



December 8, 2015

Phase I Environmental Site Assessment Report

**CORTEZ BOOSTER STATION PROPERTY
11850 CORTEZ ROAD WEST
CORTEZ, MANATEE COUNTY, FLORIDA**

Section 2, Township 35 South, Range 16 East

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PHASE I ENVIRONMENTAL SITE ASSESSMENT
Cortez Booster Station Property
11850 Cortez Road West
Cortez, Manatee County, Florida

1.0 SUMMARY

Kimley-Horn and Associates, Inc. (Kimley-Horn) was retained by Black & Veatch Corporation ("Black & Veatch" or the "Client") to conduct a Phase I Environmental Site Assessment (ESA) on an approximately 0.8-acre property located at 11850 Cortez Road West, Cortez, Manatee County, Florida (referred to herein as the "subject property" or the "Site") (**Figures 1 and 2**). The subject property is owned by Manatee County and occupied by a water utility booster station. The northwest portion of the subject property is intended to be developed with an approximately 3,355 sq. ft. telecommunications tower compound. Information obtained from the Manatee County Property Appraiser is attached in **Appendix A**.

Based on the historical documentation available for review, the subject property appears to have been originally developed with the existing booster station during the 1970s, and has existed as such since that time.

This ESA was conducted in general accordance with the accepted principles and methods designed to comply with the procedures outlined in the American Society for Testing and Materials (ASTM) E 1527-13, *Standard Practice for Environmental Site Assessments*. The purpose of this Phase I ESA was to identify Recognized Environmental Conditions (RECs) as defined in ASTM E 1527-13. The findings contained in this document are based on observations made by Kimley-Horn's professional staff and information obtained from readily available Federal, State, County, and City regulatory agencies at the time of the assessment.

1.1 RECOGNIZED ENVIRONMENTAL CONDITIONS

The term recognized environmental condition (REC) refers to the likely presence of any hazardous substances or petroleum products in, on, or at the Site 1) due to any release to the environment; 2) under conditions indicative of a release to the environment; or 3) under conditions that pose a material threat of a future release to the environment. Kimley-Horn has not identified any RECs in association with the subject property.

1.2 HISTORICAL RECS

A historical recognized environmental condition (HREC), as defined in the ASTM Standard, is an environmental condition that in the past would have been identified as a REC but has been adequately addressed and, therefore, no longer represents a REC. Kimley-Horn has not identified any historical RECs in association with the subject property.

1.3 CONTROLLED RECS

A controlled recognized environmental condition (CREC), as defined in the ASTM Standard is a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that have been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). Kimley-Horn has not identified any CRECs in association with the subject property.

1.4 BUSINESS ENVIRONMENTAL RISKS

As identified in Section 3.2.11 of the ASTM 1527-13 Standard, Business Environmental Risks (BERs) are indicative of a risk which can have a material impact on the business associated with the current or planned use of a property. A BER may not be subject to regulatory reporting or corrective measures. The following BERs were identified in association with the current and/or historical use of the Site and adjoining properties.

- The Manatee County – Cortez Road Pump Station (Florida Department of Environmental Protection (FDEP) Facility ID No. 9811761) contains one 5,000-gallon emergency generator diesel aboveground storage tank (AST), located adjacent to the south of the subject property, which was installed in October 2009. According to the records reviewed, the AST is a steel, double-walled tank equipped with a spill containment bucket and continuous electronic sensing. There have been no discharges reported for this facility. The facility was determined to be in compliance according to the most recent correspondence from FDEP, dated June 2015. However, based on the proximity to the subject property and the material threat of an undocumented release to impact the subject property, the AST is considered a BER. It should be noted that this AST is located approximately 175 feet from the proposed tower compound.
- According to information reviewed from the U.S. Fish and Wildlife Service National Wetlands Inventory (NWI), an estuarine and marine wetland appears to be located to the north and west of the subject property, abutting the subject property. A wetland delineation may be necessary to establish the boundaries of the wetland and determine if wetlands extend onto the subject property. As such, the close proximity of wetlands to the subject property represents a BER at this time that may need to be addressed prior to site development activities.

2.0 INTRODUCTION

The following is a summary of the purpose, scope of services, and limitations associated with this environmental site assessment.

2.1 PURPOSE

The primary purpose of this assessment was to identify RECs associated with the past or present uses of the Site and surrounding properties. The findings contained in this document are based on observations made by Kimley-Horn's professional staff and information obtained from readily available Federal, State, County, and City regulatory agencies available at the time of the investigation. This assessment was conducted using currently accepted principles and methods designed to comply with those procedures outlined in the ASTM E 1527-13, *Standard Practice for Environmental Site Assessments*.

2.2 DETAILED SCOPE OF SERVICES

This assessment represents a reasonable attempt to identify RECs in association with the Site. The methodology for completing the Phase I ESA consisted of the following activities:

- A site reconnaissance to visually examine and photograph the subject property and surrounding area within a 0.25-mile radius to document existing site conditions.
- A review of available historic aerial photographs of the Site and the immediate vicinity.
- A review of available City Directories and Fire Insurance Maps.
- A review of information generated by GeoSearch.
- Review of available historical topographic maps.
- Review of Institutional Controls Registry that is maintained by the Florida Department of Environmental Protection (FDEP) at <http://ca.dep.state.fl.us/mapdirect/?focus=icr>.
- Review of the FDEP Contamination Locator Map at <http://webapps.dep.state.fl.us/DepClnup/welcome.do;jsessionid=WPjSTDYZSDsS1CpZvSCpdq1DyFKymPLIX2GcrFJGm6LF74K19lgn!-773031225>.
- Review of available environmental reports and data on the FDEP site OCULUS <http://depedms.dep.state.fl.us/Oculus/servlet/login>

2.3 SIGNIFICANT ASSUMPTIONS

Kimley-Horn assumes that all information provided by GeoSearch regarding the regulatory status of facilities located within the minimum search radius and information obtained from the State and County files were complete, accurate, and current. Kimley-Horn also assumes that all information obtained through interviews was complete, accurate, and unbiased.

2.4 LIMITATIONS AND EXCEPTIONS

This assessment represents a reasonable attempt to identify RECs/BERs for the subject property through the implementation of the methodology and the use of resources described above. There is always the possibility that recognized environmental conditions have escaped detection due to the limitations of this study, the incompleteness or inaccuracy of governmental records, or the

presence of undetected and unreported environmental accidents. In addition, Kimley-Horn assumes all information provided by the client and associated parties are accurate and complete.

- Title documents were not provided to Kimley-Horn during the preparation of this report.
- A completed User Questionnaire was not provided to Kimley-Horn during the preparation of this report.
- An interview with the property owner was not granted during the preparation of this report.
- Access to the interior of the existing booster station structures was not granted during site reconnaissance.

Conclusions were based on practically reviewable information available within reasonable time and cost constraints. There is always the possibility that potential sources of contamination have escaped detection due to the limitations of this study, the inaccuracy of governmental records, or the presence of undetected and unreported environmental accidents.

2.5 SPECIAL TERMS AND CONDITIONS

The terms and conditions of the completion of the Phase I ESA are those defined in the contract with Black & Veatch for preparation of this report.

2.6 USER RELIANCE

This report is provided for the sole use of Kimley-Horn and Associates, Inc., Black & Veatch, Manatee County, and their respective successors, assigns, affiliates, and subsidiaries. Use of this report by any third party will be at the party's sole risk, and Kimley-Horn disclaims any liability for any such uses or reliance by third parties.

3.0 SITE DESCRIPTION

The following is a summary of the Site and the surrounding properties and their environmental setting.

3.1 LOCATION AND LEGAL DESCRIPTION

The Site is located at 11850 Cortez Road West, Cortez, Manatee County, Florida (**Figure 1**). The Site consists of a 0.8-acre parcel owned by Manatee County.

Property information was obtained from the Manatee County Property Appraiser's website accessed on November 16, 2015 and is attached in **Appendix A**. The Site is located in Section 2, Township 35 South, and Range 16 East as referenced on the *Bradenton Beach, Florida* United States Geological Survey (USGS) 1964, 7.5-minute topographic quadrangle map presented in **Figure 2**.

3.2 SITE AND VICINITY GENERAL CHARACTERISTICS

Table B: PHYSICAL SETTING INFORMATION FOR THE SUBJECT PROPERTY AND SURROUNDING AREA

Topography		
Site Elevation	Approximately 5 feet above mean sea level (Figure 2).	United States Geological Survey Division (U.S.G.S.) 7.5-Minute Topographic Map of the <i>Bradenton Beach, Florida</i> Quadrangle, 1964 (Appendix C).
Topographic Gradient	The gradient is gently sloped to the north-northwest.	
Closest Surface Water	Canal located approximately 220 feet to the northwest.	
General Soil Characteristics		
Soil Type	(10) Canaveral sand, organic substratum	Web Soil Survey of Manatee County http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx (Appendix D).
Description	Sandy marine deposits that are moderately well drained. Consists of 90 percent Canaveral, organic substratum, and similar soils, and 10 percent minor components.	
Area Specific Geology/Hydrogeology Characteristics:		
Geology	Shelly sediments of plio-pleistocene age (TQsu) – Pliocene/Pleistocene	GeoSearch GeoPlus Physical Setting Maps, November 19, 2015 (Appendix E)

Hydrogeology	Three principal hydrogeologic units comprise the ground water system in Manatee County. These units include the surficial aquifer system (SAS), the minor artesian aquifer, and the Floridan Aquifer. The surficial aquifer consists of Pliocene and Pleistocene surficial deposits. The minor artesian aquifer consists of Hawthorn Formation limestone and dolomite beds, marl, sand and clay, while the Floridan aquifer consists of beds of limestone and dolomite.	<i>U.S. Geological Survey Water Resources Investigations Report 81-74, 1983</i>
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3.3 CURRENT USE OF PROPERTY

The subject property is currently used as a water utility booster station. The northwest portion of the subject property is intended to be developed with an approximately 3,355 sq. ft. telecommunications tower compound.

3.4 DESCRIPTIONS OF STRUCTURES, ROADS, AND OTHER IMPROVEMENTS OF THE SITE

The subject property consists of a water utility booster station, including a well retention area, utility piping, control shed, and a water tank. There are no roads located on the subject property. An approximately 5-foot chain link fence is located along the northern and western subject property boundaries.

3.5 CURRENT USE OF ADJOINING PROPERTIES

The following paragraphs provide information about the adjoining properties obtained during the site reconnaissance and through review of reasonably ascertainable information.

3.5.1 NORTHERN ADJOINING PROPERTIES

The subject property is bounded to the north by undeveloped land, followed by a canal, 119th Street West and agricultural use.

3.5.2 EASTERN ADJOINING PROPERTIES

The subject property is bounded to the east by 119th Street West, followed by undeveloped land.

3.5.3 SOUTHERN ADJOINING PROPERTIES

The subject property is bounded to the south by additional water utility booster station structures, followed by Cortez Road West and the Florida Maritime Museum.

3.5.4 WESTERN ADJOINING PROPERTIES

The subject property is bounded to the west by the Holiday Cove RV Park.

4.0 USER PROVIDED INFORMATION

4.1 USER QUESTIONNAIRE

Ms. Sarah Henke with Black & Veatch was issued the User Questionnaire for completion on November 17, 2015. Kimley-Horn was not provided a completed User Questionnaire as of the date of this report.

4.2 TITLE RECORDS

Title records were not provided to Kimley-Horn during the preparation of this report.

4.3 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS

Kimley-Horn reviewed an Environmental Lien search report provided by GeoSearch for the subject property (**Appendix J**). The report did not identify any environmental liens or AULs in place for the subject property.

4.4 SPECIALIZED KNOWLEDGE

Kimley-Horn does not have any specialized knowledge of the subject property.

4.5 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES

Kimley-Horn was not informed of any reduction in the value of the Property as a result of environmental issues.

4.6 OWNER, PROPERTY MANAGER, AND OCCUPANT INFORMATION

The subject property consists of a 0.8-acre parcel (Parcel ID No. 7531210107) that is owned by Manatee County and listed at 11850 Cortez Road West in Cortez, Florida. The subject property is currently occupied by a water utility booster station maintained by Manatee County.

Information from the Manatee County Property Appraiser is included in **Appendix A**.

4.7 REASON FOR PERFORMING THE ENVIRONMENTAL SITE ASSESSMENT

Kimley-Horn was contracted to perform a Phase I ESA consistent with ASTM E 1527-13 as required by the property owner in association with the proposed development of the subject property with a telecommunications tower compound.

5.0 RECORD REVIEW

The following is a summary of the historical record review conducted for the Site.

5.1 STANDARD ENVIRONMENTAL RECORD SOURCES

As a part of this assessment, Kimley-Horn reviewed various sources of information to obtain data pertaining to the release of regulated substances or petroleum products on or near the subject Site.

An environmental database search for the Site and the surrounding area was performed by GeoSearch using ASTM E 1527-13 standard radii. A copy of the GeoSearch Radius Report is attached in its entirety in **Appendix B**. A summary of these facilities is included below.

Table C: Summary of Regulated Facilities in the Radius Report

Type	Regulatory Agency Database	Approximate Minimum Search Distance (AMSD)	Number of Sites within AMSD
State	Leaking Storage Tank (LUAST) Sites	½ mile	7
State	Registered Storage Tank (UAST) Sites	¼ mile	4

5.1.1 SUBJECT PROPERTY LISTINGS

No listings were identified for the subject property in the GeoSearch Radius Report.

5.1.2 ADJOINING/NEARBY LISTINGS

STATE DATABASES

Leaking Underground/Aboveground Storage Tanks (LUAST)

Seven (7) facilities containing leaking storage tanks were identified within a 0.5 mile radius of the subject property. The listed facilities include the following:

- Manatee Fruit Co (12100 40th Ave West) – approximately 950 feet east
- AP Bell Fish Co Inc. (4531 123rd St. West) – approximately 0.29 miles SW
- Star Fish Co (12306 46th Ave West) – approximately 0.36 miles SW
- AP Bell Fish Co Inc. (4600 124th St. West) – approximately 0.39 miles SW
- Kepecz Property (4504 125th St.) – approximately 0.45 miles west
- Hunters Hill Inc. Property (124th St. West) – approximately 0.48 miles west
- Cortez Fishing Center (12507 Cortez Road West) – approximately 0.48 miles west

The Manatee Fruit Co facility (FDEP Fac. ID No. 8732783) reported a petroleum discharge in December 1985. Based on the records reviewed, the facility was given a cleanup priority score of 6 in October 2007, and cleanup activities have yet to be completed. Based on the distance from the subject property, this facility is not considered a REC or BER.

The remaining facilities listed above are located at least 0.29 miles from the subject property, and are not considered RECs or BERs based on the distance from the subject property.

Underground/Aboveground Storage Tanks (UAST)

Four (4) facilities were identified within a 0.25-mile radius by GeoSearch as an address with registered storage tanks.

- Manatee County-Cortez Road Pump Station (11850 Cortez Road) – adjacent to the south of the subject property
- Manatee Fruit Co (12100 40th Ave West) – approximately 950 feet east
- Gulf To Bay Fisheries (4520 12st St. West) – approximately 0.22 miles SW
- Cortez Cove Marina (4522 121st St. West) – approximately 0.24 miles SW

The Manatee County – Cortez Road Pump Station (FDEP Fac. ID No. 9811761) contains one 5,000-gallon emergency generator diesel AST, located adjacent to the south of the subject property, which was installed in October 2009. According to the records reviewed, the AST is a steel, double-walled tank equipped with a spill containment bucket and continuous electronic sensing. There have been no discharges reported for this facility. The facility was determined to be in compliance according to the most recent correspondence from FDEP, dated June 2015. However, based on the proximity to the subject property and the material threat of an undocumented release to impact the subject property, the AST is considered a BER. It should be noted that this AST is located approximately 175 feet from the proposed tower compound.

The Manatee Fruit Co facility was also identified as a LUAST site, and was discussed previously.

The remaining facilities listed above are located at least 0.22 miles from the subject property, with no reported discharges. Based on the lack of reported discharges and distance from the subject property, these facilities are not considered RECs or BERs.

5.2 PHYSICAL SETTING SOURCES

Site elevation and topography were reviewed using the *Bradenton Beach, Florida* USGS 7.5-Minute topographic quadrangle map (1964 revision) shown in **Appendix C**. Information on surface sediments was obtained from the USDA/NRCS Web Soil Survey mapping program (**Appendix D**). Information on regional hydrogeology was obtained from the U.S. Geological Survey Water Resources Investigations Report 81-74 (1983).

5.3 HISTORICAL USE INFORMATION ON THE PROPERTY

The following is a summary of the historic uses of the subject Site. A summary of the historical use documentation for the Site is provided in **Table C**.

5.3.1 AERIAL PHOTOGRAPH REVIEW

In order to ascertain the previous land uses of the Site, a review of historical aerial photographs was conducted. A series of photographs dated 1940, 1951, 1957, 1963, 1969, 1973, 1980, 1995, 1998, 2005 and 2013 were reviewed. Aerial photographs were provided by GeoSearch and are included in **Appendix G**. The photographs were examined for past physical conditions on the Site and adjacent areas, and are described in **Table C** below.

5.3.2 CHAIN OF TITLE REVIEW

No title documents were provided by the Client.

5.3.3 CITY DIRECTORY REVIEW

A city directory summary of the subject property and surrounding properties was provided by GeoSearch and is attached in its entirety in **Appendix H**. GeoSearch provided city directories for the following years: 1999, 2002, 2005, 2008, 2011 and 2015.

The subject property address was not listed in any of the city directories available for review. There were no listings identified in the available city directories indicative of a REC or BER in association with the subject property.

5.3.4 FIRE INSURANCE MAPS

There were no Sanborn fire insurance maps available through GeoSearch (**Appendix I**).

5.3.5 HISTORICAL TOPOGRAPHIC MAPS

Historical topographic maps obtained from GeoSearch for the subject Site are included in **Appendix C**. GeoSearch provided *Bradenton Beach, Florida* topographic maps from the following years: 1944, 1964, 1969, 1981, 1987, and 2012. Review of the historical topographic maps is summarized in **Table C**.

Table C: Historical Summary for the Subject Property

Year	Summary of Information
1940 Aerial Photograph 1944 Topographic Map	The subject property appears undeveloped. Cortez Road appears visible to the south. A drainage canal is depicted to the north. The remaining surroundings appear undeveloped, with the exception of agricultural use to the north.
1951 Aerial Photograph 1957 Aerial Photograph	The subject property remains undeveloped. Agricultural use is depicted in the general surroundings to the north. The properties to the east and west appear undeveloped. Commercial development appears to be present to the south, across Cortez Road.
1963 Aerial Photograph 1964 Topographic Map 1969 Aerial Photograph 1969 Topographic Map 1973 Aerial Photograph	The subject property appears undeveloped. The property to the west appears to have been largely cleared of vegetation as part of site development activities between 1957 and 1963. One of the existing booster station structures appears to have been placed on the parcel adjacent to the south of the subject property, between 1969 and 1973. The remaining surroundings appear largely unchanged.
1980 Aerial Photograph 1981 Topographic Map 1987 Topographic Map	The existing booster station appears to have been fully developed on the subject property between 1973 and 1980. The existing RV park appears depicted adjacent to the west. The remaining surroundings appear largely unchanged.
1995 Aerial Photograph	The subject property and surroundings appear largely unchanged, with the exception of the construction of 119 th Street West adjacent to the east.
1998 Aerial Photograph 2005 Aerial Photograph 2012 Topographic Map 2013 Aerial Photograph	The subject property and surroundings appear largely as they exist today.

5.3.6 OTHER ENVIRONMENTAL RECORDS

Kimley-Horn reviewed the Southwest Florida Water Management District (SWFWMD) Water Management Information System (WMIS) database for records of well construction permit (WCP) wells on the subject property. Review of the available documentation did not identify any well permits associated with the subject property (**Appendix J**). Additionally, according to a GeoPlus Water Well Report provided by GeoSearch, dated November 19, 2015 (**Appendix E**), no wells were identified in association with the subject property.

Kimley-Horn also reviewed the U.S. Fish and Wildlife Service National Wetlands Inventory (NWI) GIS mapper for the subject property (**Appendix J**). According to the information reviewed, an estuarine and marine wetland appears to be located to the north and west of the subject property, abutting the subject property. A wetland delineation may be necessary to establish the boundaries of the wetland and determine if wetlands extend onto the subject property. As such, the close proximity of wetlands to the subject property represents a BER at this time that may need to be addressed prior to site development activities.

Kimley-Horn was not provided any records pertaining to any previous environmental investigations performed for the subject property.

5.3.7 PAST USE OF SUBJECT PROPERTY

Based on the historical documentation available for review, the subject property appears to have been originally developed with the existing booster station during the 1970s, and has existed as such since that time.

5.3.8 PAST GENERAL SURROUNDING LAND USES

The general surroundings to the north appear to have been originally developed for agricultural use sometime prior to 1940, and have existed as such since that time. The property to the south, across Cortez Road, appears to have been developed for commercial purposes between 1940 and 1951. The property to the west appears to have been largely cleared of vegetation between 1957 and 1963, and was eventually occupied by the existing RV Park by 1980. The surroundings to the east have remained largely undeveloped, with the exception of the construction of 119th Street West between 1980 and 1995.

6.0 SITE RECONNAISSANCE

The following is a summary of the methodology and observations of the site reconnaissance.

6.1 METHODOLOGY AND LIMITING CONDITIONS

On November 19, 2015, Rick Browne, of Kimley-Horn, visited the Site. The site visit was performed to make the necessary site observations for compliance with ASTM E 1527-13. Site photographs are included in **Appendix K**. The weather conditions were cloudy with temperatures approximately 85 degrees Fahrenheit. Mr. Browne was escorted by Mr. Randy, a representative of Manatee County, the current property owner. Access to the interior of the existing structures was not granted during site reconnaissance.

6.2 GENERAL SITE SETTING

The subject property is located off the north side of Cortez Road West, in an area dominated by a mix of commercial and agricultural uses. The subject property can be accessed from the south, along Cortez Road West.

6.3 EXTERIOR OBSERVATIONS

At the time of site reconnaissance, the subject property existed as a water utility booster station, including a well retention area, utility piping, control shed, and a water tank. The area of the proposed telecommunications tower, located on the northwest portion of the subject property, appeared raised in elevation relative to low-lying areas to the north and west.

6.3.1 HAZARDOUS SUBSTANCES AND PETROLEUM PRODUCTS IN CONNECTION WITH IDENTIFIED USES

No hazardous materials or petroleum products were identified on the subject property.

6.3.2 STORAGE TANKS

A water storage tank associated with the existing booster station was observed on the southern portion of the subject property. A 5,000-gallon diesel AST was observed adjacent to the south of the subject property. This AST was discussed previously in Section 5.1.2.

6.3.3 ODORS

No significant odors were observed or detected on the Site.

6.3.4 DRUMS

There were no drums observed on the exterior of the subject property.

6.3.5 HAZARDOUS SUBSTANCES AND PETROLEUM PRODUCTS CONTAINERS (NOT NECESSARILY IN CONNECTION WITH IDENTIFIED USES)

Hazardous substances and petroleum products containers were not observed on the subject property.

6.3.6 UNIDENTIFIED SUBSTANCE CONTAINERS

No unidentified substance containers were observed on the subject property.

6.3.7 POLYCHLORINATED BIPHENYLS (PCBS)

PCBs were not observed on the Site.

6.3.8 PITS, PONDS, LAGOONS

There were no pits, ponds or lagoons identified on the subject property.

6.3.9 STAINED SOIL OR PAVEMENT

There was no stained soil or pavement observed on the subject property.

6.3.10 STRESSED VEGETATION

No evidence of stressed vegetation was observed at the Site.

6.3.11 SOLID WASTE

Solid waste was not observed on the subject property.

6.3.12 WASTE WATER

No waste water was identified in association with the Site.

6.3.13 WELLS

A well retention area was observed on the central portion of the subject property, associated with the water utility booster station. An approximately 4-inch diameter well was observed in the well retention area. The depth of the well could not be verified. The well appeared intact and secure, and did not appear to represent a conduit to the subsurface. The well appears to be located outside the area of proposed tower development, and is not considered a REC or BER.

6.3.14 SEPTIC SYSTEMS

No septic systems were identified on the subject property.

6.4 INTERIOR OBSERVATIONS

No interior observations were made during site reconnaissance, as access to existing structures was not granted.

7.0 INTERVIEWS

The following is a summary of the interviews conducted in support of this assessment.

7.1 INTERVIEW WITH OWNER

An interview with the subject property owner was not granted.

7.2 INTERVIEWS WITH GOVERNMENT OFFICIALS

On November 17, 2015, Bill Spinner of Kimley-Horn contacted the Manatee County Department of Health and requested any information regarding the Site. Kimley-Horn has not received a response as of the date of this report.

On November 17, 2015, Bill Spinner of Kimley-Horn contacted the FDEP Southwest District and requested any information regarding the Site. Kimley-Horn received a response indicating that no records were available for review.

Agency responses are included in **Appendix L**.

8.0 VAPOR EVALUATION

The ASTM E 1527-13 requires an evaluation of the migration of contaminants in all affected media as part of the Phase I ESA. This includes subsurface vapor. Kimley-Horn performed a Tier 1 Vapor Encroachment Screening (VES) as defined in ASTM E2600-10¹, with the purpose of identifying if a Vapor Encroachment Condition (VEC) exists in association with the subject Site. A VEC is defined as the presence or likely presence of contaminants of concern (COC) vapors in the subsurface of the subject Site caused by a release of hazardous substances and/or petroleum compounds into soil and groundwater.

Current and historical uses were evaluated within the Area of Concern (AOC) during the completion of the Tier 1 VES. As indicated in ASTM 2600-10, the radial distance of the AOC for non-petroleum hydrocarbon COCs (i.e. chlorinated VOCs) is 1/3-mile (1,760 ft.) and 1/10 mile (528 ft.) for petroleum hydrocarbons.

According to the reasonably ascertainable information reviewed during this screening process, Kimley-Horn has determined that a VEC is not likely to exist at the subject property.

This Tier I VES does not include vapor intrusion and/or indoor air quality considerations associated with existing and/or proposed structures. No vapor sampling was conducted in association with this VES and subject Site.

¹ Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions

9.0 SIGNIFICANT DATA GAPS

As discussed in Section 2.4, a copy of the historical property ownership chain of title report and User Questionnaire documentation were not provided to Kimley-Horn as part of this Phase I ESA. Additionally, an interview with the property owner was not conducted as part of this investigation. However, based on the availability of other forms of historical documentation, these limitations do not appear to represent a significant data gap.

Conclusions were based on practically reviewable information available within reasonable time and cost constraints. There is always the possibility that recognized environmental conditions have escaped detection due to the limitations of this study, the incompleteness or inaccuracy of governmental records, the presence of undetected and unreported environmental accidents, and/or inability to access the entire subject property. Kimley-Horn assumes all information provided by the Client and associated parties is accurate and complete.

10.0 FINDINGS

The following is a summary of the RECs and de minimis conditions identified during completion of this Phase I ESA and required in ASTM E 1527-13, 12.5.

10.1 RECOGNIZED ENVIRONMENTAL CONDITIONS

The term recognized environmental condition (REC) refers to the likely presence of any hazardous substances or petroleum products in, on, or at the Site 1) due to any release to the environment; 2) under conditions indicative of a release to the environment; or 3) under conditions that pose a material threat of a future release to the environment. Kimley-Horn has not identified any RECs in association with the subject property.

10.2 HISTORICAL RECS

A historical recognized environmental condition (HREC), as defined in the ASTM Standard, is an environmental condition that in the past would have been identified as a REC but has been adequately addressed and, therefore, no longer represents a REC. Kimley-Horn has not identified any historical RECs in association with the subject property.

10.3 CONTROLLED RECS

A controlled recognized environmental condition (CREC), as defined in the ASTM Standard is a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that have been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). Kimley-Horn has not identified any CRECs in association with the subject property.

10.4 BUSINESS ENVIRONMENTAL RISKS

The following Business Environmental Risks (BERs) were identified in association with the current and/or historical use of the Site and adjoining properties. As identified in Section 3.2.11 of the ASTM 1527-13 Standard, BERs are indicative of a risk which can have a material impact on the business associated with the current or planned use of a property. A BER may not be subject to regulatory reporting or corrective measures.

- The Manatee County – Cortez Road Pump Station (FDEP Fac. ID No. 9811761) contains one 5,000-gallon emergency generator diesel AST, located adjacent to the south of the subject property, which was installed in October 2009. According to the records reviewed, the AST is a steel, double-walled tank equipped with a spill containment bucket and continuous electronic sensing. There have been no discharges reported for this facility. The facility was determined to be in compliance according to the most recent correspondence from FDEP, dated June 2015. However, based on the proximity to the subject property and the material threat of an undocumented release to impact the subject property, the AST is considered a BER. It should be noted that this AST is located approximately 175 feet from the proposed tower compound.
- According to information reviewed from the U.S. Fish and Wildlife Service National Wetlands Inventory (NWI), an estuarine and marine wetland appears to be located to the north and west of the subject property, abutting the subject property. A wetland delineation may be necessary to establish the boundaries of the wetland and

determine if wetlands extend onto the subject property. As such, the close proximity of wetlands to the subject property represents a BER at this time that may need to be addressed prior to site development activities.

11.0 CONCLUSIONS

Kimley-Horn has performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Practice E 1527-13 for an approximately 0.8-acre property located at 11850 Cortez Road West, Cortez, Manatee County, Florida. The subject property is owned by Manatee County and occupied by a water utility booster station. The northwest portion of the subject property is intended to be developed with an approximately 3,355 sq. ft. telecommunications tower compound. This assessment has revealed no evidence of recognized environmental conditions (RECs) connected with the subject property.

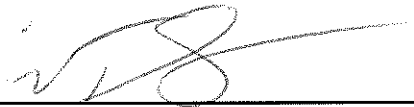
12.0 DEVIATIONS

As defined in ASTM Standard Method E 1527-13, no deviations were part of this Phase I ESA.

13.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed or directed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

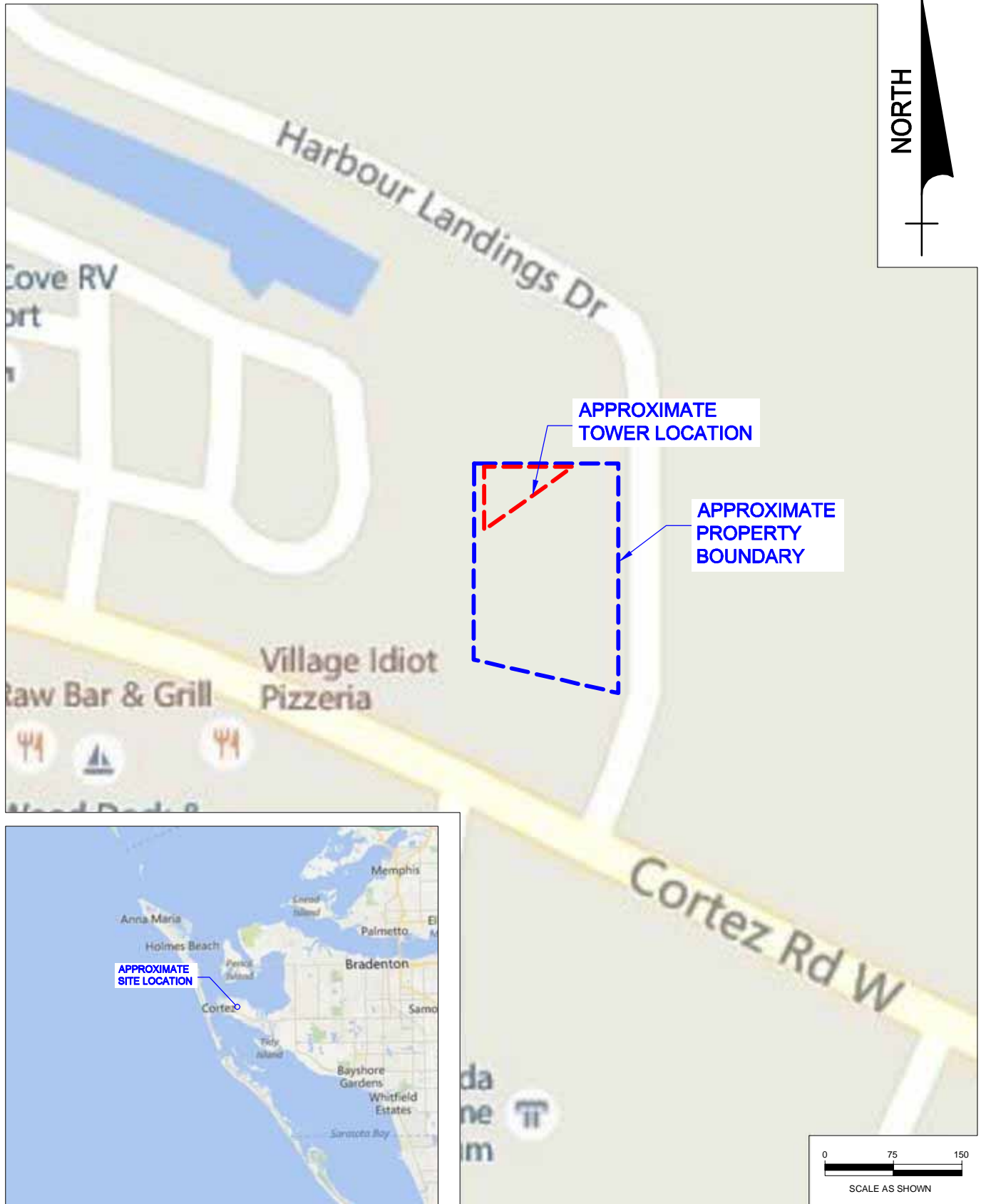
Please refer to the qualifications of personnel participating in this assessment attached in **Appendix M.**



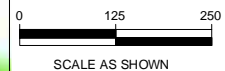
William T. Spinner, P.G.
Florida Registration No. 2570

FIGURES

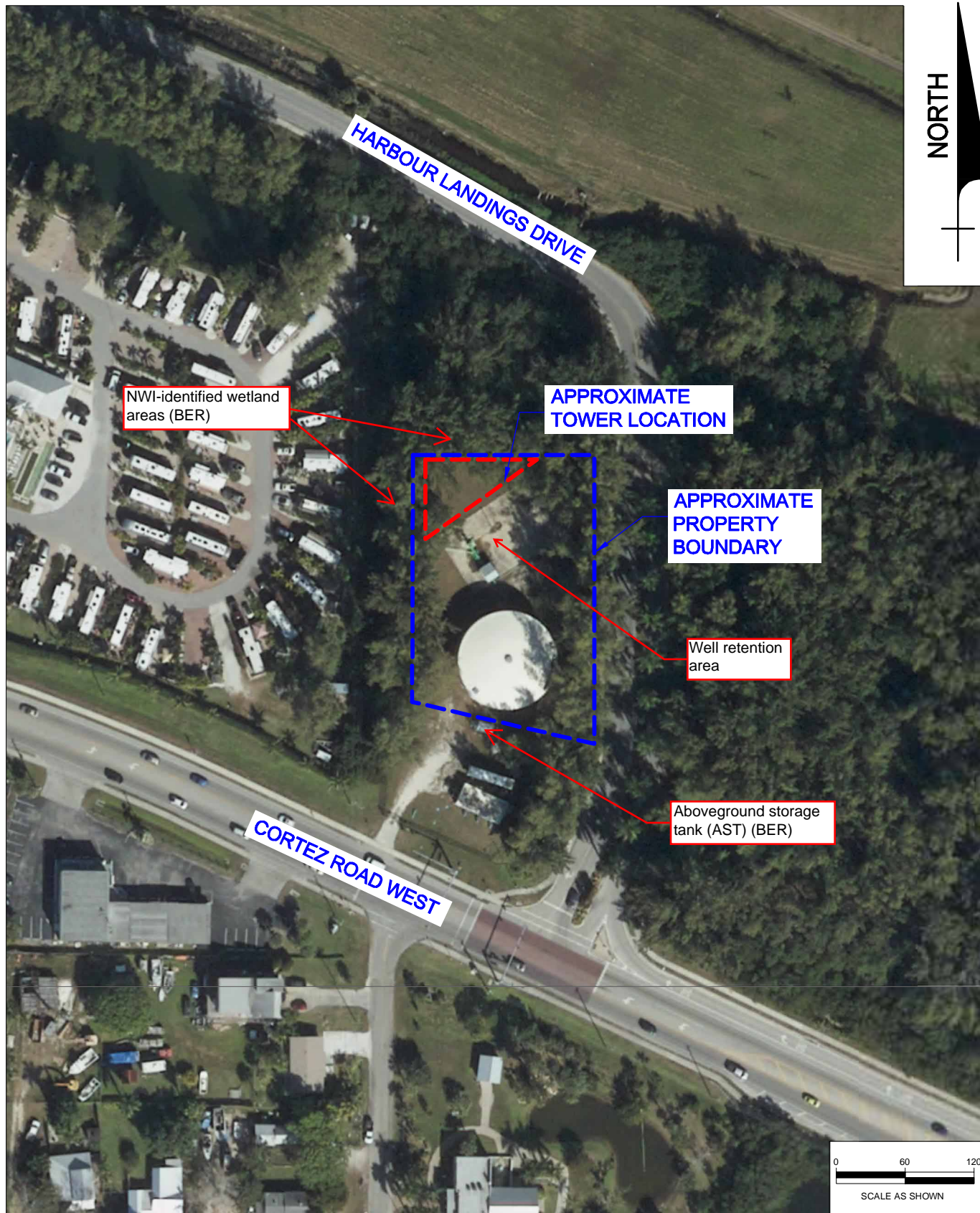
Drawing name: K:\TAM_Wireless\40690 - Black & Veatch\000 Sarasota-Manatee\13 Cortez Booster Station\Cortez Booster Station PH \CADD\Figures.dwg Figure 1 Dec 07, 2015 11:16am by: rick.browne



<div>AS NOTED</div> <div>DESIGNED BY W.T.S.</div> <div>DRAWN BY R.G.B.</div> <div>CHECKED BY W.T.S.</div>	<div>Kimley»Horn</div> <div>© 2015 KIMLEY-HORN AND ASSOCIATES, INC. 655 NORTH FRANKLIN STREET, SUITE 150 TAMPA, FLORIDA 33602 PHONE: 813-620-1460 WWW.KIMLEY-HORN.COM CA 00000696</div>	<div>NOV. 2015</div> <div>PROJECT NO. 140069000</div>	<div>SITE LOCATION MAP</div> <div>CORTEZ BOOSTER STATION PROPERTY</div> <div>11850 CORTEZ ROAD WEST</div> <div>CORTEZ, MANATEE COUNTY, FLORIDA</div>	<div>WILLIAM T. SPINNER, P.G.</div> <div>FLORIDA P.G. LICENSE NUMBER: FL 2570</div> <div>DATE:</div>	<div>1</div>
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2

Drawing name: K:\TAM_Wireless\40690 - Black & Veatch\000 Sarasota-Mandtee\13 Cortez Booster Station\Cortez Booster Station PH \CADD\Figures.dwg Figure 3 Dec 07, 2015 11:17am by: rick.browne



AS NOTED DESIGNED BY W.T.S. DRAWN BY R.G.B. CHECKED BY W.T.S.	Kimley»Horn © 2015 KIMLEY-HORN AND ASSOCIATES, INC. 655 NORTH FRANKLIN STREET, SUITE 150 TAMPA, FLORIDA 33602 PHONE: 813-620-1460 WWW.KIMLEY-HORN.COM CA 00000696	NOV. 2015 PROJECT NO. 140069000	AERIAL MAP CORTEZ BOOSTER STATION PROPERTY 11850 CORTEZ ROAD WEST CORTEZ, MANATEE COUNTY, FLORIDA	WILLIAM T. SPINNER, P.G. FLORIDA P.G. LICENSE NUMBER: FL 2570 DATE:	3
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APPENDIX A

PARID: 7531210107
MANATEE COUNTY

11850 CORTEZ RD W

ID Block

Account#	7531210107
T/R/S	35S / 16E / 02
Primary Address Location	11850 W CORTEZ RD CORTEZ 34215 SCT
Fire District	FD01-WEST MANATEE FD
Exemption Status	Governmental
DOR Use Code	8600
DOR Description	County (1555)
Neighborhood Name	W.BRADENTON,W OF 75 ST, S OF 9TH
Neighborhood Number	7301
CRA District	SW-SOUTHWEST COUNTY TIF
CDD District	
Neighborhood Group	7001
Market Area	71
Zone/Field Reference	73
Route Number	205
Map ID	5AS02
Acres (If Available)	.8
Size Disclaimer	Sq foot estimates derived from rounded exterior wall measurements
Number of Units	1
Living/Business area	0
Total Under Roof	0
Unit Desc	
Short Legal Desc	COM AT A PT WHERE NLY LN OF CORTEZ RD INTERSECTS E R/W OF 119TH ST W, TH RUN NLY ALG SD R/W LN 125 FT FOR A POB; TH CONT NLY ALG SD R/W LN, 207.63 FT; TH E 145.13 FT; TH S 275
Unit #	
Lot ID	V001
Block ID	
Subdivision Number	7531000
Subdivision Name	CORTEZ ADD TO CORTEZ, AMENDED P PB1/195
City/County Tax District	0001
Tax District Name	0001 - UNINCORPORATED COUNTY
TPP Current Year Date Filed	
TPP Current Year Extension Request	

Owners

1 of 2

Owner	MANATEE COUNTY
Owner Type	GV: GOVERNMENT
Address	P O BOX 1000
City	BRADENTON
State	FL
Zip Code	34206
International Postal Code	
Country	

Total Value

Latest Certified Values **

Tax Year:

2015

Just Land Value:	\$98,000
Just Improvement Value:	\$5,320
Total Just Value:	\$103,320
New Construction:	\$0
Addition Value:	\$0
Demolition Value:	\$0
Save Our Homes Savings:	\$0
Non Homestead Cap Savings:	\$78,515
Market Value of Classified Use Land:	\$0
Classified Use Value:	\$0
Total Assessed Value:	\$103,320

Previous Year Values

Previous Year Just Value:	\$103,460
Previous Year Assessed Value:	\$103,460
Previous Year Cap Value:	\$0

**Values are not warranted and are subject to change until TRIM notices are mailed in August.

Non-Ad Valorem Assessments

Levying Authority	
WEST MANATEE FIRE RESC	\$.00

Exemptions

1 of 2

Account#	7531210107
Exemption Code	8500
Description	MANATEE COUNTY
Owner with Exemption	MANATEE COUNTY
Year	1980
Override Flag	
Override Type	

Sales

Account#	7531210107
Date	01-JAN-1931
Sale Amount	
Vacant/Improved Indicator	Vacant
Qualification Code	01
Qualification Code Description	ONE PARCEL DISQUALIFIED(PRIOR 2009)
Book	00000000
Page	00000000
Grantee Name	MANATEE COUNTY
Grantor Name	
Deed Type	UK-UNKNOWN
Sales Key	1675350

Legal

Description	COM AT A PT WHERE NLY LN OF CORTEZ RD INTERSECTS E R/W OF 119TH ST W, TH RUN NLY ALG SD R/W LN 125 FT FOR A POB; TH CONT NLY ALG SD R/W LN, 207.63 FT; TH E 145.13 FT; TH S 275 FT; TH NWLY, PARALLEL TO N R/W LN OF CORTEZ RD, 160 FT TO THE POB AS DESC IN ORB 810 P 396 PRMCF (LIFT STATION) PI#75312.1010/7
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Permits

Account#	7531210107
Number	09050401
Permit Code	32A
Type Description	REROOF/ROOFING MEMBRANE
Application Date	15-MAY-2009
CO Date	07-JUL-2009
Drawn Dt (Field Check)	10-APR-2013
Location Address	11850 CORTEZ RD W
Description Line	REROOF/ FLAT ROOF/NO SLOPE/PUMP STATION

Market Land Lines

Account#	7531210107
Square Feet	34848
Acres	.8
Influence Code 1	RL-REAR LAND
Influence Code 2	

OBV

Account#	7531210107
Card	1
Code	CON
Description	CONCRETE PAVING
Year Built	1989
Width	
Length	
Area	6771
Units	1

APPENDIX B

Radius Report

[Satellite view](#)

Target Property:

**Cortez Booster Station Property
11850 Cortez Rd W
Bradenton, Manatee County, Florida 34215**

Prepared For:

Kimley-Horn and Associates-Tampa

Order #: 59671

Job #: 128637

Project #: 148000013

Date: 11/19/2015

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<i>Zip Report</i>	See Attachment

Disclaimer

This report was designed by GeoSearch to meet or exceed the records search requirements of the All Appropriate Inquiries Rule (40 CFR §312.26) and the current version of the ASTM International E1527, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process or, if applicable, the custom requirements requested by the entity that ordered this report. The records and databases of records used to compile this report were collected from various federal, state and local governmental entities. It is the goal of GeoSearch to meet or exceed the 40 CFR §312.26 and E1527 requirements for updating records by using the best available technology. GeoSearch contacts the appropriate governmental entities on a recurring basis. Depending on the frequency with which a record source or database of records is updated by the governmental entity, the data used to prepare this report may be updated monthly, quarterly, semi-annually, or annually.

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Target Property Summary

Cortez Booster Station Property

11850 Cortez Rd W

Bradenton, Manatee County, Florida 34215

USGS Quadrangle: **Bradenton Beach, FL**

Target Property Geometry: **Point**

Target Property Longitude(s)/Latitude(s):

(-82.680653, 27.469169)

County/Parish Covered:

Manatee (FL)

Zipcode(s) Covered:

Bradenton FL: 34210

Cortez FL: 34215

Bradenton Beach FL: 34217

State(s) Covered:

FL

***Target property is located in Radon Zone 3.**

Zone 3 areas have a predicted average indoor radon screening level less than 2 pCi/L (picocuries per liter).

This report may have unlocatable records. Please see the Unlocatables Report, attached to this file.

Database Findings Summary

FEDERAL LISTING

Standard Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
EMERGENCY RESPONSE NOTIFICATION SYSTEM	ERNSFL	0	0	TP/AP
FEDERAL ENGINEERING INSTITUTIONAL CONTROL SITES	EC	0	0	TP/AP
LAND USE CONTROL INFORMATION SYSTEM	LUCIS	0	0	TP/AP
RCRA SITES WITH CONTROLS	RCRASC	0	0	TP/AP
NO LONGER REGULATED RCRA GENERATOR FACILITIES	NLRRCRAG	0	1	0.1250
RESOURCE CONSERVATION & RECOVERY ACT - GENERATOR FACILITIES	RCRAGR04	0	0	0.1250
RESOURCE CONSERVATION & RECOVERY ACT - NON-GENERATOR FACILITIES	RCRANGR04	0	1	0.1250
BROWNFIELDS MANAGEMENT SYSTEM	BF	0	0	0.5000
COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION & LIABILITY INFORMATION SYSTEM	CERCLIS	0	0	0.5000
DELISTED NATIONAL PRIORITIES LIST	DNPL	0	0	0.5000
NO FURTHER REMEDIAL ACTION PLANNED SITES	NFRAP	0	0	0.5000
NO LONGER REGULATED RCRA NON-CORRACTS TSD FACILITIES	NLRRCRAT	0	0	0.5000
RESOURCE CONSERVATION & RECOVERY ACT - NON-CORRACTS TREATMENT, STORAGE & DISPOSAL FACILITIES	RCRAT	0	0	0.5000
NATIONAL PRIORITIES LIST	NPL	0	0	1.0000
NO LONGER REGULATED RCRA CORRECTIVE ACTION FACILITIES	NLRRCRAC	0	0	1.0000
PROPOSED NATIONAL PRIORITIES LIST	PNPL	0	0	1.0000
RESOURCE CONSERVATION & RECOVERY ACT - CORRECTIVE ACTION FACILITIES	RCRAC	0	0	1.0000
RESOURCE CONSERVATION & RECOVERY ACT - SUBJECT TO CORRECTIVE ACTION FACILITIES	RCRASUBC	0	0	1.0000
SUB-TOTAL		0	2	

Additional Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
AEROMETRIC INFORMATION RETRIEVAL SYSTEM / AIR FACILITY SUBSYSTEM	AIRSAFS	0	0	TP/AP
BIENNIAL REPORTING SYSTEM	BRS	0	0	TP/AP
CERCLIS LIENS	SFLIENS	0	0	TP/AP
CLANDESTINE DRUG LABORATORY LOCATIONS	CDL	0	0	TP/AP
EPA DOCKET DATA	DOCKETS	0	0	TP/AP
FACILITY REGISTRY SYSTEM	FRSFL	0	0	TP/AP

Database Findings Summary

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
HAZARDOUS MATERIALS INCIDENT REPORTING SYSTEM	HMIRSR04	0	0	TP/AP
INTEGRATED COMPLIANCE INFORMATION SYSTEM (FORMERLY DOCKETS)	ICIS	0	0	TP/AP
INTEGRATED COMPLIANCE INFORMATION SYSTEM NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM	ICISNPDES	0	0	TP/AP
MATERIAL LICENSING TRACKING SYSTEM	MLTS	0	0	TP/AP
NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM	NPDES04	0	0	TP/AP
PCB ACTIVITY DATABASE SYSTEM	PADS	0	0	TP/AP
PERMIT COMPLIANCE SYSTEM	PCSR04	0	0	TP/AP
SECTION SEVEN TRACKING SYSTEM	SSTS	0	0	TP/AP
TOXIC SUBSTANCE CONTROL ACT INVENTORY	TSCA	0	0	TP/AP
TOXICS RELEASE INVENTORY	TRI	0	0	TP/AP
HISTORICAL GAS STATIONS	HISTPST	0	0	0.2500
OPEN DUMP INVENTORY	ODI	0	0	0.5000
DEPARTMENT OF DEFENSE SITES	DOD	0	0	1.0000
FORMERLY USED DEFENSE SITES	FUDS	0	0	1.0000
RECORD OF DECISION SYSTEM	RODS	0	0	1.0000
SUB-TOTAL		0	0	

Database Findings Summary

STATE (FL) LISTING

Standard Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
ENGINEERING AND INSTITUTIONAL CONTROL SITES	ECIC	0	0	TP/AP
INSTITUTIONAL CONTROL SITES	IC	0	0	TP/AP
REGISTERED STORAGE TANKS	UAST	4	0	0.2500
BROWNFIELD AREAS	BF	0	0	0.5000
BROWNFIELDS SITE REHABILITATION AGREEMENT SITES	BSRA	0	0	0.5000
REGISTERED LEAKING STORAGE TANKS	LUAST	7	0	0.5000
SOLID WASTE FACILITIES	SWF	0	0	0.5000
VOLUNTARY CLEANUP SITES	VCS	0	0	0.5000
STATE HAZARDOUS WASTE SITES	SHWS	0	0	1.0000
SUB-TOTAL		11	0	

Additional Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
GROUND WATER CONTAMINATION AREAS	GWCA	0	0	TP/AP
SPILLS LISTING	SPILLS	0	0	TP/AP
UNDERGROUND INJECTION CONTROL WELLS	UIC	0	0	TP/AP
CATTLE DIP VATS	CDV	0	0	0.1250
NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM FACILITIES	NPDES	0	0	0.1250
DRY CLEANERS	CLEANERS	0	0	0.2500
HISTORICAL DRY CLEANERS	HISTCLEANERS	0	0	0.2500
DRYCLEANING SOLVENT PROGRAM CLEANUP SITES	CLEANUPS	0	0	0.5000
SUB-TOTAL		0	0	

Database Findings Summary

TRIBAL LISTING

Standard Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
UNDERGROUND STORAGE TANKS ON TRIBAL LANDS	USTR04	0	0	0.2500
LEAKING UNDERGROUND STORAGE TANKS ON TRIBAL LANDS	LUSTR04	0	0	0.5000
OPEN DUMP INVENTORY ON TRIBAL LANDS	ODINDIAN	0	0	0.5000
SUB-TOTAL		0	0	

Additional Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
INDIAN RESERVATIONS	INDIANRES	0	0	1.0000
SUB-TOTAL		0	0	
TOTAL		11	2	

Locatable Database Findings

FEDERAL LISTING

Standard environmental records are displayed in **bold**.

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
AIRSAFS	0.0200	0	NS	NS	NS	NS	NS	0
BRS	0.0200	0	NS	NS	NS	NS	NS	0
CDL	0.0200	0	NS	NS	NS	NS	NS	0
DOCKETS	0.0200	0	NS	NS	NS	NS	NS	0
EC	0.0200	0	NS	NS	NS	NS	NS	0
ERNSFL	0.0200	0	NS	NS	NS	NS	NS	0
FRSFL	0.0200	0	NS	NS	NS	NS	NS	0
HMIRSR04	0.0200	0	NS	NS	NS	NS	NS	0
ICIS	0.0200	0	NS	NS	NS	NS	NS	0
ICISNPDES	0.0200	0	NS	NS	NS	NS	NS	0
LUCIS	0.0200	0	NS	NS	NS	NS	NS	0
MLTS	0.0200	0	NS	NS	NS	NS	NS	0
NPDES04	0.0200	0	NS	NS	NS	NS	NS	0
PADS	0.0200	0	NS	NS	NS	NS	NS	0
PCSR04	0.0200	0	NS	NS	NS	NS	NS	0
RCRASC	0.0200	0	NS	NS	NS	NS	NS	0
SFLIENS	0.0200	0	NS	NS	NS	NS	NS	0
SSTS	0.0200	0	NS	NS	NS	NS	NS	0
TRI	0.0200	0	NS	NS	NS	NS	NS	0
TSCA	0.0200	0	NS	NS	NS	NS	NS	0
NLRRCRAG	0.1250	0	0	NS	NS	NS	NS	0
RCRAGR04	0.1250	0	0	NS	NS	NS	NS	0
RCRANGR04	0.1250	0	0	NS	NS	NS	NS	0
HISTPST	0.2500	0	0	0	NS	NS	NS	0
BF	0.5000	0	0	0	0	NS	NS	0
CERCLIS	0.5000	0	0	0	0	NS	NS	0
DNPL	0.5000	0	0	0	0	NS	NS	0
NFRAP	0.5000	0	0	0	0	NS	NS	0
NLRRCRAT	0.5000	0	0	0	0	NS	NS	0
ODI	0.5000	0	0	0	0	NS	NS	0
RCRAT	0.5000	0	0	0	0	NS	NS	0
DOD	1.0000	0	0	0	0	0	NS	0
FUDS	1.0000	0	0	0	0	0	NS	0
NLRRCRAC	1.0000	0	0	0	0	0	NS	0
NPL	1.0000	0	0	0	0	0	NS	0

Locatable Database Findings

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
PNPL	1.0000	0	0	0	0	0	NS	0
RCRAC	1.0000	0	0	0	0	0	NS	0
RCRASUBC	1.0000	0	0	0	0	0	NS	0
RODS	1.0000	0	0	0	0	0	NS	0
SUB-TOTAL		0	0	0	0	0	0	0

Locatable Database Findings

STATE (FL) LISTING

Standard environmental records are displayed in **bold**.

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
ECIC	0.0200	0	NS	NS	NS	NS	NS	0
GWCA	0.0200	0	NS	NS	NS	NS	NS	0
IC	0.0200	0	NS	NS	NS	NS	NS	0
SPILLS	0.0200	0	NS	NS	NS	NS	NS	0
UIC	0.0200	0	NS	NS	NS	NS	NS	0
CDV	0.1250	0	0	NS	NS	NS	NS	0
NPDES	0.1250	0	0	NS	NS	NS	NS	0
CLEANERS	0.2500	0	0	0	NS	NS	NS	0
HISTCLEANERS	0.2500	0	0	0	NS	NS	NS	0
UAST	0.2500	1	0	3	NS	NS	NS	4
BF	0.5000	0	0	0	0	NS	NS	0
BSRA	0.5000	0	0	0	0	NS	NS	0
CLEANUPS	0.5000	0	0	0	0	NS	NS	0
LUAST	0.5000	0	0	1	6	NS	NS	7
SWF	0.5000	0	0	0	0	NS	NS	0
VCS	0.5000	0	0	0	0	NS	NS	0
SHWS	1.0000	0	0	0	0	0	NS	0
SUB-TOTAL		1	0	4	6	0	0	11

Locatable Database Findings

TRIBAL LISTING

Standard environmental records are displayed in **bold**.

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
USTR04	0.2500	0	0	0	NS	NS	NS	0
LUSTR04	0.5000	0	0	0	0	NS	NS	0
ODINDIAN	0.5000	0	0	0	0	NS	NS	0
INDIANRES	1.0000	0	0	0	0	0	NS	0

SUB-TOTAL		0	0	0	0	0	0	0
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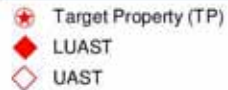
TOTAL		1	0	4	6	0	0	11
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NOTES:

NS = NOT SEARCHED

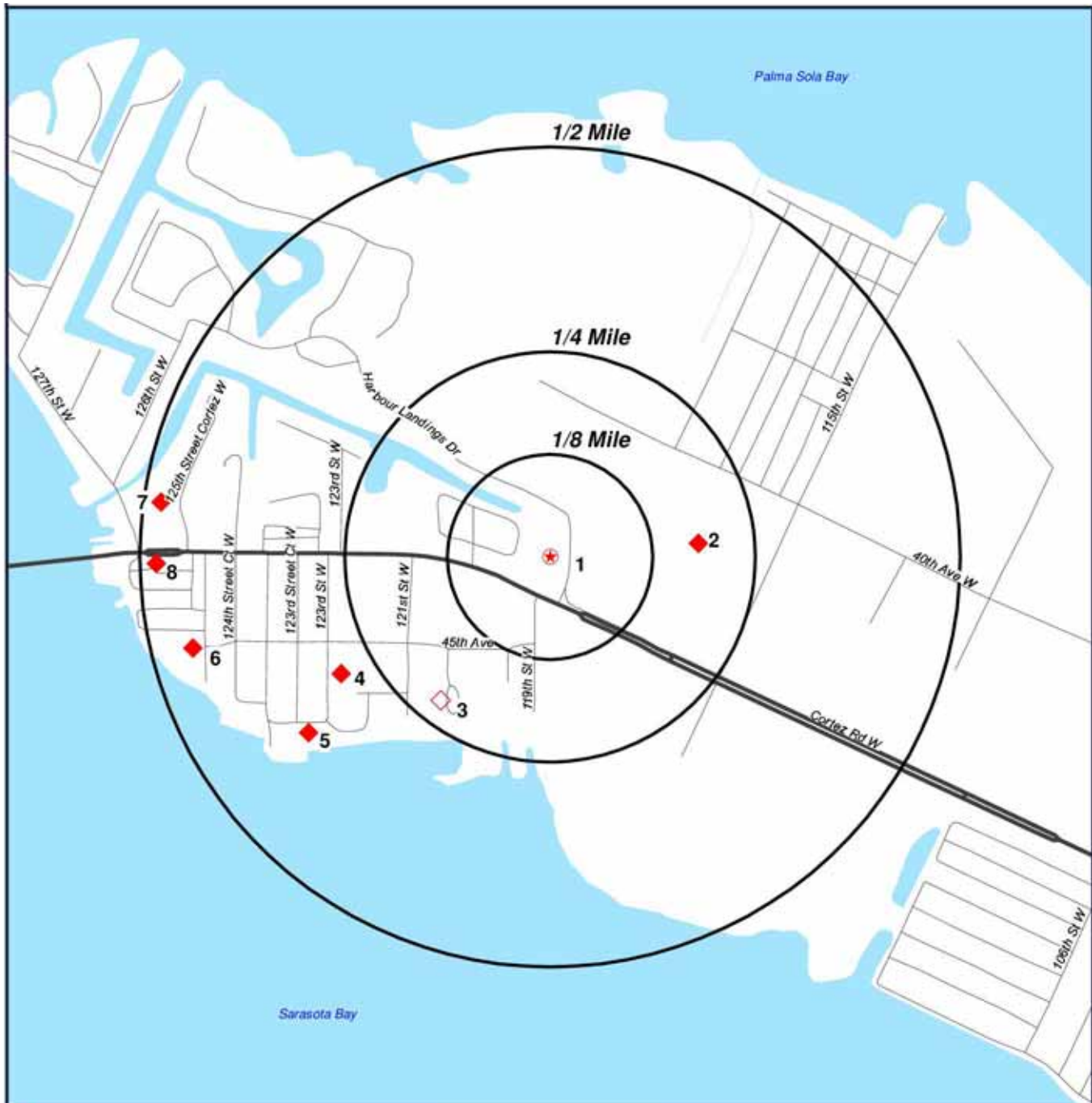
TP/AP = TARGET PROPERTY/ADJACENT PROPERTY

Radius Map 1



GeoSearch www.geo-search.com 888-396-0042

Radius Map 2



- ★ Target Property (TP)
- ◆ LUAST
- ◇ UAST

**Cortez Booster Station
Property**
11850 Cortez Rd W
Bradenton, Florida
34215



0' 500' 1000' 1500'
SCALE: 1" = 1000'

[Click here to access Satellite view](#)

Ortho Map



- ★ Target Property (TP)
- ◆ LUAST
- ◇ UAST

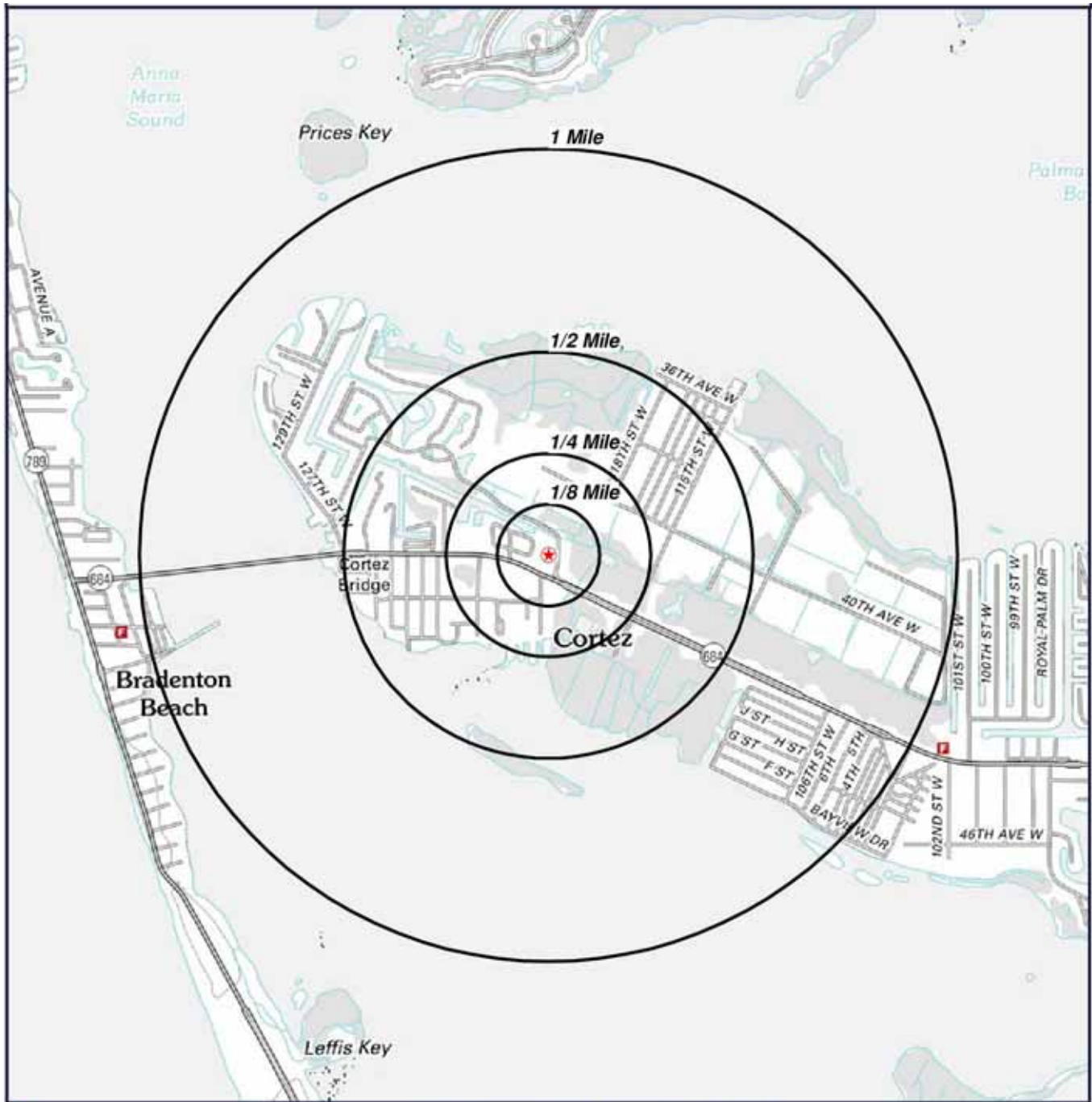
Quadrangle(s): Bradenton Beach
Cortez Booster Station
Property
11850 Cortez Rd W
Bradenton, Florida
34215



0' 500' 1000' 1500'
SCALE: 1" = 1000'

[Click here to access Satellite view](#)

Topographic Map



★ Target Property (TP)

Quadrangle(s): Bradenton Beach
Source: USGS, 07/18/2012
Cortez Booster Station
Property
11850 Cortez Rd W
Bradenton, Florida
34215



0' 1000' 2000' 3000'
SCALE: 1" = 2000'

[Click here to access Satellite view](#)

Report Summary of Locatable Sites

NOTE: Standard environmental records are displayed in **bold**.

Map ID#	Database Name	Site ID#	Distance From Site	Site Name	Address	PAGE #
1	UAST	9811761	TP	MANATEE CNTY-CORTEZ ROAD PUMP STAT	11850 CORTEZ RD, BRADENTON, FL 34210	15
2	UAST	8732783	0.181 E	MANATEE FRUIT CO	12100 40TH AVE W, CORTEZ, FL 34215	16
2	LUAST	8732783LUAST	0.181 E	MANATEE FRUIT CO	12100 40TH AVE W, CORTEZ, FL 34215	18
3	UAST	8839764	0.241 SW	CORTEZ COVE MARINA	4522 121ST ST W, CORTEZ, FL 34215	20
3	UAST	8623896	0.22 SW	GULF TO BAY FISHERIES	4520 121ST ST W, CORTEZ, FL 33522	21
4	LUAST	8510853LUAST	0.293 SW	A P BELL FISH CO INC	4531 123RD ST W, CORTEZ, FL 34215	22
5	LUAST	8624223LUAST	0.385 SW	A P BELL FISH CO INC	4600 124TH ST W, CORTEZ, FL 34215	24
5	LUAST	8734033LUAST	0.364 SW	STAR FISH CO	12306 46TH AVE W, CORTEZ, FL 33522	26
6	LUAST	9802667LUAST	0.45 W	KEPECZ PROPERTY	4504 125TH ST, CORTEZ, FL 34215	28
7	LUAST	9809321LUAST	0.48 W	HUNTERS HILL INC PROPERTY	124TH ST COURT W, CORTEZ, FL 34215	30
8	LUAST	8510764LUAST	0.481 W	CORTEZ FISHING CENTER	12507 CORTEZ RD W, CORTEZ, FL 34215	32

Registered Storage Tanks (UAST)

[MAP ID# 1](#)

Distance from Property: 0.00 mi. N

FACILITY INFORMATION

FACILITY ID: 9811761

FACILITY NAME: MANATEE CNTY-CORTEZ ROAD PUMP STAT

ADDRESS: 11850 CORTEZ RD

BRADENTON , FL 34210

COUNTY: MANATEE

TYPE: I-COUNTY GOVERNMENT

STATUS: OPEN

CONTACT: BENJAMIN D WILLIAMS JR

PHONE: (941) 708-7513

TANK INFORMATION (NOTE: CONSTRUCTION, PIPING, AND MONITORING INFO NOT SHOWN FOR CLOSED TANKS)

TANK #:	SIZE:	CONTENT:	INSTALLED:	PLACEMENT:	STATUS/DATE:
82	5000	EMERG GENERATOR DIESEL	01-OCT-2009	ABOVEGROUND	IN SERVICE/01-OCT-2009

TANK CONSTRUCTION INFORMATION

TANK #:	CONSTRUCTION:
82	C - STEEL
82	I - DOUBLE WALL
82	M - SPILL CONTAINMENT BUCKET

TANK PIPING INFORMATION

TANK #:	PIPING:
82	A - ABV, NO SOIL CONTACT
82	X - NO PIPING ASSOCIATED W/TANK
82	Z - DEP APPROVED PIPING

TANK MONITORING INFORMATION

TANK #:	MONITORING:
82	1 - CONTINUOUS ELECTRONIC SENSING
82	F - MONITOR DBL WALL TANK SPACE
82	Q - VISUAL INSPECTION OF ASTS

OWNER INFORMATION

OWNER NAME: MANATEE CNTY - FUEL SRVCS OFFICE

OWNER ADDRESS: 2908 12TH ST CT E

BRADENTON FL 34208

REGULATED MINERAL ACID TANKS INFORMATION

- NO MINERAL ACID TANKS INFORMATION REPORTED

DISCHARGE INFORMATION

- NO DISCHARGE INFORMATION REPORTED

[Back to Report Summary](#)

Registered Storage Tanks (UAST)

MAP ID# 2

Distance from Property: 0.18 mi. E

FACILITY INFORMATION

FACILITY ID: 8732783

FACILITY NAME: MANATEE FRUIT CO

ADDRESS: 12100 40TH AVE W
CORTEZ, FL 34215

COUNTY: MANATEE

TYPE: M-AGRICULTURAL

STATUS: OPEN

CONTACT: NOT REPORTED

PHONE: (941) 794-1228

TANK INFORMATION (NOTE: CONSTRUCTION, PIPING, AND MONITORING INFO NOT SHOWN FOR CLOSED TANKS)

TANK #:	SIZE:	CONTENT:	INSTALLED:	PLACEMENT:	STATUS/DATE:
C1	10000	FUEL OIL - ONSITE HEAT	01-DEC-1989	ABOVEGROUND	IN SERVICE/NR
C2	5000	FUEL OIL - ONSITE HEAT	01-DEC-1989	ABOVEGROUND	CLOSED IN PLACE/21-SEP-2011
C3	8000	VEHICULAR DIESEL	01-DEC-1989	ABOVEGROUND	IN SERVICE/NR
C4	550	UNLEADED GAS	01-DEC-1989	ABOVEGROUND	IN SERVICE/01-DEC-1989
C5	275	GENERATOR/PUMP DIESEL	NOT REPORTED	ABOVEGROUND	IN SERVICE/04-AUG-1994
C6	985	GENERATOR/PUMP DIESEL	NOT REPORTED	ABOVEGROUND	IN SERVICE/NR
5	2000	GENERATOR/PUMP DIESEL	NOT REPORTED	ABOVEGROUND	REMOVED FROM SITE/01-DEC-1989
6	2000	GENERATOR/PUMP DIESEL	NOT REPORTED	ABOVEGROUND	REMOVED FROM SITE/01-DEC-1989

TANK CONSTRUCTION INFORMATION

TANK #:	CONSTRUCTION:
C3	C - STEEL
C3	K - AST CONTAINMENT
C3	P - LEVEL GAUGES/ALARMS
C6	C - STEEL
C6	K - AST CONTAINMENT

TANK PIPING INFORMATION

TANK #:	PIPING:
C3	A - ABV, NO SOIL CONTACT
C3	B - STEEL/GALVANIZED METAL
C3	I - SUCTION PIPING SYSTEM
C3	K - DISPENSER LINERS
C6	A - ABV, NO SOIL CONTACT
C6	I - SUCTION PIPING SYSTEM

TANK MONITORING INFORMATION

TANK #:	MONITORING:
C3	4 - VISUAL INSPECT DISPENSER LINERS
C3	Q - VISUAL INSPECTION OF ASTS
C6	Q - VISUAL INSPECTION OF ASTS

OWNER INFORMATION

OWNER NAME: MANATEE FRUIT CO

OWNER ADDRESS: PO BOX 128

Registered Storage Tanks (UAST)

PALMETTO FL 34220

REGULATED MINERAL ACID TANKS INFORMATION

- NO MINERAL ACID TANKS INFORMATION REPORTED

DISCHARGE INFORMATION

DATE:	DESCRIPTION:	SCORE:	SCORE DATE:	STATUS DESCRIPTION:	STATUS DATE:
12/17/1985	CLEANUP REQUIRED	00006	17-OCT-2007	SA ONGOING	6/1/1986

[Back to Report Summary](#)

Registered Leaking Storage Tanks (LUAST)

MAP ID# 2

Distance from Property: 0.18 mi. E

FACILITY INFORMATION

FACILITY ID: 8732783

FACILITY NAME: MANATEE FRUIT CO

ADDRESS: 12100 40TH AVE W

CORTEZ , FL 34215 MANATEE COUNTY

STATUS: OPEN

OPERATOR: ERIC REZIN

PHONE: (941)794-1228

RESPONSIBLE PARTY

NAME: MANATEE FRUIT CO

ADDRESS: PO BOX 128

PALMETTO , FL 34220

CONTACT: NOT REPORTED

PHONE: (813)722-3279

CONTAMINATED MEDIA INFORMATION

- NO CONTAMINATED INFORMATION REPORTED

TASK INFORMATION

SOURCE REMOVAL (SR) TASK ID: 50731 SR COMPLETION DATE: NOT REPORTED

PSR CLEANUP RESPONSIBLE: RP - RESPONSIBLE PARTY

SR SOIL REMOVAL: NR SR FREE PRODUCT REMOVAL: YES SR SOIL TREATMENT: NR

SR SOIL TONNAGE REMOVED: NR SR OTHER TREATMENT: NOT REPORTED

SITE ASSESSMENT (SA) TASK ID: 50732 SA COMPLETION DATE: NOT REPORTED

SA CLEANUP RESPONSIBLE: RP - RESPONSIBLE PARTY

REMEDICATION ACTION PLAN (RAP) TASK ID: 50733 RAP COMPLETION DATE: NOT REPORTED

RAP CLEANUP RESPONSIBLE: RP - RESPONSIBLE PARTY

REMEDICATION ACTION (RA) TASK ID: 50734

RA CLEANUP RESPONSIBLE: RP - RESPONSIBLE PARTY

SITE REHABILITATION COMPLETION (SRC) ACTION TYPE: NOT REPORTED

SRC SUBMIT DATE: NOT REPORTED

SRC REVIEW DATE: NOT REPORTED

SRC ISSUE DATE: NOT REPORTED

SRC COMPLETION STATUS: NOT REPORTED

SRC COMPLETION STATUS DATE: NOT

REPORTED

SRC COMMENTS: NOT REPORTED

DISCHARGE CLEANUP SUMMARY

DISCHARGE DATE: 12/17/1985

CLEANUP REQUIRED: R - CLEANUP REQUIRED

DISCHARGE CLEANUP STATUS: SA - SA ONGOING

DISCHARGE CLEANUP DATE: 06/01/1986

CLEANUP WORK STATUS: INACTIVE

INFORMATION SOURCE: D - DISCHARGE NOTIFICATION

OTHER SOURCE: NOT REPORTED

SCORE: 6

SCORE EFFECTIVE DATE: 10/17/2007

RANK: 8533

Registered Leaking Storage Tanks (LUAST)

TANK OFFICE: -

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Registered Storage Tanks (UAST)

MAP ID# 3

Distance from Property: 0.24 mi. SW

FACILITY INFORMATION

FACILITY ID: 8839764

FACILITY NAME: CORTEZ COVE MARINA

ADDRESS: 4522 121ST ST W

CORTEZ, FL 34215

COUNTY: MANATEE

TYPE: C-FUEL USER/NON-RETAIL

STATUS: CLOSED

CONTACT: CORTEZ COVE MARINA

PHONE: (941) 722-7467

TANK INFORMATION (NOTE: CONSTRUCTION, PIPING, AND MONITORING INFO NOT SHOWN FOR CLOSED TANKS)

TANK #:	SIZE:	CONTENT:	INSTALLED:	PLACEMENT:	STATUS/DATE:
1	4000	UNLEADED GAS	01-FEB-1988	UNDERGROUND	REMOVED FROM SITE/01-FEB-2001
2	4000	VEHICULAR DIESEL	01-FEB-1988	UNDERGROUND	REMOVED FROM SITE/01-FEB-2001

TANK CONSTRUCTION INFORMATION

- NO CONSTRUCTION INFORMATION REPORTED

TANK PIPING INFORMATION

- NO PIPING INFORMATION REPORTED

TANK MONITORING INFORMATION

- NO MONITORING INFORMATION REPORTED

OWNER INFORMATION

OWNER NAME: CORTEZ COVE MARINA

OWNER ADDRESS: 1741 MAIN STREET #101
SARASOTA FL 34236

REGULATED MINERAL ACID TANKS INFORMATION

- NO MINERAL ACID TANKS INFORMATION REPORTED

DISCHARGE INFORMATION

- NO DISCHARGE INFORMATION REPORTED

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Registered Storage Tanks (UAST)

[MAP ID# 3](#)

Distance from Property: 0.22 mi. SW

FACILITY INFORMATION

FACILITY ID: 8623896

FACILITY NAME: GULF TO BAY FISHERIES

ADDRESS: 4520 121ST ST W
CORTEZ, FL 33522

COUNTY: MANATEE

TYPE: C-FUEL USER/NON-RETAIL

STATUS: CLOSED

CONTACT: DANNY J PHILLIPS

PHONE: (813) 794-1252

TANK INFORMATION (NOTE: CONSTRUCTION, PIPING, AND MONITORING INFO NOT SHOWN FOR CLOSED TANKS)

TANK #:	SIZE:	CONTENT:	INSTALLED:	PLACEMENT:	STATUS/DATE:
1	1000	LEADED GAS	NOT REPORTED UNDERGROUND		REMOVED FROM SITE/NR

TANK CONSTRUCTION INFORMATION

- NO CONSTRUCTION INFORMATION REPORTED

TANK PIPING INFORMATION

- NO PIPING INFORMATION REPORTED

TANK MONITORING INFORMATION

- NO MONITORING INFORMATION REPORTED

OWNER INFORMATION

OWNER NAME: PIONEER OIL CO

OWNER ADDRESS: PO BOX 9046
BRADENTON FL 33601

REGULATED MINERAL ACID TANKS INFORMATION

- NO MINERAL ACID TANKS INFORMATION REPORTED

DISCHARGE INFORMATION

- NO DISCHARGE INFORMATION REPORTED

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Registered Leaking Storage Tanks (LUAST)

MAP ID# 4

Distance from Property: 0.29 mi. SW

FACILITY INFORMATION

FACILITY ID: 8510853

FACILITY NAME: A P BELL FISH CO INC

ADDRESS: 4531 123RD ST W

CORTEZ , FL 34215 MANATEE COUNTY

STATUS: CLOSED

OPERATOR: KAREN BELL

PHONE: (941)794-1249

RESPONSIBLE PARTY

NAME: A P BELL FISH CO INC

ADDRESS: PO BOX 276

CORTEZ , FL 34215

CONTACT: KAREN BELL

PHONE: (941)794-1249

CONTAMINATED MEDIA INFORMATION

DISCHARGE DATE: 05/19/2010

CLEANUP STATUS: LNFA - LOW SCORE SITE INITIATIVE NO
FURTHER ACTION

CLEANUP REQUIRED: R - CLEANUP REQUIRED

CLEANUP STATUS DATE: 01/29/2013

CLEANUP WORK STATUS: COMPLETED

OTHER SOURCE: NOT REPORTED

INFORMATION SOURCE: D - DISCHARGE NOTIFICATION

SITE MANAGER: VARGO_J

SITE MANAGER END DATE: 01/24/2013

CONTAMINATED DRINKING WELLS: NOT REPORTED

CONTAMINATED MONITORING WELLS: NO

CONTAMINATED SOIL: NO

CONTAMINATED SURFACE WATER: NO

CONTAMINATED GROUND WATER: YES

POLLUTANT: B - UNLEADED GAS

GALLONS DISCHARGED: 25

OTHER DESCRIPTION: B - UNLEADED GAS

SCORE: 11

SCORE EFFECTIVE DATE: 03/31/2011

RANK: NOT REPORTED

TANK OFFICE: PCTM5 - PETROLEUM CLEANUP TEAM 5

TASK INFORMATION

SOURCE REMOVAL (SR) TASK ID: NOT REPORTED

SR COMPLETION DATE: NOT REPORTED

PSR CLEANUP RESPONSIBLE: NOT REPORTED

SR SOIL REMOVAL: NR

SR FREE PRODUCT REMOVAL: NR

SR SOIL TREATMENT: NR

SR SOIL TONNAGE REMOVED: NR

SR OTHER TREATMENT: NOT REPORTED

SITE ASSESSMENT (SA) TASK ID: 86207

SA COMPLETION DATE: NOT REPORTED

SA CLEANUP RESPONSIBLE: NOT REPORTED

REMEDIATION ACTION PLAN (RAP) TASK ID: NOT REPORTED

RAP COMPLETION DATE: NOT REPORTED

RAP CLEANUP RESPONSIBLE: NOT REPORTED

REMEDIATION ACTION (RA) TASK ID: 89847

RA CLEANUP RESPONSIBLE: NOT REPORTED

SITE REHABILITATION COMPLETION (SRC) ACTION TYPE: LNFA - LSSI NO FURTHER ACTION

SRC SUBMIT DATE: 12-28-2012

SRC REVIEW DATE: 01-24-2013

SRC ISSUE DATE: 01-29-2013

SRC COMPLETION STATUS: A - APPROVED

SRC COMPLETION STATUS DATE: 01-24-2013

Registered Leaking Storage Tanks (LUAST)

SRC COMMENTS: **NOT REPORTED**

DISCHARGE CLEANUP SUMMARY

DISCHARGE DATE: **05/19/2010**

CLEANUP REQUIRED: **R - CLEANUP REQUIRED**

DISCHARGE CLEANUP STATUS: **LNFA - LOW SCORE SITE INITIATIVE NO FURTHER ACTION**

DISCHARGE CLEANUP DATE: **01/29/2013**

CLEANUP WORK STATUS: **COMPLETED**

INFORMATION SOURCE: **D - DISCHARGE NOTIFICATION**

OTHER SOURCE: **NOT REPORTED**

SCORE: **11** SCORE EFFECTIVE DATE: **03/31/2011** RANK: **NOT REPORTED**

TANK OFFICE: **PCTM5 - PETROLEUM CLEANUP TEAM 5**

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Registered Leaking Storage Tanks (LUAST)

MAP ID# 5

Distance from Property: 0.39 mi. SW

FACILITY INFORMATION

FACILITY ID: 8624223

FACILITY NAME: A P BELL FISH CO INC

ADDRESS: 4600 124TH ST W

CORTEZ , FL 34215 MANATEE COUNTY

STATUS: OPEN

OPERATOR: KAREN BELL

PHONE: (941)794-1249

RESPONSIBLE PARTY

NAME: A P BELL FISH CO INC

ADDRESS: PO BOX 276

CORTEZ , FL 34215

CONTACT: KAREN BELL

PHONE: (941)794-1249

CONTAMINATED MEDIA INFORMATION

DISCHARGE DATE: 01/24/1996

CLEANUP STATUS: SA - SA ONGOING

CLEANUP REQUIRED: R - CLEANUP REQUIRED

CLEANUP STATUS DATE: 06/05/2013

CLEANUP WORK STATUS: INACTIVE

OTHER SOURCE: NOT REPORTED

INFORMATION SOURCE: D - DISCHARGE NOTIFICATION

SITE MANAGER: MOLOSKY_V

SITE MANAGER END DATE: 07/26/2013

CONTAMINATED DRINKING WELLS: 0

CONTAMINATED MONITORING WELLS: YES

CONTAMINATED SOIL: NO

CONTAMINATED SURFACE WATER: NO CONTAMINATED GROUND WATER: NO

POLLUTANT: B - UNLEADED GAS

GALLONS DISCHARGED: NOT REPORTED

OTHER DESCRIPTION: B - UNLEADED GAS

SCORE: 11

SCORE EFFECTIVE DATE: 07/24/2012

RANK: 12937

TANK OFFICE: PCTM5 - PETROLEUM CLEANUP TEAM 5

TASK INFORMATION

SOURCE REMOVAL (SR) TASK ID: NOT REPORTED

SR COMPLETION DATE: NOT REPORTED

PSR CLEANUP RESPONSIBLE: NOT REPORTED

SR SOIL REMOVAL: NR

SR FREE PRODUCT REMOVAL: NR

SR SOIL TREATMENT: NR

SR SOIL TONNAGE REMOVED: NR

SR OTHER TREATMENT: NOT REPORTED

SITE ASSESSMENT (SA) TASK ID: 89738

SA COMPLETION DATE: NOT REPORTED

SA CLEANUP RESPONSIBLE: NOT REPORTED

REMEDATION ACTION PLAN (RAP) TASK ID: NOT REPORTED

RAP COMPLETION DATE: NOT REPORTED

RAP CLEANUP RESPONSIBLE: NOT REPORTED

REMEDATION ACTION (RA) TASK ID: NOT REPORTED

RA CLEANUP RESPONSIBLE: NOT REPORTED

SITE REHABILITATION COMPLETION (SRC) ACTION TYPE: NOT REPORTED

SRC SUBMIT DATE: NOT REPORTED

SRC REVIEW DATE: NOT REPORTED

SRC ISSUE DATE: NOT REPORTED

SRC COMPLETION STATUS: NOT REPORTED

SRC COMPLETION STATUS DATE: NOT

REPORTED

Registered Leaking Storage Tanks (LUAST)

SRC COMMENTS: **NOT REPORTED**

DISCHARGE CLEANUP SUMMARY

DISCHARGE DATE: **01/24/1996**

CLEANUP REQUIRED: **R - CLEANUP REQUIRED**

DISCHARGE CLEANUP STATUS: **SA - SA ONGOING**

DISCHARGE CLEANUP DATE: **06/05/2013**

CLEANUP WORK STATUS: **INACTIVE**

INFORMATION SOURCE: **D - DISCHARGE NOTIFICATION**

OTHER SOURCE: **NOT REPORTED**

SCORE: **11** SCORE EFFECTIVE DATE: **07/24/2012** RANK: **12937**

TANK OFFICE: **PCTM5 - PETROLEUM CLEANUP TEAM 5**

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Registered Leaking Storage Tanks (LUAST)

MAP ID# 5

Distance from Property: 0.36 mi. SW

FACILITY INFORMATION

FACILITY ID: 8734033

FACILITY NAME: STAR FISH CO

ADDRESS: 12306 46TH AVE W

CORTEZ, FL 33522 MANATEE COUNTY

STATUS: CLOSED

OPERATOR: GARNER, ALAN

PHONE: (813)794-1243

RESPONSIBLE PARTY

NAME: STAR FISH CO

ADDRESS: 12306 46TH AVE W

CORTEZ, FL 34215

CONTACT: ALLEN GARNER

PHONE: (813)794-1243

CONTAMINATED MEDIA INFORMATION

DISCHARGE DATE: 06/29/1992

CLEANUP STATUS: SA - SA ONGOING

CLEANUP REQUIRED: R - CLEANUP REQUIRED

CLEANUP STATUS DATE: 06/29/1992

CLEANUP WORK STATUS: INACTIVE

OTHER SOURCE: NOT REPORTED

INFORMATION SOURCE: A - ABANDONED TANK RESTORATION

SITE MANAGER: GORDON_JA

SITE MANAGER END DATE: NOT REPORTED

CONTAMINATED DRINKING WELLS: 0

CONTAMINATED MONITORING WELLS: YES

CONTAMINATED SOIL: YES

CONTAMINATED SURFACE WATER: YES CONTAMINATED GROUND WATER: YES

POLLUTANT: A - LEADED GAS

GALLONS DISCHARGED: NOT REPORTED

OTHER DESCRIPTION: A - LEADED GAS

SCORE: 11

SCORE EFFECTIVE DATE: 07/24/2012

RANK: 12937

TANK OFFICE: PCTM5 - PETROLEUM CLEANUP TEAM 5

TASK INFORMATION

SOURCE REMOVAL (SR) TASK ID: NOT REPORTED

SR COMPLETION DATE: NOT REPORTED

PSR CLEANUP RESPONSIBLE: NOT REPORTED

SR SOIL REMOVAL: NR

SR FREE PRODUCT REMOVAL: NR

SR SOIL TREATMENT: NR

SR SOIL TONNAGE REMOVED: NR

SR OTHER TREATMENT: NOT REPORTED

SITE ASSESSMENT (SA) TASK ID: 50443

SA COMPLETION DATE: NOT REPORTED

SA CLEANUP RESPONSIBLE: ST - STATE

REMEDATION ACTION PLAN (RAP) TASK ID: 50444

RAP COMPLETION DATE: NOT REPORTED

RAP CLEANUP RESPONSIBLE: ST - STATE

REMEDATION ACTION (RA) TASK ID: 50445

RA CLEANUP RESPONSIBLE: ST - STATE

SITE REHABILITATION COMPLETION (SRC) ACTION TYPE: NOT REPORTED

SRC SUBMIT DATE: NOT REPORTED

SRC REVIEW DATE: NOT REPORTED

SRC ISSUE DATE: NOT REPORTED

SRC COMPLETION STATUS: NOT REPORTED
REPORTED

SRC COMPLETION STATUS DATE: NOT

Registered Leaking Storage Tanks (LUAST)

SRC COMMENTS: **NOT REPORTED**

DISCHARGE CLEANUP SUMMARY

DISCHARGE DATE: **06/29/1992**

CLEANUP REQUIRED: **R - CLEANUP REQUIRED**

DISCHARGE CLEANUP STATUS: **SA - SA ONGOING**

DISCHARGE CLEANUP DATE: **06/29/1992**

CLEANUP WORK STATUS: **INACTIVE**

INFORMATION SOURCE: **A - ABANDONED TANK RESTORATION**

OTHER SOURCE: **NOT REPORTED**

SCORE: **11** SCORE EFFECTIVE DATE: **07/24/2012** RANK: **12937**

TANK OFFICE: **PCTM5 - PETROLEUM CLEANUP TEAM 5**

[Back to Report Summary](#)

Registered Leaking Storage Tanks (LUAST)

MAP ID# 6

Distance from Property: 0.45 mi. W

FACILITY INFORMATION

FACILITY ID: 9802667

FACILITY NAME: KEPECZ PROPERTY

ADDRESS: 4504 125TH ST

CORTEZ , FL 34215 MANATEE COUNTY

STATUS: CLOSED

OPERATOR: JUDY KEPECZ

PHONE: (941)323-2829

RESPONSIBLE PARTY

NAME: KEPECZ, TIBOR & JUDY

ADDRESS: 1224 N PORT DR

SARASOTA , FL 34242

CONTACT: JUDY KEPECZ

PHONE: (941)383-2829

CONTAMINATED MEDIA INFORMATION

DISCHARGE DATE: 03/13/2000

CLEANUP REQUIRED: R - CLEANUP REQUIRED

CLEANUP WORK STATUS: COMPLETED

INFORMATION SOURCE: C - CLOSURE REPORT

SITE MANAGER: MEETZE_A

CONTAMINATED DRINKING WELLS: NOT REPORTED

CONTAMINATED SOIL: NOT REPORTED

GROUND WATER: NOT REPORTED

POLLUTANT: A - LEADED GAS

GALLONS DISCHARGED: 110

OTHER DESCRIPTION: A - LEADED GAS

SCORE: 7

SCORE EFFECTIVE DATE: 08/22/2007

RANK: 8533

TANK OFFICE: PCSWD - SWD CLEANUP & COMPLIANCE ASSURANCE PROGRAM

CLEANUP STATUS: SRCR - SRCR COMPLETE

CLEANUP STATUS DATE: 04/17/2008

OTHER SOURCE: HOLES IN OLD TANK

SITE MANAGER END DATE: 04/17/2008

CONTAMINATED MONITORING WELLS: NOT REPORTED

CONTAMINATED SURFACE WATER: NOT REPORTED CONTAMINATED

TASK INFORMATION

SOURCE REMOVAL (SR) TASK ID: NOT REPORTED

SR COMPLETION DATE: NOT REPORTED

PSR CLEANUP RESPONSIBLE: NOT REPORTED

SR SOIL REMOVAL: NR

SR FREE PRODUCT REMOVAL: NR

SR SOIL TREATMENT: NR

SR SOIL TONNAGE REMOVED: NR

SR OTHER TREATMENT: NOT REPORTED

SITE ASSESSMENT (SA) TASK ID: 66987

SA COMPLETION DATE: NOT REPORTED

SA CLEANUP RESPONSIBLE: NOT REPORTED

REMEDATION ACTION PLAN (RAP) TASK ID: 73034

RAP COMPLETION DATE: 01-21-2004

RAP CLEANUP RESPONSIBLE: NOT REPORTED

REMEDATION ACTION (RA) TASK ID: 73035

RA CLEANUP RESPONSIBLE: NOT REPORTED

SITE REHABILITATION COMPLETION (SRC) ACTION TYPE: SRCR - SITE REHABILITATION COMPLETION REPORT

SRC SUBMIT DATE: 03-10-2008

SRC REVIEW DATE: 04-01-2008

SRC ISSUE DATE: 04-17-2008

SRC COMPLETION STATUS: A - APPROVED

SRC COMPLETION STATUS DATE: 04-01-2008



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Registered Leaking Storage Tanks (LUAST)

SRC COMMENTS: **NOT REPORTED**

DISCHARGE CLEANUP SUMMARY

DISCHARGE DATE: **03/13/2000**

CLEANUP REQUIRED: **R - CLEANUP REQUIRED**

DISCHARGE CLEANUP STATUS: **SRCR - SRCR COMPLETE**

DISCHARGE CLEANUP DATE: **04/17/2008**

CLEANUP WORK STATUS: **COMPLETED**

INFORMATION SOURCE: **C - CLOSURE REPORT**

OTHER SOURCE: **HOLES IN OLD TANK**

SCORE: **7** SCORE EFFECTIVE DATE: **08/22/2007** RANK: **8533**

TANK OFFICE: **PCSWD - SWD CLEANUP & COMPLIANCE ASSURANCE PROGRAM**

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Registered Leaking Storage Tanks (LUAST)

MAP ID# 7

Distance from Property: 0.48 mi. W

FACILITY INFORMATION

FACILITY ID: 9809321

FACILITY NAME: HUNTERS HILL INC PROPERTY

ADDRESS: 124TH ST COURT W

CORTEZ , FL 34215 MANATEE COUNTY

STATUS: CLOSED

OPERATOR: NOT REPORTED

PHONE: NOT REPORTED

RESPONSIBLE PARTY

NAME: HUNTERS HILL INC

ADDRESS: PO BOX 447

CORTEZ , FL 34215

CONTACT: CHRISTOPHER AYRE

PHONE: NOT REPORTED

CONTAMINATED MEDIA INFORMATION

- NO CONTAMINATED INFORMATION REPORTED

TASK INFORMATION

SOURCE REMOVAL (SR) TASK ID: NOT REPORTED SR COMPLETION DATE: NOT REPORTED

PSR CLEANUP RESPONSIBLE: NOT REPORTED

SR SOIL REMOVAL: NR SR FREE PRODUCT REMOVAL: NR SR SOIL TREATMENT: NR

SR SOIL TONNAGE REMOVED: NR SR OTHER TREATMENT: NOT REPORTED

SITE ASSESSMENT (SA) TASK ID: 83245 SA COMPLETION DATE: NOT REPORTED

SA CLEANUP RESPONSIBLE: NOT REPORTED

REMEDIATION ACTION PLAN (RAP) TASK ID: NOT REPORTED RAP COMPLETION DATE: NOT REPORTED

RAP CLEANUP RESPONSIBLE: NOT REPORTED

REMEDIATION ACTION (RA) TASK ID: 83681

RA CLEANUP RESPONSIBLE: NOT REPORTED

SITE REHABILITATION COMPLETION (SRC) ACTION TYPE: SRCR - SITE REHABILITATION COMPLETION REPORT

SRC SUBMIT DATE: 10-07-2008

SRC REVIEW DATE: 10-16-2008

SRC ISSUE DATE: 10-30-2008

SRC COMPLETION STATUS: A - APPROVED

SRC COMPLETION STATUS DATE: 10-30-2008

SRC COMMENTS: NOT REPORTED

SOURCE REMOVAL (SR) TASK ID: NOT REPORTED SR COMPLETION DATE: NOT REPORTED

PSR CLEANUP RESPONSIBLE: NOT REPORTED

SR SOIL REMOVAL: NR SR FREE PRODUCT REMOVAL: NR SR SOIL TREATMENT: NR

SR SOIL TONNAGE REMOVED: NR SR OTHER TREATMENT: NOT REPORTED

SITE ASSESSMENT (SA) TASK ID: 83244 SA COMPLETION DATE: NOT REPORTED

SA CLEANUP RESPONSIBLE: NOT REPORTED

REMEDIATION ACTION PLAN (RAP) TASK ID: NOT REPORTED RAP COMPLETION DATE: NOT REPORTED

RAP CLEANUP RESPONSIBLE: NOT REPORTED

REMEDIATION ACTION (RA) TASK ID: 83680

RA CLEANUP RESPONSIBLE: NOT REPORTED

Registered Leaking Storage Tanks (LUAST)

SITE REHABILITATION COMPLETION (SRC) ACTION TYPE: **SRCR - SITE REHABILITATION COMPLETION REPORT**

SRC SUBMIT DATE: **10-07-2008**

SRC REVIEW DATE: **10-16-2008**

SRC ISSUE DATE: **10-30-2008**

SRC COMPLETION STATUS: **A - APPROVED**

SRC COMPLETION STATUS DATE: **10-30-2008**

SRC COMMENTS: **NOT REPORTED**

DISCHARGE CLEANUP SUMMARY

DISCHARGE DATE: **06/05/1998**

CLEANUP REQUIRED: **R - CLEANUP REQUIRED**

DISCHARGE CLEANUP STATUS: **SRCR - SRCR COMPLETE**

DISCHARGE CLEANUP DATE: **10/30/2008**

CLEANUP WORK STATUS: **COMPLETED**

INFORMATION SOURCE: **D - DISCHARGE NOTIFICATION**

OTHER SOURCE: **NOT REPORTED**

SCORE: **6** SCORE EFFECTIVE DATE: **09/04/2008** RANK: **NOT REPORTED**

TANK OFFICE: -

DISCHARGE DATE: **06/04/1998**

CLEANUP REQUIRED: **R - CLEANUP REQUIRED**

DISCHARGE CLEANUP STATUS: **SRCR - SRCR COMPLETE**

DISCHARGE CLEANUP DATE: **10/30/2008**

CLEANUP WORK STATUS: **COMPLETED**

INFORMATION SOURCE: **D - DISCHARGE NOTIFICATION**

OTHER SOURCE: **NOT REPORTED**

SCORE: **6** SCORE EFFECTIVE DATE: **09/04/2008** RANK: **NOT REPORTED**

TANK OFFICE: -

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Registered Leaking Storage Tanks (LUAST)

MAP ID# 8

Distance from Property: 0.48 mi. W

FACILITY INFORMATION

FACILITY ID: 8510764

FACILITY NAME: CORTEZ FISHING CENTER

ADDRESS: 12507 CORTEZ RD W

CORTEZ, FL 34215 MANATEE COUNTY

STATUS: CLOSED

OPERATOR: ANDY WILLS

PHONE: (941)795-7796

RESPONSIBLE PARTY

NAME: WILLS ANDY

ADDRESS: PO BOX 774

CORTEZ, FL 34215

CONTACT: NOT REPORTED

PHONE: (941)795-7796

CONTAMINATED MEDIA INFORMATION

DISCHARGE DATE: 10/15/2008

CLEANUP REQUIRED: R - CLEANUP REQUIRED

CLEANUP WORK STATUS: COMPLETED

INFORMATION SOURCE: D - DISCHARGE NOTIFICATION

SITE MANAGER: JARRETT_SE

CONTAMINATED DRINKING WELLS: NOT REPORTED

CONTAMINATED SOIL: YES

CONTAMINATED SURFACE WATER: YES CONTAMINATED GROUND WATER: YES

POLLUTANT: B - UNLEADED GAS

GALLONS DISCHARGED: 25

OTHER DESCRIPTION: B - UNLEADED GAS

SCORE: 7

SCORE EFFECTIVE DATE: 09/10/2009

RANK: NOT REPORTED

TANK OFFICE: PCLP53 - FL DOH IN POLK COUNTY

CLEANUP STATUS: SRCR - SRCR COMPLETE

CLEANUP STATUS DATE: 12/28/2010

OTHER SOURCE: NOT REPORTED

SITE MANAGER END DATE: 12/27/2010

CONTAMINATED MONITORING WELLS: YES

DISCHARGE DATE: 10/15/2008

CLEANUP REQUIRED: R - CLEANUP REQUIRED

CLEANUP WORK STATUS: COMPLETED

INFORMATION SOURCE: D - DISCHARGE NOTIFICATION

SITE MANAGER: JARRETT_SE

CONTAMINATED DRINKING WELLS: NOT REPORTED

CONTAMINATED SOIL: YES

CONTAMINATED SURFACE WATER: YES CONTAMINATED GROUND WATER: YES

POLLUTANT: D - VEHICULAR DIESEL

GALLONS DISCHARGED: 25

OTHER DESCRIPTION: D - VEHICULAR DIESEL

SCORE: 7

SCORE EFFECTIVE DATE: 09/10/2009

RANK: NOT REPORTED

TANK OFFICE: PCLP53 - FL DOH IN POLK COUNTY

CLEANUP STATUS: SRCR - SRCR COMPLETE

CLEANUP STATUS DATE: 12/28/2010

OTHER SOURCE: NOT REPORTED

SITE MANAGER END DATE: 12/27/2010

CONTAMINATED MONITORING WELLS: YES

TASK INFORMATION

SOURCE REMOVAL (SR) TASK ID: NOT REPORTED

SR COMPLETION DATE: NOT REPORTED

PSR CLEANUP RESPONSIBLE: NOT REPORTED

SR SOIL REMOVAL: NR

SR FREE PRODUCT REMOVAL: NR

SR SOIL TREATMENT: NR

Registered Leaking Storage Tanks (LUAST)

SR SOIL TONNAGE REMOVED: **NR** SR OTHER TREATMENT: **NOT REPORTED**
SITE ASSESSMENT (SA) TASK ID: **84907** SA COMPLETION DATE: **NOT REPORTED**
SA CLEANUP RESPONSIBLE: **NOT REPORTED**
REMEDATION ACTION PLAN (RAP) TASK ID: **NOT REPORTED** RAP COMPLETION DATE: **NOT REPORTED**
RAP CLEANUP RESPONSIBLE: **NOT REPORTED**
REMEDATION ACTION (RA) TASK ID: **86078**
RA CLEANUP RESPONSIBLE: **NOT REPORTED**
SITE REHABILITATION COMPLETION (SRC) ACTION TYPE: **SRCR - SITE REHABILITATION COMPLETION REPORT**
SRC SUBMIT DATE: **11-08-2010** SRC REVIEW DATE: **12-07-2010**
SRC ISSUE DATE: **12-28-2010**
SRC COMPLETION STATUS: **A - APPROVED** SRC COMPLETION STATUS DATE: **12-28-2010**
SRC COMMENTS: **NOT REPORTED**

SOURCE REMOVAL (SR) TASK ID: **77430** SR COMPLETION DATE: **04-11-1996**
PSR CLEANUP RESPONSIBLE: **NOT REPORTED**
SR SOIL REMOVAL: **YES** SR FREE PRODUCT REMOVAL: **YES** SR SOIL TREATMENT: **NR**
SR SOIL TONNAGE REMOVED: **8** SR OTHER TREATMENT: **NOT REPORTED**
SITE ASSESSMENT (SA) TASK ID: **51064** SA COMPLETION DATE: **06-20-1997**
SA CLEANUP RESPONSIBLE: **OTHER - OTHER**
REMEDATION ACTION PLAN (RAP) TASK ID: **NOT REPORTED** RAP COMPLETION DATE: **NOT REPORTED**
RAP CLEANUP RESPONSIBLE: **NOT REPORTED**
REMEDATION ACTION (RA) TASK ID: **51065**
RA CLEANUP RESPONSIBLE: **NOT REPORTED**
SITE REHABILITATION COMPLETION (SRC) ACTION TYPE: **NFA - NO FURTHER ACTION**
SRC SUBMIT DATE: **04-28-1997** SRC REVIEW DATE: **06-20-1997**
SRC ISSUE DATE: **06-20-1997**
SRC COMPLETION STATUS: **A - APPROVED** SRC COMPLETION STATUS DATE: **06-20-1997**
SRC COMMENTS: **NOT REPORTED**

SOURCE REMOVAL (SR) TASK ID: **NOT REPORTED** SR COMPLETION DATE: **NOT REPORTED**
PSR CLEANUP RESPONSIBLE: **NOT REPORTED**
SR SOIL REMOVAL: **NR** SR FREE PRODUCT REMOVAL: **NR** SR SOIL TREATMENT: **NR**
SR SOIL TONNAGE REMOVED: **NR** SR OTHER TREATMENT: **NOT REPORTED**
SITE ASSESSMENT (SA) TASK ID: **NOT REPORTED** SA COMPLETION DATE: **NOT REPORTED**
SA CLEANUP RESPONSIBLE: **NOT REPORTED**
REMEDATION ACTION PLAN (RAP) TASK ID: **NOT REPORTED** RAP COMPLETION DATE: **NOT REPORTED**
RAP CLEANUP RESPONSIBLE: **NOT REPORTED**
REMEDATION ACTION (RA) TASK ID: **NOT REPORTED**
RA CLEANUP RESPONSIBLE: **NOT REPORTED**
SITE REHABILITATION COMPLETION (SRC) ACTION TYPE: **NOT REPORTED**
SRC SUBMIT DATE: **NOT REPORTED** SRC REVIEW DATE: **NOT REPORTED**
SRC ISSUE DATE: **NOT REPORTED**
SRC COMPLETION STATUS: **NOT REPORTED** SRC COMPLETION STATUS DATE: **NOT REPORTED**
SRC COMMENTS: **NOT REPORTED**

SOURCE REMOVAL (SR) TASK ID: **NOT REPORTED** SR COMPLETION DATE: **NOT REPORTED**

Registered Leaking Storage Tanks (LUAST)

PSR CLEANUP RESPONSIBLE: **NOT REPORTED**

SR SOIL REMOVAL: **NR** SR FREE PRODUCT REMOVAL: **NR** SR SOIL TREATMENT: **NR**

SR SOIL TONNAGE REMOVED: **NR** SR OTHER TREATMENT: **NOT REPORTED**

SITE ASSESSMENT (SA) TASK ID: **84899** SA COMPLETION DATE: **NOT REPORTED**

SA CLEANUP RESPONSIBLE: **NOT REPORTED**

REMEDIATION ACTION PLAN (RAP) TASK ID: **NOT REPORTED** RAP COMPLETION DATE: **NOT REPORTED**

RAP CLEANUP RESPONSIBLE: **NOT REPORTED**

REMEDIATION ACTION (RA) TASK ID: **85439**

RA CLEANUP RESPONSIBLE: **NOT REPORTED**

SITE REHABILITATION COMPLETION (SRC) ACTION TYPE: **NOT REPORTED**

SRC SUBMIT DATE: **NOT REPORTED**

SRC REVIEW DATE: **NOT REPORTED**

SRC ISSUE DATE: **NOT REPORTED**

SRC COMPLETION STATUS: **NOT REPORTED**

SRC COMPLETION STATUS DATE: **NOT**

REPORTED

SRC COMMENTS: **NOT REPORTED**

DISCHARGE CLEANUP SUMMARY

DISCHARGE DATE: **10/15/2008**

CLEANUP REQUIRED: **R - CLEANUP REQUIRED**

DISCHARGE CLEANUP STATUS: **SRCR - SRCR COMPLETE**

DISCHARGE CLEANUP DATE: **12/28/2010**

CLEANUP WORK STATUS: **COMPLETED**

INFORMATION SOURCE: **D - DISCHARGE NOTIFICATION**

OTHER SOURCE: **NOT REPORTED**

SCORE: **7** SCORE EFFECTIVE DATE: **09/10/2009** RANK: **NOT REPORTED**

TANK OFFICE: **PCLP53 - FL DOH IN POLK COUNTY**

DISCHARGE DATE: **03/12/1996**

CLEANUP REQUIRED: **R - CLEANUP REQUIRED**

DISCHARGE CLEANUP STATUS: **NFA - NFA COMPLETE**

DISCHARGE CLEANUP DATE: **06/20/1997**

CLEANUP WORK STATUS: **COMPLETED**

INFORMATION SOURCE: **D - DISCHARGE NOTIFICATION**

OTHER SOURCE: **NOT REPORTED**

SCORE: **7** SCORE EFFECTIVE DATE: **09/10/2009** RANK: **NOT REPORTED**

TANK OFFICE: **-**

DISCHARGE DATE: **08/07/1990**

CLEANUP REQUIRED: **N - NO CLEANUP REQUIRED**

DISCHARGE CLEANUP STATUS: **NREQ - CLEANUP NOT REQUIRED**

DISCHARGE CLEANUP DATE: **05/29/2001**

CLEANUP WORK STATUS: **COMPLETED**

INFORMATION SOURCE: **D - DISCHARGE NOTIFICATION**

OTHER SOURCE: **NOT REPORTED**

SCORE: **7** SCORE EFFECTIVE DATE: **09/10/2009** RANK: **NOT REPORTED**

TANK OFFICE: **-**

Registered Leaking Storage Tanks (LUAST)

DISCHARGE DATE: **07/30/1990**

CLEANUP REQUIRED: **N - NO CLEANUP REQUIRED**

DISCHARGE CLEANUP STATUS: **NREQ - CLEANUP NOT REQUIRED**

DISCHARGE CLEANUP DATE: **05/29/2001**

CLEANUP WORK STATUS: **COMPLETED**

INFORMATION SOURCE: **D - DISCHARGE NOTIFICATION**

OTHER SOURCE: **NOT REPORTED**

SCORE: **7**

SCORE EFFECTIVE DATE: **09/10/2009**

RANK: **NOT REPORTED**

TANK OFFICE: -

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Unlocatable Summary

This list contains sites that could not be mapped due to limited or incomplete address information.

Database Name	Site ID#	Site Name	Address	City/State/Zip/County
NLRRCRAG	FLR000213785*N LRG	FDOT PROJECT SITE CONTRACT #T1567	SR 684 SARASOTA PASS & CORTEZ	BRADENTON 34212 Manatee
RCRANGR04	FLR000213785*N G	FDOT PROJECT SITE CONTRACT #T1567	SR 684 SARASOTA PASS & CORTEZ	BRADENTON 34212 Manatee

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AIRSAFS

Aerometric Information Retrieval System / Air Facility Subsystem

VERSION DATE: 10/20/14

The United States Environmental Protection Agency (EPA) modified the Aerometric Information Retrieval System (AIRS) to a database that exclusively tracks the compliance of stationary sources of air pollution with EPA regulations: the Air Facility Subsystem (AFS). Since this change in 2001, the management of the AIRS/AFS database was assigned to EPA's Office of Enforcement and Compliance Assurance.

BRS

Biennial Reporting System

VERSION DATE: 12/31/11

The United States Environmental Protection Agency (EPA), in cooperation with the States, biennially collects information regarding the generation, management, and final disposition of hazardous wastes regulated under the Resource Conservation and Recovery Act of 1976 (RCRA), as amended. The Biennial Report captures detailed data on the generation of hazardous waste from large quantity generators and data on waste management practices from treatment, storage and disposal facilities. Currently, the EPA states that data collected between 1991 and 1997 was originally a part of the defunct Biennial Reporting System and is now incorporated into the RCRAInfo data system.

CDL

Clandestine Drug Laboratory Locations

VERSION DATE: 09/17/15

The U.S. Department of Justice ("the Department") provides this information as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments. The Department does not establish, implement, enforce, or certify compliance with clean-up or remediation standards for contaminated sites; the public should contact a state or local health department or environmental protection agency for that information.

DOCKETS

EPA Docket Data

VERSION DATE: 12/22/05

The United States Environmental Protection Agency Docket data lists Civil Case Defendants, filing dates as far back as 1971, laws broken including section, violations that occurred, pollutants involved, penalties assessed and superfund awards by facility and location. Please refer to ICIS database as source of current data.

EC

Federal Engineering Institutional Control Sites

VERSION DATE: 08/03/15

This database includes site locations where Engineering and/or Institutional Controls have been identified as part



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of a selected remedy for the site as defined by United States Environmental Protection Agency official remedy decision documents. A site listing does not indicate that the institutional and engineering controls are currently in place nor will be in place once the remedy is complete; it only indicates that the decision to include either of them in the remedy is documented as of the completed date of the document. Institutional controls are actions, such as legal controls, that help minimize the potential for human exposure to contamination by ensuring appropriate land or resource use. Engineering controls include caps, barriers, or other device engineering to prevent access, exposure, or continued migration of contamination.

ERNSFL Emergency Response Notification System

VERSION DATE: 05/10/15

This National Response Center database contains data on reported releases of oil, chemical, radiological, biological, and/or etiological discharges into the environment anywhere in the United States and its territories. The data comes from spill reports made to the U.S. Environmental Protection Agency, U.S. Coast Guard, the National Response Center and/or the U.S. Department of Transportation.

FRSFL Facility Registry System

VERSION DATE: 07/20/15

The United States Environmental Protection Agency's Office of Environmental Information (OEI) developed the Facility Registry System (FRS) as the centrally managed database that identifies facilities, sites or places subject to environmental regulations or of environmental interest. The Facility Registry System replaced the Facility Index System or FINDS database.

HMIRS04 Hazardous Materials Incident Reporting System

VERSION DATE: 11/08/15

The HMIRS database contains unintentional hazardous materials release information reported to the U.S. Department of Transportation located in EPA Region 4. This region includes the following states: Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, and Tennessee.

ICIS Integrated Compliance Information System (formerly DOCKETS)

VERSION DATE: 10/20/14

ICIS is a case activity tracking and management system for civil, judicial, and administrative federal Environmental Protection Agency enforcement cases. ICIS contains information on federal administrative and federal judicial cases under the following environmental statutes: the Clean Air Act, the Clean Water Act, the Resource Conservation and Recovery Act, the Emergency Planning and Community Right-to-Know Act - Section 313, the Toxic Substances Control Act, the Federal Insecticide, Fungicide, and Rodenticide Act, the Comprehensive Environmental Response, Compensation, and Liability Act, the Safe Drinking Water Act, and the Marine Protection, Research, and Sanctuaries Act.

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ICISNPDES

Integrated Compliance Information System National Pollutant Discharge Elimination System

VERSION DATE: 10/20/14

In 2006, the Integrated Compliance Information System (ICIS) - National Pollutant Discharge Elimination System (NPDES) became the NPDES national system of record for select states, tribes and territories. ICIS-NPDES is an information management system maintained by the United States Environmental Protection Agency's Office of Compliance to track permit compliance and enforcement status of facilities regulated by the NPDES under the Clean Water Act. ICIS-NPDES is designed to support the NPDES program at the state, regional, and national levels.

LUCIS

Land Use Control Information System

VERSION DATE: 09/01/06

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

MLTS

Material Licensing Tracking System

VERSION DATE: 03/11/15

MLTS is a list of approximately 8,100 sites which have or use radioactive materials subject to the United States Nuclear Regulatory Commission (NRC) licensing requirements.

NPDES04

National Pollutant Discharge Elimination System

VERSION DATE: 04/01/07

Information in this database is extracted from the Water Permit Compliance System (PCS) database which is used by United States Environmental Protection Agency to track surface water permits issued under the Clean Water Act. The NPDES database was collected from December 2002 until April 2007. Refer to the PCS and/or ICIS-NPDES database as source of current data. This database includes permitted facilities located in EPA Region 4. This region includes the following states: Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, and Tennessee.

PADS

PCB Activity Database System

VERSION DATE: 07/01/14

The PCB Activity Database System (PADS) is used by the United States Environmental Protection Agency to monitor the activities of polychlorinated biphenyls (PCB) handlers.

PCSR04

Permit Compliance System

VERSION DATE: 08/01/12

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The Permit Compliance System is used in tracking enforcement status and permit compliance of facilities controlled by the National Pollutant Discharge Elimination System (NPDES) under the Clean Water Act and is maintained by the United States Environmental Protection Agency's Office of Compliance. PCS is designed to support the NPDES program at the state, regional, and national levels. This database includes permitted facilities located in EPA Region 4. This region includes the following states: Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, and Tennessee. PCS has been modernized, and no longer exists. National Pollutant Discharge Elimination System (ICIS-NPDES) data can now be found in Integrated Compliance Information System (ICIS).

RCRASC RCRA Sites with Controls

VERSION DATE: 05/19/15

This list of Resource Conservation and Recovery Act sites with institutional controls in place is provided by the U.S. Environmental Protection Agency.

SFLIENS CERCLIS Liens

VERSION DATE: 06/08/12

A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which United States Environmental Protection Agency has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties. This database contains those CERCLIS sites where the Lien on Property action is complete.

SSTS Section Seven Tracking System

VERSION DATE: 12/08/14

The United States Environmental Protection Agency tracks information on pesticide establishments through the Section Seven Tracking System (SSTS). SSTS records the registration of new establishments and records pesticide production at each establishment. The Federal Insecticide, Fungicide and Rodenticide Act (FIFRA) requires that production of pesticides or devices be conducted in a registered pesticide-producing or device-producing establishment. ("Production" includes formulation, packaging, repackaging, and relabeling.)

TRI Toxics Release Inventory

VERSION DATE: 12/31/13

The Toxics Release Inventory, provided by the United States Environmental Protection Agency, includes data on toxic chemical releases and waste management activities from certain industries as well as federal and tribal facilities. This inventory contains information about the types and amounts of toxic chemicals that are released each year to the air, water, and land as well as information on the quantities of toxic chemicals sent to other facilities for further waste management.

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TSCA Toxic Substance Control Act Inventory

VERSION DATE: 12/31/06

The Toxic Substances Control Act (TSCA) was enacted in 1976 to ensure that chemicals manufactured, imported, processed, or distributed in commerce, or used or disposed of in the United States do not pose any unreasonable risks to human health or the environment. TSCA section 8(b) provides the United States Environmental Protection Agency authority to "compile, keep current, and publish a list of each chemical substance that is manufactured or processed in the United States." This TSCA Chemical Substance Inventory contains non-confidential information on the production amount of toxic chemicals from each manufacturer and importer site.

NLRRCRAG No Longer Regulated RCRA Generator Facilities

VERSION DATE: 10/13/15

This database includes RCRA Generator facilities that are no longer regulated by the United States Environmental Protection Agency or do not meet other RCRA reporting requirements. This listing includes facilities that formerly generated hazardous waste.

Large Quantity Generators: Generate 1,000 kg or more of hazardous waste during any calendar month; or Generate more than 1 kg of acutely hazardous waste during any calendar month; or Generate more than 100 kg of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, or acutely hazardous waste during any calendar month; or Generate 1 kg or less of acutely hazardous waste during any calendar month, and accumulate more than 1kg of acutely hazardous waste at any time; or Generate 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulated more than 100 kg of that material at any time.

Small Quantity Generators: Generate more than 100 and less than 1000 kilograms of hazardous waste during any calendar month and accumulate less than 6000 kg of hazardous waste at any time; or Generate 100 kg or less of hazardous waste during any calendar month, and accumulate more than 1000 kg of hazardous waste at any time.

Conditionally Exempt Small Quantity Generators: Generate 100 kilograms or less of hazardous waste per calendar month, and accumulate 1000 kg or less of hazardous waste at any time; or Generate one kilogram or less of acutely hazardous waste per calendar month, and accumulate at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, or acutely hazardous waste; or Generate 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, or acutely hazardous waste during any calendar month, and accumulate at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste.

RCRAGR04 Resource Conservation & Recovery Act - Generator Facilities

VERSION DATE: 10/13/15

This database includes sites listed as generators of hazardous waste (large, small, and exempt) in the RCRAInfo

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system. The United States Environmental Protection Agency defines RCRAInfo as the comprehensive information system which provides access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRAInfo replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). This database includes permitted facilities located in EPA Region 4. This region includes the following states: Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, and Tennessee.

Large Quantity Generators: Generate 1,000 kg or more of hazardous waste during any calendar month; or Generate more than 1 kg of acutely hazardous waste during any calendar month; or Generate more than 100 kg of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, or acutely hazardous waste during any calendar month; or Generate 1 kg or less of acutely hazardous waste during any calendar month, and accumulate more than 1kg of acutely hazardous waste at any time; or Generate 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulated more than 100 kg of that material at any time.

Small Quantity Generators: Generate more than 100 and less than 1000 kilograms of hazardous waste during any calendar month and accumulate less than 6000 kg of hazardous waste at any time; or Generate 100 kg or less of hazardous waste during any calendar month, and accumulate more than 1000 kg of hazardous waste at any time.

Conditionally Exempt Small Quantity Generators: Generate 100 kilograms or less of hazardous waste per calendar month, and accumulate 1000 kg or less of hazardous waste at any time; or Generate one kilogram or less of acutely hazardous waste per calendar month, and accumulate at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, or acutely hazardous waste; or Generate 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, or acutely hazardous waste during any calendar month, and accumulate at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste.

RCRANGR04

Resource Conservation & Recovery Act - Non-Generator Facilities

VERSION DATE: 10/13/15

This database identifies RCRAInfo system sites that only handle hazardous waste, such as transporters, without generating any amount hazardous waste. The United States Environmental Protection Agency defines RCRAInfo as the comprehensive information system which provides access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRAInfo replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). This database includes permitted facilities located in EPA Region 4. This region includes the following states: Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, and Tennessee.

HISTPST

Historical Gas Stations

VERSION DATE: NR

Environmental Records Definitions - FEDERAL

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

BF Brownfields Management System

VERSION DATE: 10/08/15

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. The United States Environmental Protection Agency maintains this database to track activities in the various brown field grant programs including grantee assessment, site cleanup and site redevelopment. This database included tribal brownfield sites.

CERCLIS Comprehensive Environmental Response, Compensation & Liability Information System

VERSION DATE: 10/25/13

CERCLIS is the repository for site and non-site specific Superfund information in support of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). This United States Environmental Protection Agency database contains an extract of sites that have been investigated or are in the process of being investigated for potential environmental risk. In 2014, the Superfund Program implemented a new information system, the Superfund Enterprise Management System (SEMS). Efforts to migrate data to SEMS and to enhance data quality control are now in the final stages. The Program will continue to rely on the final CERCLIS data set (dated November 12, 2013, which reflects official end of Fiscal Year 2013 Program progress) for public reporting until a complete and accurate SEMS data set is available.

DNPL Delisted National Priorities List

VERSION DATE: 07/22/15

This database includes sites from the United States Environmental Protection Agency's Final National Priorities List (NPL) where remedies have proven to be satisfactory or sites where the original analyses were inaccurate, and the site is no longer appropriate for inclusion on the NPL, and final publication in the Federal Register has occurred.

NFRAP No Further Remedial Action Planned Sites

VERSION DATE: 10/25/13

NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the National Priorities List, or the contamination was not serious enough to require Federal Superfund action.

NLRRCRAT No Longer Regulated RCRA Non-CORRACTS TSD Facilities

VERSION DATE: 10/13/15

Environmental Records Definitions - FEDERAL

This database includes RCRA Non-Corrective Action TSD facilities that are no longer regulated by the United States Environmental Protection Agency or do not meet other RCRA reporting requirements. This listing includes facilities that formerly treated, stored or disposed of hazardous waste.

ODI Open Dump Inventory

VERSION DATE: 06/01/85

The open dump inventory was published by the United States Environmental Protection Agency. An "open dump" is defined as a facility or site where solid waste is disposed of which is not a sanitary landfill which meets the criteria promulgated under section 4004 of the Solid Waste Disposal Act (42 U.S.C. 6944) and which is not a facility for disposal of hazardous waste. This inventory has not been updated since June 1985.

RCRAT Resource Conservation & Recovery Act - Non-CORRACTS Treatment, Storage & Disposal Facilities

VERSION DATE: 10/13/15

This database includes Non-Corrective Action sites listed as treatment, storage and/or disposal facilities of hazardous waste in the RCRAInfo system. The United States Environmental Protection Agency defines RCRAInfo as the comprehensive information system which provides access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRAInfo replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS).

DOD Department of Defense Sites

VERSION DATE: 06/21/10

This information originates from the National Atlas of the United States Federal Lands data, which includes lands owned or administered by the Federal government. Army DOD, Army Corps of Engineers DOD, Air Force DOD, Navy DOD and Marine DOD areas of 640 acres or more are included.

FUDS Formerly Used Defense Sites

VERSION DATE: 06/01/15

The Formerly Used Defense Sites (FUDS) inventory includes properties previously owned by or leased to the United States and under Secretary of Defense Jurisdiction, as well as Munitions Response Areas (MRAs). The remediation of these properties is the responsibility of the Department of Defense. This data is provided by the U.S. Army Corps of Engineers (USACE), the boundaries/polygon data are based on preliminary findings and not all properties currently have polygon data available. **DISCLAIMER:** This data represents the results of data collection/processing for a specific USACE activity and is in no way to be considered comprehensive or to be used in any legal or official capacity as presented on this site. While the USACE has made a reasonable effort to insure the accuracy of the maps and associated data, it should be explicitly noted that USACE makes no warranty, representation or guaranty, either expressed or implied, as to the content, sequence, accuracy, timeliness or completeness of any of the data provided herein. For additional information on Formerly Used

Environmental Records Definitions - FEDERAL

Defense Sites please contact the USACE Public Affairs Office at (202) 528-4285.

NLRRCRAC No Longer Regulated RCRA Corrective Action Facilities

VERSION DATE: 10/13/15

This database includes RCRA Corrective Action facilities that are no longer regulated by the United States Environmental Protection Agency or do not meet other RCRA reporting requirements.

NPL National Priorities List

VERSION DATE: 07/22/15

This database includes United States Environmental Protection Agency (EPA) National Priorities List sites that fall under the EPA's Superfund program, established to fund the cleanup of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action.

PNPL Proposed National Priorities List

VERSION DATE: 07/22/15

This database contains sites proposed to be included on the National Priorities List (NPL) in the Federal Register. The United States Environmental Protection Agency investigates these sites to determine if they may present long-term threats to public health or the environment.

RCRAC Resource Conservation & Recovery Act - Corrective Action Facilities

VERSION DATE: 10/13/15

This database includes all hazardous waste sites with ongoing corrective action activity and where corrective action is statutorily required to be address but have not had corrective action imposed in the RCRAInfo system. The Corrective Action Program requires owners or operators of RCRA facilities (or treatment, storage, and disposal facilities) to investigate and cleanup contamination in order to protect human health and the environment. The United States Environmental Protection Agency defines RCRAInfo as the comprehensive information system which provides access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRAInfo replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS).

RCRASUBC Resource Conservation & Recovery Act - Subject to Corrective Action Facilities

VERSION DATE: 10/13/15

This database includes hazardous waste sites which are potentially subject to corrective action regardless of whether they have correction action underway, plus any sites showing a corrective action event of RFI or beyond in the RCRAInfo system. Sites conducting corrective action under analogous state authorities are also included. The United States Environmental Protection Agency defines RCRAInfo as the comprehensive information

Environmental Records Definitions - FEDERAL

system which provides access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRAInfo replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS).

RODS Record of Decision System

VERSION DATE: 07/01/13

These decision documents maintained by the United States Environmental Protection Agency describe the chosen remedy for NPL (Superfund) site remediation. They also include site history, site description, site characteristics, community participation, enforcement activities, past and present activities, contaminated media, the contaminants present, and scope and role of response action.

Environmental Records Definitions - STATE (FL)

ECIC Engineering and Institutional Control Sites

VERSION DATE: 09/01/15

The Florida Department of Environmental Protection (FDEP) Division of Waste Management maintains this list of sites with institutional and engineering controls listed in the Institutional Controls Registry (ICR). The information in the ICR summarizes certain data about properties where institutional and engineering controls are used to control exposure and is, therefore, an incomplete analysis of the conditions on these properties. The ICR is periodically updated without notice. Additionally, due to data entry limitations, potential unauthorized access to the data or transmission errors, the ICR may contain errors and should not be exclusively relied upon. The department recommends that you contact the appropriate district or Tallahassee program office for more complete information regarding a property and the institutional control(s) that may be in place.

GWCA Ground Water Contamination Areas

VERSION DATE: 09/25/15

This Ground Water Contamination Areas database is provided by the Florida Department of Environmental Protection, showing the boundaries of delineated areas of known groundwater contamination pursuant to Chapter 62-524, F.A.C., New Potable Water Well Permitting In Delineated Areas. 38 Florida counties have been delineated primarily for the agricultural pesticide ethylene dibromide (EDB), and to a much lesser extent, volatile organic and petroleum contaminants. This data is intended to be used by regulatory agencies issuing potable water well construction permits in areas of ground water contamination to protect public health and the ground water resource. This dataset only indicates the presence or absence of specific groundwater contaminants and does not represent all known sources of groundwater contamination in the state of Florida.

IC Institutional Control Sites

VERSION DATE: 05/18/15

The Florida Department of Environmental Protection (FDEP) Division of Waste Management maintains this list of institutional control sites listed in the Institutional Controls Registry (ICR). An institutional control site is a site that has certain restrictions on the property. For example, a site may be cleaned up to satisfy commercial contamination target levels. An institutional control may be placed on that property indicating that it may only be used for commercial levels. If the owner of the property ever wants to use that property for residential purposes, the owner will have to ensure that the contamination meets residential target levels.

SPILLS Spills Listing

VERSION DATE: 09/10/15

This listing of hazardous material spills is provided by the Florida Department of Environmental Protection's Law Enforcement Division. Spills reported since 2008 are included in this listing.

UIC Underground Injection Control Wells

VERSION DATE: 09/25/15

Environmental Records Definitions - STATE (FL)

This Class I Underground Injection Control (UIC) wells database is provided by the in Florida Department of Environmental Protection. These wells are currently or previously active. Class I UIC wells are used to inject nonhazardous waste, hazardous waste (new hazardous waste wells were banned in 1983), or municipal waste below the lowermost underground source of drinking water (USDW). A USDW is defined as an aquifer that contains a total dissolved solids concentration of less than 10,000 milligrams per liter.

CDV Cattle Dip Vats

VERSION DATE: NR

This list of located Cattle Dipping Vats is provided by the Florida Department of Environmental Protection (FDEP), Bureau of Waste Cleanup. According to the FDEP, from the 1910's through the 1950's, these vats were filled with an arsenic solution for the control and eradication of the cattle fever tick. Other pesticides such as DDT were also widely used. By State law, all cattle, horses, mules, goats, and other susceptible animals were required to be dipped every 14 days. Under certain circumstances, the arsenic and other pesticides remaining at the site may present an environmental or public health hazard. Some of the sites have been located and are currently under investigation. However, most of the listings are from old records of the State Livestock Board, which listed each vat as it was put into operation. In addition, some privately operated vats may have existed which were not listed by the Livestock Board. Some county boundaries may have changed since the vats were first listed.

NPDES National Pollutant Discharge Elimination System Facilities

VERSION DATE: 09/01/15

This National Pollutant Discharge Elimination System database is provided by the Florida Department of Environmental Protection and includes permitted Domestic, Industrial and Stormwater Facilities. As authorized by the Clean Water Act, the Florida NPDES program controls water pollution by regulating point sources that discharge pollutants into waters of Florida. Point sources are discrete conveyances such as pipes or man-made ditches. Individual homes that are connected to a municipal system, use a septic system, or do not have a surface discharge do not need an NPDES permit; however, industrial, municipal, and other facilities must obtain permits if their discharges go directly to surface waters.

CLEANERS Dry Cleaners

VERSION DATE: 10/02/15

The Florida Department of Environmental Protection (FDEP) maintains this database of registered dry cleaning facilities.

HISTCLEANERS Historical Dry Cleaners

VERSION DATE: 08/02/13

The Florida Department of Environmental Protection (FDEP) provided this historical database of regulated and non-regulated dry cleaning facilities. These facilities were at one time tracked and registered by the FDEP

Environmental Records Definitions - STATE (FL)

OCULUS Electronic Document Management System as "drums" in the underground storage tank database.
Please refer to the CLEANERS database as source of current data.

UAST Registered Storage Tanks

VERSION DATE: 10/02/15

The Storage Tank Regulation Section is part of the Bureau of Petroleum Storage Systems in the Florida Department of Environmental Protection's (FDEP) Division of Waste Management. This Section maintains all data for storage tank facilities registered with the Department and tracked for storage tanks, storage tank history, or petroleum cleanup activity.

BF Brownfield Areas

VERSION DATE: 08/10/15

Brownfields are defined by the Florida Department of Environmental Protection (FDEP) as abandoned, idled, or underused industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination. The primary goals of Florida's Brownfields Redevelopment Act (Ch. 97-277, Laws of Florida, codified at ss. 376.77-.85, F.S.) are to reduce health and environmental hazards on existing commercial and industrial sites that are abandoned or underused due to these hazards and create financial and regulatory incentives to encourage redevelopment and voluntary cleanup of contaminated properties. A "brownfield area" means a contiguous area of one or more brownfield sites, some of which may not be contaminated, that has been designated as such by a local government resolution. This data is intended to be used for general locational representation and should not be considered appropriate for legal and/or cadastral purposes.

BSRA Brownfields Site Rehabilitation Agreement Sites

VERSION DATE: 08/10/15

Brownfields are defined by the Florida Department of Environmental Protection (FDEP) as abandoned, idled, or underused industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination. The primary goals of Florida's Brownfields Redevelopment Act (Ch. 97-277, Laws of Florida, codified at ss. 376.77-.85, F.S.) are to reduce health and environmental hazards on existing commercial and industrial sites that are abandoned or underused due to these hazards and create financial and regulatory incentives to encourage voluntary cleanup and redevelopment of sites. After a local municipality in Florida designates an area as a brownfield to encourage redevelopment and focus upon revitalization, a resolution is passed and property owners within that designated area optionally may remediate or redevelop their property. Executed Brownfield Site Rehabilitation Agreements (BSRAs) are voluntary cleanup agreements between a responsible party and FDEP or a delegated local pollution control program. This data is intended to be used for general locational representation and should not be considered appropriate for legal and/or cadastral purposes.

Environmental Records Definitions - STATE (FL)

CLEANUPS Drycleaning Solvent Program Cleanup Sites

VERSION DATE: 08/10/15

The Florida Department of Environmental Protection (FDEP) provides this list of Drycleaning Solvent Program Cleanup Sites. These sites are eligible for state funding to cleanup contamination resulting from drycleaning facility operations or a wholesale supply company (Chapter 376, Florida Statutes). Drycleaners applied to participate in this program from 1995 to December 31, 1998. All sites have confirmed contamination above Contamination Target Levels and have complied with conditions set in the law. This data is intended to be used for general locational representation and should not be considered appropriate for legal and/or cadastral purposes.

LUAST Registered Leaking Storage Tanks

VERSION DATE: 10/02/15

The Petroleum Cleanup Program of the Florida Department of Environmental Protection encompasses the technical oversight, management, and administrative activities necessary to prioritize, assess, and cleanup sites contaminated by discharges of petroleum and petroleum products from stationary petroleum storage systems. These sites include those determined eligible for state funded cleanup using preapproval contractors designated by the property owner or responsible party and state lead contractors under direct contract with the Department, as well as non-program or voluntary cleanup sites that are funded by responsible parties.

SWF Solid Waste Facilities

VERSION DATE: 08/10/15

The Solid Waste Section of the Florida Department of Environmental Protection is responsible for rule development, solid waste policy, financial assurance compliance, and implementing Florida's solid waste management program. Technical assistance is provided to the district offices concerning the permitting, compliance, and enforcement activities associated with solid waste facilities. These facilities can include landfills, material recovery facilities, transfer stations, composting/processing facilities, and waste tire management sites.

VCS Voluntary Cleanup Sites

VERSION DATE: 09/14/15

The Florida Department of Environmental Protection's Waste Cleanup Program provides this list of voluntary cleanup sites. These sites are subject to the FDEP 62-780 Contaminated Site Cleanup Criteria regulations and may be included on this listing if a party wants to conduct voluntary cleanup for a site that is not already under enforcement; or if a property owner did not the cause the contamination, but by ownership is still responsible for the contamination and/or enters the process voluntarily.

SHWS State Hazardous Waste Sites

VERSION DATE: 08/10/15

Environmental Records Definitions - STATE (FL)

The Florida Department of Environmental Protection (FDEP), Division of Waste Management, Bureau of Waste Cleanup provides this listing of National Priorities List and State Funded Waste Cleanup Sites. The State-Funded cleanup program is designed to address sites where there are no viable responsible parties; the site poses an imminent hazard; and, the site does not qualify for Superfund or is a low priority for EPA. Remediation efforts are triggered when a FDEP District Office requests adoption of a site for state-funded cleanup. Funding for these remedial efforts comes from the Water Quality Assurance Trust Fund. Remedial activity may include contamination assessments, risk assessments, feasibility studies, design and construction of treatment systems, operation and maintenance of the installed treatment systems, and removal of contaminated media when necessary.

Environmental Records Definitions - TRIBAL

USTR04 Underground Storage Tanks On Tribal Lands

VERSION DATE: 04/01/15

Underground storage tanks on Tribal lands located in Region 4 include the following states: Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, and Tennessee.

LUSTR04 Leaking Underground Storage Tanks On Tribal Lands

VERSION DATE: 03/01/15

Leaking underground storage tanks on Tribal lands located in Region 4 include the following states: Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, and Tennessee.

ODINDIAN Open Dump Inventory on Tribal Lands

VERSION DATE: 11/08/06

This Indian Health Service database contains information about facilities and sites on tribal lands where solid waste is disposed of, which are not sanitary landfills or hazardous waste disposal facilities, and which meet the criteria promulgated under section 4004 of the Solid Waste Disposal Act (42 U.S.C. 6944).

INDIANRES Indian Reservations

VERSION DATE: 01/01/00

The Department of Interior and Bureau of Indian Affairs maintains this database that includes American Indian Reservations, off-reservation trust lands, public domain allotments, Alaska Native Regional Corporations and Recognized State Reservations.

APPENDIX C



Historical Topographic Maps

<http://www.geo-search.net/QuickMap/index.htm?DataID=Standard0000128640>

Click on link above to access the map and satellite view of current property

Target Property:

***Cortez Booster Station Property
11850 Cortez Rd W
Bradenton, Manatee County, Florida 34215***

Prepared For:

Kimley-Horn and Associates-Tampa

Order #: 59671

Job #: 128640

Project #: 148000013

Date: 11/19/2015

TARGET PROPERTY SUMMARY

Cortez Booster Station Property

11850 Cortez Rd W

Bradenton, Manatee County, Florida 34215

USGS Quadrangle: **Bradenton Beach, FL**

Target Property Geometry: **Point**

Target Property Longitude(s)/Latitude(s):

(-82.680653, 27.469169)

County/Parish Covered:

Manatee (FL)

Zipcode(s) Covered:

Bradenton FL: 34210

Cortez FL: 34215

State(s) Covered:

FL

***Target property is located in Radon Zone 3.**

Zone 3 areas have a predicted average indoor radon screening level less than 2 pCi/L (picocuries per liter).

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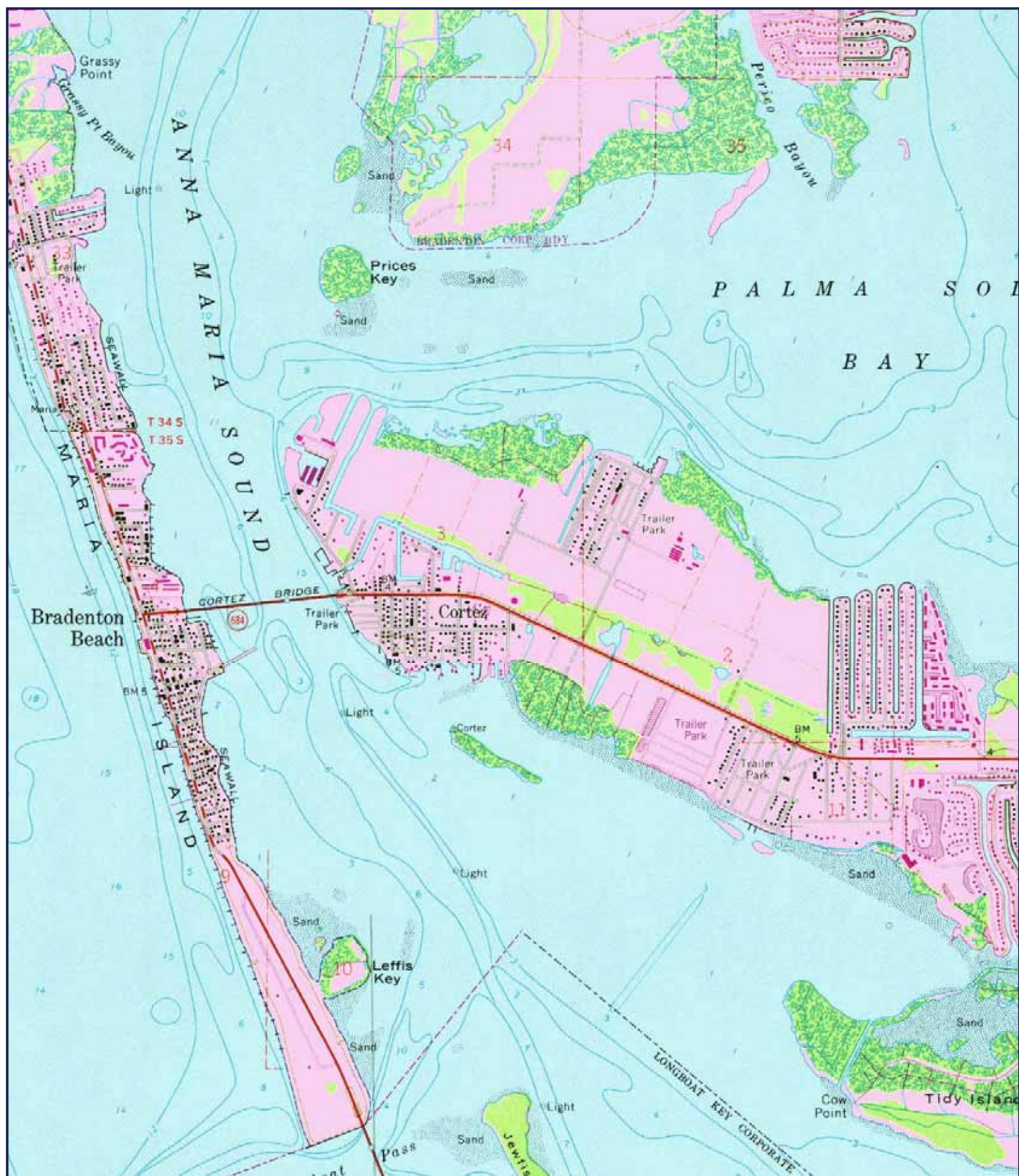


www.geo-search.com · phone: 888-396-0042 · fax: 512-472-9967



SITE: CORTEZ BOOSTER STATION PROPERTY
QUAD: BRADENTON BEACH, FL
DATE: 1964 PHOTOREVISED 1987
SCALE: 1:24,000

GeoSearch



SITE: CORTEZ BOOSTER STATION PROPERTY
QUAD: BRADENTON BEACH, FL
DATE: 1964 PHOTOREVISED 1981
SCALE: 1:24,000

GeoSearch



SITE: CORTEZ BOOSTER STATION PROPERTY
QUAD: BRADENTON BEACH, FL
DATE: 1964 PHOTOREVISED 1969
SCALE: 1:24,000

GeoSearch



SITE: CORTEZ BOOSTER STATION PROPERTY
QUAD: BRADENTON BEACH, FL
DATE: 1964
SCALE: 1:24,000

GeoSearch



SITE: CORTEZ BOOSTER STATION PROPERTY
QUAD: BRADENTON BEACH, FL
DATE: 1944
SCALE: 1:24,000

GeoSearch

APPENDIX D

Manatee County, Florida

10—Canaveral sand, organic substratum

Map Unit Setting

National map unit symbol: 1hg7n

Elevation: 10 to 20 feet

Mean annual precipitation: 48 to 56 inches

Mean annual air temperature: 68 to 75 degrees F

Frost-free period: 350 to 365 days

Farmland classification: Not prime farmland

Map Unit Composition

Canaveral, organic substratum, and similar soils: 90 percent

Minor components: 10 percent

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

Description of Canaveral, Organic Substratum

Setting

Landform: Flats on ridges on marine terraces

Landform position (three-dimensional): Interfluve, talf

Down-slope shape: Convex, linear

Across-slope shape: Linear

Parent material: Sandy marine deposits

Typical profile

C - 0 to 45 inches: sand

Oa - 45 to 70 inches: muck

C' - 70 to 80 inches: sand

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Moderately well drained

Runoff class: Negligible

Capacity of the most limiting layer to transmit water (Ksat): High (1.98 to 5.95 in/hr)

Depth to water table: About 30 to 60 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum in profile: 15 percent

Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Sodium adsorption ratio, maximum in profile: 6.0

Available water storage in profile: Moderate (about 6.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 6s

Hydrologic Soil Group: A

Other vegetative classification: Forage suitability group not assigned
(G155XB999FL)

Minor Components

Canaveral, filled

Percent of map unit: 10 percent

Landform: Marine terraces, ridges, flats

Landform position (three-dimensional): Interfluve, talf

Down-slope shape: Convex

Across-slope shape: Linear

Other vegetative classification: Forage suitability group not assigned
(G155XB999FL)

Data Source Information

Soil Survey Area: Manatee County, Florida

Survey Area Data: Version 11, Sep 22, 2015

Soil Map—Manatee County, Florida



MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Map Unit Polygons

Soil Map Unit Lines

Soil Map Unit Points

Special Point Features

Blowout

Borrow Pit

Clay Spot

Closed Depression

Gravel Pit

Gravelly Spot

Landfill

Lava Flow

Marsh or swamp

Mine or Quarry

Miscellaneous Water

Perennial Water

Rock Outcrop

Saline Spot

Sandy Spot

Severely Eroded Spot

Sinkhole

Slide or Slip

Sodic Spot

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

Spoil Area

Stony Spot

Very Stony Spot

Wet Spot

Other

Special Line Features

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.
Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Manatee County, Florida
Survey Area Data: Version 11, Sep 22, 2015

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 1, 2014—Mar 3, 2014

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Manatee County, Florida (FL081)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
10	Canaveral sand, organic substratum	0.1	100.0%
Totals for Area of Interest		0.1	100.0%

APPENDIX E

GeoPlus Physical Setting Maps

[Satellite view](#)

Target Property:

**Cortez Booster Station Property
11850 Cortez Rd W
Bradenton, Manatee County, Florida 34215**

Prepared For:

Kimley-Horn and Associates-Tampa

Order #: 59671

Job #: 128644

Project #: 148000013

Date: 11/19/2015

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Target Property Summary

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11850 Cortez Rd W

Bradenton, Manatee County, Florida 34215

USGS Quadrangle: **Bradenton Beach, FL**

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Manatee (FL)

Zipcode(s) Covered:

Bradenton FL: 34210

Cortez FL: 34215

State(s) Covered:

FL

***Target property is located in Radon Zone 3.**

Zone 3 areas have a predicted average indoor radon screening level less than 2 pCi/L (picocuries per liter).

FEMA Map



★ Target Property (TP)

**Cortez Booster Station
Property
11850 Cortez Rd W
Bradenton, Florida
34215**

Panel #: 12081C

	ZONE A		ZONE D
	ZONE AE		ZONE X
	ZONE AH		AREA NOT INCLUDED
	ZONE AD		OPEN WATER
	ZONE AR		NDA - DIGITAL DATA NOT AVAILABLE
	ZONE V		
	ZONE VE		



0' 1000' 2000' 3000'
SCALE: 1" = 2000'

[Click here to access Satellite view](#)

FEMA Report

FEMA - Federal Emergency Management Agency

The National Flood Hazard Layer (NFHL) data used in this report is derived from the Federal Emergency Management Agency. The NFHL dataset is a compilation of effective Flood Insurance Rate Map (FIRM) databases (a collection of the digital data that are used in GIS systems for creating new Flood Insurance Rate Maps) and Letters of Map Change (Letters of Map Amendment and Letters of Map Revision only) that create a seamless GIS data layer for United States and its territories. The NFHL is updated as new study or LOMC data becomes effective. Note: Currently, not all areas have modernized FIRM database data available. As a result, users may need to refer to the effective Flood Insurance Rate Map for effective flood hazard information. This data was provided by the Federal Emergency Management Agency's Map Service Center in November of 2013.

FEMA Flood Zone Definitions within Search Radius

AE

Zone AE

Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. BFEs are shown within these zones. (Zone AE is used on new and revised maps in place of Zones A1–A30.)

OPEN

VE

Zone VE

Areas along coasts subject to inundation by the 1-percent-annual-chance flood event with additional hazards due to storm-induced velocity wave action. BFEs derived from detailed hydraulic coastal analyses are shown within these zones. (Zone VE is used on new and revised maps in place of Zones V1–V30.)

NWI Map



★ Target Property (TP)

ESTUARINE AND MARINE DEEPWATER
ESTUARINE AND MARINE WETLAND
FRESHWATER EMERGENT WETLAND
FRESHWATER FORESTED/ SHRUB WETLAND

LAKE
OTHER
RIVERINE

**Cortez Booster Station
Property**
11850 Cortez Rd W
Bradenton, Florida
34215

FRESHWATER POND
NDA - DIGITAL DATA NOT AVAILABLE



0' 1000' 2000' 3000'
SCALE: 1" = 2000'

[Click here to access Satellite view](#)

NWI Report

NWI - National Wetlands Inventory

The US NWI digital data bundle is a set of records of wetlands location and classification as defined by the U.S. Fish & Wildlife Service. This dataset is one of a series available in 7.5 minute by 7.5 minute blocks containing ground planimetric coordinates of wetlands point, line, and area features and wetlands attributes. When completed, the series will provide coverage for all of the contiguous United States, Hawaii, Alaska, and U.S. protectorates in the Pacific and Caribbean. The digital data as well as the hardcopy maps that were used as the source for the digital data are produced and distributed by the U.S. Fish & Wildlife Service's National Wetlands Inventory project. Currently, this data is only available in select counties throughout the United States.

NWI Definitions within Search Radius

E1ABM

SYSTEM: **ESTUARINE**
SUBSYSTEM: **SUBTIDAL**
CLASS: **AQUATIC BED**
WATER REGIME: **IRREGULARLY EXPOSED**

E1UBL

SYSTEM: **ESTUARINE**
SUBSYSTEM: **SUBTIDAL**
CLASS: **UNCONSOLIDATED BOTTOM**
WATER REGIME: **SUBTIDAL**

E1UBLx

SYSTEM: **ESTUARINE**
SUBSYSTEM: **SUBTIDAL**
CLASS: **UNCONSOLIDATED BOTTOM**
WATER REGIME: **SUBTIDAL**
SPECIAL MODIFIER: **EXCAVATED**

E2EM1N

SYSTEM: **ESTUARINE**
SUBSYSTEM: **INTERTIDAL**
CLASS: **EMERGENT**

E2SS3N

SYSTEM: **ESTUARINE**
SUBSYSTEM: **INTERTIDAL**
CLASS: **SCRUB-SHRUB**

E2SS3Pd

SYSTEM: **ESTUARINE**
SUBSYSTEM: **INTERTIDAL**
CLASS: **SCRUB-SHRUB**
SPECIAL MODIFIER: **PARTIALLY DRAINED/DITCHED**

E2USN

NWI Report

SYSTEM: **ESTUARINE**
SUBSYSTEM: **INTERTIDAL**
CLASS: **UNCONSOLIDATED SHORE**
WATER REGIME: **REGULARLY FLOODED**

PAB4Hx

SYSTEM: **PALUSTRINE**
CLASS: **AQUATIC BED**
SUBCLASS: **NEEDLE-LEAVED EVERGREEN**
WATER REGIME: **PERMANENTLY FLOODED**
SPECIAL MODIFIER: **EXCAVATED**

PFO1/3Cd

SYSTEM: **PALUSTRINE**
CLASS: **FORESTED**
SUBCLASS: **BROAD-LEAVED DECIDUOUS**
SPECIAL MODIFIER: **PARTIALLY DRAINED/DITCHED**

PSS3Rd

SYSTEM: **PALUSTRINE**
CLASS: **SCRUB-SHRUB**
SUBCLASS: **BROAD-LEAVED EVERGREEN**
WATER REGIME: **SEASONAL-TIDAL**
SPECIAL MODIFIER: **PARTIALLY DRAINED/DITCHED**

PUBH

SYSTEM: **PALUSTRINE**
CLASS: **UNCONSOLIDATED BOTTOM**

PUBHx

SYSTEM: **PALUSTRINE**
CLASS: **UNCONSOLIDATED BOTTOM**
SPECIAL MODIFIER: **EXCAVATED**

Soil Map



GeoSearch www.geo-search.com 888-396-0042

SOIL Report

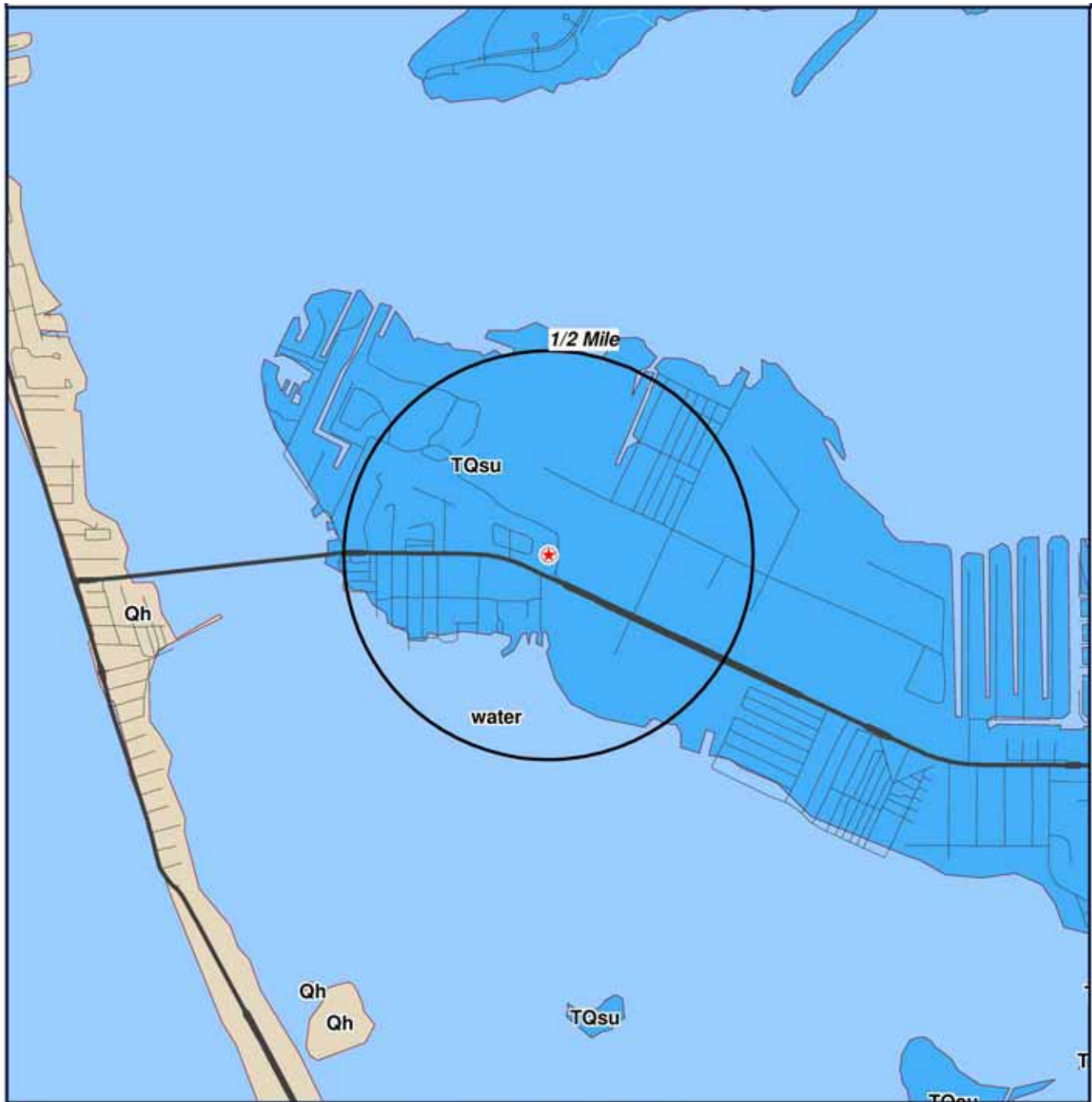
Soil Surveys

The soil data used in this report is obtained from the Natural Resources Conservation Service (NRCS). The NRCS is the primary federal agency that works with private landowners to help them conserve, maintain and improve their natural resources. The soil survey contains information that can be applied in managing farms and ranches; in selecting sites for roads, ponds, buildings and other structures; and in determining the suitability of tracts of land for farming, industry and recreation. This data is available in select counties throughout the United States.

SOIL Code Definitions within Search Radius

100	Waters of the Gulf of Mexico
9	Canaveral sand, filled
99	Water
34	Okeelanta muck, tidal
33	Myakka fine sand, tidal
21	Estero muck
20	EauGallie fine sand
11	Cassia fine sand
10	Canaveral sand, organic substratum

Geology Map



★ Target Property (TP)

**Cortez Booster Station
Property
11850 Cortez Rd W
Bradenton, Florida
34215**



0' 1000' 2000' 3000'
SCALE: 1" = 2000'

[Click here to access Satellite view](#)

GEOLOGY Report

US GEOLOGY

THE GEOLOGY DATA USED IN THIS REPORT ORIGINATES FROM THE USGS. THE FIRST STAGE IN DEVELOPING STATE DATABASES FOR THE CONTERMINOUS UNITED STATES WAS TO ACQUIRE DIGITAL VERSIONS OF ALL EXISTING STATE GEOLOGIC MAPS. ALTHOUGH A SIGNIFICANT NUMBER OF DIGITAL STATE MAPS ALREADY EXISTED, A NUMBER OF STATES LACKED THEM. FOR THESE STATES NEW DIGITAL COMPILATIONS WERE PREPARED IN COOPERATION WITH STATE GEOLOGIC SURVEYS OR BY THE NSA (NATIONAL SURVEYS AND ANALYSIS) PROJECT. THESE NEW DIGITAL STATE GEOLOGIC MAPS AND DATABASES WERE CREATED BY DIGITIZING ALREADY EXISTING PRINTED MAPS, OR, IN A FEW CASES, BY MERGING EXISTING LARGER SCALE DIGITAL MAPS.

GEOLOGY Definitions within Search Radius

GEOLOGY SYMBOL: **TQsu**

UNIT NAME: **SHELLY SEDIMENTS OF PLIO-PLEISTOCENE AGE**

UNIT AGE: **PLIOCENE/PLEISTOCENE**

UNIT DESCRIPTION:

SHELLY SEDIMENTS OF PLIO-PLEISTOCENE AGE - TERTIARY-QUATERNARY FOSSILIFEROUS SEDIMENTS OF SOUTHERN FLORIDA - MOLLUSKBEARING SEDIMENTS OF SOUTHERN FLORIDA CONTAIN SOME OF THE MOST ABUNDANT AND DIVERSE FOSSIL FAUNAS IN THE WORLD. THE ORIGIN OF THESE ACCUMULATIONS OF FOSSIL MOLLUSKS IS IMPRECISELY KNOWN (ALLMON, 1992). THE SHELL BEDS HAVE ATTRACTED MUCH ATTENTION DUE TO THE ABUNDANCE AND PRESERVATION OF THE FOSSILS BUT THE BIOSTRATIGRAPHY AND LITHOSTRATIGRAPHY OF THE UNITS HAS NOT BEEN WELL DEFINED (SCOTT, 1992). SCOTT AND WINGARD (1995) DISCUSSED THE PROBLEMS ASSOCIATED WITH BIOSTRATIGRAPHY AND LITHOSTRATIGRAPHY OF THE PLIO-PLEISTOCENE IN SOUTHERN FLORIDA. THESE "FORMATIONS" ARE BIOSTRATIGRAPHIC UNITS. THE "FORMATIONS" PREVIOUSLY RECOGNIZED WITHIN THE LATEST TERTIARY-QUATERNARY SECTION OF SOUTHERN FLORIDA INCLUDE THE LATEST PLIOCENE - EARLY PLEISTOCENE CALOOSAHATCHEE FORMATION, THE EARLY PLEISTOCENE BERMONT FORMATION (INFORMAL) AND THE LATE PLEISTOCENE FORT THOMPSON FORMATION. THIS SECTION CONSISTS OF FOSSILIFEROUS SANDS AND CARBONATES. THE IDENTIFICATION OF THESE UNITS IS PROBLEMATIC UNLESS THE SIGNIFICANT MOLLUSCAN SPECIES ARE RECOGNIZED. OFTEN EXPOSURES ARE NOT EXTENSIVE ENOUGH TO FACILITATE THE COLLECTION OF REPRESENTATIVE FAUNAL SAMPLES TO PROPERLY DISCERN THE BIOSTRATIGRAPHIC IDENTIFICATION OF THE FORMATION. IN AN ATTEMPT TO ALLEVIATE THE INHERENT PROBLEMS IN THE BIOSTRATIGRAPHIC RECOGNITION OF LITHOSTRATIGRAPHIC UNITS, SCOTT (1992) SUGGESTED GROUPING THE LATEST PLIOCENE THROUGH LATE PLEISTOCENE CALOOSAHATCHEE, BERMONT AND FORT THOMPSON FORMATIONS IN TO A SINGLE LITHOSTRATIGRAPHIC ENTITY, THE OKEECHOBEE FORMATION (INFORMAL). IN MAPPING THE SHELLY SANDS AND CARBONATES, A GENERALIZED GROUPING AS TERTIARY-QUATERNARY SHELL UNITS (TQSU) WAS UTILIZED. THIS IS EQUIVALENT TO THE INFORMAL OKEECHOBEE FORMATION. THE DISTRIBUTION OF THE CALOOSAHATCHEE AND FORT THOMPSON FORMATION ARE SHOWN ON PREVIOUS GEOLOGIC MAPS BY COOKE (1945), VERNON AND PURI (1964) AND BROOKS (1982). THE NASHUA FORMATION OCCURS WITHIN THE PLIOCENE - PLEISTOCENE IN NORTHERN FLORIDA. HOWEVER, IT CROPS OUT OR IS NEAR THE SURFACE IS AN AREA TOO SMALL TO BE SHOWN ON A MAP OF THIS SCALE. LITHOLOGICALLY THESE SEDIMENTS ARE COMPLEX, VARYING FROM UNCONSOLIDATED, VARIABLY CALCAREOUS AND FOSSILIFEROUS QUARTZ SANDS TO WELL INDURATED, SANDY, FOSSILIFEROUS LIMESTONES (BOTH MARINE AND FRESHWATER). CLAYEY SANDS AND SANDY CLAYS ARE PRESENT. THESE SEDIMENTS FORM PART OF THE SURFICIAL AQUIFER SYSTEM

ADDITIONAL UNIT INFORMATION:

NOT REPORTED

ROCKTYPE/S: **LIMESTONE; SAND; CLAY OR MUD**

GEOLOGY SYMBOL: **water**

UNIT NAME: **WATER**

GEOLOGY Report

UNIT AGE:

UNIT DESCRIPTION:

WATER

ADDITIONAL UNIT INFORMATION:

NOT REPORTED

ROCKTYPE/S: **WATER**

GeoPlus Water Well Report

[Satellite view](#)

Target Property:

***Cortez Booster Station Property
11850 Cortez Rd W
Bradenton, Manatee County, Florida 34215***

Prepared For:

Kimley-Horn and Associates-Tampa

Order #: 59671

Job #: 128641

Project #: 148000013

Date: 11/19/2015

Table of Contents

<i>Target Property Summary</i>	1
<i>Locatable Database Findings</i>	2
<i>Waterwell Map</i>	4
<i>Report Summary of Locatable Sites</i>	5
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Target Property Summary

Cortez Booster Station Property

11850 Cortez Rd W

Bradenton, Manatee County, Florida 34215

USGS Quadrangle: **Bradenton Beach, FL**

Target Property Geometry: **Point**

Target Property Longitude(s)/Latitude(s):

(-82.680653, 27.469169)

County/Parish Covered:

Manatee (FL)

Zipcode(s) Covered:

Bradenton FL: 34210

Cortez FL: 34215

State(s) Covered:

FL

***Target property is located in Radon Zone 3.**

Zone 3 areas have a predicted average indoor radon screening level less than 2 pCi/L (picocuries per liter).

Locatable Database Findings

FEDERAL LISTING

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
NWIS	0.5000	0	0	1	3	NS	NS	4
SUB-TOTAL		0	0	1	3	0	0	4

Locatable Database Findings

STATE (FL) LISTING

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
WW	0.5000	0	0	1	0	NS	NS	1

SUB-TOTAL		0	0	1	0	0	0	1
-----------	--	---	---	---	---	---	---	---

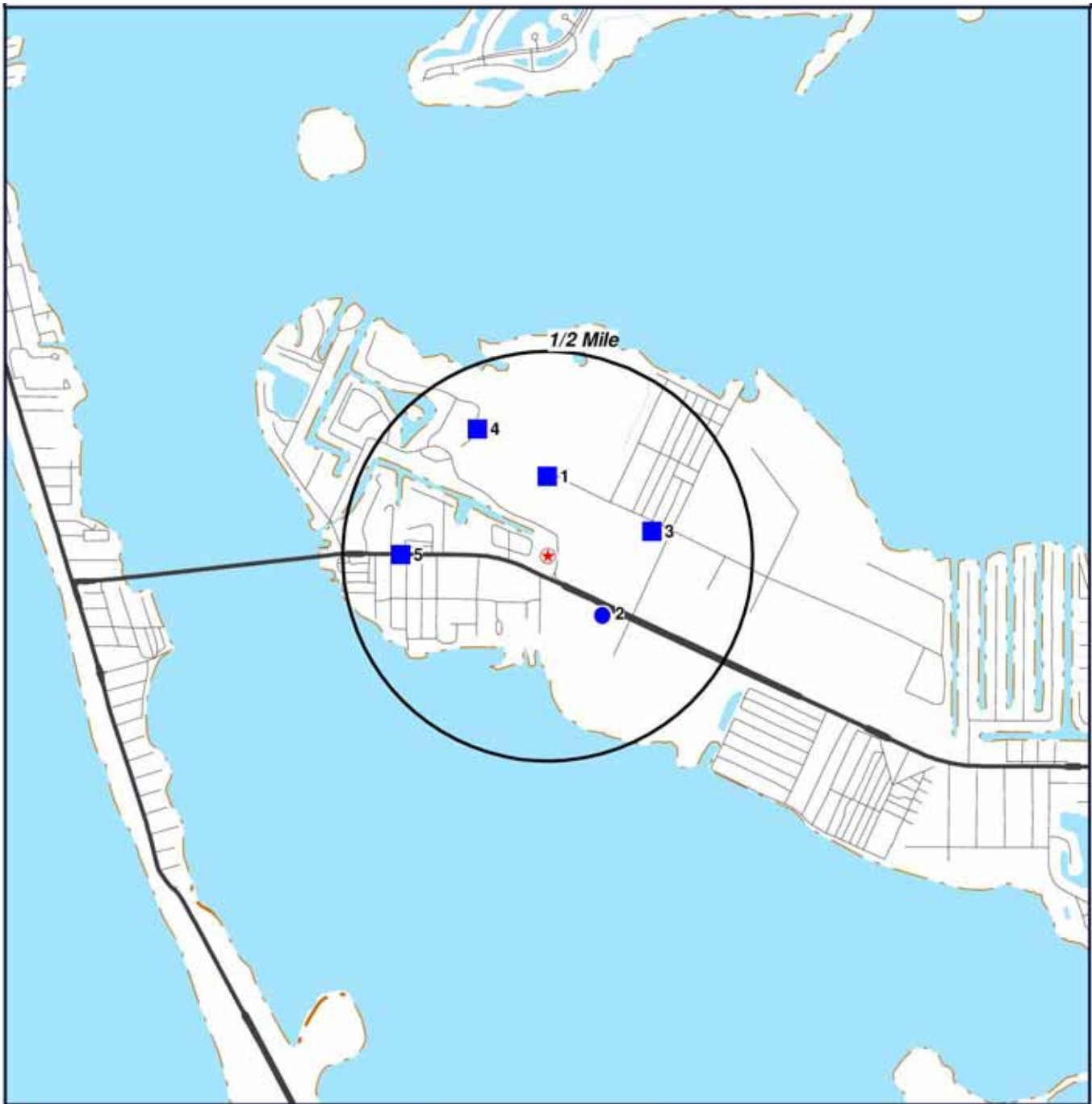
TOTAL		0	0	2	3	0	0	5
-------	--	---	---	---	---	---	---	---

NOTES:

NS = NOT SEARCHED

TP/AP = TARGET PROPERTY/ADJACENT PROPERTY

Waterwell Map



- ★ Target Property (TP)
- NWIS
- WW

**Cortez Booster Station
Property**
11850 Cortez Rd W
Bradenton, Florida
34215

CONTOUR LINES REPRESENTED IN FEET



0' 1000' 2000' 3000'
SCALE: 1" = 2000'

[Click here to access Satellite view](#)

Report Summary of Locatable Sites

Map ID#	Database Name	Site ID#	Distance From Site	Site Name	Address	PAGE #
1	NWIS	00999793	0.194 N	POM FIELD WELL 28-40-8 CORTEZ FL		6
2	WW	AAK7422	0.195 SE		4404 116TH ST W, BRADENTON 34210	7
3	NWIS	00999780	0.262 E	MANATEE FRUIT CO FL		8
4	NWIS	00999802	0.353 NW	28 41 5 FL		9
5	NWIS	00999776	0.358 W	28 41 6 FL		10

United States Geological Survey National Water Information System (NWIS)

[MAP ID# 1](#)

Distance from Property: 0.19 mi. N

REPORTING AGENCY: **US GEOLOGICAL SURVEY**

SITE NUMBER: **272818082405101**

STATION NAME: **POM FIELD WELL 28-40-8 CORTEZ FL**

SITE TYPE: **WELL**

LATITUDE: **27.471983540** LONGITUDE: **-82.680654780**

DATE DRILLED: **--**

WELL DEPTH: **NOT REPORTED**

HOLE DEPTH: **NOT REPORTED**

LOCAL AQUIFER: **FLORIDAN AQUIFER SYSTEM**

[Back to Report Summary](#)

Water Wells Database (WW)

[MAP ID# 2](#)

Distance from Property: 0.20 mi. SE

FACILITY INFORMATION

WELL ID: **AAK7422**

ADDRESS: **4404 116TH ST W**

BRADENTON NOT REPORTED 34210

LONGITUDE: **-82.678460000**

LATITUDE: **27.467130000**

PERMIT NUMBER: **NOT REPORTED**

STATUS: **ACTIVE**

WELL TYPE: **IRRIGATION**

DEPTH OF WELL SHAFT (FT): **0**

CASING MATERIAL: **GALVANIZED**

CASING LENGTH (FT): **0**

DIAMETER OF WELL PIPE (IN): **2**

COMMENT: **SFR USED FOR STORAGE? NO PERMISSION TO SAMPLE**

[Back to Report Summary](#)

United States Geological Survey National Water Information System (NWIS)

[MAP ID# 3](#)

Distance from Property: 0.26 mi. E

REPORTING AGENCY: **US GEOLOGICAL SURVEY**

SITE NUMBER: **272811082403601**

STATION NAME: **MANATEE FRUIT CO FL**

SITE TYPE: **WELL**

LATITUDE: **27.470039200**

LONGITUDE: **-82.676488000**

DATE DRILLED: **--**

WELL DEPTH: **600 FEET**

HOLE DEPTH: **NOT REPORTED**

LOCAL AQUIFER: **FLORIDAN AQUIFER SYSTEM**

[Back to Report Summary](#)

United States Geological Survey National Water Information System (NWIS)

[MAP ID# 4](#)

Distance from Property: 0.35 mi. NW

REPORTING AGENCY: **US GEOLOGICAL SURVEY**

SITE NUMBER: **272824082410101**

STATION NAME: **28 41 5 FL**

SITE TYPE: **WELL**

LATITUDE: **27.473650100**

LONGITUDE: **-82.683432600**

DATE DRILLED: **--**

WELL DEPTH: **600 FEET**

HOLE DEPTH: **NOT REPORTED**

LOCAL AQUIFER: **NOT REPORTED**

[Back to Report Summary](#)

United States Geological Survey National Water Information System (NWIS)

[MAP ID# 5](#)

Distance from Property: 0.36 mi. W

REPORTING AGENCY: **US GEOLOGICAL SURVEY**

SITE NUMBER: **272808082411201**

STATION NAME: **28 41 6 FL**

SITE TYPE: **WELL**

LATITUDE: **27.469205800**

LONGITUDE: **-82.686488200**

DATE DRILLED: **--**

WELL DEPTH: **NOT REPORTED**

HOLE DEPTH: **NOT REPORTED**

LOCAL AQUIFER: **TAMPA LIMESTONE**

[Back to Report Summary](#)

Environmental Records Definitions - FEDERAL

NWIS

United States Geological Survey National Water Information System

VERSION DATE: 07/02/14

This USGS National Water Information System database only includes groundwater wells. The USGS defines this well type as: A hole or shaft constructed in the earth intended to be used to locate, sample, or develop groundwater, oil, gas, or some other subsurface material. The diameter of a well is typically much smaller than the depth. Wells are also used to artificially recharge groundwater or to pressurize oil and gas production zones. Additional information about specific kinds of wells should be recorded under the secondary site types or the Use of Site field. Underground waste-disposal wells should be classified as waste-injection wells.

Environmental Records Definitions - STATE (FL)

WW

Water Wells Database

VERSION DATE: 10/12/15

As part of a cooperative agreement with the Florida Department of Environmental Protection, the Florida Department of Health (DOH) participates in their Florida Unique Well Identification Program. The program's goal is to simplify water well identification and exchange of information between state agencies concerned with well construction data, well location and groundwater quality. This DOH wells database consists of data relating to all privately and publicly owned potable wells investigated as part of the SUPER Act program.

APPENDIX F

(Completed User Questionnaire not
provided as of the date of this report)

APPENDIX G



Historical Aerials Package

<http://www.geo-search.net/QuickMap/index.htm?DataID=Standard0000128645>

Click on link above to access the map and satellite view of current property

Target Property:

***Cortez Booster Station Property
11850 Cortez Rd W
Bradenton, Manatee County, Florida 34215***

Prepared For:

Kimley-Horn and Associates-Tampa

Order #: 59671

Job #: 128645

Project #: 148000013

Date: 11/20/2015

TARGET PROPERTY SUMMARY

Cortez Booster Station Property

11850 Cortez Rd W

Bradenton, Manatee County, Florida 34215

USGS Quadrangle: **Bradenton Beach, FL**

Target Property Geometry: **Point**

Target Property Longitude(s)/Latitude(s):

(-82.680653, 27.469169)

County/Parish Covered:

Manatee (FL)

Zipcode(s) Covered:

Bradenton FL: 34210

Cortez FL: 34215

State(s) Covered:

FL

***Target property is located in Radon Zone 3.**

Zone 3 areas have a predicted average indoor radon screening level less than 2 pCi/L (picocuries per liter).

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JOB #: 128645 - 11/20/2015

SITE: CORTEZ BOOSTER STATION PROPERTY
SOURCE: USDA
DATE: 2013
COUNTY: MANATEE, FL
SCALE: 1" = 500'

GeoSearch



JOB #: 128645 - 11/20/2015

SITE: CORTEZ BOOSTER STATION PROPERTY
SOURCE: USDA
DATE: 2005
COUNTY: MANATEE, FL
SCALE: 1" = 500'

GeoSearch



JOB #: 128645 - 11/20/2015

SITE: CORTEZ BOOSTER STATION PROPERTY
SOURCE: USGS
DATE: 12/31/1998
COUNTY: MANATEE, FL
SCALE: 1" = 500'

GeoSearch



JOB #: 128645 - 11/20/2015

SITE: CORTEZ BOOSTER STATION PROPERTY
SOURCE: USGS
DATE: 01/27/1995
COUNTY: MANATEE, FL
SCALE: 1" = 500'

GeoSearch



JOB #: 128645 - 11/20/2015

SITE: CORTEZ BOOSTER STATION PROPERTY
SOURCE: FDOT
DATE: 10/05/1980
COUNTY: MANATEE, FL
SCALE: 1" = 500'

GeoSearch



JOB #: 128645 - 11/20/2015

SITE: CORTEZ BOOSTER STATION PROPERTY
SOURCE: FDOT
DATE: 02/22/1973
COUNTY: MANATEE, FL
SCALE: 1" = 500'

GeoSearch



JOB #: 128645 - 11/20/2015

SITE: CORTEZ BOOSTER STATION PROPERTY
SOURCE: USGS
DATE: 11/06/1969
COUNTY: MANATEE, FL
SCALE: 1" = 500'

GeoSearch

GS-V400



JOB #: 128645 - 11/20/2015

SITE: CORTEZ BOOSTER STATION PROPERTY
SOURCE: USGS
DATE: 01/19/1963
COUNTY: MANATEE, FL
SCALE: 1" = 500'

GeoSearch



JOB #: 128645 - 11/20/2015

SITE: CORTEZ BOOSTER STATION PROPERTY
SOURCE: ASCS
DATE: 12/13/1957
COUNTY: MANATEE, FL
SCALE: 1" = 500'

GeoSearch



JOB #: 128645 - 11/20/2015

SITE: CORTEZ BOOSTER STATION PROPERTY
SOURCE: ASCS
DATE: 11/20/1951
COUNTY: MANATEE, FL
SCALE: 1" = 500'

GeoSearch



JOB #: 128645 - 11/20/2015

SITE: CORTEZ BOOSTER STATION PROPERTY
SOURCE: ASCS
DATE: 04/27/1940
COUNTY: MANATEE, FL
SCALE: 1" = 500'

GeoSearch

APPENDIX H



City Directory Standard Report

Target Property:

*Cortez Rd W,
Bradenton, FL 34215*

Prepared For:

Kimley - Horn and Associates - Tampa

Order #: 59671

148000013

Date: 11/20/2015

City Directory Standard Report

Cortez Rd W, Bradenton, FL 34215

InfoUSA

South East

2015

Cortez Rd W

10777

MULTI TENANT RESIDENTIAL

11850

ADDRESS NOT LISTED

11900

MULTI TENANT RESIDENTIAL

11904

TYLERS HOMEMADE ICE CREAM

11904

VILLAGE IDIOT PIZZERIA

12012

O'SHUCKS

R.L. Polk & Co.

Manatee Co

2011

Cortez Rd W

11850

**RANGE NOT LISTED ENDS WITH
10777**

InfoUSA

South

2008

Cortez Rd W

10777

MULTI TENANT RESIDENTIAL

11015

CONNIE'S PRODUCE

11800

PANAMERICAN SEED CO

11850

ADDRESS NOT LISTED

11900

MULTI TENANT RESIDENTIAL

12012

PELICAN PETE'S

R.L. Polk & Co.

Manatee Co

2005

Cortez Rd W

10777

SARASOTA BAY TRAVEL TRAILER PK
CAMPGROUNDS

11015

CONNIES PRODUCE FRUITS &
VEGETABLES & PRODUCE

11015

X [115TH ST W INTS]

11800

PANAMERICAN SEED CO SEEDS &
BULBS RETAIL

11800

X [124TH ST W BEG]

11800

Y [124TH ST CT W INTS]

11800

Z [127TH ST W INTS]

11850

ADDRESS NOT LISTED

11850

X [END OF LISTING]

City Directory Standard Report

Cortez Rd W, Bradenton, FL 34215

InfoUSA

South

2002

Cortez Rd W

10777

MULTI TENANT RESIDENTIAL

11850

ADDRESS NOT LISTED

11900

MULTI TENANT RESIDENTIAL

12207

CRAZY HERON

12316

BAILEY HARRY R

R.L. Polk & Co.

Manatee Co

1999

Cortez Rd W

11850

**RANGE NOT LISTED ENDS WITH
10777**

Comment:

City Directory Target Property Address

Target Property:

*Cortez Rd W,
Bradenton, FL 34215*

Prepared For:

Kimley - Horn and Associates - Tampa

Order #: 59671

148000013

Date: 11/20/2015

City Directory Target Property Address

Cortez Rd W, Bradenton, FL 34215

11850 Cortez Rd W

2015	ADDRESS NOT LISTED	InfoUSA	South East
2011	RANGE NOT LISTED ENDS WITH 10777	R.L. Polk & Co.	Manatee Co
2008	ADDRESS NOT LISTED	InfoUSA	South
2005	ADDRESS NOT LISTED	R.L. Polk & Co.	Manatee Co
2002	ADDRESS NOT LISTED	InfoUSA	South
1999	RANGE NOT LISTED ENDS WITH 10777	R.L. Polk & Co.	Manatee Co
2005	X [END OF LISTING]	R.L. Polk & Co.	Manatee Co

10777 Cortez Rd W

2015	MULTI TENANT RESIDENTIAL	InfoUSA	South East
2008	MULTI TENANT RESIDENTIAL	InfoUSA	South
2005	SARASOTA BAY TRAVEL TRAILER PK CAMPGROUNDS	R.L. Polk & Co.	Manatee Co
2002	MULTI TENANT RESIDENTIAL	InfoUSA	South

11015 Cortez Rd W

2008	CONNIE'S PRODUCE	InfoUSA	South
2005	CONNIES PRODUCE FRUITS & VEGETABLES & PRODUCE	R.L. Polk & Co.	Manatee Co
2005	X [115TH ST W INTS]	R.L. Polk & Co.	Manatee Co

11800 Cortez Rd W

2008	PANAMERICAN SEED CO	InfoUSA	South
2005	PANAMERICAN SEED CO SEEDS & BULBS RETAIL	R.L. Polk & Co.	Manatee Co
2005	X [124TH ST W BEG]	R.L. Polk & Co.	Manatee Co
2005	Y [124TH ST CT W INTS]	R.L. Polk & Co.	Manatee Co
2005	Z [127TH ST W INTS]	R.L. Polk & Co.	Manatee Co

11900 Cortez Rd W

2015	MULTI TENANT RESIDENTIAL	InfoUSA	South East
2008	MULTI TENANT RESIDENTIAL	InfoUSA	South
2002	MULTI TENANT RESIDENTIAL	InfoUSA	South

11904 Cortez Rd W

2015	TYLERS HOMEMADE ICE CREAM	InfoUSA	South East
2015	VILLAGE IDIOT PIZZERIA	InfoUSA	South East

City Directory Target Property Address

Cortez Rd W, Bradenton, FL 34215

12012 Cortez Rd W

2015	O'SHUCKS	InfoUSA	South East
2008	PELICAN PETE'S	InfoUSA	South

12207 Cortez Rd W

2002	CRAZY HERON	InfoUSA	South
------	-------------	---------	-------

12316 Cortez Rd W

2002	BAILEY HARRY R	InfoUSA	South
------	----------------	---------	-------

Comment:



City Directory Standard Report

Target Property:

*Harbour Landings Dr,
Cortez, FL 34215*

Prepared For:

Kimley - Horn and Associates - Tampa

Order #: 59671

148000013

Date: 11/20/2015

City Directory Standard Report

Harbour Landings Dr, Cortez, FL 34215

InfoUSA

South East

2015

Harbour Landings Dr

RANGE NOT LISTED BEGINS WITH
12402

R.L. Polk & Co.

Manatee Co

2011

Harbour Landings Dr

RANGE NOT LISTED BEGINS WITH
12402

InfoUSA

South

2008

Harbour Landings Dr

RANGE NOT LISTED BEGINS WITH
12403

Comment: 119th St W listed as Harbour Landings Dr in Cortez

City Directory Target Property Address

Target Property:

*Harbour Landings Dr,
Cortez, FL 34215*

Prepared For:

Kimley - Horn and Associates - Tampa

Order #: 59671

148000013

Date: 11/20/2015

City Directory Target Property Address

Harbour Landings Dr, Cortez, FL 34215

Harbour Landings Dr

2015	RANGE NOT LISTED BEGINS WITH 12402	InfoUSA	South East
2011	RANGE NOT LISTED BEGINS WITH 12402	R.L. Polk & Co.	Manatee Co
2008	RANGE NOT LISTED BEGINS WITH 12403	InfoUSA	South

Comment: 119th St W listed as Harbour Landings Dr in Cortez

APPENDIX I



Date: 11/19/15

GS Job Number: 59671

Company Name: Kimley - Horn and Associates - Tampa

Project Number: 148000013

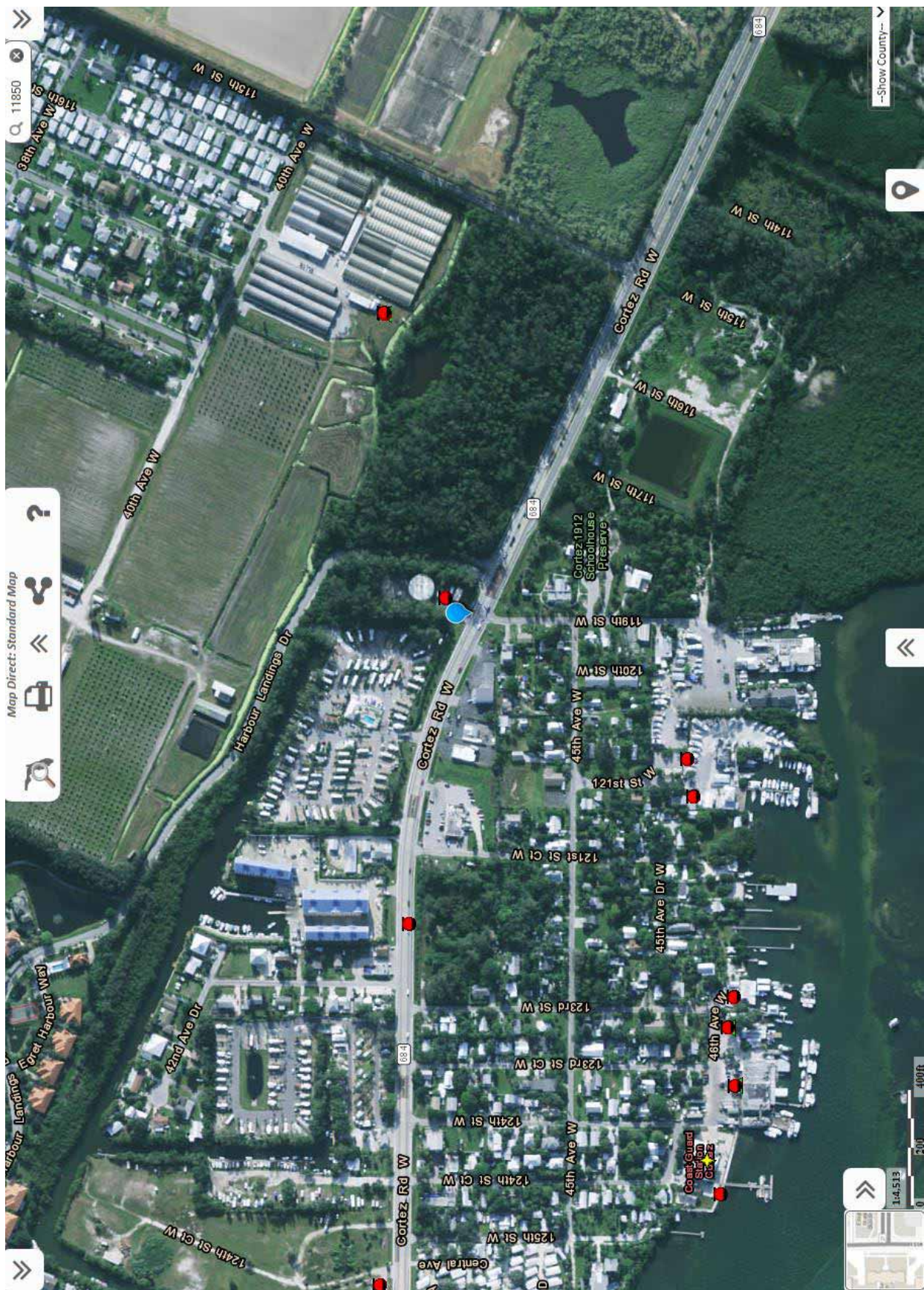
Site Information: Cortez Booster Station Property
11850 Cortez Rd W, Manatee, Bradenton, Florida, 34215

The collections of fire insurance maps listed below were reviewed according to the site information supplied by client. Based on the information provided, no coverage is available.

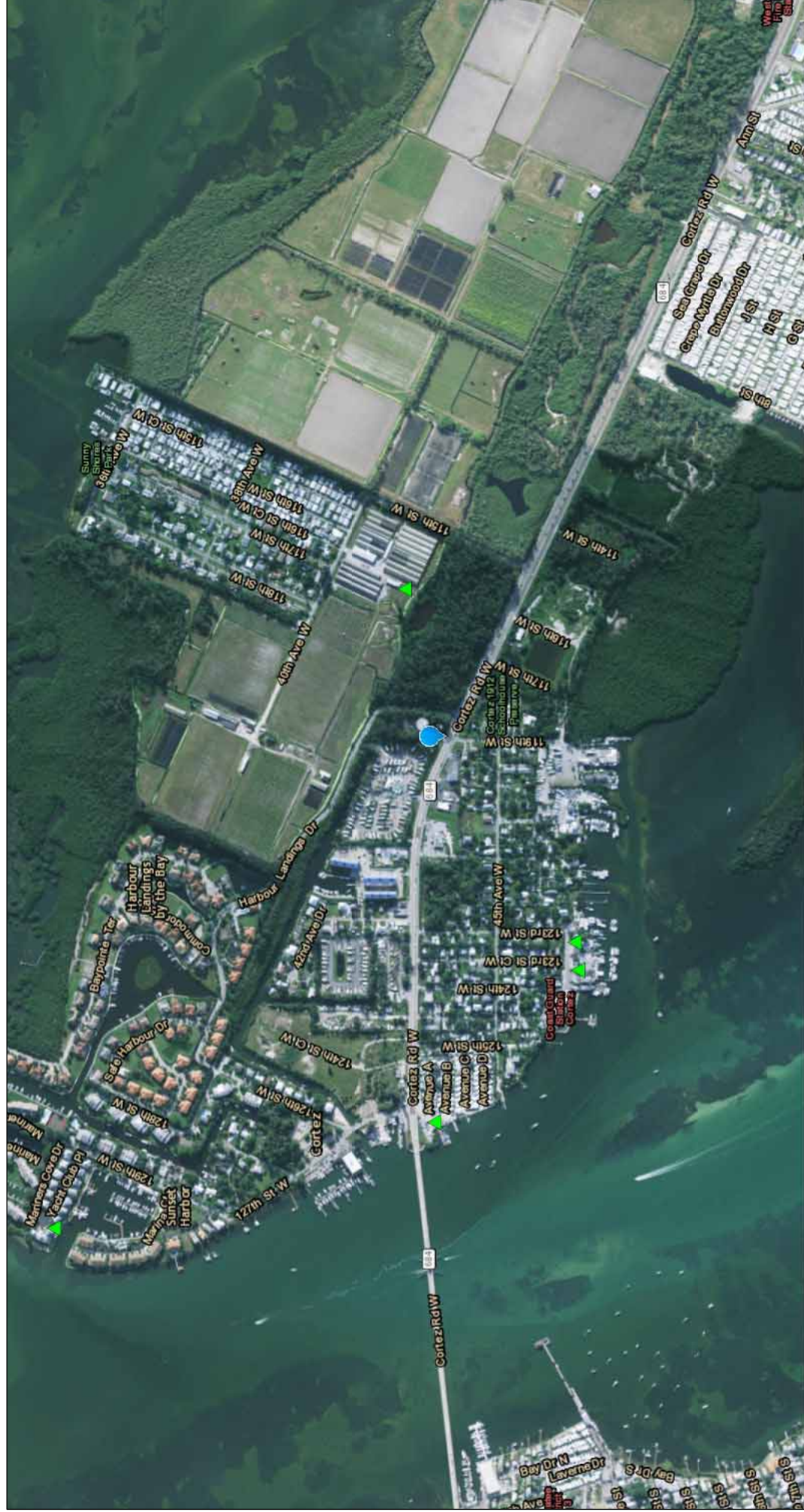
Library of Congress
University Publications of America
Other Libraries (universities, state, local, etc.).

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APPENDIX J



FDEP CLM Map



November 16, 2015

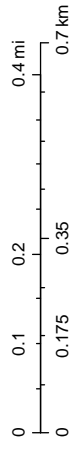
▲ BROWNFIELD SITES

▲ PETROLEUM

▲ SUPERFUND

▲ OTHER WASTE CLEANUP

1:9,028



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Geomatics, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community
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Map created by Map Direct, powered by ESRI.
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**Florida Department of Environmental Protection
Bureau of Petroleum Storage Systems
Storage Tank/Contaminated Facility
Latitude/Longitude Search
11/17/2015**

You selected the following criteria:**Radius = .25 Mile(s)****Latitude = 27: 28: 9 Longitude = 82: 40: 50**

Latitude	Longitude	Facility ID, Name, Address		
27:27:59	82:40:58	8623896 Gulf To Bay Fisheries 4520 121st St W Cortez, FL	Facility Type: Facility Status: Cleanup Status: County:	C-Fuel user/Non-retail CLOSED No Contamination 41-MANATEE
27:27:60	82:40:57	8839764 Cortez Cove Marina 4522 121st St W Cortez, FL	Facility Type: Facility Status: Cleanup Status: County:	C-Fuel user/Non-retail CLOSED No Contamination 41-MANATEE
27:28:08	82:40:51	9811761 Manatee Cnty-Cortez Road Pump Stat 11850 Cortez Rd Bradenton, FL	Facility Type: Facility Status: Cleanup Status: County:	I-County Government OPEN No Contamination 41-MANATEE
27:28:09	82:41:03	8838803 C N C Marine 4204 124th St W Cortez, FL	Facility Type: Facility Status: Cleanup Status: County:	C-Fuel user/Non-retail OPEN No Contamination 41-MANATEE
27:28:10	82:40:40	8732783 Manatee Fruit Co 12100 40th Ave W Cortez, FL	Facility Type: Facility Status: Cleanup Status: County:	M-Agricultural OPEN Ongoing 41-MANATEE
27:28:10	82:40:40	8630087 Manatee Fruit Co Pom Field-Corner Bradenton, FL	Facility Type: Facility Status: Cleanup Status: County:	M-Agricultural CLOSED No Contamination 41-MANATEE



Environmental Lien

<http://www.geo-search.net/QuickMap/index.htm?DataID=Standard0000128639>

Click on link above to access the map and satellite view of current property

Target Property:

***Cortez Booster Station Property
11850 Cortez Rd W
Bradenton, Manatee County, Florida 34215***

Prepared For:

Kimley-Horn and Associates-Tampa

Order #: 59671

Job #: 128639

Project #: 148000013

Date: 11/18/2015

TARGET PROPERTY SUMMARY

Cortez Booster Station Property

11850 Cortez Rd W

Bradenton, Manatee County, Florida 34215

USGS Quadrangle: **Bradenton Beach, FL**

Target Property Geometry: **Point**

Target Property Longitude(s)/Latitude(s):

(-82.680653, 27.469169)

County/Parish Covered:

Manatee (FL)

Zipcode(s) Covered:

Bradenton FL: 34210

Cortez FL: 34215

State(s) Covered:

FL

***Target property is located in Radon Zone 3.**

Zone 3 areas have a predicted average indoor radon screening level less than 2 pCi/L (picocuries per liter).

Disclaimer - The information provided in this report was obtained from a variety of public sources. GeoSearch cannot ensure and makes no warranty or representation as to the accuracy, reliability, quality, errors occurring from data conversion or the customer's interpretation of this report. This report was made by GeoSearch for exclusive use by its clients only. Therefore, this report may not contain sufficient information for other purposes or parties. GeoSearch and its partners, employees, officers and independent contractors cannot be held liable for actual, incidental, consequential, special or exemplary damages suffered by a customer resulting directly or indirectly from any information provided by GeoSearch.



www.geo-search.com · phone: 888-396-0042 · fax: 512-472-9967



Order Number	GS#59671	Effective Date	1-1-1931		
Last name	MANATEE COUNTY				
First name		County	MANATEE		
Street address	11850 W CORTEZ ROAD	City	CORTEZ	State	FL
Mailing address	N/A				
Parcel number	7531210107	Alternate APN			
Legal Description	SECTION 2, TOWNSHIP 35 S, RANGE 16 E				

Federal, state, and local environmental records have been researched, resulting in the following list of recorded environmental liens and AUL's (activity and usage limitations) for the subject property having been found:

ENVIRONMENTAL LIENS, IC s, LUC s, AUL s, & DEUR s

1 NONE FOUND
2 NONE FOUND
3
4

JUDGMENTS, LIENS

1 NONE FOUND
2
3
4

OTHER INFORMATION:

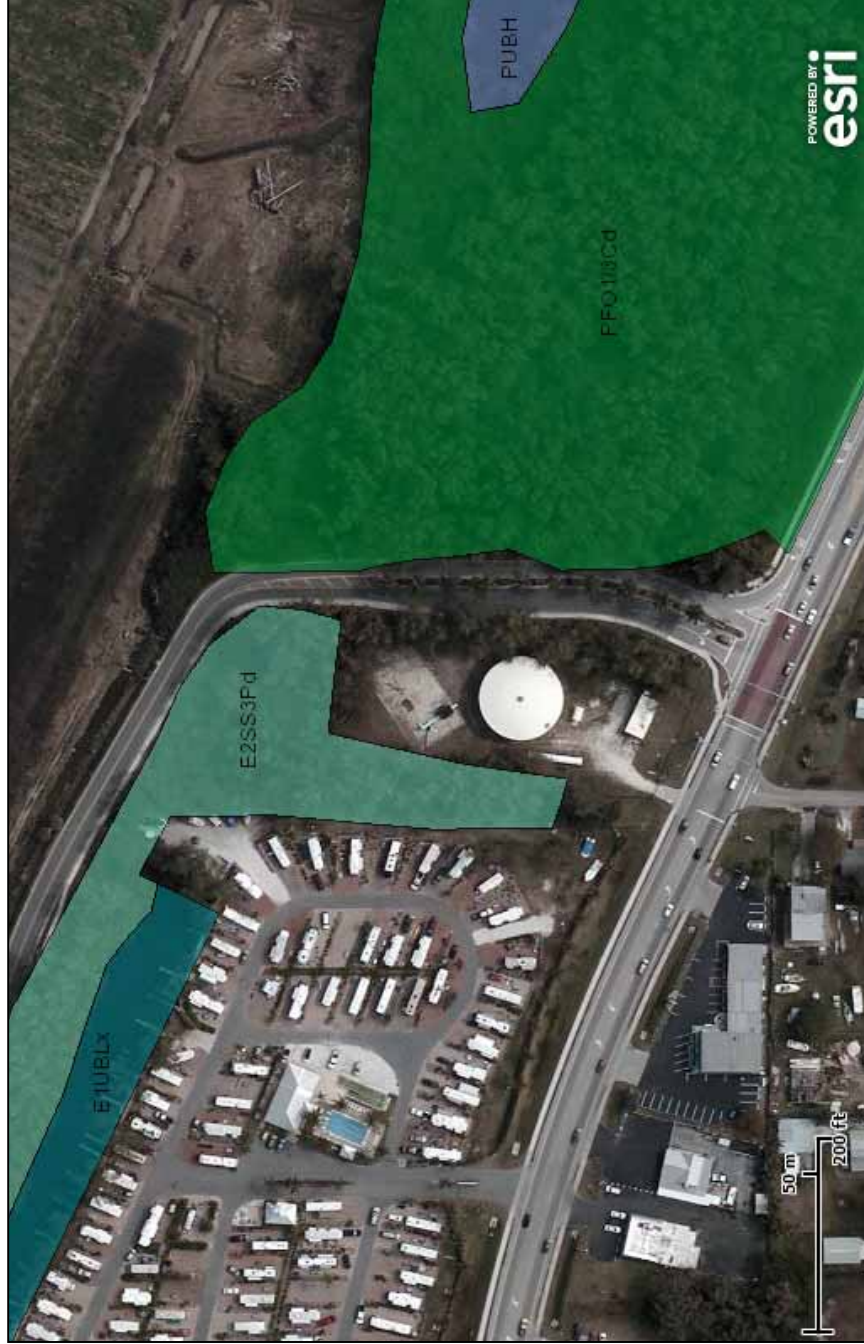


U.S. Fish and Wildlife Service National Wetlands Inventory

Nov 17, 2015

Wetlands

- Freshwater Emergent
- Freshwater Forested/Shrub
- Estuarine and Marine Deepwater
- Estuarine and Marine
- Freshwater Pond
- Lake
- Riverine
- Other



This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

User Remarks:

WATER MANAGEMENT INFORMATION SYSTEM

Data Warehouse current as of Nov 17, 2015 11:08 AM

Map Contents

- ☒ WMIS Map Viewer
- ☐ Resource Data Collection Sites
- ☐ WAP Transects
- ☒ Well Construction Permit Wells
- ☐ Compliance Tracking
- ☒ District Offices
- ☐ Contamination Sites
- ☐ WUP Withdrawals
- ☐ Water Use Permits
- ☐ Water Use Permits - History
- ☐ Self Cert Permits
- ☐ Environmental Resource Permits
- ☐ Public Land Survey Sections
- ☐ Parcels District Wide
- ☒ District Counties
- ☒ Florida's Counties
- ☒ Roads
- ☒ 2011 Natural Color Imagery



APPENDIX K



Photo 1. View of the subject property, looking north.



Photo 2. Southeastern property boundary, looking northeast.

Kimley»Horn

655 North Franklin Street, Suite 150
Tampa, Florida 33602
Phone: (813) 635-5519

Photo Log

**Cortez Booster Station Property
Phase I ESA
11850 Cortez Road West
Cortez, Florida**

Job No.
140690000

Not to scale

Page 1 of 4



Photo 3. Western property boundary, looking north.



Photo 4. Northern property boundary, looking west.

Kimley»Horn

655 North Franklin Street, Suite 150
Tampa, Florida 33602
Phone: (813) 635-5519

Photo Log

**Cortez Booster Station Property
Phase I ESA
11850 Cortez Road West
Cortez, Florida**

Job No.
140690000

Not to scale

Page 2 of 4



Photo 5. View of the subject property, looking west.



Photo 6. Water utility well retention area on the parent parcel, to the south of the subject property.


Photo Log		
 655 North Franklin Street, Suite 150 Tampa, Florida 33602 Phone: (813) 635-5519	Cortez Booster Station Property Phase I ESA 11850 Cortez Road West Cortez, Florida	Job No. 140690000
		Not to scale
		Page 3 of 4



Photo 7. Generator trailer on the parcel south of the subject property parent parcel.



Photo 8. 5,000-gallon diesel AST on the parcel south of the subject property parent parcel.

Kimley»Horn

655 North Franklin Street, Suite 150
Tampa, Florida 33602
Phone: (813) 635-5519

Photo Log

**Cortez Booster Station Property
Phase I ESA
11850 Cortez Road West
Cortez, Florida**

Job No.
140690000

Not to scale

Page 4 of 4

APPENDIX L

Browne, Rick

From: swd_publicrecords (Shared Mailbox) <swd_publicrecords@dep.state.fl.us>
Sent: Tuesday, November 17, 2015 12:43 PM
To: Spinner, Bill; swd_publicrecords (Shared Mailbox)
Cc: Browne, Rick; Cerullo, Terry; swd_publicrecords (Shared Mailbox)
Subject: RE: Information requests
Attachments: Oculus Search Tips.pdf; DEP InformationPortalTutorial.pdf

Good afternoon Mr. Spinner,

Thank you for contacting the Florida Department of Environmental Protection (DEP) Southwest District.

No records found for

1. 11850 Cortez Rd. West, Cortez, FL, Manatee County

Property Name:

Property Address:

2. 7510 Prospect Rd., Sarasota, FL
3. 516 Paul Morris Dr., Englewood, FL
4. 35 Vic Edwards Rd., Sarasota, FL

Please note that this address is not located within the jurisdiction of the FDEP Southwest District, but is located within the South District.

Therefore, by copy of this email, your request has been forwarded to the South District for processing. Please contact Terry Cerullo at (239) 344-5647 or Terry.Cerullo@dep.state.fl.us if you have any questions.

If I have misunderstood your request in any way, please let me know.

Thank you very much,

Public Records Request
Florida Department of Environmental Protection
13051 N. Telecom Parkway
Temple Terrace, FL 33637-0926
Telephone: (813) 470-5999
public records: swd_publicrecords@dep.state.fl.us

From: Bill.Spinner@kimley-horn.com [mailto:Bill.Spinner@kimley-horn.com]
Sent: Tuesday, November 17, 2015 11:48 AM
To: swd_publicrecords (Shared Mailbox) <swd_publicrecords@dep.state.fl.us>
Cc: Rick.Browne@kimley-horn.com
Subject: Information requests

Good morning. I am conducting several Phase I ESAs for properties in your jurisdiction and wanted to know if you can provide any information for the following properties:

1. 7510 Prospect Rd., Sarasota, FL
2. 11850 Cortez Rd. West, Cortez, FL
3. 516 Paul Morris Dr., Englewood, FL
4. 35 Vic Edwards Rd., Sarasota, FL

Any information you can provide is appreciated.

Thank you,

Kimley»Horn

William (Bill) Spinner, P.G.

Kimley-Horn | 655 North Franklin Street, Suite 150, Tampa, Florida 33602

Direct: 813-635-5522 | Mobile: 813-951-1351

Proud to be one of FORTUNE magazine's 100 Best Companies to Work For



APPENDIX M

William T. Spinner, P.G.

Professional Credentials

Bachelor of Science Geology, University of South Florida (2002)

Professional Geologist in Florida (2008)

OSHA 40-Hour HAZWOPER Training

Specialized Training

Hazardous Material Site Worker Course, 40-Hour HAZWOPER Training (May 2003)

AHERA Licensed Asbestos Inspector Course (May 2003)

AHERA Licensed Asbestos Inspector Refresher Course (October 2011)

State of Florida Groundwater Sampling Procedures (March 2010)

Professional Organizations

Florida Brownfield Association (FBA)

Florida Association of Water Quality Control (FAWQC)

Real Estate Investment Council (REIC)

Florida Association of Environmental Professionals (FAEP) – Tampa Bay Chapter (TBAEP)

Special Qualifications

- More than twelve years of experience in geology, due diligence, contamination assessment and remediation.
- Due diligence Phase I and Phase II Environmental Site Assessment Reporting
- Experience with environmental compliance under RCRA, CERCLA and various state hazardous waste programs.
- Managed geologic and hydrogeologic investigations for the characterization of subsurface contamination at commercial and industrial sites nationwide.
- Experience in the development of Brownfield sites and environmentally impacted properties.
- Directed and managed projects relating to the characterization and remediation of drycleaning solvent impacted soil and ground water.
- Provided technical oversight for the development of best management practices for state-wide firing ranges.

William T. Spinner, P.G.

Relevant Experience

Representative Due Diligence Project Experience

- Charlotte and Lee County and the State of Florida; Babcock Ranch, Florida-Project Geologist for Phase I and II ESA on a 100,000-acre parcel identifying petroleum and arsenic contamination on the property.
- Confidential Commercial Property; Clearwater, Florida-Project Geologist for Phase I/II ESA on a marina in Clearwater, Florida. Subsequent to site reconnaissance and historical research, a fully operational marina, complete with boat repair and maintenance capabilities, was identified on-site which exhibited evidence of heavy metal and arsenic contamination. Sampling analysis plan was then developed and implemented to address and evaluate the groundwater and soil impact.
- Confidential Commercial Properties; Thonotosassa, Florida-Staff Geologist for Phase I/II ESA for an historical dry-cleaning facility. Subsequent to site reconnaissance and historical research, a dry-cleaning facility was identified on-site which exhibited evidence of dry-cleaning solvent contamination. Upon completion of sampling and data interpretation, a remediation schedule was implemented to address impacts.
- Various Apartment Complexes; Tampa, Florida: Performed Phase I ESAs on multi-story apartment complexes. The assessments were performed in order to receive HUD funding and included desktop review for radon, flood plains, historical sites and landmarks, wetlands, endangered species, noise, coastal barriers, aquifers, airport clear zones, and other potential concerns.
- Completed Phase I and Phase II ESAs on several shopping center plazas for the purposes of redevelopment. Managed construction dewatering sampling, hazardous building materials surveys and contamination liability for several clients.
- Former K-Mart Store, West Palm Beach, Florida: Assisted with the asbestos survey prior to store demolition. Logged samples and prepared report based on laboratory analytical results.

Representative Contract Management Experience

- Contract Manager for maintaining over 40 firing ranges for the Department of Corrections throughout the state. Developed best management practices and scheduled and conducted semi-annual inspections. Completed lead and brass remedial activities for recycling purposes.

William T. Spinner, P.G.

Representative Chlorinated Solvent Project Experience

- Project Geologist for 20 drycleaner sites throughout the state. Responsibilities included developing client proposals and Work Plans, conducting assessment at chlorinated solvent contaminated sites using Membrane Interphase Probe, Modified Active Gas Sampling, and vertical profiling assessment techniques. Additional duties include Remediation Implementation and Operations & Maintenance for Soil Vapor Extraction, Air Sparge Systems, and Source Removal techniques.

Representative Petroleum Project Experience

- Project Geologist for multiple petroleum-impacted sites in Florida. Assessment techniques included monitor well installation (standard truck-mounted rig and direct push rig), soil gas surveys, aquifer characterization, and groundwater sampling using DEP Standard Operating Procedures in 001/01.
- Project Geologist for FDEP Preapproval Petroleum Project, Taylor's Grocery, Felda, Florida. Re-started and maintained a soil vapor extraction remediation system in an effort to remediate petroleum contamination from the existing soil. Also conducted groundwater sampling, data interpretation, and report writing for Site Assessment.

Representative Solid Waste Project Experience

- Project Geologist for long term monitoring for a closed landfill currently utilized as a park and recreational complex with baseball and soccer fields. Responsibilities included monitoring methane gas and hydrogen sulfide generated at the landfill, performing groundwater sampling at monitor wells surrounding the site, developing conclusions and recommendations for the client.
- Project Manager for the redevelopment of a closed Class III landfill in St. Petersburg, Florida. Managed and completed due diligence activities, to include landfill gas analysis, groundwater contamination evaluation, landfill permitting and construction planning.

Richard G. Browne

Professional Credentials

Master of Science, Environmental Sciences and Engineering, Virginia Tech, 2013

Bachelor of Science, Environmental Science, University of North Carolina at Chapel Hill, 2011

40-hour OSHA HAZWOPER certification (**in progress**)

Professional Organizations

Florida Association of Environmental Professionals (Tampa Bay Chapter)

Urban Land Institute (Tampa Bay Chapter)

Special Qualifications

- Due diligence Phase I and Phase II Environmental Site Assessment Reporting
- Soil and groundwater sampling involving petroleum contamination and hazardous waste
- Research and internship experience in surface water quality monitoring and in the design and testing of surface water quality remediation systems for a public water utility

Relevant Experience

Walmart Stores, Statewide, FL — Member of the Kimley-Horn team responsible for conducting Phase I and II environmental site assessments, source removal, groundwater monitoring, site remediation, and project administration at various sites in Florida. Common identified issues of concern include pesticide and arsenic contamination, muck and wetlands, and former industrial/commercial sites with solvent and petroleum contamination. Specific projects include:

Walmart, Port Richey, FL — Serving as analyst on the Kimley-Horn team that is preparing an FDEP site assessment report for this project in Pasco County.

Walmart, Tampa, FL — Serving as project analyst on the Kimley-Horn team that is preparing a Phase I environmental report for this site at 15th and Hillsborough in Tampa.

Walmart, Labelle, FL — Serving as project analyst for the Kimley-Horn team that is preparing Phase I and Phase II environmental reports for this site on SR 80 in Labelle (Hendry County). Also providing construction administration services.

Walmart (Midtown), St. Pete, FL — Serving as project analyst for the Kimley-Horn team that is preparing a Phase I environmental report for this site at 22nd Street South (Sweetbay) in St. Pete. Also providing construction administration services.

Walmart, Holiday, FL — Serving as project analyst and assisting with environmental permitting for this site at SR 54 and Grand Boulevard in Holiday (Pasco County).

Walmart, Immokalee, FL — Serving as project analyst for the Kimley-Horn team that is preparing Phase I environmental report for this site in Collier County. Also providing construction administration services.

Tampa Walmart on Gunn Road Brownfield Site (fka Valspar site), Tampa, FL — As team member, supported the groundwater remediation at the site and assisted in the review of the brownfield area designation approval and Brownfield Site Rehabilitation Agreement (BSRA). This site was a former Superfund site that was under use as a paint manufacturing company. Kimley-Horn provided planning, site civil engineering, and environmental services on this project.

Wauchula EPA Brownfields Assessment Program Consulting, Wauchula, FL — Serving as environmental analyst; involved with preparation of historical documents report, site reconnaissance, and preparation of site report. In 2010, Kimley-Horn prepared a Brownfields Assessment Grant application to assess hazardous substances and petroleum contamination at various sites within the designated enterprise zone for the City of Wauchula. In 2011, the City was awarded a \$400,000 grant. The City selected Kimley-Horn to complete tasks under the grant, including Phase I and Phase II Environmental Site Assessments (ESAs) at designated sites; preparation of site-specific Quality Assurance Project Plans (QAPP) and Health and Safety Plans (HASP) to meet EPA and FDEP standards; preparation of monthly and quarterly report documentation for submittal to EPA; Brownfield Site Rehabilitation Agreements (BSRAs) development and negotiations; and assistance with negotiating assessment requirements with the EPA and FDEP on behalf of the County. Additional services include community outreach/stakeholder involvement, risk assessment reporting, asbestos and lead-based paint surveys, and the generation of cleanup and redevelopment plans. To date, Kimley-Horn has completed two Phase I and two Phase II ESA reports, several quarterly reports, and public outreach meetings.

Premium Outlet Mall, Cypress Creek (Pasco County), FL — Serving as environmental analyst for the Kimley-Horn team performing a Phase I environmental site assessment (ESA) update for this retail property.

WAWA Food Market on US Highway 19, Port Richey, FL — Serving as environmental analyst for the Kimley-Horn team that is performing groundwater monitoring at this commercial site. Involved with preparation of site assessment report and FDEP coordination.