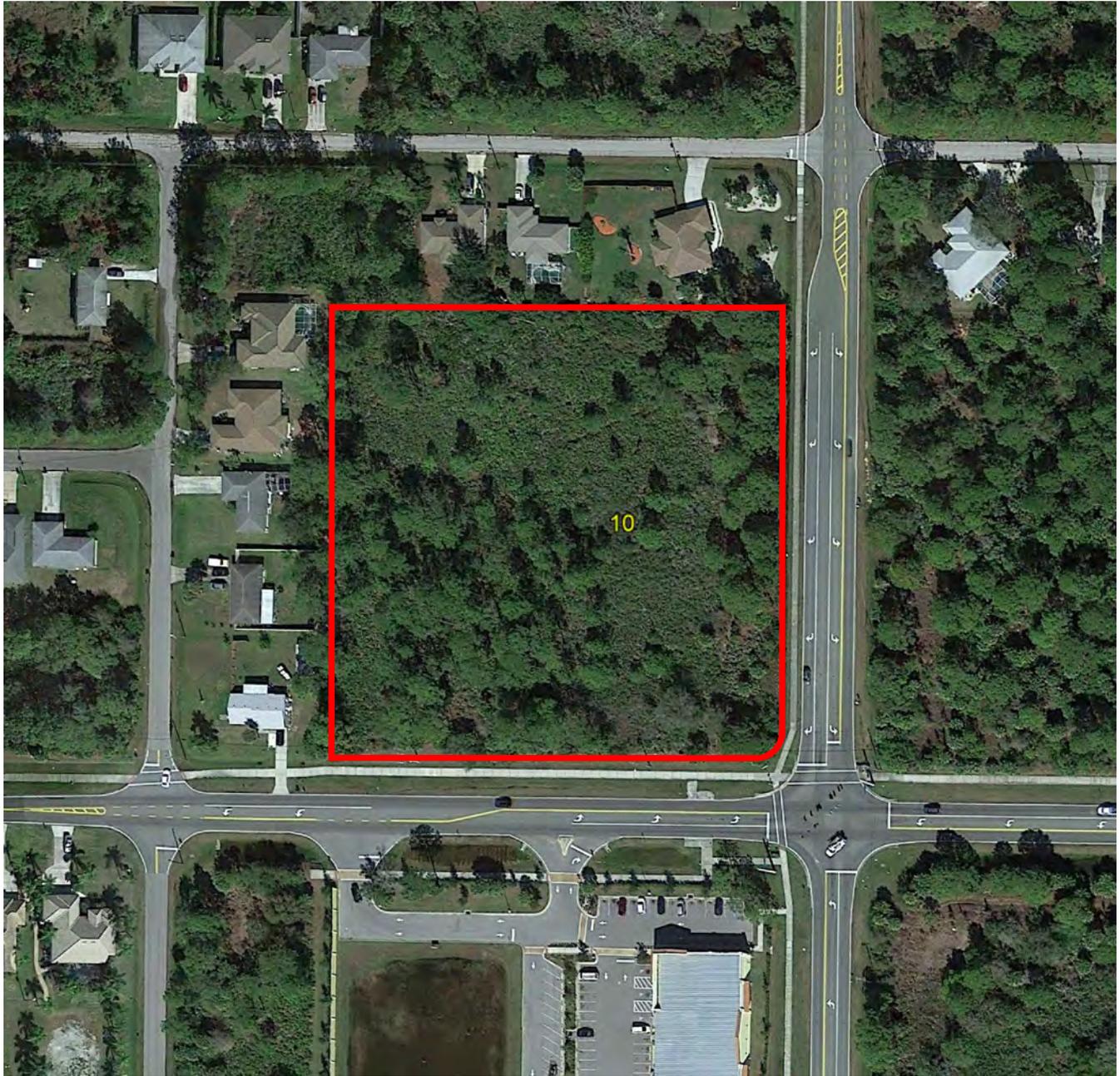
**7-ELEVEN 38989
2800 WEST PRICE BLVD
NORTH PORT, FLORIDA**

FLUCFCS MAP / 2019 AERIAL PHOTOGRAPH

DRAWN BY: N.F.	DATE: 10 - 1 - 19	CHECKED BY: L.B.	DATE:
SCALE: AS SHOWN	PROJECT NO: 0140.1900432.0000	REPORT NO:	PAGE NO: FIGURE 2

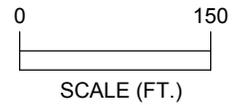
FIGURE 3
SOILS MAP





LEGEND

10 - EAUGALLIE & MYAKKA FINE SANDS



AERIAL PHOTO SOURCE: GOOGLE EARTH

19-0590-01



UNIVERSAL
ENGINEERING SCIENCES

PROTECTED SPECIES ASSESSMENT

7-ELEVEN 38989

2800 WEST PRICE BLVD

NORTH PORT, FLORIDA

USDA - NRCS SOIL SURVEY MAP

DRAWN BY: N.F.	DATE: 10 - 1 - 19	CHECKED BY: L.B.	DATE:
SCALE: AS SHOWN	PROJECT NO: 0140.1900432.0000	REPORT NO:	PAGE NO: FIGURE 3

APPENDIX A
SITE PHOTOS





PHOTO #1 – Northeast corner of the subject property, facing south along the property boundary and N. Cranberry Blvd.



PHOTO #2 – Northeast corner of the subject property, facing west, along the northern property boundary.



PHOTO #3 - Southeast corner of the subject property, facing north along the property boundary and N Cranberry Blvd.

Page 1



PHOTO #4 – Southeast corner of the subject property, facing west along the southern property boundary and W. Price Blvd.



PHOTO #5 - Southwest corner of the subject property facing east along the southern property boundary and W. Price Blvd.



PHOTO #6 - Southwest corner of the subject property, facing north along the western property boundary.



PHOTO #7 - Northwest corner of the subject property, facing south, along the western border of the subject property.



PHOTO #8 – Northwest corner of the subject property, facing east along the northern property boundary.



PHOTO #9 - Photo of vulture observed on a dead tree on the northern half of the subject property.



PHOTO #10 – Representative view of the pine flat wood habitat that makes up the subject property.



PHOTO #11 - Representative view of the pine flat wood habitat that makes up the subject property.

Protected Species Assessment
7-Eleven #38989
Northport, Florida

UES Project No. 0140.1900432.0000
UES Report No. 1716071
October 11, 2019

APPENDIX B
FNAI, FFWCC, USFWS DATA/MAPS



1018 Thomasville Road
 Suite 200-C
 Tallahassee, FL 32303
 850-224-8207
 850-681-9364 fax
 www.fnai.org

FLORIDA
Natural Areas
 INVENTORY

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

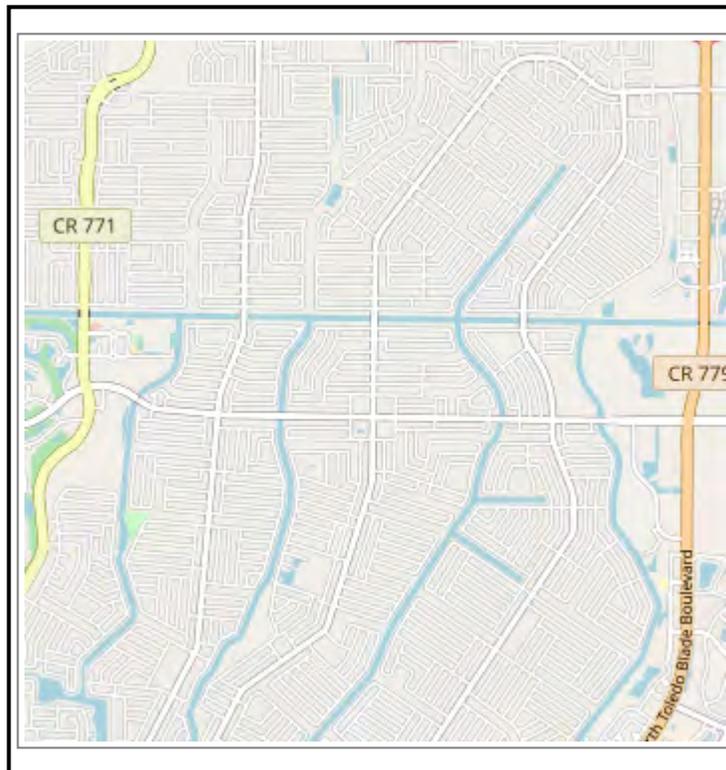
UNOFFICIAL REPORT

Created 10/4/2019

(Contact the FNAI Data Services Coordinator at 850.224.8207 or kbrinegar@fnai.fsu.edu for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

Report for 1 Matrix Unit: 30562



Descriptions

DOCUMENTED - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.

DOCUMENTED-HISTORIC - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years.

LIKELY - The species or community is *known* to occur in this vicinity, and is considered likely within this Matrix Unit because:

1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; *or*
2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit.

POTENTIAL - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.

Matrix Unit ID: 30562

0 Documented Elements Found

0 Documented-Historic Elements Found

0 Likely Elements Found

Matrix Unit ID: 30562

23 Potential Elements for Matrix Unit 30562

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Acipenser oxyrinchus desotoi Gulf Sturgeon	G3T2	S2	LT	FT
Athene cunicularia floridana Florida Burrowing Owl	G4T3	S3	N	SSC
Calopogon multiflorus Many-flowered Grass-pink	G2G3	S2S3	N	T

Centrosema arenicola Sand Butterfly Pea	G2Q	S2	N	E
Deeringothamnus pulchellus Beautiful Pawpaw	G1	S1	LE	E
Drymarchon couperi Eastern Indigo Snake	G3	S3	LT	FT
Eumops floridanus Florida bonneted bat	G1	S1	LE	FE
Gopherus polyphemus Gopher Tortoise	G3	S3	C	ST
Grus canadensis pratensis Florida Sandhill Crane	G5T2T3	S2S3	N	ST
Lechea cernua Nodding Pinweed	G3	S3	N	T
Linum carteri var. smallii Small's Flax	G2T2	S2	N	E
Lithobates capito Gopher Frog	G3	S3	N	SSC
Lythrum flagellare Lowland Loosestrife	G2	S2	N	E
Matelea floridana Florida Spiny-pod	G2	S2	N	E
Mustela frenata peninsulæ Florida Long-tailed Weasel	G5T3	S3	N	N
Nemastylis floridana Celestial Lily	G2	S2	N	E
Nolina atopocarpa Florida Beargrass	G3	S3	N	T
Podomys floridanus Florida Mouse	G3	S3	N	SSC
Pteroglossaspis ecristata Giant Orchid	G2G3	S2	N	T
Rhynchospora megaplumosa Large-plumed Beaksedge	G2	S2	N	E
Typocerus fulvocinctus Yellow-banded Typocerus Long-horned Beetle	G2G3	S2S3	N	N
Ursus americanus floridanus Florida Black Bear	G5T2	S2	N	N
Zephyranthes simpsonii Redmargin Zephyrlily	G2G3	S2S3	N	T

Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

Unofficial Report

These results are considered unofficial. FNAI offers a [Standard Data Request](#) option for those needing certifiable data.

Protected Species Assessment
7-Eleven #38989
Northport, Florida

UES Project No. 0140.1900432.0000
UES Report No. 1716071
October 11, 2019

APPENDIX C

PROTECTED SPECIES INFORMATION



Gopher Tortoise
Gopherus Polyphemus

GOPHER TORTOISE

Gopherus polyphemus



- Order:** Testudines
Family: Testudinidae
FNAI Ranks: G3/S3
U.S. Status: None in Florida; Threatened in Louisiana, Mississippi, and western Alabama
FL Status: Species of Special Concern
Florida prohibits take, possession, sale, or purchase of tortoises or their parts except by permit.



juvenile
© Dan Hipes

© Dan Hipes

Description: A medium-sized turtle (to 10 in. = 254 mm) fully adapted for life on land. Upper shell brown and relatively flat above; lower shell yellowish, without hinge, and projecting forward, especially in male; skin brown to dark gray. Forelimbs greatly expanded for digging; hind limbs reduced, stumpy, lacking any form of webbing between toes. Lower shell of male somewhat concave. Young: scales of carapace often with yellow centers, skin yellowish to tan; approximately 2 in. (51 mm) shell length at hatching.

Similar Species: The only other native land turtle in Florida, the box turtle (*Terrapene carolina*), is distinguished by its smaller size (to 8 in. =

GOPHER TORTOISE

Gopherus polyphemus

203 mm), less stout feet, moveable hinge on lower shell, and often but not always by black and yellow upper shell. Tortoise burrows, which are useful in determining species' presence, typically have lower, flatter profile than more rounded burrows of armadillos; this reflects differences in cross-sectional shapes of the two animals.

Habitat: Typically found in dry upland habitats, including sandhills, scrub, xeric oak hammock, and dry pine flatwoods; also commonly uses disturbed habitats such as pastures, oldfields, and road shoulders. Tortoises excavate deep burrows for refuge from predators, weather, and fire; more than 300 other species of animals have been recorded sharing these burrows.

Seasonal Occurrence: Above-ground activity is greatly reduced during cold weather, with tortoises in northern Florida remaining below ground for months. Nonetheless, burrows are relatively conspicuous year-round.

Florida Distribution: State-wide except absent from the Everglades and Keys.

Range-wide Distribution: Lower Southeastern Coastal Plain, extending from southern South Carolina southward through lower Georgia and Florida and westward through southern Alabama, Mississippi, and extreme southeastern Louisiana.

Conservation Status: Despite its widespread occurrence throughout Florida, there is considerable concern about the declining abundance of this species. Much of its native habitat has been lost to agriculture, citriculture, forestry, mining, and urban and residential development. Although protected populations occur on many state, federal, and private conservation lands, recent development of a severe respiratory disease threatens even those.

Protection and Management: Manage large, undivided tracts of upland habitat to maintain native vegetative conditions; this generally requires periodic prescribed fire beneath trees to reduce brush and favor growth of grasses and forbs. Avoid building roads and houses in xeric uplands. Because of risk of introducing tortoises infected with respiratory disease to uncontaminated populations, tortoises should not be relocated except under strictly controlled programs.

Osprey

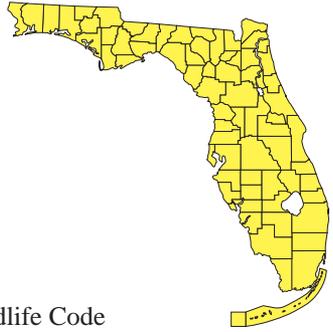
Pandion haliaetus

OSPREY

Pandion haliaetus

Order:	Falconiformes
Family:	Accipitridae
FNAI Ranks:	G5/S3S4
U.S. Status:	None
FL Status:	Species of Special Concern (Monroe County only)

U.S. Migratory Bird Treaty Act and state Wildlife Code prohibit take of birds, nests, or eggs.



© Barry Mansell

Description: A large, soaring bird with wings bent at the wrist in flight. Back is dark brown; head and undersides are largely white. A dark brown streak extends through eye and expands towards back of head; small streaks on top of head and across breast. Feathers on top of head can form a low, irregular crest. Females are slightly larger than males. Immature birds have orangish eyes, while those of adults are more yellow.

Similar Species: Bald eagle (*Haliaeetus leucocephalus*; see species account) is dark on the underside (completely black in adults and mottled in juveniles). Bend in the wrist of the wing is also diagnostic of ospreys, since bald eagle generally holds wings flat when soaring. The osprey also tends to flap more frequently than eagles and other large soaring birds.

OSPREY

Pandion haliaetus

Habitat: Found on or near large lakes, rivers, and coastal areas where suitable nesting sites can be found. Water bodies must be large, fairly open, and clear for osprey to locate prey. Nesting sites are large living or dead trees and man-made structures; osprey numbers appear to be limited by presence of adequate nesting sites. Nesting sites often stand above surrounding vegetation or in more open fields and sparsely timbered forests, but low nesting sites are common, particularly in mangrove swamps. Nesting may seem colonial in some coastal areas or surrounding large inland lakes. Lake Istokpoga in Highlands County supported 229 active nests in 2000.

Seasonal Occurrence: May be found throughout Florida in all seasons, but winter records are less common, particularly in north Florida. Numbers generally increase in north Florida beginning with spring migration in February; fall migration appears to commence in September. Large numbers may occasionally be seen moving south in fall.

Florida Distribution: Found throughout Florida, but may be rare in some areas. The interior of the panhandle has very few nesting birds, and winter records are even less common. Population may be increasing, however, and sightings may become more regular at some inland lakes and rivers in the panhandle.

Range-wide Distribution: Cosmopolitan. Found throughout much of North America and in many parts of Asia, Australia, Africa, Europe, and South America. Found throughout Gulf of Mexico, Bahamas, Caribbean, and the Antilles.

Conservation Status: Listing as a Species of Special Concern seems to stem from threats posed to nesting sites in Monroe County, particularly by boat traffic. Population declines documented in the latter half of the 1900s probably stemmed from eggshell thinning (caused by organophosphate pesticides), which was documented at some Florida breeding sites. Another potential cause for declines observed in south Florida is lowered food availability.

Protection and Management: Regulate boat traffic, especially in some coastal areas where nests are situated low to the water and in good numbers at close proximity. Populations can be expanded in some areas through construction of nesting platforms.

Selected References: McMillian 2001, Robertson and Woolfenden 1992, Rodgers et al. (eds.) 1996, Stevenson and Anderson 1994.



Florida Fish and Wildlife Conservation Commission

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MyFWC.com

MEMORANDUM

TO: Previous Permittees and Interested Parties
FROM: Ms. Angela T. Williams, Species Conservation Planning Section,
Protected Species Permit Coordinator
SUBJECT: Requirements for Destruction of Nests of Nonlisted Migratory Birds
DATE: March 22, 2017

Angela

The Species Conservation Planning Section has changed the requirements for those seeking authorization to remove Osprey (*Pandion haliaetus*) and other nonlisted migratory bird species nest(s) which present various conflicts.

Rule 68A-16.003 of the Florida Administration Code ([F.A.C.](#)) became effective on March 2, 2017. The new rule eliminates the need for a FWC permit for on-site destruction of an inactive nest (meaning a nest that does not contain eggs or flightless young) of nonlisted birds which are protected by the Migratory Bird Treaty Act¹ ([MBTA](#)). The rule does not provide authorization for birds listed in rule 68A-27 F.A.C. (federal and state listed species) or rule 68A-16.002 F.A.C. (bald eagles). Accordingly, on-site destruction of inactive nonlisted migratory bird nests is currently permitted by rule and no longer requires a FWC permit.

Please note Rule 68A-16.003, F.A.C. also prohibits the possession, sale, purchase, barter, transport, import, export, or collection of an inactive or active nest (meaning a nest containing eggs or flightless young) or parts thereof of nonlisted birds (except eagles) without appropriate Federal authorization. Hence, FWC staff will no longer issue permits to perform the above activities (including but not limited to the relocation of nests to nesting platforms) for inactive or active nonlisted migratory bird nests (excluding eagles).

We recommend that you contact the USFWS Region 4 Migratory Bird Permit Office by phone at (404) 679-7070 or email permitsR4MB@fws.gov to determine what federal authorization or permits are required for any activity involving nonlisted and listed migratory bird species, their nests and any part thereof.

A FWC permit is required to destroy bald eagle and state listed species nests^{2,3} unless exempted in accordance with the single-use nest policy or man-made structure nest policy on pages 4 and 35-37 of the FWC Florida's Imperiled Species Management Plan 2016-2026 ([ISMP](#)).

Please feel free to contact me or other Protected Species Permit staff at (850) 921-5990 to discuss this decision or other permit options. You should contact your [Regional SCP Biologist](#) for technical assistance regarding nest removal and destruction or the ISMP.

¹ Federal Register, Vol. 78, no. 221 November 1, 2013 (in effect as of Sept 2016).

² Nests as defined along with active nest and inactive nest on page 35 of the [ISMP](#).

³ Includes Osprey only in Monroe County, Florida.

Policies

A policy is a formally approved, definitive statement of a principle or course of action to guide agency decision-making or the manners of proceeding regarding its management of fish and wildlife resources for their long-term well-being and the benefit of people. The following Florida Fish and Wildlife Conservation Commission policy was created to support implementation of, and is available in full context in [Florida's Imperiled Species Management Plan](#). It was approved by the Commission in November, 2016.

State-listed species and man-made structures

Issue

Listed species have been documented using man-made structures for essential behavioral patterns (feeding, breeding, and sheltering). Clear policy is needed to protect state-listed species when proposed activities may alter or remove such structures.

Policy guidelines

Actions that do not require take permits

Removal or modification of man-made structures that are clearly not occupied by state-listed species do not require Florida Fish and Wildlife Conservation Commission (FWC) permits; however, the removal or modification of structures recently or previously occupied must be conducted in a manner consistent with this policy. For the purposes of this policy, man-made structures include structures created by people, which may or may not be intended for use by wildlife. Structures include (but are not limited to) buildings, bridges, utility poles, signs, equipment, heavy machinery, pipes, loading docks, and bat and bird houses.

For actions proposed where state-listed species have recently been using a man-made structure for essential behaviors, removal or modification of the structure is authorized without a permit, provided that

- an approved Wildlife/Habitat Management Plan is in place for the area in which the activity will occur, or
- at least 14 days prior notification is provided to the FWC's Species Conservation Planning Biologist in the region where the activity will occur; no eggs or dependent young are present, or the nesting cycle (or rearing of young) has been completed; and the activity is conducted in such a way so as to avoid direct physical injury of individual animals.

Persons complying with these conditions are legally covered should incidental take of state-listed species using the structure occur as a result of its removal or modification. Persons not complying with these conditions, such as those that do not contact FWC and provide 14 days' notice or do not conduct the activity in a way that avoids direct physical injury, are not authorized to cause incidental take.

This policy does not replace requirements relating to bats occupying man-made structures; persons must also comply with Rule 68A-9.010, F.A.C. Persons complying with that rule and this policy are legally covered should incidental take of nonlisted bats occur as a result of removal or modification of the structure. The Florida bonneted bat, a federally Endangered species, is not covered by Rule 68A-9.010, F.A.C., and a federal permit may be needed whenever it is encountered in man-made structures slated for removal or modification.



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This policy does not apply to the bald eagle (*Haliaeetus leucocephalus*), which is protected by the Bald and Golden Eagle Protection Act, the Migratory Bird Treaty Act, and Rule 68A-16.002, F.A.C. Removal of any bald eagle nest requires a permit from both the USFWS and FWC. Additionally, FWC's Osprey Nest Removal Guidelines will be updated to reflect consistency with this policy.

Actions that require incidental take permits

When listed species occupy man-made structures for nesting or breeding, the goal is to avoid and minimize disturbance that constitutes take including harm or harassment. Therefore, this policy does not authorize removal or modification of man-made structures when listed species are actively engaged in nesting or breeding. An incidental take permit during this time will be issued without any mitigation when the activity must occur to ensure human health and/or safety. Such incidental take permits will include appropriate conditions for minimizing the take and avoiding direct, physical injury of the animals. In exceptional cases where it is not possible to leave nests in place, movement of nests, eggs, or young by persons with appropriate training and experience in the safe handling of the species or similar species would be required. For example, a permit issued for air conditioner repairs on a roof with nesting least terns could include protective measures such as posted working areas and specific working times and duration.

Mitigation

Removal or alteration of any man-made structures that have served as listed species habitat for nesting or breeding that results in an incidental take will not be required to provide a conservation or scientific benefit when conducted consistent with this policy. In cases where the man-made structure was required as part of a mitigation plan for permits issued for impacts to state-listed species (e.g., nesting structures), the original permitting agency should be contacted to discuss replacement mitigation sites.



**Florida Fish and Wildlife
Conservation Commission**

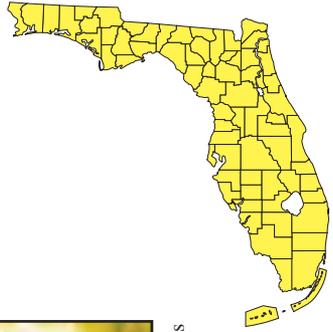
Eastern Indigo Snake

Drymarchon corais couperi

EASTERN INDIGO SNAKE

Drymarchon corais couperi

Order: Squamata
Family: Colubridae
FNAI Ranks: G4T3/S3
U.S. Status: Threatened
FL Status: Threatened



© Dan Hipes



© Dan Hipes

Description: A very large, stout-bodied, shiny black snake reaching lengths as great as 8 ft. (244 cm). Black ventrally, but chin, throat, and sides of head may be reddish or (rarely) white. Scales typically smooth (no ridges), though adult males have keel on front half of some scales along back; anal scale undivided. Young similar to adults though often more reddish anteriorly, 17 - 24 in. (430 - 610 mm) at hatching. When encountered, often hisses, flattens neck vertically (from side to side), and vibrates tail, but rarely bites.

EASTERN INDIGO SNAKE *Drymarchon corais couperi*

Similar Species: Black racer (*Coluber constrictor*), which rarely exceeds 5 ft. (152 cm), is more slender, a duller sooty black usually with a white chin and throat, and has a divided anal scale. The mostly aquatic mud snake (*Farancia abacura*) is glossy black above and can grow to 6 ft. (183 cm), but has a reddish, rarely white, belly, with the coloration encroaching the sides, and a sharp-pointed tail tip.

Habitat: Broad range of habitats, from scrub and sandhill to wet prairies and mangrove swamps. In northern part of range, often winters in gopher tortoise burrows in sandy uplands but forages in more hydric habitats. Requires very large tracts to survive.

Seasonal Occurrence: Active nearly year-round in southern Florida but winters underground farther north. Lays eggs in May and June.

Florida Distribution: Statewide, including Upper and Lower Keys, but rare in panhandle.

Range-wide Distribution: Florida and southern Georgia; formerly extended from southern South Carolina to southeastern Mississippi.

Conservation Status: Rare in most areas, though species has been recorded from many public lands statewide; however, whether most of these support viable populations is uncertain. Major threats are habitat loss, degradation, and fragmentation, with associated highway mortality. Other threats include gassing of tortoise burrows for rattlesnakes, collection for pets, and deliberate persecution, all of which are illegal.

Protection and Management: Protect very large tracts (> 5000 acres = 2025 ha) of appropriate natural habitat unfragmented by roads; use prescribed fire as needed. Maintain gopher tortoise populations and dead stumps to provide natural subterranean refugia. Enforce bans on tortoise burrow gassing and on collection or molestation of snake. Avoid construction of roads through unfragmented habitat. Educate public to avoid wanton destruction of large snakes.

Selected References: Ashton and Ashton 1988b, Conant and Collins 1991, Ernst and Barbour 1989, Georgia DNR 1999, Lazell 1989, Moler (ed.) 1992, Mount 1975, Tenant 1997.

STANDARD PROTECTION MEASURES FOR THE EASTERN INDIGO SNAKE
U.S. Fish and Wildlife Service
August 12, 2013

The eastern indigo snake protection/education plan (Plan) below has been developed by the U.S. Fish and Wildlife Service (USFWS) in Florida for use by applicants and their construction personnel. At least **30 days prior** to any clearing/land alteration activities, the applicant shall notify the appropriate USFWS Field Office via e-mail that the Plan will be implemented as described below (North Florida Field Office: jaxregs@fws.gov; South Florida Field Office: verobeach@fws.gov; Panama City Field Office: panamacity@fws.gov). As long as the signatory of the e-mail certifies compliance with the below Plan (including use of the attached poster and brochure), no further written confirmation or “approval” from the USFWS is needed and the applicant may move forward with the project.

If the applicant decides to use an eastern indigo snake protection/education plan other than the approved Plan below, written confirmation or “approval” from the USFWS that the plan is adequate must be obtained. At least 30 days prior to any clearing/land alteration activities, the applicant shall submit their unique plan for review and approval. The USFWS will respond via e-mail, typically within 30 days of receiving the plan, either concurring that the plan is adequate or requesting additional information. A concurrence e-mail from the appropriate USFWS Field Office will fulfill approval requirements.

The Plan materials should consist of: 1) a combination of posters and pamphlets (see **Poster Information** section below); and 2) verbal educational instructions to construction personnel by supervisory or management personnel before any clearing/land alteration activities are initiated (see **Pre-Construction Activities** and **During Construction Activities** sections below).

POSTER INFORMATION

Posters with the following information shall be placed at strategic locations on the construction site and along any proposed access roads (a final poster for Plan compliance, to be printed on 11” x 17” or larger paper and laminated, is attached):

DESCRIPTION: The eastern indigo snake is one of the largest non-venomous snakes in North America, with individuals often reaching up to 8 feet in length. They derive their name from the glossy, blue-black color of their scales above and uniformly slate blue below. Frequently, they have orange to coral reddish coloration in the throat area, yet some specimens have been reported to only have cream coloration on the throat. These snakes are not typically aggressive and will attempt to crawl away when disturbed. Though indigo snakes rarely bite, they should NOT be handled.

SIMILAR SNAKES: The black racer is the only other solid black snake resembling the eastern indigo snake. However, black racers have a white or cream chin, thinner bodies, and WILL BITE if handled.

LIFE HISTORY: The eastern indigo snake occurs in a wide variety of terrestrial habitat types throughout Florida. Although they have a preference for uplands, they also utilize some wetlands

and agricultural areas. Eastern indigo snakes will often seek shelter inside gopher tortoise burrows and other below- and above-ground refugia, such as other animal burrows, stumps, roots, and debris piles. Females may lay from 4 - 12 white eggs as early as April through June, with young hatching in late July through October.

PROTECTION UNDER FEDERAL AND STATE LAW: The eastern indigo snake is classified as a Threatened species by both the USFWS and the Florida Fish and Wildlife Conservation Commission. “Taking” of eastern indigo snakes is prohibited by the Endangered Species Act without a permit. “Take” is defined by the USFWS as an attempt to kill, harm, harass, pursue, hunt, shoot, wound, trap, capture, collect, or engage in any such conduct. Penalties include a maximum fine of \$25,000 for civil violations and up to \$50,000 and/or imprisonment for criminal offenses, if convicted.

Only individuals currently authorized through an issued Incidental Take Statement in association with a USFWS Biological Opinion, or by a Section 10(a)(1)(A) permit issued by the USFWS, to handle an eastern indigo snake are allowed to do so.

IF YOU SEE A LIVE EASTERN INDIGO SNAKE ON THE SITE:

- Cease clearing activities and allow the live eastern indigo snake sufficient time to move away from the site without interference;
- Personnel must NOT attempt to touch or handle snake due to protected status.
- Take photographs of the snake, if possible, for identification and documentation purposes.
- Immediately notify supervisor or the applicant’s designated agent, **and** the appropriate USFWS office, with the location information and condition of the snake.
- If the snake is located in a vicinity where continuation of the clearing or construction activities will cause harm to the snake, the activities must halt until such time that a representative of the USFWS returns the call (within one day) with further guidance as to when activities may resume.

IF YOU SEE A DEAD EASTERN INDIGO SNAKE ON THE SITE:

- Cease clearing activities and immediately notify supervisor or the applicant’s designated agent, **and** the appropriate USFWS office, with the location information and condition of the snake.
- Take photographs of the snake, if possible, for identification and documentation purposes.
- Thoroughly soak the dead snake in water and then freeze the specimen. The appropriate wildlife agency will retrieve the dead snake.

Telephone numbers of USFWS Florida Field Offices to be contacted if a live or dead eastern indigo snake is encountered:

North Florida Field Office – (904) 731-3336
Panama City Field Office – (850) 769-0552
South Florida Field Office – (772) 562-3909

PRE-CONSTRUCTION ACTIVITIES

1. The applicant or designated agent will post educational posters in the construction office and throughout the construction site, including any access roads. The posters must be clearly visible to all construction staff. A sample poster is attached.
2. Prior to the onset of construction activities, the applicant/designated agent will conduct a meeting with all construction staff (annually for multi-year projects) to discuss identification of the snake, its protected status, what to do if a snake is observed within the project area, and applicable penalties that may be imposed if state and/or federal regulations are violated. An educational brochure including color photographs of the snake will be given to each staff member in attendance and additional copies will be provided to the construction superintendent to make available in the onsite construction office (a final brochure for Plan compliance, to be printed double-sided on 8.5" x 11" paper and then properly folded, is attached). Photos of eastern indigo snakes may be accessed on USFWS and/or FWC websites.
3. Construction staff will be informed that in the event that an eastern indigo snake (live or dead) is observed on the project site during construction activities, all such activities are to cease until the established procedures are implemented according to the Plan, which includes notification of the appropriate USFWS Field Office. The contact information for the USFWS is provided on the referenced posters and brochures.

DURING CONSTRUCTION ACTIVITIES

1. During initial site clearing activities, an onsite observer may be utilized to determine whether habitat conditions suggest a reasonable probability of an eastern indigo snake sighting (example: discovery of snake sheds, tracks, lots of refugia and cavities present in the area of clearing activities, and presence of gopher tortoises and burrows).
2. If an eastern indigo snake is discovered during gopher tortoise relocation activities (i.e. burrow excavation), the USFWS shall be contacted within one business day to obtain further guidance which may result in further project consultation.
3. Periodically during construction activities, the applicant's designated agent should visit the project area to observe the condition of the posters and Plan materials, and replace them as needed. Construction personnel should be reminded of the instructions (above) as to what is expected if any eastern indigo snakes are seen.

POST CONSTRUCTION ACTIVITIES

Whether or not eastern indigo snakes are observed during construction activities, a monitoring report should be submitted to the appropriate USFWS Field Office within 60 days of project completion. The report can be sent electronically to the appropriate USFWS e-mail address listed on page one of this Plan.



ATTENTION:

THREATENED EASTERN INDIGO SNAKES MAY BE PRESENT ON THIS SITE!!!

IF YOU SEE A LIVE EASTERN INDIGO SNAKE ON THE SITE:

- Cease clearing activities and allow the eastern indigo snake sufficient time to move away from the site without interference.
- Personnel must NOT attempt to touch or handle snake due to protected status.
- Take photographs of the snake, if possible, for identification and documentation purposes.
- Immediately notify supervisor or the applicant's designated agent, **and** the appropriate U.S. Fish and Wildlife Service (USFWS) office, with the location information and condition of the snake.
- If the snake is located in a vicinity where continuation of the clearing or construction activities will cause harm to the snake, the activities must halt until such time that a representative of the USFWS returns the call (within one day) with further guidance as to when activities may resume.

IF YOU SEE A DEAD EASTERN INDIGO SNAKE ON THE SITE:

- Cease clearing activities and immediately notify supervisor or the applicant's designated agent, **and** the appropriate USFWS office, with the location information and condition of the snake.
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- Thoroughly soak the dead snake in water and then freeze the specimen. The appropriate wildlife agency will retrieve the dead snake.

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North Florida Field Office – (904) 731-3336

Panama City Field Office – (850) 769-0552

South Florida Field Office – (772) 562-3909

Killing, harming, or harassing indigo snakes is strictly prohibited and punishable under State and Federal Law.

DESCRIPTION: The eastern indigo snake is one of the largest non-venomous snakes in North America, with individuals often reaching up to 8 feet in length. They derive their name from the glossy, blue-black color of their scales above and uniformly slate blue below. Frequently, they have orange to coral reddish coloration in the throat area, yet some specimens have been reported to only have cream coloration on the throat. These snakes are not typically aggressive and will attempt to crawl away when disturbed. Though indigo snakes rarely bite, they should NOT be handled.

SIMILAR SNAKES: The black racer is the only other solid black snake resembling the eastern indigo snake. However, black racers have a white or cream chin, thinner bodies, and WILL BITE if handled.

LIFE HISTORY: The eastern indigo snake occurs in a wide variety of terrestrial habitat types throughout Florida. Although they have a preference for uplands, they also utilize some wetlands and agricultural areas. Eastern indigo snakes will often seek shelter inside gopher tortoise burrows and other below- and above-ground refugia, such as other animal burrows, stumps, roots, and debris piles. Females may lay from 4 - 12 white eggs as early as April through June, with young hatching in late July through October.

PROTECTION: The eastern indigo snake is classified as a Threatened species by both the USFWS and the Florida Fish and Wildlife Conservation Commission. "Taking" of eastern indigo snakes is prohibited by the Endangered Species Act without a permit. "Take" is defined by the USFWS as an attempt to kill, harm, harass, pursue, hunt, shoot, wound, trap, capture, collect, or engage in any such conduct. Penalties include a maximum fine of \$25,000 for civil violations and up to \$50,000 and/or imprisonment for criminal offenses, if convicted.

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INDIGO SNAKE ON THE SITE:**

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- Personnel must NOT attempt to touch or handle snake due to protected status.
- Take photographs of the snake, if possible, for identification and documentation purposes.
- Immediately notify supervisor or the applicant's designated agent, **and** the appropriate U.S. Fish and Wildlife Service (USFWS) office, with the location information and condition of the snake.
- If the snake is located in a vicinity where continuation of the clearing or construction activities will cause harm to the snake, the activities must halt until such time that a representative of the USFWS returns the call (within one day) with further guidance as to when activities may resume.

**IF YOU SEE A DEAD EASTERN
INDIGO SNAKE ON THE SITE:**

- Cease clearing activities and immediately notify supervisor or the applicant's designated agent, **and** the appropriate USFWS office, with the location information and condition of the snake.
- Take photographs of the snake, if possible, for identification and documentation purposes.
- Thoroughly soak the dead snake in water and then freeze the specimen. The appropriate wildlife agency will retrieve the dead snake.

**USFWS Florida Field Offices to be
contacted if a live or dead eastern indigo
snake is encountered:**

North Florida ES Office – (904) 731-3336
Panama City ES Office – (850) 769-0552
South Florida ES Office – (772) 562-3909

DESCRIPTION: The eastern indigo snake is one of the largest non-venomous snakes in North America, with individuals often reaching up to 8 feet in length. They derive their name from the glossy, blue-black color of their scales above and uniformly slate blue below. Frequently, they have orange to coral reddish coloration in the throat area, yet some specimens have been reported to only have cream coloration on the throat. These snakes are not typically aggressive and will attempt to crawl away when disturbed. Though indigo snakes rarely bite, they should NOT be handled.

SIMILAR SNAKES: The black racer is the only other solid black snake resembling the eastern indigo snake. However, black racers have a white or cream chin, thinner bodies, and WILL BITE if handled.

LIFE HISTORY: The eastern indigo snake occurs in a wide variety of terrestrial habitat types throughout Florida. Although they have a preference for uplands, they also utilize some wetlands and agricultural areas. Eastern indigo snakes will often seek shelter inside gopher tortoise burrows and other below- and above-ground refugia, such as other animal burrows, stumps, roots, and debris piles. Females may lay from 4 - 12 white eggs as early as April through June, with young hatching in late July through October.

Killing, harming, or harassing indigo snakes is strictly prohibited and punishable under State and Federal Law.

Only individuals currently authorized through an issued Incidental Take Statement in association with a USFWS Biological Opinion, or by a Section 10(a)(1)(A) permit issued by the USFWS, to handle an eastern indigo snake are allowed to do so.

LEGAL STATUS: The eastern indigo snake is classified as a Threatened species by both the USFWS and the Florida Fish and Wildlife Conservation Commission. “Taking” of eastern indigo snakes is prohibited by the Endangered Species Act without a permit. “Take” is defined by the USFWS as an attempt to kill, harm, harass, pursue, hunt, shoot, wound, trap, capture, collect, or engage in any such conduct. Penalties include a maximum fine of \$25,000 for civil violations and up to \$50,000 and/or imprisonment for criminal offenses, if convicted.

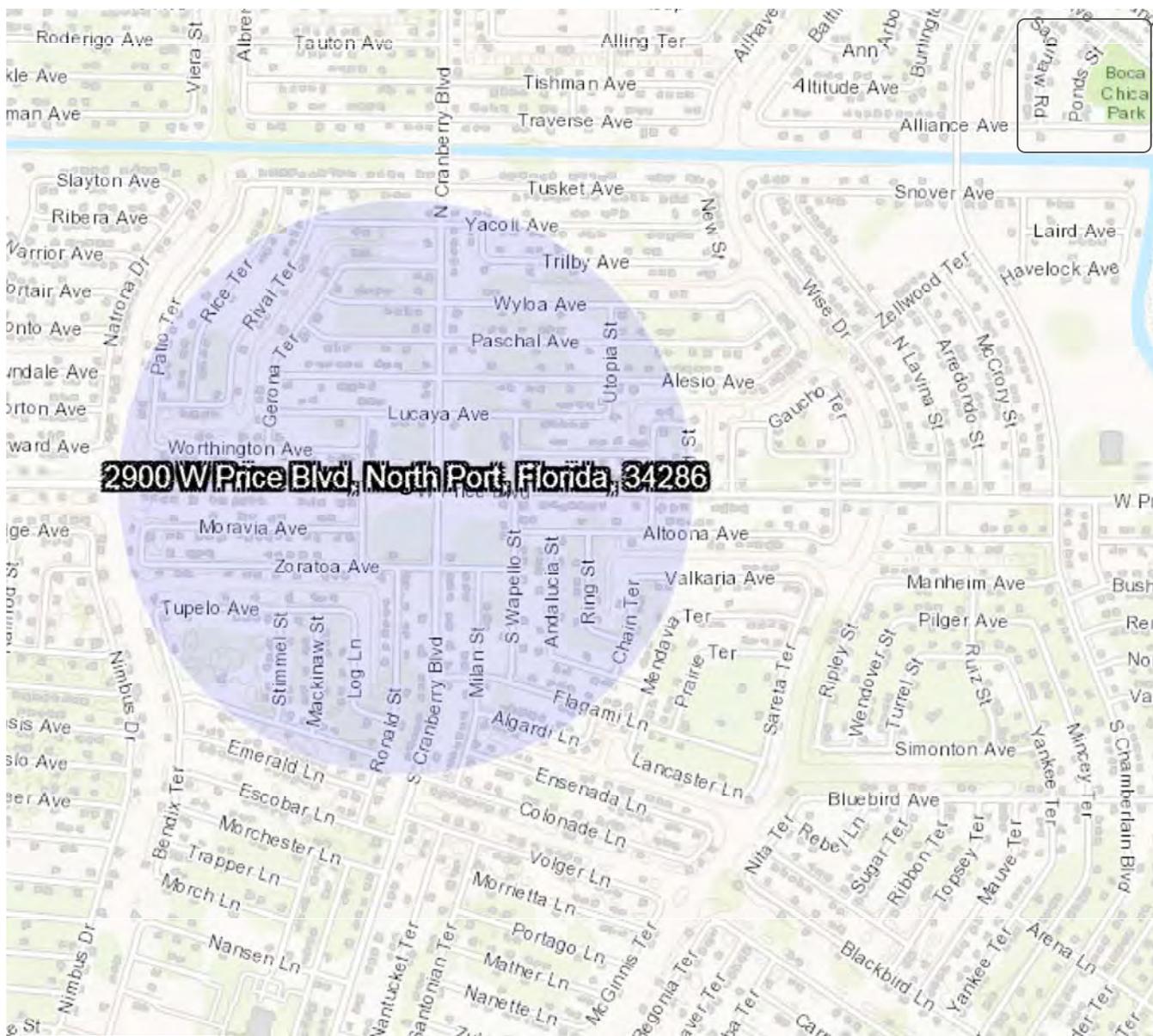


August 12, 2013

ATTENTION:
THREATENED EASTERN INDIGO
SNAKES MAY BE PRESENT ON
THIS SITE!!!



Please read the following information provided by the U.S. Fish and Wildlife Service to become familiar with standard protection measures for the eastern indigo snake.



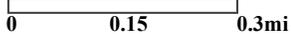
2900 W Price Blvd, North Port, Florida, 34286

List All Sites in View



Labels (On)

1:18,055

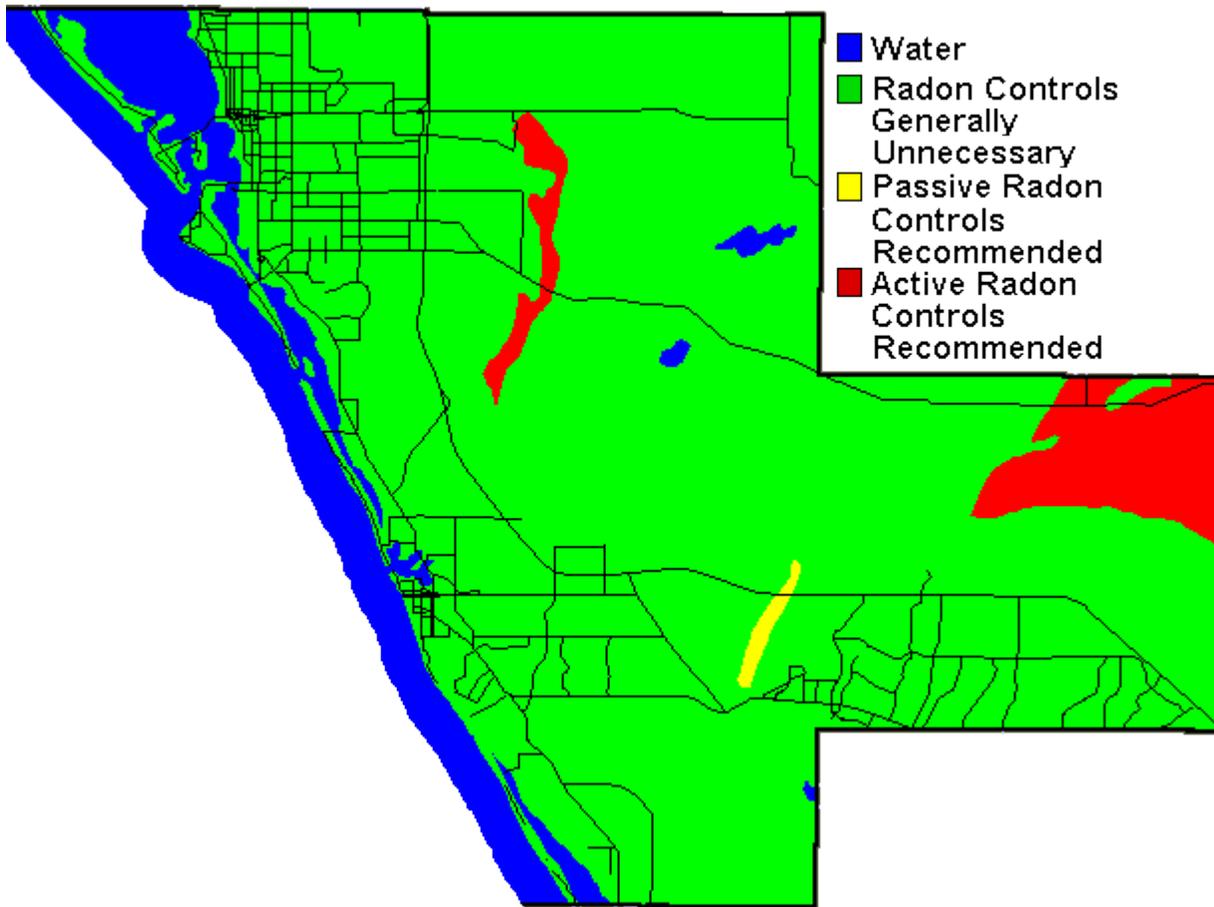


Full Map

FDEP Map Direct v6.190801. Powered by ESRI.

Florida Department of Community Affairs Florida
Radon Protection Map for Large Buildings and New
Single Family Homes and Duplexes

SARASOTA COUNTY, FL



Appendix F

Aerial Photographs



INQUIRY #: 5745513.8

YEAR: 2017

— = 500'



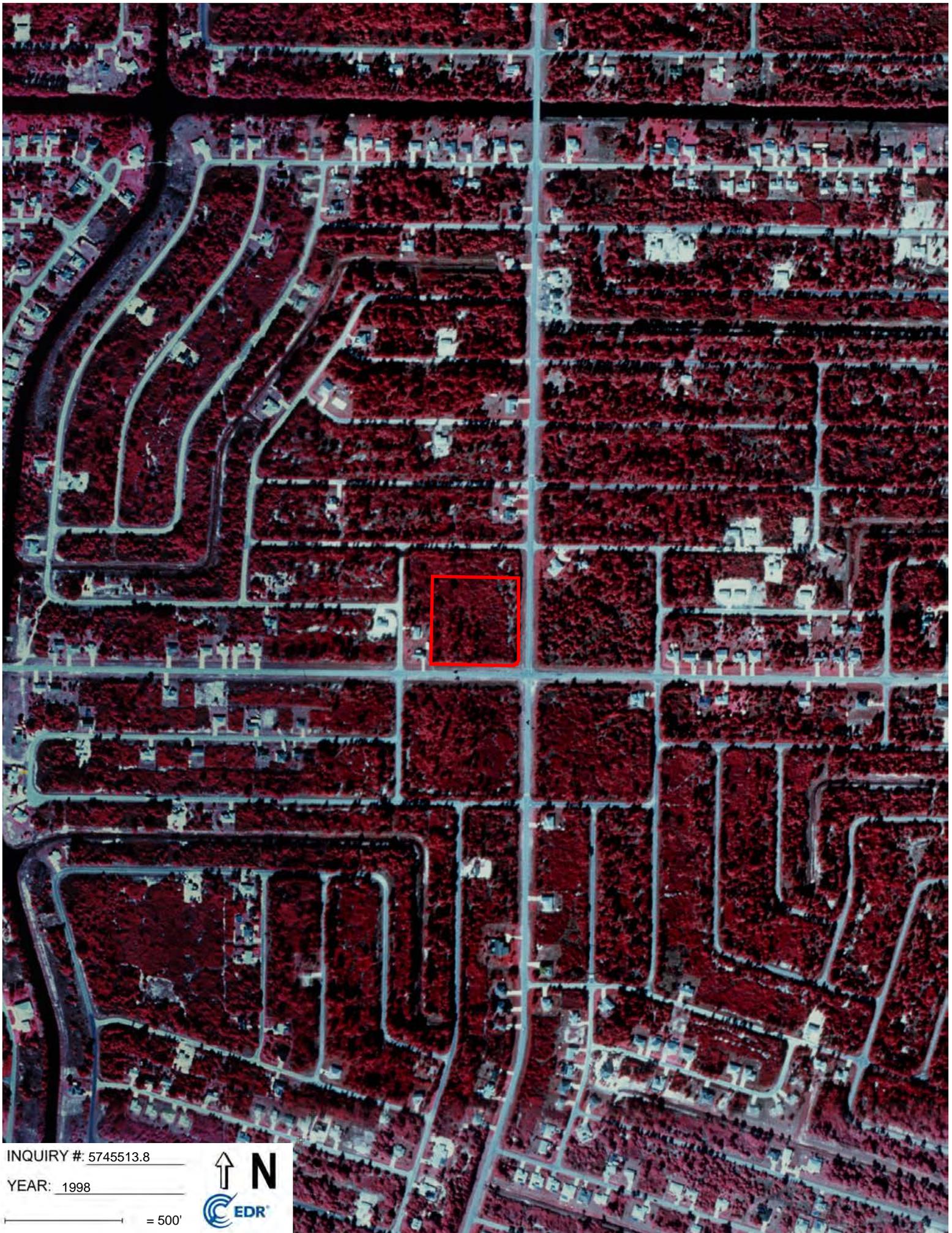


INQUIRY #: 5745513.8

YEAR: 2007

— = 500'





INQUIRY #: 5745513.8

YEAR: 1998

— = 500'



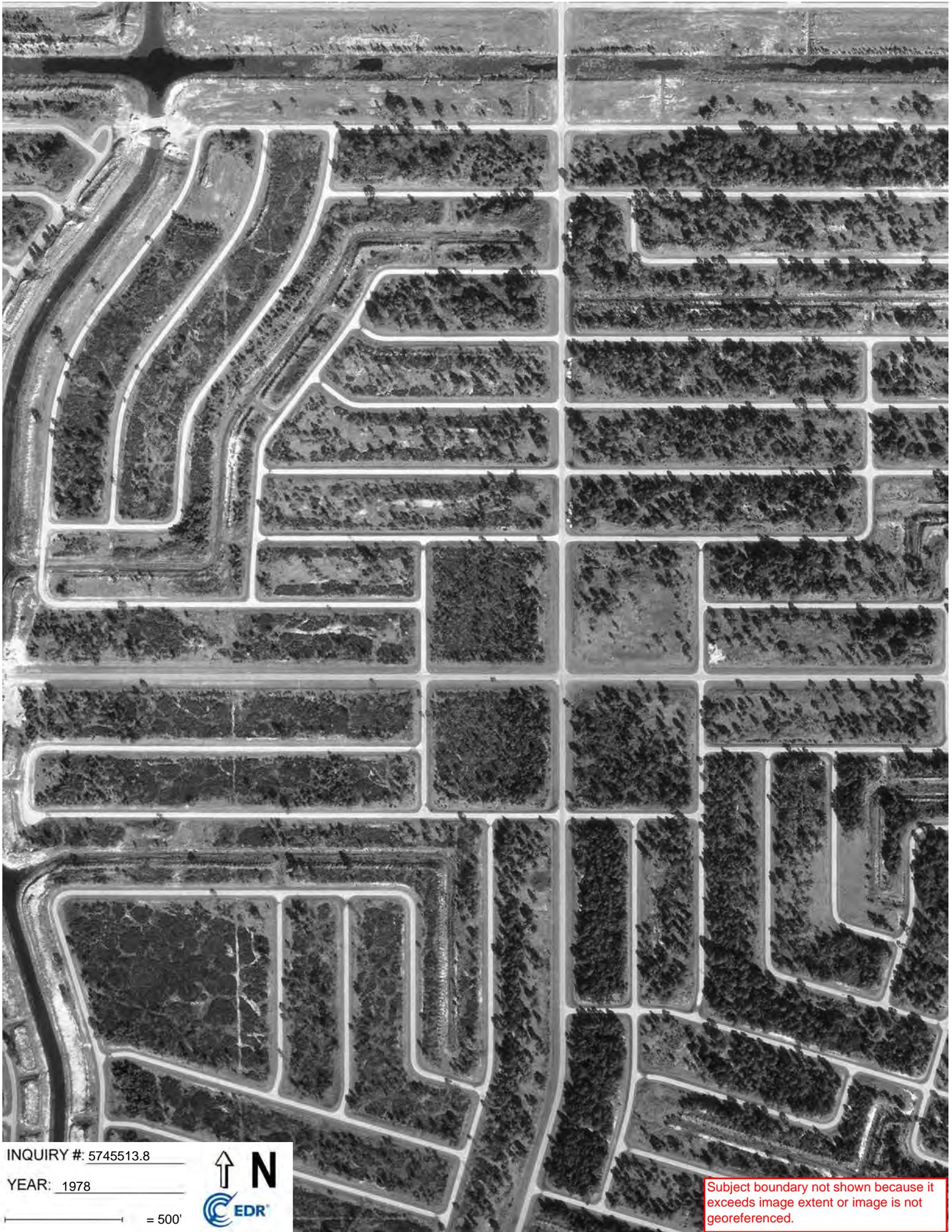


INQUIRY #: 5745513.8

YEAR: 1986

— = 500'





INQUIRY #: 5745513.8

YEAR: 1978

— = 500'



Subject boundary not shown because it exceeds image extent or image is not georeferenced.



INQUIRY #: 5745513.8

YEAR: 1970

— = 500'





INQUIRY #: 5745513.8

YEAR: 1969

— = 500'



Subject boundary not shown because it exceeds image extent or image is not georeferenced.

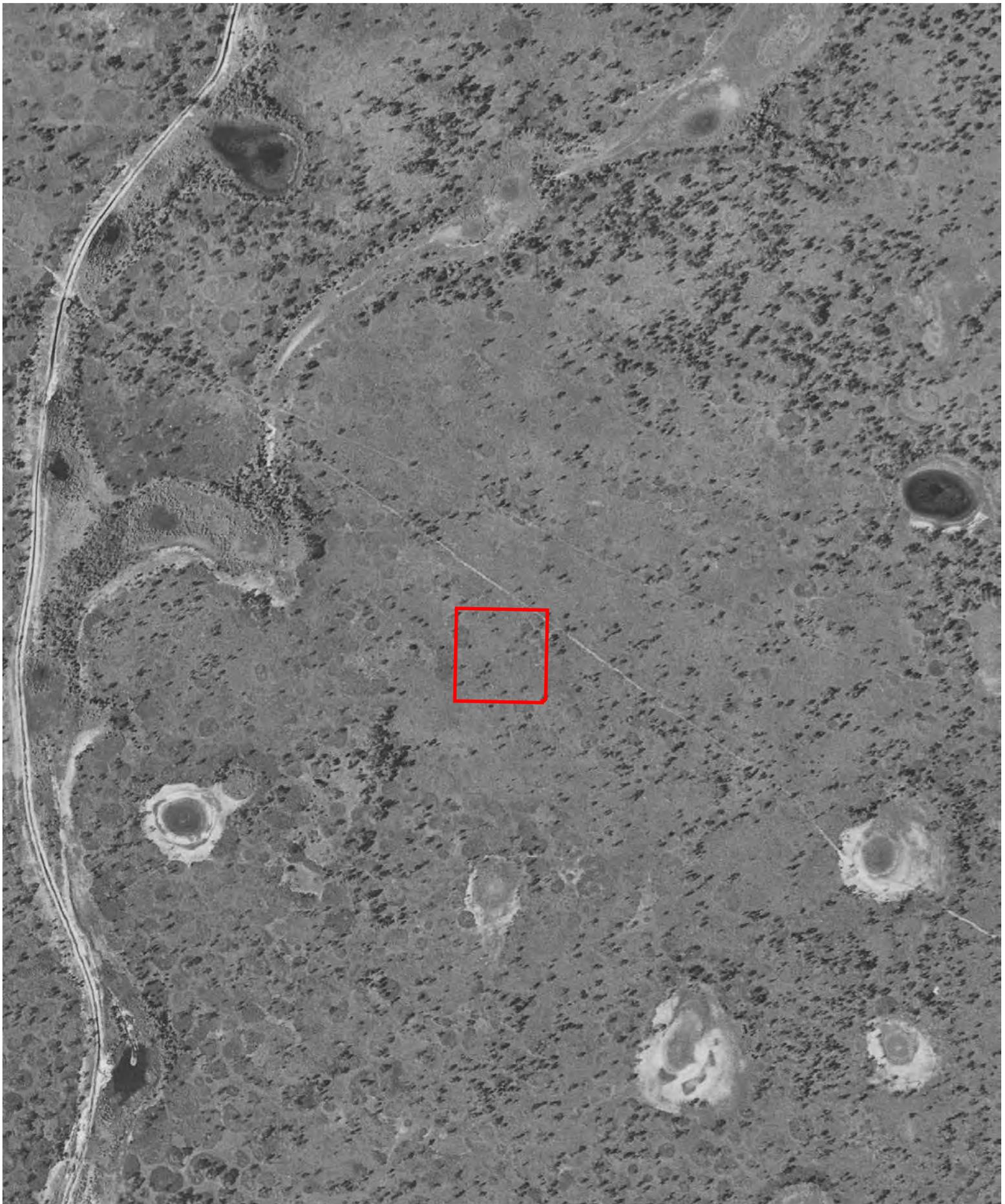


INQUIRY #: 5745513.8

YEAR: 1957

— = 500'

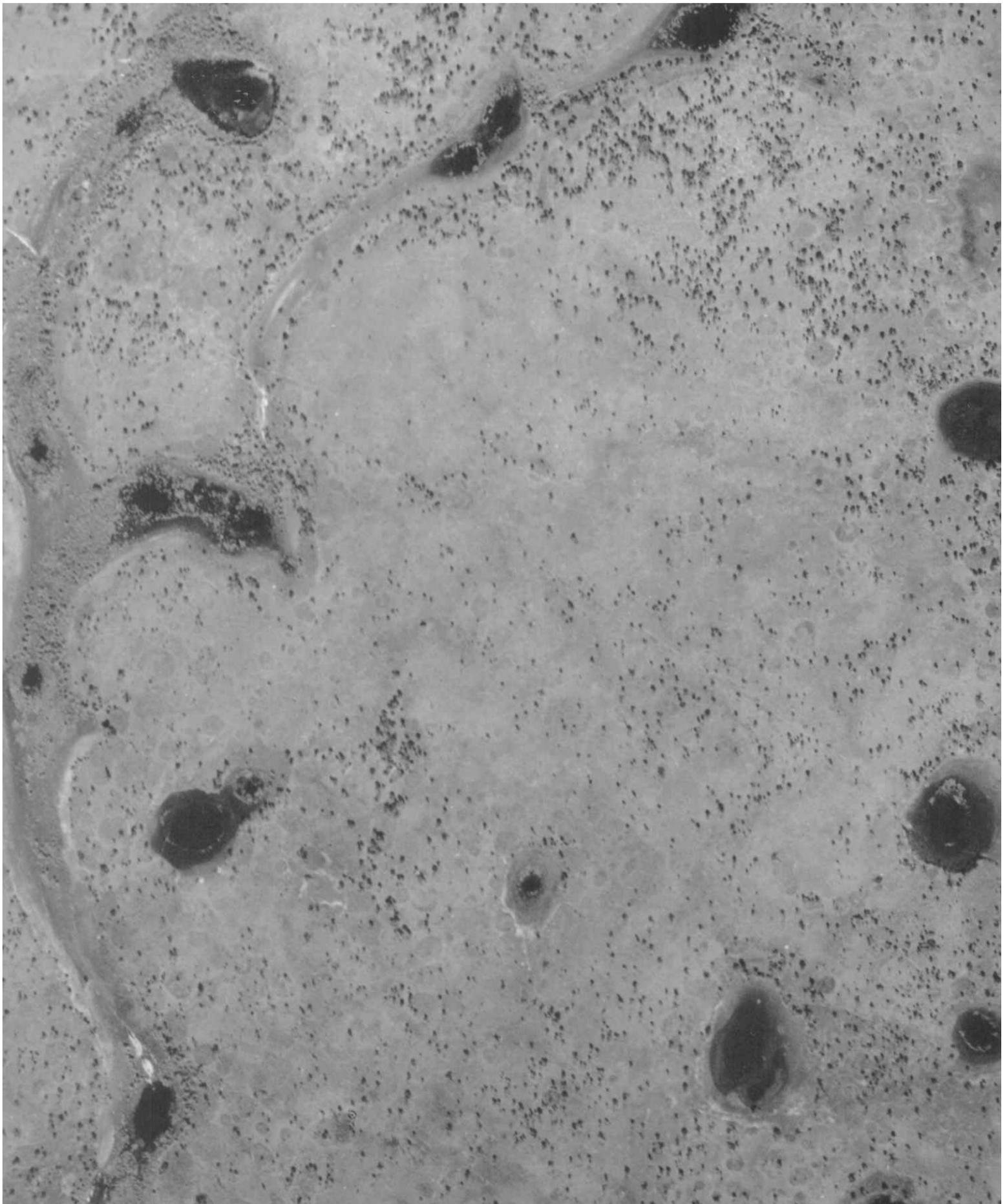




INQUIRY #: 5745513.8
YEAR: 1951



— = 500'



INQUIRY #: 5745513.8

YEAR: 1948

— = 500'



Subject boundary not shown because it exceeds image extent or image is not georeferenced.

Appendix G

Fire Insurance Maps

Certified Sanborn® Map Report

08/08/19

Site Name:

Proposed 7-Eleven
2900 W PRICE BLVD
NORTH PORT, FL 34286
EDR Inquiry # 5745513.3

Client Name:

Universal Engineering Sciences
1748 Independence Boulevard
Sarasota, FL 34234
Contact: Bruce Glasberg



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

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

Certified Sanborn Results:

Certification # F607-4E83-88E5
PO # NA
Project NA

UNMAPPED PROPERTY

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



Sanborn® Library search results

Certification #: F607-4E83-88E5

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

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

The Sanborn Library LLC Since 1866™

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Appendix H
City Directories

N CRANBERRY BLVD 2005 (Cont'd)

3885	MILLER, JOE W
3896	KERN, RANDALL T
3945	HARTLEN, DONALD W
4135	PUTNIK, SLOBODAN O
4158	OXNAM, TIMOTHY L
4278	OCCUPANT UNKNOWN,
4416	BARNETT, DONNA D
4446	BOUFFORD, THOMAS R
4667	VARGA, JOSEPH
4909	CHALIFOUR, MAURICE G
5058	SHMACHIN, VASILY VS FINISH CARPENTRY LLC
5096	HOME BUYER SOLUTIONS LLC NORTH PORT REALTY LLC PERIN, WILLIAM E
5267	PANICCIA, LENA
5268	OCCUPANT UNKNOWN,
5429	MCAULIFFE, DAVID M
5576	FREED & FREED DRYWALL OEHME, TROY A
5722	OCCUPANT UNKNOWN,
5788	GRANDE, JULIO D
5818	OLDFIELD, GREG S
5876	OCCUPANT UNKNOWN,
5906	THACKER, JEFFREY L
5934	LALLI, SARA G
5958	KIVLEHAN, PAUL J
6039	RODRIGUEZ, DAWN E

W PRICE BLVD 2005

1831 OCCUPANT UNKNOWN,
 1861 OCCUPANT UNKNOWN,
 2324 MADISON, MARK W
 2334 MEJIA, GIOVANNI A
 2410 OYOLA, ADALBERTO
 2421 FLICK, DARRELL W
 2441 OCCUPANT UNKNOWN,
 2481 ACCENT HOMES OFFICE
 2531 SHELTON HAROLD ANTHONY
 2574 OBRIEN, KATHY M
 2621 OCCUPANT UNKNOWN,
 2710 CHRISTIAN, ZULA G
 2714 OCCUPANT UNKNOWN,
 POLAR BEAR COOLING & HEATING L
 2724 PORRECA, JOHN R
 2731 HECK, CHARLES C
 2741 OCCUPANT UNKNOWN,
 2751 HILL, JUDITH L
 2754 PURCELL, THOMAS C
 2764 STRATTON, MARION L
 2772 PIETRAS, ROBERT F
 2773 OCCUPANT UNKNOWN,
 2780 ROLL, CANDICE D
 2781 TORRES, NOEL
 2790 GRASSMASTER & SONS INC
 MEL-LIN TRANSPORT INC
 ZAVCER, MLADEN
 2794 SIROIS, EDMOND L
 2839 HILLARD, PATRICIA A
 2949 MCDONNELL, THOMAS
 3184 JASPER ALUMINUM INC
 KOCH, JAMES W
 3270 JADE HOME
 JADE, HOME
 3271 MAJZEL, RAYMOND J
 3310 FIELDS, JASON E
 3324 OCCUPANT UNKNOWN,
 3340 MINDS IN MOTION DAYCARE & LEAR
 SALEM, BARBARA A
 3341 OCCUPANT UNKNOWN,
 3352 SELLER, ARTHUR L
 3353 HOSSLER, JEFFREY R
 3365 AVALON HOMES
 3375 DALTON, HERBERT F
 3380 FLOOR COVERING INSTALLATIONS
 WOLOCHUK, STEVEN
 3381 MEBOR CARPET CLEANING CORP
 3450 WALTZ, DEANA L
 3464 OCCUPANT UNKNOWN,
 3475 OCCUPANT UNKNOWN,

W PRICE BLVD

2005

(Cont'd)

3480 LEHAN, WILLIAM B
 3500 NORTH PORT TOWING
 PRUITT, TIM A
 3535 LAPALMA BUILDING INC
 3548 NUMRICH JASON TILES
 3550 DELGIGLIO, MORRIS J
 3615 CLARK, MARK M
 3665 MANSFIELD, MELISSA A
 3675 GALLY, ARTHUR J
 3720 SCHURE, ROBERT W
 3745 CALUSA, SPRINGS
 3765 CHERUBIN, ALIX
 3780 MAGGIO, JR
 MASS MORTGAGE
 3830 LUNDSMARK, BARBARA J
 3835 LYNN, ANDREW R
 3865 PETERS, BETH A
 3895 OCCUPANT UNKNOWN,
 3915 OCCUPANT UNKNOWN,
 3935 OCCUPANT UNKNOWN,
 3965 WRIGHT, LLOYD A
 4055 HOMES FOR LIVING INC
 4105 BECKWITH, JOHN J
 4145 OCCUPANT UNKNOWN,
 4150 SMARANDACHE, GABRIELA A
 4155 BROWN, CHARLES E
 4175 NATIONAL COIN GRADING SERVICE
 OCCUPANT UNKNOWN,
 4195 MANJUCK, ALEXANDER D
 4205 OCCUPANT UNKNOWN,
 4255 OCCUPANT UNKNOWN,
 4295 A AND C CONSTUCTION SERVICE
 4335 MEADOWS HOMES
 4390 BRANCIFORTI, JOHN
 4395 SADOWSKI, RICHARD M
 4410 BRAZUKAS, NICHOLAS
 4505 OCCUPANT UNKNOWN,
 4535 MASTERPIECE CUSTOM HOME INC
 OCCUPANT UNKNOWN,
 4595 OCCUPANT UNKNOWN,
 4615 OCCUPANT UNKNOWN,
 4695 TOSO, DENNIS D
 5701 WHITEHALL HOMES CONSTRUCTION
 5733 MICHAEL FREEMAN
 6205 NORTHPORT AREA LITTLE LEAGUE
 6400 NORTH PORT ATHLETIC BOOSTER CL
 NORTH PORT PERFORMING ARTS
 SCHOOL BOARD SARASOTA COUNTY
 6501 HERON CREEK MIDDLE SCHOOL PARE
 6644 NORTH PORT UTILITIES

W PRICE BLVD

2005

(Cont'd)

6770 AIR EXPERTS
 LITTLE, REPPARD L
 6842 OCCUPANT UNKNOWN,
 6863 KOSKI, STEVEN H
 7095 MILLER FRANK W CNSTR LLC
 MILLER, MELINDA J
 7125 MARTINEZ, DAVID R
 7160 HANNON, ROBERT
 7220 BAUR, HEDVIKA
 7245 TOMLINS, CALVIN J
 7250 GALENTINE, ELIZABETH J
 7280 BRYANT, ALAN K
 7310 HAWLEY, ROBERT H
 7340 BUTLER, BRUCE M
 7370 GARCIA, ADOLPH A
 7400 RIVERA, NICHOLAS
 7455 J DS BAIT & TACKLE
 RENNISON, KENNETH L
 7460 DERKOVITS, JANOS G
 7490 MARTINEZ, ALAIN A
 7675 LEOCAL, JOSEPH
 7695 ARCHER, ANGELA R
 7750 MILLER, WINSTON G
 7795 HARWAS, ANTONINA
 7855 MOROZ, LYDIA I
 8064 APOSTOLIC CHRISTIAN CHURCH
 8065 SAINT SAVA SERBIAN ORTHODOX CH
 SISTERHOOD ST PETKA OF ST SAVA
 8183 EDDY, WILSON W
 8320 OCCUPANT UNKNOWN,
 8321 GIBALA, ROBERT J
 8340 WASYLYK, NICHOLAS
 8341 HRITSKO, LUBA
 8401 OCCUPANT UNKNOWN,
 8420 WALKER, ALLAN G
 8421 OCCUPANT UNKNOWN,
 8461 OCCUPANT UNKNOWN,
 8490 AJ CARPENTRY OF SOUTH FLORIDA
 KOVTUNOVICH, ALEX
 8511 FERGUSON, KENNETH W
 8520 RUSZCAK, JOHANNA W
 8540 SYSA, YURIY
 VD CONSTRUCTION SERVICES INC
 8541 HARRIS, JUANITA J
 8560 MILIC, BORIVOJE H
 8561 WESSELS, MICHAEL E
 8590 POOL, LAURI J
 8591 FJ SOUND & SECURITY LLC
 JOMISKO, FRED W

N CRANBERRY BLVD 2000

1237 OCCUPANT UNKNOWN,
1267 KISTLER, THOMAS
1566 SPEICHER, DAVID
1626 HENDERSON, JUDITH
MARTIN ALTON TRACTOR
1688 STEINFATH, CASEY
1719 LEE, PATSY
2063 LUNCAN, L
2172 OCCUPANT UNKNOWN,
2248 SCARBROUGH, WILLIAM E
2313 KWIATKOWSKI, FRANK M
2425 TIRELLA, CARMEN N
2426 MELTON, K M
2467 BAKER, GARY W
2468 OCCUPANT UNKNOWN,
2646 MARTENS, VERNON D
2888 OCCUPANT UNKNOWN,
2901 OCCUPANT UNKNOWN,
3106 STAHL, DOTTIE
3128 SHCHAVLINSKIY, LILIYA S
3129 OCCUPANT UNKNOWN,
3158 FULGIERI, PATRICK D
3189 MAYER, JOSEPH F
3218 KRUEGER, JOSEPH
3279 BOUCHER, ROBERT G
3415 BELMEGA, OREST
3645 WERTZ, KENNETH W
3646 SNOW, L
3685 KIRSTEN, MARY B
3686 LUMKANG, M
3764 WEAVER, MICHAEL
3766 OCCUPANT UNKNOWN,
3785 STOCK, ROBERT J
3786 MALSKY, EDWARD
3805 LUTES, JANICE
3846 LAMSON, DONALD N
3865 LAX, RICHARD S
3866 ROMANO, GARY P
3875 COBAN, TAMI
3885 MILLER, DONA S
3896 KERN, RANDALL
4135 PUTNIK, S
4158 WILLIAMS, RICHARD
4278 OCCUPANT UNKNOWN,
4446 BOUFFARD, THOMAS
5096 PERIN, WILLIAM E
5235 FURSA, PAMELA M
5576 FREED & FREED DRYWALL
5722 CASEY, DIANE M
5788 GRANDE, MARTHA E

W PRICE BLVD 2000

1681 POMERLEAU, LINDA
 1827 PEER, KEN
 1831 OCCUPANT UNKNOWN,
 1861 OCCUPANT UNKNOWN,
 2334 OCCUPANT UNKNOWN,
 2412 BUCHANAN, D W
 2441 OCCUPANT UNKNOWN,
 2519 KEEVER, DAVID E
 2531 ELEGANT LIMOUSINE
 OCCUPANT UNKNOWN,
 2621 FLICK, DARRELL
 2710 CHRISTIAN, JOE
 2714 UPCHURCH, JERRY A
 2724 PORRECA, JOHN R
 2754 PURCELL, THOMAS
 2764 SHORT, JOHN
 2772 PIETRAS, ROBERT F
 2773 AMICARELLI, ALFRED
 2780 ROLL, CANDICE D
 2781 WRIGHT, GLENN B
 2790 OCCUPANT UNKNOWN,
 2794 SIROIS, EDMUND
 3184 OCCUPANT UNKNOWN,
 3310 FIELDS, JASON
 3324 MILLER, MARLENE M
 3340 CAPACI, JANETTE M
 3352 SELLERS IV, ARTHUR
 3380 FRICKE, STEVEN
 3381 MCFARLANE, GARY O
 3450 OCCUPANT UNKNOWN,
 3464 OCCUPANT UNKNOWN,
 3475 DALTON, HERBERT F
 3480 LEHAN, WILLIAM
 3485 NUMRICH, CATHY
 3765 SNYDER, THOMAS J
 3830 MAUSER, EDWARD R
 3865 COMBS, ROBERT J
 ROBERT J COMBS
 3895 GARCIA, PATRICK R
 3915 FOLAND, GARY E
 SMITH, LOIS J
 3935 CHRISMAN, CLYDE
 4145 OCCUPANT UNKNOWN,
 4160 OCCUPANT UNKNOWN,
 4175 GILL, DONNA M
 4205 SHEPTAK, JOHN
 4255 BROWN, CHARLES E
 4295 A X C RESTORATION
 MANJUCK, A G
 4390 BRANCIFORTI, JOHN

W PRICE BLVD 1995

1650 FAMILY RECREATION DEVELOPMENT
 2710 CHRISTIAN, JOE
 2714 PATRICK, WILLIAM S
 2724 PORRECA, JOHN R
 2764 MCCREARY, HELEN B
 2772 PIETRAS, ROBERT F
 2773 AMICARELLI, ALFRED
 2780 ROLL, CANDICE D
 2781 WRIGHT, GLENN B
 2794 SIROIS, EDMUND
 3381 STRUM, SHARON
 3450 RUSSELL, SCOTT E
 3475 BONNETT, HENRY B
 3480 LEHAN, WILLIAM
 3485 SHORT, WILLIAM E
 3550 DELGIGLIO, MORRIS J
 3615 MICHAELSON, WILBURN H
 3765 SNYDER, THOMAS J
 3830 MAUSER, EDWARD R
 3865 OCCUPANT UNKNOWNN
 3915 FOLAND, GARY E
 3935 CHRISMAN, CLYDE
 4175 HENNE, MARY
 HILL, KEVIN J
 KINNEY, KEVIN
 4205 SHEPTAK, JOHN
 4255 BROWN, CHARLES E SR
 4295 MANJUCK, A G
 4395 WACHOB, FRED W
 4505 FRANCE, JIMMY L
 4615 MAY, ORVILLE L
 6644 FLORIDA DEPT MILITARY AFFAIRS
 6770 PERRY, BRADLEY
 6863 OCCUPANT UNKNOWNN
 7245 DART HOMES INC
 TOMLINS, CALVIN J
 7455 RENNISON, KENNETH
 7750 HRYCIW, STANLEY
 7795 HARWAS, JOHN
 7855 SCHEEL, RALPH
 8064 APOSTOLIC CHRISTIAN CHURCH
 8340 WASYLYK, N
 8400 GOLARZ, M
 8401 PETROCHKO, PETER
 8420 KRAWCZUK, E A
 8421 LOBIW, JOHN
 8461 GANSTER, ANTHONY
 8511 SISCO, EMERSON
 8521 HARDY, C

Appendix I
Site Photographs

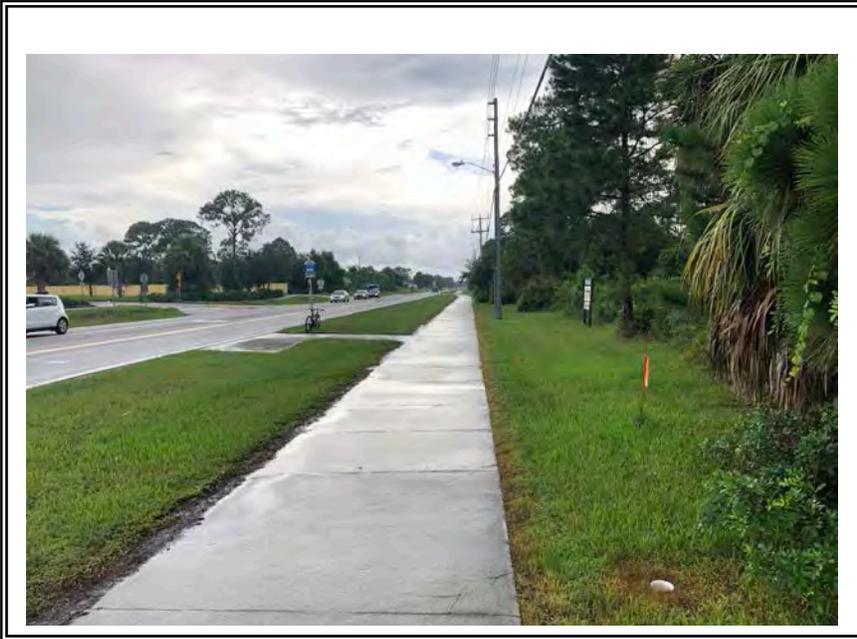


Photo No. 1 View looking west along the southern property line. West Price Blvd. is to the left.



Photo No. 2 View looking north along the eastern property line. South Cranberry Blvd. is to the right.



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Phase I Environmental Site Assessment
Proposed 7-Eleven
North Port, Florida

PROPERTY PHOTOGRAPHS

Project No. 1140.1800132.0000
Report No. 14255

Date: Aug 2019
Page 1



Photo No. 3 View of typical vegetation on subject property.



Photo No. 4 View of typical vegetation on subject property.



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Phase I Environmental Site Assessment
Proposed 7-Eleven
North Port, Florida

PROPERTY PHOTOGRAPHS

Project No. 1140.1800132.0000

Date: Aug 2019



Photo No. 5: View of typical vegetation on subject property.



Photo No. 6: View of typical vegetation on subject property.



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Phase I Environmental Site Assessment
Proposed 7-Eleven
North Port, Florida

PROPERTY PHOTOGRAPHS

Project No. 1140.1800132.0000
Report No. 14255

Date: August 2019
Page 3



Photo No. 7: View of typical house bordering the subject property to the north and west.



Photo No 8: View of Dollar General Store to the south of the subject property.



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Phase I Environmental Site Assessment
Proposed 7-Eleven
North Port, Florida

PROPERTY PHOTOGRAPHS

Project No. 1140.1800132.0000
Report No. 14255

Date: August 2019
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Appendix J
Interview Documentation

No Questionnaires were returned to UES by the time
of publication of this report

Appendix K
References

REFERENCES

- American Society of Testing Materials, 2013, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, following the ASTM E1527-13 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 E1527-13 guidelines.
- USDA Natural Resources Conservation Service - Soil Survey of Sarasota County, Florida.
- The “Murdoch, Florida,” (revised 2012) United States Department of the Interior Geological Survey Topographical Map.
- Florida Department of Environmental Protection’s Water Supply Restoration Division regarding potential Ethylene Dibromide (EDB) delineated zones.
- Florida Department of Community Affairs 2004 Radon Protection Map for Large Buildings.
- We reviewed aerial photographs at FDOT Aerials Plus Website and the Google Earth – Historical Images.
- Environmental Data Resources (EDR) Corporation - Government Records Search, Sandborn Map, City Directory Report, Historical Aerial Report and GeoCheck.
- FDEP Map Direct Application for additional Waste Management Division facilities located at the subject property and adjoining properties.
- Florida Department of Community Affairs Florida Radon Protection Map for Large Buildings and New Single Family Homes and Duplexes.
- United States Fish and Wildlife Service National Wetlands Inventory map
- FDEP Oculus website for online records and documents of regulated sites

Appendix L
Qualification

KURT HARDY, PE

Environmental Engineer

Kurt Hardy has over 25 years of experience in geo/environmental engineering and civil engineering. Mr. Hardy has conducted and supervised a diverse variety of environmental projects. These have included: identification of the degree and extent of environmental contamination, design and construction of remedial systems, environmental emergency response, preparation of civil and environmental permit applications, preparation of Phase I and Phase II environmental site assessments, property condition assessments, facility compliance audits, underground storage tank removals, tank closure reports, site assessment reports, and other significant environmental assessment, remediation, and construction projects.

Kurt's Project Experience Includes:

Florida Department of Environmental Protection, Tampa, Florida – Engineer of Record for State Petroleum Cleanup Program site for LSSI assessment of petroleum contamination at former gas station that had been redeveloped into a bank branch facility. Activities included the installation of permanent monitoring wells, groundwater flow assessment, soil sampling, and groundwater sampling. Work conducted at the site was completed at times convenient for this operating bank.

CSCQ Inc, Tampa, Florida – Engineer of Record for assessment, preparation and implementation of Director's Authorization Permit in accordance with Hillsborough County EPC requirements. Prepared methane monitoring program for the structure which is located on former landfill location. Implemented landfill gas monitoring program and permit modification for installation of continuous methane detectors and sub-slab venting.

National Oil Well Varco, Tampa, Florida – Engineer of Record responsible for implementation and supervision of source removal activities at former industrial property. Prepared technical reports for refining the characterization of extent of contamination and remedial action measures. The goal of the source removal was to excavate for proper off-site disposal any soil contamination which was above the commercial/ industrial cleanup target level to achieve site conditions acceptable for conditional site closure. Following excavation activities and submittal of the Site Assessment and Source Removal Report to the regulatory agency, the site received a No Further Action with conditions.

Hernando County Governemnt, Courthouse Building, Brooksville, Florida – Senior Engineer responsible for completing monitoring activities for the Hernando County Courthouse which had been in a NAM program for several years with

Education

BS, Civil Engineering, West Virginia University (1990)

Expertise

Environmental and Civil Engineering: Site Planning/Engineering, Site Remediation, Environmental Site Assessment/Due Diligence and Testing; Underground Storage Tanks

Licenses

Professional Engineer (FL)

Certifications

OSHA Hazardous Waste Operations and Emergency Response (HAZWOPER) Site Worker

OSHA HAZWOPER Site Supervisor

Years of Experience

Since 1990

monitoring completed by another firm. Universal completed the NAM for the groundwater, and then also provided a limited assessment for a residual soil issue which allowed for a NFA with Conditions for the site. Kurt assisted Hernando County with the Conditional NFA process and documents.

Pasco Hernando State College, Firing Range Assessment and Cleanup, Pasco County, Florida – Senior Engineer responsible for supervision of drilling/monitoring well installation, soil/groundwater sample collection, and contaminant distribution resulting from former firing range. Sampling media involved soil, groundwater, pond sediment and surface water. He prepared technical reports for characterization of extent of contamination and remedial action involving soil stabilization to reduce hazardous concentrations for disposal resulting in submittal of a No Further Action report to the FDEP.

Environmental Due Diligence Assessments, Lender Foreclosure, Various Locations throughout Florida. Mr. Hardy serves as a Senior Engineer responsible for directing and conducting numerous environmental due diligence assessments at locations throughout Florida for financial institution Special Assets Groups. The properties involve commercial facilities requiring special access coordination and preparation of well documented reports for evaluation by the financial institution and future purchasers.

Directing Due Diligence Contamination Assessment Activities, Delta Tank Farm, Tampa, Florida. Senior Engineer responsible for directing due diligence contamination assessment activities for the Delta tank farm at a major southeast airport. The completed objective involved developing a baseline contamination level and cost of cleanup for a potential ownership transfer. The portion of the tank farm of interest included four 1,000,000-gallon Jet “A” ASTs (above ground storage tanks) which had documented releases of thousands of gallons of product over several years.

Due Diligence Environmental Testing, Pest Control Facility, Tampa, Florida. Senior Engineer responsible for conducting due diligence environmental testing at Pest Control facility that had been in operation for greater than 50 years. Designed and implemented soil/groundwater testing plan which allowed both the buying and selling parties to evaluate their risks from a quick turnaround, economically feasible investigation that outlined the extent of chlorinated pesticide contamination in the soil and groundwater. Mr. Hardy presented findings to both parties along with estimated soil remedial costs based on test results and conclusions.

Dewatering Monitoring and Treatment Plan, City of Miami Beach, Florida. Mr. Hardy was the Senior Engineer for preparation of a monitoring plan and backup remedial action for dewatering associated with a parking garage adjacent to a contaminated site. The monitoring plan was submitted for approval by DERM and involved sentry well locations and dewatering effluent testing. The plan provided specifications for addition of remedial treatment if contamination was detected.

Emergency Response Activities, Construction Storage Trailer, Miami, Florida. Mr. Hardy was the Senior Engineer responsible for directing emergency response activities within a construction storage trailer, following client’s personnel being overcome by noxious fumes. Responsibilities included directing and specifying pre-entrance testing, personnel protective equipment (PPE) selection and material handling procedures. Mr. Hardy provided in-field direction to material removal team involved in entering storage area, material segregation, and suspect material containerization.



UNIVERSAL ENGINEERING SCIENCES, INC.
Environmental Sciences • Geotechnical Engineering
Threshold Inspection • Construction Materials Testing Services

BRUCE GLASBERG

Title: Environmental Scientist

Expertise: Environmental Sciences and Engineering – 28 years of professional experience

Experience: Mr. Glasberg has twenty-three (23) years of experience in the management of environmental projects. This experience includes Phase I, Phase II and Phase III Environmental Site Assessments, field investigations of soil, groundwater and surface water contamination from various industrial and commercial sources such as gasoline stations, petroleum storage facilities, solvent using facilities, vehicle maintenance shops, pesticide use associated with agricultural activities, and landfills. Mr. Glasberg's experience also includes supervision of underground tank removals, asbestos surveys, water permits, lead paint surveys, asbestos and lead air clearance, and noise studies.

Academic

Background: Bachelor Degree: Environmental Science and Chemistry
State University of New York at Binghamton, Binghamton, New York, 1983

Experience:

- Environmental Assessments: Mr. Glasberg has completed over one hundred Phase I, Phase II and Phase III Environmental Site Assessments in major metropolitan areas (LA and NY), and SW Florida. The Phase I ESA include review of historical land use and ownership, examination of historical photographs, reconnaissance of the site and nearby properties, regulatory review, and a report that conforms to ASTM E-1527-00. The Phase II ESAs include soil and groundwater sampling and preparation of reports which evaluate the results. The Phase III ESAs include defining the extent of soil and/or groundwater contamination, and working with subcontractors and government agencies to remediate impacted soils and groundwater.
- Asbestos & Lead Paint Surveys: Mr. Glasberg has inspected numerous residential, commercial and industrial facilities for asbestos and/or lead containing materials. Projects have included motels, numerous apartment building, houses and commercial buildings, Siesta Public Beach and Manatee Memorial Hospital..
- River & Dredge Sampling: Mr. Glasberg has performed water and sediment sampling of river and creek waters prior to dredging operations. The most recent project was in 2010 for dredging of Whitaker Bayou in Sarasota, FL. Mr. Glasberg collected sediment samples, had them tested for contaminants, and reported the findings to the contractor for determination of proper disposal or reuse of dredged soils.
- Erosion Control Inspections: Mr. Glasberg is a Certified Erosion Control Inspector and has performed weekly inspections and large and small construction sites.
- Underground Storage Tank Removals: Mr. Glasberg has supervised the removal of numerous USTs and prepared closure reports for FDEP approval.

UES Office: Sarasota Office

Certificates: AHERA Asbestos Inspector (#7ME092177011012)
NIOSH 582 - Equivalent Microscopy
AHERA Asbestos Supervisor
NPDES/FDEP Erosion and Sediment Control Inspector
FDEP Qualified Stormwater Management Inspector (#15378)
OSHA 40 Hour HAZWOPER
EPA Certified Lead Paint Inspector