

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Conducted on:

Arlington Oaks Golf Course -222.75 ± Acres
26000 and 26001 Arlington Oaks Boulevard
Any City, Any County, Florida

For

Home Company
Main Street
Any City, Florida

Issue Date: August 4, 2006

Prepared by:



6408 West Linebaugh Avenue
Suite 104
Tampa, Florida 33625
813/908-2233 813/908-3588
Phone Fax

LAS Project No. 06-462-00670
LAS is an affiliate of Mortensen Engineering, Inc. (MEI)

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Conducted on:

Arlington Oaks Golf Course -222.75 ± Acres

26000 and 26001 Arlington Oaks Boulevard


Any City, Any County, Florida

Issue Date: August 4, 2006

Signatures of Environmental Professionals

We declare that, to the best of our professional knowledge and belief, we meet the definition of *environmental professional* as defined in §312.10 of 40 CFR 312, and we have the specific qualifications based on education, training, and experience to assess a *property* of the nature, history, and setting of the subject *property*. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312. See Appendix A for "qualifications of participating environmental professionals."

Christopher C. Garth
Project Manager



Signature/Seal

Richard C. Reynolds
Vice President

Signature/Seal

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Arlington Oaks Golf Course -222.75 ± Acres
26000 and 26001 Arlington Oaks Boulevard
Any City, Any County, Florida

TABLE OF CONTENTS

	<u>Page</u>
1.0 SUMMARY, FINDINGS, OPINIONS, CONCLUSIONS	1
2.0 INTRODUCTION	5
3.0 SITE DESCRIPTION WITH SITE MAP AND PLANS (<i>Figures 1-3</i>).....	8
4.0 USER PROVIDED INFORMATION	10
4.1 Title Records	
4.2 Environmental Liens or Activity and Use Limitations (AULs)	
4.3 Specialized Knowledge	
4.5 Commonly Known or Reasonably Ascertainable Information	
4.6 Valuation Reduction for Environmental Issues	
4.7 Owner, Property Manager, and Occupant Information	
4.8 Reasons for Performing Phase I ESA	
4.9 Other Information Provided	
5.0 RECORDS REVIEW	11
5.1 Federal and State Regulatory Agency Records Review	
5.2 Tribal Lands Records Review	
5.3 Local Governmental Agency Records Review	
5.4 Current Ownership Records	
5.5 Prior Ownership Records	
5.6 Review of Aerial Photographs	
5.7 City Street Directories	
5.8 Sanborn® Maps	
5.9 History of Property Use	
5.10 Applicable or User Provided Documents	
5.11 Physical Setting Sources	
6.0 SITE RECONNAISSANCE	17
6.1 Site Observations	
6.2 AST/UST Systems	
6.3 Transformers and PCB Equipment	
6.4 Hazardous Substances and Petroleum Products	
6.5 Drums and Containers	
6.6 Area Reconnaissance	
7.0 INTERVIEWS	21
7.1 Owners	
7.2 Occupants	
7.3 Operators	
7.4 Local Government Officials	
7.5 Others	
Appendix A - Qualifications of Participating Professionals	
Appendix B - Property Appraiser Documentation	
Appendix C - Site Photographs	
Appendix D - Regulatory Records Documentation	
Appendix E - Historical Research Documentation	
Appendix F - Physical Setting Resource Documentation	
Appendix G - Interview Documentation	
Appendix H - Glossary of Terms Used in ASTM E 1527-05	

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Arlington Oaks Golf Course - 222.75 ± Acres

26000 and 26001 Arlington Oaks Boulevard

Any City, Any County, Florida

1.0 SUMMARY/FINDINGS/OPINIONS/CONCLUSIONS

1.1 Site Name

Arlington Oaks Golf Course

1.2 Site Location

26000 Arlington Oaks Boulevard (maintenance facility)

26001 Arlington Oaks Boulevard (clubhouse)

Any City, Any County, Florida

Sections __ and __ of Township __S, Range __E

1.3 Inspection Date

July 27, 2006

1.4 Assessment Team

Richard C. Reynolds, CFEA, REPA, LEP, Vice President

Christopher C. Garth, Project Manager

1.5 Summary

The subject site is comprised of a golf course, clubhouse, aquarange, two (2) restrooms and maintenance facility within the Arlington Oaks development, located west of S.R. 00 in Any City, Florida. The 18-hole course was developed in 2000 from a design by Mr. Architect, at which time a 5,600 square foot (SF) steel maintenance facility was constructed at the southeast corner of Moon Loop and Arlington Oaks Boulevard. The 5,020 SF clubhouse was finished in 2004.

Generally, residential areas, woods and wetlands abutted the golf holes and supporting facilities. Future development (under construction) and S.R. 00 (widening in progress) were located further east. Local Water's Pine Bridge Well House #1 was within the subject property between golf holes 8 and 9, in the south-central area.

The Arlington Oaks property was apparently undeveloped vacant rangeland during the 1930s and 1940s and prior. In the 1950s, the western area was partially cleared and an east-west trail added (the beginning of present-day Arlington Oaks Boulevard). By the 1960s, the property was apparently improved pastureland. In the early 1980s, limited portions of the site in the western area may have been cultivated. Home Company was the primary developer of the land for a residential community, and is the current owner of the course and amenities.

Golf Course Management operates the golf course for Home Company. The maintenance facility stores typical "agricultural" used to control weeds, insects, fungus, etc., as well as fertilizers in PODS®. These products are diluted and applied to the course by a licensed sprayer. All of the solutions are fully spent on golf course areas. The facility uses monosodium acid methanearsenate (MSMA) for limited weed control (applied to roughs). This is a legal "arsenical" product. At the time of LAS' site visit, three (3) small aboveground storage tanks (ASTs) were situated on concrete pavement at the maintenance facility reportedly for diesel and gasoline fuels and waste oil. Based on capacity, none of these tanks required state registration. Fuel is used for equipment and tractors. One (1) hydraulic lift with aboveground reservoir was noted inside the maintenance bay. Basic maintenance such as oil and battery changes, lubrication, blade sharpening, and typical maintenance repairs were conducted out of the maintenance bay. Various sized plastic containers and steel drums for new lubricants were inside the facility and in the AST area. The spray rig is filled and equipment is washed down at the maintenance compound. Two (2) stormwater drains in the maintenance compound have outfalls to the stormwater pond to the south.

Site vegetation included, but was not limited to, pine, oak, palm and cypress trees; grasses and weeds; and aquatic vegetation. Ornamental plants were located around the clubhouse and restroom areas.

Four (4) water wells were reported for the Arlington Oaks development based on data obtained for this report, one of which drew surface water. Two (2) water wells were located off-site in the northeast corner of Arlington Oaks that are used to supplement supplies of reclaimed water. In addition to irrigation uses, water is occasionally pumped into the aquarange to restore proper levels. Municipal water and sewer services are available to the property.

LAS checked with local agencies and no environmental inspections are conducted on the maintenance facility. Based on our review of regulatory data, the subject site is not registered or listed. The nearest listed site (800 feet east of the Arlington development) was a 7-Eleven store with gasoline. This facility had no reported contamination. In our opinion, no other listed sites were close enough to the property to pose realistic contamination threats.

1.6 Findings ("Environmental" Conditions On-Site)¹

- Storage tanks (ASTs for diesel and gasoline, and waste oil) were present on the property at the maintenance facility.
- MSMA is applied to limited areas of the golf course to control weeds.
- Agriculturals are stored and applied on the property.
- Various sized containers and drums were present in the maintenance facility area for petroleum products and other substances typically used in vehicle and equipment repair and maintenance.
- Reclaimed water is applied to the subject site for irrigation purposes.
- Water runoff from equipment washdown activities at the maintenance facility is discharged into the nearby retention pond.

¹ These can include recognized environmental conditions (RECs) (see Footnote 2). Section 1.7 discusses LAS' reasoning for considering or not considering a particular environmental condition a "recognized environmental condition."

1.7 Opinions

The fuel ASTs were small enough to not require state registration or state or county inspection. Pavement stains apparently associated with the tanks were faint enough to suggest only typical minor releases during dispensing activities. Risks of on-site fuel storage were mitigated by the use of “aboveground” tanks situated on concrete and asphalt. It appears that the ASTs were being operated and maintained appropriately. Based on these factors, LAS *did not observe conditions consistent with the ASTM’s definition of a recognized environmental condition (REC)² in the fuel storage area.*

Diluted MSMA is legally applied to limited areas of the course. Arlington Oaks residents use municipal services for potable water, and the chemical is applied to non-residential areas. Based on these factors, LAS *did not observe conditions consistent with the ASTM’s definition of a REC with respect to MSMA use on site.*

Agrichemicals are stored in storage containers (PODS®) on pavement. The chemicals are mixed with water in the maintenance area and routinely applied to the grounds. No waste materials are generated as the residuals are sprayed onto golf course areas. Application of various pesticides, herbicides, fungicides, etc. is a legal practice if accomplished by a licensed sprayer. Storage areas typically present the most environmental risks. In this case, the chemicals were contained within a storage unit. In our opinion, the presence and use of these chemicals on-site as reported and witnessed *did not constitute a REC per the ASTM standard.*

Most if not all the containers and drums on the premises were in the maintenance compound and inside the maintenance facility or on concrete surfaces. These containers stored typical products used in equipment and vehicle repair and maintenance. LAS observed no conditions posing a material risk of a discharge to the environment in accessible areas. Accordingly, *the presence of these containers was not viewed as a REC per the ASTM standard.*

Reclaimed water is applied to the course for irrigation purposes. This water, which is also available to other portions of Arlington Oaks, *is treated and safe for non-potable purposes.*

LAS did not observe any significant site conditions to suggest that water generated by equipment washdown practices in the maintenance facility area would produce material contamination, thus impacting the nearby retention pond.

² Recognized environmental conditions or RECs: “The presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of hazardous substances or petroleum products into structures on the property or into the ground, groundwater or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include ‘de minimis’ conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis are not recognized environmental conditions.” ASTM E 1527-05.

1.7.1 Additional Investigation Required to Form Conclusion (in Section 1.8)

Not required.

1.7.2 Data Gaps

None.

1.8 Conclusions

LAS has performed a Phase I environmental site assessment (Phase I ESA) of the Arlington Oaks Golf Course - 222.75 ± Acres, located at 26000 and 26001 Arlington Oaks Boulevard, Any City, Any County, Florida, in general conformance with the scope of work and limitations of ASTM Practice E 1527-05.

This assessment has revealed no evidence of recognized environmental conditions (RECs) in connection with the subject property.

1.9 Deviations from ASTM E 1527-05

None.

1.10 Additional Services Performed

None.

2.0 INTRODUCTION

2.1 Phase I ESA Purpose and Scope

This Phase I ESA was performed specifically to identify, to the extent feasible pursuant to the processes prescribed in the *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM Designation: E 1527-05*, recognized environmental conditions (REC) in connection with the subject property, with respect to the range of contaminants within the scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) and petroleum products. As such, the Phase I ESA is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability (hereinafter, the “landowner liability protections,” or “LLPs”): that is, the practice that constitutes “all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice” as defined at 42 U.S.C. §9601(35)(B).

It is important to note that there may be other environmental issues or conditions at a property that parties may wish to assess in connection with commercial real estate that are outside the scope of this practice (non-scope considerations). These may include the presence of substances in quantities and under conditions that may lead to contamination of the property or of nearby properties but are not included as “hazardous substances” under 42 USC § 9601(14). Additionally, an evaluation of business environmental risk associated with a commercial real estate parcel may necessitate investigation beyond that identified in 1527-05.

Other “non-scope considerations, that the user might elect to address as an “additional issue outside standard practices,” include, but are not limited to, “controlled” substances,³ asbestos containing building materials; radon gas (indoor and in the soils); indoor air quality; wetlands; industrial hygiene; regulatory compliance; ecological resources; high voltage power lines; health and safety; endangered species; cultural and historic resources; lead in drinking water; or lead-based paint; biological agents; or mold. Further, no soil, surface water or groundwater testing was a part of the scope of work performed herein.

It is important to note that by stating the “additional issues” listed above, no implication is intended as to the relative importance of inquiry into such considerations, and no such inquiry is necessary to complete the Phase I ESA in accordance with ASTM E 1527-05.

2.2 Phase I ESA Process, Procedures and Methodologies

The process, procedures, terminology and methodologies for this Phase I ESA were generally consistent with those prescribed in *ASTM E 1527-05*. However, it should be noted that no environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with a property, and the practice recognizes reasonable limits of time and cost. Further, appropriate inquiry does not mean an exhaustive assessment of a “clean” property. There is a point at which the cost of information obtained or the time required to gather it outweighs the usefulness of the information and, in fact, may be a material detriment to the orderly completion of transactions. One of the purposes of ASTM E 1527-05 is to identify a balance between the competing goals of limiting the costs and time demands inherent in performing an environmental site assessment and the reduction of uncertainty about unknown conditions resulting from additional information.

2.3 Phase I ESA Limitations

2.3.1 Natural Limitations

It is important to note that all but an exhaustive investigation might fail to locate buried, covered over or localized surficial events of hazardous substances or petroleum products on-site that are not reasonably visible or suspected at the ground surface. The client should realize that areas on the subject site, which in our opinion, did not show visual evidence of hazardous substances or petroleum products at the ground surface level at the time of our field work, except as may be qualified herein, could later become contaminated due to natural phenomena, human intervention, or on-site or adjacent site impacts. These possibilities are beyond our control.

³ “Controlled substances” must be addressed in the Phase I only if it is funded by an EPA “brownfield” grant or cooperative agreement, or is added by agreement as an “additional issue outside of standard practices.”

2.3.2 Guarantees

Parties relying on this assessment should understand that our failure to identify evidence indicative of RECs related to hazardous substances or petroleum products as a result of completing the ASTM E 1527-05 standard of work does not guarantee that such conditions do not exist on-site in a localized, covered over or buried event.

2.3.3 Comprehensiveness

This report is not a comprehensive site characterization and should not be construed as such. The opinions presented in this report are based on findings derived from completing the ASTM E 1527-05 standard of work. While LAS may not have found indicators that suggest hazardous substances or petroleum products exist at the site at levels likely to warrant mitigation and as such are considered RECs, not finding such indicators does not mean that hazardous substances or petroleum products do not exist at the site. It should also be clearly understood that no matter how much research is accomplished during the "Phase I" process, the only way to know about the actual composition and condition of the subsurface areas of the property is through soil and groundwater testing and/or excavation.

2.3.4 Safety Concerns

This standard does not purport to address all of the safety concerns, if any, associated with its use. It is the responsibility of the user of this standard to establish appropriate safety and health practices and determine the applicability of regulatory limitations prior to use.

2.3.5 Standard of Care

This practice offers a set of instructions for performing one or more specific operations. This document cannot replace education or experience and should be used in conjunction with professional judgment. Not all aspects of this practice may be applicable in all circumstances. This ASTM standard is not intended to represent or replace the standard of care by which the adequacy of a given professional service must be judged, nor should this document be applied without consideration of a project's many unique aspects. The word "Standard" in the title means only that the document has been approved through the ASTM consensus process.

2.3.6 Third Parties/User Reliance

This report is intended for the sole use of *Home Company*, subject to the terms, conditions and limitations found herein, and in LAS' scope of services dated July 20, 2006, which was agreed to by the client July 31, 2006. Therefore, its contents should not be relied upon by any other parties without the express prior written consent of LAS and its client.

2.4 User Responsibilities

2.4.1 General

Certain tasks were to be performed by the user to help identify the possibility of recognized environmental conditions in connection with the property. These tasks did not require the technical expertise of an environmental professional and are generally not performed by environmental professionals performing a Phase I Environmental Site Assessment.

2.4.2 Review Title and Judicial Records for Environmental Liens or Activity and Use Limitations (AULs)

Reasonably ascertainable recorded land title records and lien records that are filed under federal, tribal, state, or local law were to be reviewed by the user to identify environmental liens or AULs, if any, that are currently recorded against the property. Environmental liens and AULs that are imposed by judicial authorities may be recorded or filed in judicial records, and, where applicable, such records should be reviewed. Any environmental liens or AULs so identified were to be reported to the environmental professional conducting a Phase I Environmental Site Assessment. Unless added by a change in the scope of work to be performed by the environmental professional, this practice does not impose on the environmental professional the responsibility to undertake a review of recorded land title records and judicial records for environmental liens or AULs. The user was to either (1) engage a title company or title professional to undertake a review of reasonably ascertainable recorded land title records and lien records for environmental liens or AULs currently recorded against or relating to the property, or (2) negotiate such an engagement of a title company or title professional as an addition to the scope of work to be performed by the environmental professional.

2.4.3 Reasonably Ascertainable

Except to the extent that applicable federal, state, local or tribal statutes, or regulations specify any place other than recorded land title records for recording or filing environmental liens or AULs or specify records to be reviewed to identify the existence of such environmental liens or AULs, environmental liens or AULs that are recorded or filed any place other than recorded land title records are not considered to be reasonably ascertainable.

2.4.4 Specialized Knowledge or Experience of the User

If the user was aware of any specialized knowledge or experience that is material to recognized environmental conditions in connection with the property, it was the user's responsibility to communicate any information based on such specialized knowledge or experience to the environmental professional before the environmental professional conducted the site reconnaissance.

2.4.5 Actual Knowledge of the User

If the user had actual knowledge of any environmental lien or AULs encumbering the property or in connection with the property, it was the user's responsibility to communicate such information to the environmental professional before the environmental professional conducted the site reconnaissance.

2.4.6 Reason for Significantly Lower Purchase Price

In a transaction involving the purchase of a parcel of commercial real estate, the user was to consider the relationship of the purchase price of the property to the fair market value of the property if the property was not affected by hazardous substances or petroleum products. The user was to try to identify an explanation for a lower price which does not reasonably reflect fair market value if the property were not contaminated, and make a written record of such explanation. Among the factors to consider was the information that became known to the user pursuant to the Phase I Environmental Site Assessment. This standard does not require that a real estate appraisal be obtained in order to ascertain fair market value of the property.

2.4.7 Commonly Known or Reasonably Ascertainable Information

If the user was aware of any commonly known or reasonably ascertainable information within the local community about the property that is material to recognized environmental conditions in connection with the property, it was the user's responsibility to communicate such information to the environmental professional before the environmental professional conducted the site reconnaissance.

2.4.8 Other

ASTM 1527-05 states that the user shall make known to the environmental professional the reason why the user wants to have the Phase I Environmental Site Assessment performed or, if the user does not identify the purpose of the Phase I Environmental Site Assessment, the environmental professional was to assume the purpose is to qualify for an LLP to CERCLA liability and state this in the report (see Section 2.1). In addition to satisfying one of the requirements to qualify for an LLP to CERCLA liability, another reason for performing a Phase I Environmental Site Assessment might include the need to understand potential environmental conditions that could materially impact the operation of the business associated with the parcel of commercial real estate. The user and the environmental professional might also need to modify the scope of services performed under this practice for special circumstances, including, but not limited to, operating industrial facilities or large tracts of land (large areas or corridors).

3.0 SITE DESCRIPTION

3.1 Site Name

Arlington Oaks Golf Course

3.2 Location

26000 Arlington Oaks Boulevard (maintenance facility)

26001 Arlington Oaks Boulevard (clubhouse)

Any City, Any County, Florida

Sections __ and __ of Township __S, Range __E

For Site (Vicinity) Map, see Figure 1, next page.

3.3 Legal Description

See Appendix B.

3.4 Property Size

222.75 ± Acres

3.5 Zoning

According to the Any County Property Appraiser's office, the site is zoned: "MPUD," which is an "Master Planned Unit Development" zoning classification according to the Any County Zoning Department. See Appendix B.

3.6 Description of Current Improvements and Site Uses

See Appendix C for site photographs.

The property was improved with an 18-hole golf course and was comprised of ten (10) non-contiguous parcels. However, the Any County Property Appraiser's office identified fourteen (14) total parcels.

Five (5) parcels, including holes 1-5, 10-12, a restroom building, and a clubhouse/cart shack (26001), were located north of Arlington Oaks Boulevard. The one-story, 5,020 square foot (SF) concrete block clubhouse was built in 2004 and the concrete block restroom building located further west (hole 5) was added in 2005. A grease trap was observed in the pavement next to the clubhouse, presumably for the clubhouse restaurant (2 manholes; see photos).

Five (5) parcels, including holes 6-9, 13-18, a restroom building and maintenance facility were located south of Arlington Oaks Boulevard. The 5,600 SF steel maintenance building with concrete floor was built in 2000. Two (2) storage PODS® were on the west side of the fenced maintenance compound. LAS accessed the property from entrances along Arlington Oaks Boulevard.

Site vegetation included, but was not limited to, pine, oak, palm and cypress trees; grasses and weeds; and aquatic vegetation. Ornamental plants were located around the clubhouse and restrooms.

Generally, residential areas, woods and wetlands abutted the property in surrounding areas. Future development (under construction) and S.R. 00 (widening in progress) were located further east. Local Water's Pine Bridge Well House #1 abutted the property between hole 8 and hole 9, in the south-central area.

For Site Plan, see Figures 2 and 3, next pages.

4.0 USER PROVIDED INFORMATION

4.1 Title Records

The user did not supply title records (chain-of-title) to LAS for review.

4.2 Environmental Liens or Activity and Use Limitations (AULs)

The user reported no environmental liens or AULs (see Section 2.4.2) to LAS. However, environmental data acquired for this Phase I ESA by LAS included the state's listing of those sites subject to *institutional and engineering controls* and none were listed within 0.25 ± miles of the property (property also not included). See Section 5.1.1.

4.3 Specialized Knowledge

The client/user advised LAS that legal documentation exists to assure that the golf course remains a golf course "in perpetuity."

4.4 Commonly Known or Reasonably Ascertainable Information

The user reported no commonly known or reasonably ascertainable information pertaining to the property to LAS.

4.5 Valuation Reduction for Environmental Issues

No RECs were identified for the subject site for consideration in valuing the property.

4.6 Owner, Property Manager, and Occupant Information

LAS conducted inquiries with the site owner and governmental officials with regard to the subject site. LAS also conducted other inquiries with regulatory agencies. See Sections 5.3 and 7.0 and Appendix G.

4.7 Reasons for Performing Phase I ESA

See Section 2.4.8. The client/user is in the process of selling the subject property.

4.8 Other Information Provided

Not applicable.

5.0 RECORDS REVIEW

5.1 Federal and State Regulatory Agency Records Review

5.1.1 Current Regulatory Lists and Records Consulted

LAS reviewed the following selected environmental regulatory records for registered/listed sites (see Table 1 below) in *general* accordance with ASTM 1527-05* using Environmental Data Management (EDM) data (see Appendix D).

TABLE 1--ENVIRONMENTAL/REGULATORY REVIEW SUMMARY

Environmental Regulatory Listing	Search Distances (in miles)	Number of Sites Found Recorded
EPA DATABASES		
National Priority List (NPL) <i>(includes delisted sites)</i>	1.00	0
Comprehensive Environmental Response Compensation and Liability Act Information System (CERCLIS) List	0.50	0
Archived CERCLIS Sites (NFRAP)	0.50	0
Emergency Response Notification System List (ERNS)	0.25	0
RCRIS Handlers with Corrective Action (CORRACTS)	1.00	0
RCRA-Treatment, Storage and/or Disposal Sites (TSD)	1.00	0
RCRA-LOG, SQG, CESQG and Transporters (NONTSD)	0.25	0
FDEP DATABASES		
State Funded Action Sites List (STNPL)	1.00	0
State Sites List (STCERC)	0.50	0
Solid Waste Facilities List (SLDWST)	0.50	0
Leaking Underground Storage Tanks List (LUST)	0.50	4
Underground Storage Tanks (TANKS)	0.25	1
State Designated Brownfield Areas (BRWNFLDS)	0.50	0
State Brownfields Sites with Site Rehabilitation Agreement (BRWNBSRA)	0.50	0
Florida Institutional/ Engineering Controls Registry (INSTENG)	0.25	0
SUPPLEMENTAL DATABASES		
Florida Dry Cleaners (DRY)	0.50	1
Facility Index System List (FINDS)	0.25	0
Toxic Release Inventory System (TRIS)	0.25	0

*EDM's data search meets or exceeds ASTM 1527-05

5.1.2 Summary and Discussion

According to the selected regulatory listings researched by EDM and reviewed by LAS, no registrations or listings were found for the subject site. The nearest listed facilities within the standard ASTM search radius appeared to be:

<u>EDM No.</u>	<u>Facility</u>	<u>FDEP No.</u>	<u>Address</u>	<u>Lists</u>	<u>Direction/ Distance ± feet</u>	<u>Comments</u>
1	7-Eleven #32782	519801879	27219 Hwy 00	TANKS	NE/1,000	Open
2	7-Star Food Store #6	518514870	26566 Hwy 00	LUST TANKS*	S/800	Open NFA, 1998
3	7-Eleven Food Store #16137	518514870	103 Flower Blvd.	LUST TANKS*	S/800	SRCO; new cleanup required

*TANKS listed in the proximal records. SRCO=site rehabilitation completion order. NFA=no further action.

These facilities, in our opinion, did not pose a material contamination threat to the subject site. In our opinion, other "non-mapped" facilities were not close enough to the property to pose a material contamination threat at this time.

5.2 Tribal Lands Records Review

LAS checked a map of tribal lands in Any County and the subject site was not near property controlled by tribal interests. See Appendix D.

5.3 Local Governmental Agency Records Review

LAS contacted or visited the offices of the Any County Property Appraiser; Any County Utilities Department; Any County Health Department; Any County Fire Marshall's office; and Local Water for this Phase I ESA. Information from these inquiries is provided throughout this report as appropriate. Also see Section 7.4 and Appendix D.

5.3.1 Local Environmental Agency Records Review

The Any County Fire Marshall's office reported one (1) incident involving the subject site; an April 2006 reported 2-gallon fuel spill in the clubhouse parking lot (Appendix D). This spill was contained and cleaned up. LAS talked to Any officials about any well testing conducted in the Arlington development and received some limited results for the two (2) off-site wells in the northeast corner of the development (Appendix D). The Any County Health Department had no tank file for the maintenance facility. Any County Utilities, the agency with responsibility for hazmat inspections, had no small quantity generator (SQG) file for the maintenance facility (no wastes generated of the magnitude to trigger SQG). It is important to note the materials applied to the course are "legal."

See Appendix D.

5.4 Current Ownership Records

5.4.1 Current Ownership Information

According to the Any County Property Appraiser's office, the property was owned by Home Company (May 1998). See Appendix B.

5.5 Prior Ownership Records

5.5.1 Summary and Discussion

The client for this Phase I ESA did not provide a chain-of-title. Other available information (deed copies from 2 main parcels) from the Any County Property Appraiser and historical plat maps indicated the following owners:

<u>Year</u>	<u>Grantor</u>	<u>Grantee</u>
1998	Past Owner (CA)	Home Company
1987	Past Owners, et al	Past Owner

*Plat Maps*⁴

<u>Year</u>	<u>Owner—West Section</u>	<u>Owner—East Section</u>
1973	Past Owner Unrec plat	Any Land, Inc. (450.1 acres)
1975	Past Owner Unrec plat	Any Land, Inc. (450.1 acres)
1981	Any Land, Inc. (438 acres)	Any Land, Inc. (450.1 acres)

5.6 Review of Aerial Photographs

5.6.1 Summary of Selected Aerial Photographs (see Table 2 below)

TABLE 2 - AERIAL PHOTOGRAPH REVIEW CHART

<u>Year</u>	<u>Scale +/-</u>	<u>Subject Site</u>	<u>Adjoining Lands</u>
1938	*	SW: rangeland and wetlands. Most of site not covered by aerial photograph.	S and W: rangeland and wetlands. Further SE: S.R. 00.
1941	*	Rangeland and wetlands.	N and E: rangeland and wetlands.
1952	*	W: small clearing.	W: small clearing.
1957	*	Center: E-W trail added.	C: E-W trail added. S: clearing.
1967	*	W: improved pasture.	Further E: borrow pits, sparse development and Interstate 75 added. N, SW and E: improved pasture added.
1973	*	No significant visible changes noted.	N and W: clearing. Further SE: development added.
1982	*	W: clearing, trail added, possible crops added.	N: more development. Further S: development added.
1995	*	C: water pipeline added.	S-C: one (1) structure added. N, S and E: more development added.
2004	*	Golf course, ponds and two (2) structures added.	Surrounding areas: development.
2005	*	No significant visible changes noted.	No significant visible changes noted.

*viewed at various scales

⁴ Rockford Map Publishers, Inc. Inclusion in the report is forbidden.

5.6.2 Source of Aerial Photos

LAS reviewed selected reasonably ascertainable historical aerial photographs from three (3) sources: the Florida Department of Transportation (FDOT) for years 1967, 1973, 1982, 1995 and 2004; the University of Florida for years 1938, 1941, 1952 and 1957; and the Any County Property Appraiser for year 2005.

5.6.3 Current and Selected Aerial Photographs

See Figures 2 and 3, and Appendix E.

5.7 City Street Directories

LAS did not review city street directories for this site. In our experience, it is unlikely that sufficient historical information exists for streets in this previously rural area.

5.8 Sanborn® Maps

LAS reviewed Sanborn® fire insurance maps for the state of Florida at the University of South Florida (USF) main campus library and found no maps available for the subject site.

5.9 History of Property Use

The property was apparently undeveloped vacant rangeland during the 1930s and 1940s. In the 1950s, the western area was partially cleared and an east-west trail added. By the 1960s, the property was apparently improved pastureland. In the early 1980s, in the western area, a jeep trail was present and possibly some cultivation. The beginning of what is now Arlington Oaks Boulevard was present as early as the late 1950s in the form of a jeep trail. The Arlington Oaks Golf Club, including an 18-hole golf course and golf maintenance facility, was added and opened in January 2000. Reportedly, an office trailer was used until the clubhouse was completed in 2004. The course was part of a real estate development lead by Home Company. The course was designed by Mr. Architect, an architect known for outstanding golf course designs worldwide.

5.10 Applicable and User Provided Documents

None found.

5.11 Physical Setting Sources

5.11.1 Site Topography

LAS reviewed the actual USGS topographic maps, "Any Town, Fla.," drawn in 1974 and photo-revised in 1987, and "Any City, Fla.," drawn in 1973 and photo-revised in 1987. The maps indicated primarily vacant land. Approximately seven (7) wooded "swamp or marsh" areas were located on-site. Between 1974 and 1987, a road was added in the northwest portion of the property.

Off-site, an east-west light duty road divided the property. S.R. 00 was located further east. No buildings were indicated on the subject property. For a USGS Topographic Map, see Appendix F.

5.11.2 Designated Wetlands

The scope of work for this Phase I ESA did not include a formal wetland delineation. However, the USGS topographic map (see Appendix F) and the USFWS National Wetlands Inventory map (see Appendix E) indicated numerous wetland systems on-site. These areas were termed primarily “freshwater emergent wetlands” and “freshwater forested/shrub wetlands.”

5.11.3 Geotechnical Soils Investigation Reports

Not provided.

5.11.4 General Stratigraphy

The stratigraphy and lithology of the upper sediments in the general region consist of a sequence of sands, clays, shell beds, limestone, sandstones, and dolomite. The ages of these sediments range from Pliocene to recent. The limestone sequence typically associated with the Upper Floridan aquifer system could be within 100 ± feet of land surface in the region.

5.11.5 Shallow Soil Surveys

The USDA NRCS Web Soil Survey for Any County indicated nine (9) soil types in the Arlington Oaks development area: Pomona fine sand; Felda fine sand; Sellers mucky loamy fine sand; Zephyr muck; Smyrna fine sand; EauGallie fine sand; Chobee soils, frequently flooded; Newman fine sand, 0 to 5 percent slopes; and Palmetto-Zephyr-Sellers complex. The primary soil type was Pomona fine sand (47.2 percent). Soils indicative of wet areas comprised 23.7 percent of the soils of the development. See Appendix F.

5.11.6 Area Hydrologic/Hydrogeologic Maps Charts

The subject site is located in the Southwest Florida Water Management District (SWFWMD). Applicable potentiometric maps and charts were available in the technical publication, “Ground-Water Resource Availability Inventory: Any County, Florida” and other information/maps published by SWFWMD and others. Copies of selected maps and charts pertaining to the subject site area are included in Appendix F.

5.11.7 Primary and Secondary Aquifers

According to SWFWMD maps and other hydrogeological information, two (2) aquifer systems are present in the study area: the Surficial aquifer system, and the Upper Floridan aquifer system.

5.11.8 On-site Water Wells

LAS observed two (2) water wells (10-inch and 4-inch diameter) reportedly belonging to the “CDD” that were reportedly commonly used by the CDD and golf course for irrigation purposes. These wells were located just northwest of hole 13 in the eastern portion of the property. See Appendix D for recent sampling data for these two (2) off-site wells.

The EDM report found in Appendix D had a record of the following wells in Arlington Oaks permitted to Home Company (SWFWMD Permit 11589--310,000 gallons per day). See Table 3 below and Appendix D for specific well data.

TABLE 3- WELLS ON-SITE (HOME COMPANY OWNERSHIP W/I ARLINGTON OAKS)

Well Use	Depth	Diameter (in.)
----------	-------	----------------

Recreational	550	10
Recreational	400	5
Repump	Surface	12
Irrigation	150	4

5.11.9 Groundwater Depth

The scope of services for this Phase I ESA did not include measurement of the shallow groundwater depth.

5.11.10 Groundwater Flow

Groundwater flow direction within the Surficial aquifer system typically follows localized topographical relief patterns and is not determinable without site specific testing, which was not included in the scope of this Phase I ESA. Based on available potentiometric maps, the groundwater flow direction in the Upper Floridan aquifer system was generally toward the *southwest* in the region. See Appendix F.

6.0 SITE RECONNAISSANCE

6.1 Subject Site Observations

6.1.1 Inspection Date

LAS visited the subject site on July 27, 2006.

6.1.2 Site Inspectors

Christopher C. Garth, Project Manager
Stephen Reynolds, Assistant Project Manager

6.1.3 Site Representative Present

Mr. Supervisor was present during LAS' site visit.

6.1.4 Inspection Process and Procedures

LAS viewed the subject site by vehicle and golf cart and on foot. *All observations below were made on the date of LAS' site visit. LAS is not responsible to report changes in site conditions in the intervening period between our site visit and report issue date.*

6.1.5 Surface Access and Egress

LAS accessed the property from Arlington Oaks Boulevard, through the central portion of the property.

6.1.6 Site Vegetation

Site vegetation included, but was not limited to, pine, oak, palm and cypress trees; grasses and weeds; and aquatic vegetation. Ornamental plants were located around the clubhouse and restrooms.

6.1.7 Surface Water

LAS observed typical golf course ponds and low, wet areas on-site.

6.1.8 Drainage

Drainage would appear to be naturally to low areas and ponds on and off-site; and storm drains on and off-site. Two (2) drains were located in the golf course maintenance area, with outfalls to a retention pond.

6.1.9 Railroad Spurs

Not physically or visually observed.

6.1.10 Utilities, Drains, Vent Pipes, Water Wells, Heating and A/C Systems, and Septic Systems

The facility was on municipal water and sewer. Municipal reclaimed water and water from two (2) nearby (CDD) water wells were used for irrigation. No water wells or septic systems were observed on-site. A 24-inch diameter water pipeline, part of the Pine Bridge wellfield water main, extended through the central portion of the property.

6.1.11 Buildings

See Section 3.0.

6.1.12 Heavy Equipment, Tankers or Spray Rigs

LAS observed one (1) spray rig at the maintenance facility.

6.1.13 Unusual Odors

Typical petroleum odors were noted near the ASTs in the maintenance compound.

6.1.14 Disturbed Soils

Not physically or visually observed.

6.1.15 Surface Impoundments or Holding Ponds

Not physically or visually observed.

6.1.16 Air Emissions or Wastewater Discharges

Not physically or visually observed.

6.1.17 Industrial or Manufacturing Activities

Not physically or visually observed.

6.1.18 Monitoring Wells or Remedial Activities

Not physically or visually observed. None reported.

6.1.19 Stained or Discolored Soil

Not physically or visually observed.

6.1.20 Leachate or Seeps

Not physically or visually observed.

6.1.21 Stressed Vegetation

Not physically or visually observed.

6.1.22 Chemical Spills or Releases

The fire department responded to a reported 2-gallon fuel leak at the clubhouse in April 2006. This leak was contained and remediated. See Appendix D for documentation.

6.1.23 Groundwater or Surface Water Contamination

LAS did not perform intrusive groundwater or surface water quality chemical testing to confirm the presence or absence of contamination on-site during this Phase I ESA.

6.1.24 Oil or Gas Well Exploration

Not physically or visually observed.

6.1.25 Farm Waste Concerns

Not physically or visually observed.

6.1.26 Evidence of Prolonged Use or Misapplication of Pesticides, Herbicides, or Fertilizers

Not physically or visually observed.

6.1.27 Other Environmentally Suspect Conditions

Pavement next to the ASTs (see Section 6.2) was slightly discolored. This did not appear to have been the result of a major product release.

6.1.28 Discharges, Leachate, Migration, or Run-off from Off-Site Pollution Sources

Not physically or visually observed.

6.1.29 Color Photographic Documentation

See Appendix C.

6.2 AST/UST Systems

LAS observed three (3) ASTs on-site in the maintenance compound:

- 1 x 250 ± gallon diesel
- 1 x 300 ± gallon gasoline
- 1 x 500 ± gallon waste oil (this tank was dented)

The ASTs were situated within a concrete bin which opened onto asphalt pavement.

One (1) underground propane tank was reported near the restaurant (clubhouse) for the stove.

6.3 Transformers and PCB Equipment

LAS observed numerous pad-mounted transformers on-site. None appeared to have leaked.

6.4 Hazardous Substances and Petroleum Products

In the golf course maintenance facility: diesel, gasoline, waste oil, new oil, lubricants, solvents, paints, etc.; and typical agrichemicals (pesticides, herbicides, fungicides, algicides, nematocides, etc.).

6.5 Drums and Storage Containers

Two (2) steel 55-gallon drums were found on the concrete slab where the three (3) ASTs were situated. These drums reportedly contained used oil. Two (2) other 55-gallon steel drums containing new lubricants were inside the maintenance facility. One (1) reservoir for the lift.

6.6 Area Reconnaissance

6.6.1 Description and Contamination Potential of Adjoining Properties (see Table 4 below)

TABLE 4—OFF-SITE AREA RECONNAISSANCE SUMMARY

Proximity to Site	Observations	Environmental Conditions
Abutting/Adjacent North	Residences, woods and wetlands.	Not physically or visually observed.
Abutting/Adjacent South	Residences, woods and wetlands.	Not physically or visually observed.
Abutting/Adjacent East	Residences, woods and wetlands, future development (under construction)	Not physically or visually observed.
Abutting/Adjacent West	Residences, woods and wetlands.	Not physically or visually observed.

6.6.2 Summary and Discussion

LAS did not note any obvious *material* contamination threats to the subject site on immediately abutting/adjacent lands.

7.0 INTERVIEWS

7.1 Owners

Home Company, 7/20/06

Mr. Developer indicated that the golf course is for sale. He reported that the golf course must remain a golf course "in perpetuity." Mr. Developer gave LAS the name and number of Golf Course Management to contact for access to the course and the maintenance facility.

7.2 Occupants

See Section 7.3.

7.3 Operators

Mr. Supervisor, 7/27/06

Worked at subject site 5 ± years. The course was already developed at time of his arrival. He was formerly with Horsecreek, working for Mr. Supervisor of Golf Course Management. No registered fuel storage tanks on-site. Three (3) ASTs on-site: 250-gallon diesel; 300-gallon gasoline; and 500-gallon waste oil. No leaks or spills. One (1) underground propane tank located near clubhouse for the kitchen. Two (2) water wells used for irrigation shared with/by Arlington Oaks CDD. 4-inch and 10-inch diameter water wells. Supplements reclaimed water for irrigation and keeps aquarange charged. Not enough reclaimed water to go around. No monitoring wells on-site. No previous environmental studies. No inspections by county or state (SQG or other environmental). Municipal water and sewer. Lift stations for both restrooms. Some MSMA used on-site. Is licensed for agrichemical application. One (1) agrichemical spray rig. Two (2) tractors. One (1) hydraulic lift in maintenance bay. Hydraulic fluid reservoir is aboveground and approximately 2 gallons. Basic maintenance including oil and battery changes, lubrication, blade sharpening, and typical maintenance repairs are conducted in maintenance bay. Major repairs are subcontracted out. Fills water tanks and spray rig at overhead fill port in maintenance compound. Drains in maintenance compound are connected to the stormwater pond in the compound. A basic sump is located at the pond; no oil/water separator. No fish kills or sheens on the pond. Blue/green tint in ponds is dye to prevent sunlight from penetrating and causing blooms in the ponds. Dye is applied once per month by an aquatic lake management company. Local Water has a 24-inch diameter force main. Clubhouse opened 6 ± months ago. Clubhouse personnel operated out of a trailer in the parking lot for 4 ½ years. No other maintenance facility locations.

7.4 Local Government Officials

See Section 5.3 and Appendices D and G.

7.5 Others (Including past owners, occupants, and operators)

Not applicable. See Appendix G for Interview Documentation.