

Phase I Environmental Site Assessment

Siena Lakes Site

Naples, Collier County, Florida

Parcel ID Nos. 00235960009, 00236000007,
00235560001, 00235520009 and 00235680004
(29.33 acres)

May 2015



Prepared for:



*Erickson Living Properties II, LLC
c/o Erickson Living Management, LLC
701 Maiden Choice Lane
Baltimore, MD 21228*

Phase I Environmental Site Assessment

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Project Name: **Phase I Environmental Site Assessment**
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Cardno Project No.: 00023-600-00

Date: May 2015

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1 Executive Summary

Cardno has completed a Phase I Environmental Site Assessment of the property identified as "Siena Lakes" in Naples, Collier County, Florida (Parcel ID Nos. 00235960009, 00236000007, 00235560001, 00235520009 and 00235680004). The assessed property is herein referred to as "the subject site/property" or "the site." The site consists of approximately 29 acres of land (as depicted in **Figures 1 and 2**), with a property use code of "single family residential, miscellaneous residential" and "acreage not zoned agricultural."

This assessment was performed to satisfy the requirements of the Client (Erickson Living Properties II LLC) and their assign(s) with respect to potential environmental impairment and liabilities associated with the property due to contamination by hazardous substances, controlled substances or petroleum products on or near the site. This report meets the general requirements for conducting all appropriate inquiry into the previous ownership, uses, and environmental conditions of a property, as specified in 40 CFR Part 312, Standards and Practices for All Appropriate Inquiries. This ESA was expanded beyond the ASTM Standards to include a Pre-Renovation Asbestos Survey, Lead-based Paint Survey and Indoor Air Quality Evaluation. This work was conducted by or under the responsible charge of an environmental professional as defined in 40 CFR §312.10 or by professionals certified to evaluate/perform the expanded services.

1.1 Findings and Conclusions

Cardno has performed this Phase I Environmental Site Assessment (ESA) of the subject site in general conformance with the scope and limitations of ASTM Standard Practice E1527-13. Any exceptions to, or deletions from, this practice are described in Section 2.0 of this report. This assessment has revealed a recognized environmental condition (REC) within the boundaries of the subject site as follows:

- Evidence suggesting the subject site has been the recipient of fill material and/or been used as a borrow pit during development of the adjacent residential areas. The material could also be remnants of structures associated with historical agricultural land uses. Previous investigations encountered debris in these areas, which have not been delineated to date.
- Previous land use associated with the former on-site fruit packing facility offers the potential for petroleum, pesticide and/or herbicide impacts to on-site soil and groundwater. A limited assessment conducted in this location in 2008 did not include the areas that were covered by the structures at that time (no longer present).

Please note: This is a cursory summary of findings. The full report must be read in its entirety for a comprehensive understanding of these conclusions. The ASTM definition of REC (and variations) is included as Section 2 of this report.

1.2 Recommendations

Additional investigation is recommended at this time to determine the extent of subsurface debris and if the historical land fruit packing facility has impacted the subject site and/or has created a potential for vapor migration into the proposed development. In addition, based on the age of the residential structures, a demolition asbestos screening is recommended prior demolition activities.

2 ASTM Definitions

ASTM Standard Practice E1527-13 defines a **Recognized Environmental Condition (REC)** as:

“The presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: 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. 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.”

ASTM Standard Practice E1527-13 defines **Controlled Recognized Environmental Condition (CREC)** as:

“A recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has 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).”

ASTM Standard Practice E1527-13 defines a **Historical Recognized Environmental Condition (HREC)** as:

“A past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted residential use criteria established by a regulatory authority, without subjecting the property to any required controls.”

3 Introduction

3.1 Purpose

The purpose of this Phase I ESA was to identify recognized environmental conditions in connection with the property at the time of the site reconnaissance. The scope of work for this Phase I ESA may also include certain potential environmental conditions beyond the scope of ASTM Standard Practice E1527-13 as listed below. This report documents the findings, opinions and conclusions of the Phase I ESA.

3.2 Scope of Services

This Phase I ESA was conducted in general accordance with the *ASTM Standard Practice E1527-13*, consistent with a level of care and skill ordinarily practiced by the environmental consulting profession currently providing similar services under similar circumstances. Significant additions, deletions or exceptions to ASTM Standard Practice E1527-13 are noted below or in the corresponding sections of this report. The scope of this assessment included an evaluation of the following:

- Physical setting characteristics of the property through a review of referenced sources such as topographic maps and geologic, soils and hydrologic reports.
- Usage of the property, adjoining properties and surrounding area through a review of referenced historical sources such as land title records, fire insurance maps, city directories, aerial photographs, prior reports and interviews.
- Observations and interviews regarding current property usage and conditions including: the use, treatment, storage, disposal or generation of hazardous substances, petroleum products, hazardous wastes, nonhazardous solid wastes and wastewater.
- Usage of adjoining and surrounding area properties and the likely impact of known or suspected releases of hazardous substances or petroleum products from those properties in, on or at the property.
- Information in referenced environmental agency databases and local environmental records, within the specified approximate minimum search distance from the property.
- Potential for subsurface vapor migration in, on or at the property.

Other than the geophysical investigation discussed in Section 9 of this report, no additional investigations or other quantitative/qualitative testing was performed as part of this assessment, and no other work was performed as part of this assessment that was not required by the ASTM Standard Practices E1527-13. These non-scope issues include, but are not limited to Asbestos, Radon, Lead-Based Paint, Lead in Drinking Water, Wetlands, Regulatory Compliance, Cultural and Historic Resources, Industrial Hygiene, Health and Safety, Geotechnical Evaluation, Sinkhole Evaluation, Ecological Resources, Endangered Species, Indoor Air Quality, Vapor Intrusion, Biological Agents, and Mold.

3.3 Significant Assumptions

While this report provides an overview of potential environmental concerns, both past and present, the environmental assessment is limited by the availability of information at the time of the assessment. It is possible that unreported disposal of waste or illegal activities impairing the environmental status of the property may have occurred which could not be identified.

The conclusions and recommendations regarding environmental conditions that are presented in this report are based on a scope of work authorized by the Client. Please note however, that virtually no scope of work, no matter how exhaustive, can identify all contaminants or all conditions above and below ground. Cardno also assumes that the Client and other interested parties will read this report in its entirety.

3.4 Limitations and Exceptions

Cardno has prepared this Phase I ESA report using reasonable efforts to identify recognized environmental conditions associated with hazardous substances or petroleum products in, on or at the property. Findings contained within this report are based on information collected from observations made on the day(s) of the site reconnaissance and from reasonably ascertainable information obtained from certain public agencies and other referenced sources.

The ASTM Standard Practice E1527-13 recognizes inherent limitations for Phase I ESAs, including, but not limited to:

- *Uncertainty Not Eliminated* – A Phase I ESA cannot completely eliminate uncertainty regarding the potential for recognized environmental conditions in connection with any property.
- *Not Exhaustive* – A Phase I ESA is not an exhaustive investigation of the property and environmental conditions on such property.
- *Past Uses of the Property* – Phase I requirements only require review of standard historical sources at five-year intervals. Therefore, past uses of property at less than five-year intervals may not be discovered.

Users of this report may refer to *ASTM Standard Practice E1527-13* for further information regarding these and other limitations. This report is not definitive and should not be assumed to be a complete and/or specific definition of all conditions above or below grade. Current subsurface conditions may differ from the conditions determined by surface observations, interviews and reviews of historical sources. The most reliable method of evaluating subsurface conditions is through intrusive techniques, which are beyond the scope of this report. Information in this report is not intended to be used as a construction document and should not be used for demolition, renovation, or other property construction purposes. Any use of this report by any party, beyond the scope and intent of the original parties, shall be at the sole risk and expense of such user.

Cardno makes no representation or warranty that the past or current operations at the property are, or have been, in compliance with all applicable federal, state and local laws, regulations and codes. This report does not warrant against future operations or conditions, nor does it warrant against operations or conditions present of a type or at a location not investigated. Regardless of the findings stated in this report, Cardno is not responsible for consequences or conditions arising from facts not fully disclosed to Cardno during the assessment.

An independent data research company provided the government agency database referenced in this report. Information on surrounding area properties was requested for approximate minimum search distances and is assumed to be correct and complete unless obviously contradicted by Cardno's observations or other credible referenced sources reviewed during the assessment. Cardno shall not be liable for any such database firm's failure to make relevant files or documents properly available, to properly index files, or otherwise to fail to maintain or produce accurate or complete records.

Cardno makes no warranty, guarantee or certification regarding the quality, accuracy or reliability of any prior report provided to Cardno and discussed in this Phase I ESA report. Cardno expressly disclaims any and all liability for any errors or omissions contained in any prior reports provided to Cardno and discussed in this Phase I ESA report.

Cardno used reasonable efforts to identify evidence of aboveground and underground storage tanks and ancillary equipment on the property during the assessment. "Reasonable efforts" were limited to observation of accessible areas, review of referenced public records and interviews. These reasonable efforts may not identify subsurface equipment or evidence hidden from view by things including, but not limited to, vegetation, paving, construction activities, stored materials and landscaping.

Any estimates of costs or quantities in this report are approximations for commercial real estate transaction due diligence purposes and are based on the findings, opinions and conclusions of this assessment, which are limited by the scope of the assessment, schedule demands, cost constraints, accessibility limitations and other factors associated with performing the Phase I ESA. Subsequent determinations of costs or quantities may vary from the estimates in this report. The estimated costs or quantities in this report are not intended to be used for financial disclosure related to the *Financial Accounting Standards Board (FASB) Statement No. 143, FASB Interpretation No. 47, Sarbanes/Oxley Act* or any United States Securities and Exchange Commission reporting obligations, and may not be used for such purposes in any form without the express written permission of Cardno.

Cardno did not act as a professional title insurance or land surveyor firm as part of this investigation, and makes no guarantee, express or implied, that any land title records acquired or reviewed in this report, or any physical descriptions or depictions of the property in this report, represent a comprehensive definition or precise delineation of property ownership or boundaries.

The Environmental Professional Statement in this report does not "certify" the findings contained in this report and is not a legal opinion of such Environmental Professional. The statement is intended to document Cardno's opinion that an individual meeting the qualifications of an Environmental Professional was involved in the performance of the assessment and that the activities performed by, or under the supervision of, the Environmental Professional were performed in conformance with the standards and practices set forth in 40 CFR Part 312 per the methodology in *ASTM Standard Practice E1527-13* and the scope of work for this assessment.

Per *ASTM Standard Practice E1527-13, Section 6, User Responsibilities*, the User of this assessment has specific obligations for performing tasks during this assessment that will help identify the possibility of recognized environmental conditions in connection with the property. Failure by the User to fully comply with the requirements may impact their ability to use this report to help qualify for Landowner Liability Protections (LLPs) under Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). Cardno makes no representations or warranties regarding a User's qualification for protection under any federal, state or local laws, rules or regulations.

In accordance with the *ASTM Standard Practice E1527-13*, this report is presumed to be valid for a six-month period. If the report is older than six months, the following information must be updated in order for the report to be valid: (1) regulatory review, (2) site visit, (3) interviews, (4) specialized knowledge and (5) environmental liens search. Reports older than one year may not meet *the ASTM Standard Practice E1527-13* and therefore, the entire report must be updated to reflect current conditions and property-specific information.

Other limitations and exceptions that are specific to the scope of this report may be found in corresponding sections.

3.5 Special Terms and Conditions (User Reliance)

This report is for the use and benefit of, and may be relied upon by the entity(s) identified in the Executive Summary of this report as the Client, as well as any of its affiliates and their respective successors and assigns, in connection with a commercial real estate transaction involving the property, and in accordance with the terms and conditions in place between Cardno and the Client for this project. Any third party agrees by accepting this report that any use or reliance on this report shall be limited by the exceptions and limitations in this report, and with the acknowledgment that actual site conditions may change with time, and that hidden conditions may exist at the property that were not discovered within the authorized scope of the assessment. Any use by or distribution of this report to third parties, without the express written consent of Cardno is at the sole risk and expense of such third party.

Cardno makes no other representation to any third party except that it has used the degree of care and skill ordinarily exercised by environmental consultants in the preparation of the report and in the assembling of data and information related thereto. No other warranties are made to any third party, either expressed or implied.

4 Site Description

4.1 Location and Legal Description

The subject property is located generally on the north side of Orange Blossom Drive, approximately one quarter mile east of Airport Pulling Road in Naples, Collier County, Florida (as generally depicted in **Figures 1 and 2**). The short legal description of the subject property parcels (as provided in County records) are as follows:

- Parcel 00235960009 (2879 Orange Blossom Drive):
1 49 25 E1/2 OF NE1/4 OF NE1/4 OF SW1/4 AND E 15.98 FT OF W1/2 OF NE1/4 OF NE1/4 OF SW1/4 LESS RW
- Parcel 00236000007 (2877 Orange Blossom Drive):
1 49 25 W 319 FT OF NE1/4 OF NE1/4 OF SW1/4 LESS S 30FT
- Parcel 00235560001 (no address):
1 49 25 COMM AT NW CNR OF SW 1/4 OF SEC 1, S 89DEG 26'57"E 1672.30FT TO THEE POB,S89DEG 26'57"E 326.98FT, S02DEG 39' 01"E 791.59FT, N89DEG 23'32"W 327.51FT,N02DEG 36'46"W 791.30 FT TO THE POB LESS S 30FT
- Parcel 00235520009 (2775 Orange Blossom Drive):
1 49 25 W1/2 OF NW1/4 OF NE1/4 OF SW1/4, LESS S 30FT 5.85 AC
- Parcel 00235680004 (no address):
1 49 25 E1/2 OF NE1/4 OF NW1/4 OF SW1/4, LESS S 30FT FOR RD R/W, OR 1743 PG 1625

4.2 Surrounding Area General Characteristics

The property is located within an area developed with residential developments and church facilities.

4.3 Current Use of the Property

At the time of this report, the property was vacant.

4.4 Descriptions of Property Improvements

Approximate Size of Property	29.33 acres (five parcels combined)
General Topography of Property	Generally flat
Adjoining and/or Ingress/Egress Roads	Orange Blossom Drive (from the south)
Paved Areas	Driveway and parking areas
Unimproved Areas	Majority of the site overall
Landscaped Areas	Very limited
Surface Water	Two ponds within the subject site boundaries
Potable Water Source	Public supply (anticipated)
Sanitary Sewer Utility	Residential structures = septic (anticipated)

Current Occupancy Status	Vacant
Unoccupied Buildings/Spaces/Structures	Two residential structures (1,091 square feet and 720 square feet) remain on the property
Building Name or General Building Description	n/a
Approximate Total Square Footage of Structure(s)	See above
Construction Completion Year	County records indicate construction date of the on-site structures to be 1972 and 1976

4.5 Current Uses of Adjoining Properties

Adjoining/nearby properties are primarily residential. Adjoining properties of concern are discussed in Sections 6.1 and/or Section 7 of this report, if applicable.

5 User Provided Information

5.1 Title Records

This service was not requested by the Client as part of this assessment, nor did the User (Client) provide title record information.

5.2 Environmental Liens or Activity and Use Limitations (AULs)

The User provided no information regarding property environmental liens or activity and use limitations. However, any liens and AULs associated with the property (if any) are anticipated to be addressed by the End User/Current Site Owner as part of the land/title transaction process.

The Florida Department of Environmental Protection (FDEP) maintains a GIS database of facilities which have had institutional controls listed on the deed of record. Institutional controls are legal and/or physical restrictions imposed on a property to prevent adverse impacts to individuals or populations that may be exposed to hazardous substances and/or petroleum products. Review of the FDEP database did not reveal any facilities with institutional controls within a quarter-mile radius of the subject site.

5.3 Specialized Knowledge

The previous reports discussed in Section 6.3.5 and the questionnaire completed by the End User of this report (discussed in Section 8.2) are considered specialized knowledge regarding recognized environmental conditions associated with the property.

5.4 Valuation Reduction for Environmental Issues

The User provided no information regarding a significant valuation reduction for environmental issues associated with the property.

5.5 Owner, Property Manager, and Occupant Information

The subject property is currently owned and maintained by Old Barn Inc. of Naples, Florida. The site was unoccupied at the time of this report.

5.6 Reason for Performing Phase I

This assessment was performed to satisfy the requirements of the Client and other interested parties with respect to potential environmental impairment associated with the property due to contamination by hazardous substances, controlled substances or petroleum products on or near the site. While the User did not specifically identify the purpose of the Phase I ESA, it should be assumed that the purpose is to qualify for a Landowner Liability Protection (LLP) to CERCLA liability.

6 Records Review

The purpose of the records review is to obtain and review records that will help identify RECs in connection with the property. Some records reviewed pertain not only to the property, but also to properties within an additional approximate minimum search distance in order to help assess the likelihood of problems from migrating hazardous substances or petroleum products. Unless stated otherwise the approximate minimum search distances used below were as specified in *ASTM Standard 1527-13*.

6.1 Standard Environmental Record Sources

The regulatory agency database report discussed in this section, provided by Environmental Data Resources, Inc. was reviewed for information regarding reported use or release of hazardous substances and petroleum products on or near the property. Unless otherwise noted, the information provided by the regulatory agency database report and other sources referenced in this report, were considered sufficient for recognized environmental condition (REC), controlled recognized environmental condition (CREC), historical recognized environmental condition (HREC) or de minimis condition determinations without conducting supplemental agency file reviews. Cardno also reviewed the "unmappable" (also referred to as "orphan") listings within the database report, cross-referencing available address information and facility names. Unmappable sites are listings that could not be plotted with confidence, but are potentially in the general area of the property, based on the partial street address, city, or zip code. Any unmappable site that was identified by Cardno as being within the approximate minimum search distance from the property, based on the site reconnaissance and/or cross-referencing to mapped listings is included in the discussion within this section. The complete regulatory agency database report may be found in **Appendix A**. The following is a summary of the findings of the database review.

Regulatory Database	Minimum Search Distance	Subject Property Listed?	No. of Sites Listed
Federal National Priority List (NPL)	1 mile	No	0
Federal Delisted NPL	1 mile	No	0
Federal Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) list	½ mile	No	0
Federal CERCLIS No Further Remedial Action Planned (NFRAP)	½ mile	No	0
Federal Resource Conservation and Recovery Act (RCRA), Corrective Action facilities (CORRACTS)	1 mile	No	0
Federal RCRIS non- CORRACTS Treatment, Storage, and Disposal Facilities (TSD)	½ mile	No	0
Federal RCRA Generators	¼ mile	No	0
Federal Institutional Control/Engineering Control Registry	½ mile	No	0

Regulatory Database	Minimum Search Distance	Subject Property Listed?	No. of Sites Listed
Federal Emergency Response Notification System (ERNS) list	Property	No	0
Federal Facility Index System/Facility Registry System (FINDS)	Property	No	0
State and Tribal NPL	N/A	No	0
State CERCLIS (SHWS)	1 mile	No	0
State Landfill or Solid Waste Disposal Sites	½ mile	No	0
State and Tribal Leaking Underground Storage Tank (LUST) Sites	½ mile	No	22
State and Tribal Registered Underground Storage Tank (UST) Sites – Not necessarily included in LUST sites	¼ mile	No	20
State and Tribal Registered Aboveground Storage Tank (AST) Sites	¼ mile	No	1
State Institutional Control/Engineering Control Registry Sites	½ mile	No	0
DWM Contamination Sites	½ mile	No	15
Priority Dry Cleaners	½ mile	No	1

The report listed sites of potential concern based on the search distances listed above. However, no listed facilities appear to have the potential for environmental impacts to the subject site (due to proximity, anticipated direction of groundwater flow and/or potential for migrating contamination).

6.2 Physical Setting Sources

Hydrogeological resources were examined to identify the probable direction of surface water and shallow groundwater flow at the site. The USGS Naples North, Florida 7.5-minute series topographic maps produced in 1991 was reviewed. The map shows the site being located at an elevation of 10 feet above mean sea level. Based on map topography contours, the inferred primary direction of groundwater flow for the vicinity of the subject site is determined to be toward the south-southwest. The USGS Topographic Map is included as **Figure 1**.

According to the US Department of Agriculture Natural Resources Conservation Service inquiry, the site is located in an area comprised primarily of Holopaw and Ft. Drum fine sands. The Holopaw series consists of deep and very deep, poorly and very poorly drained soils formed in sandy marine sediments. Similarly, the Ft. Drum series consists of very deep, poorly drained, moderately permeable soils on low ridges and flats that border sloughs and depressional areas.

6.3 Historical Records Sources

6.3.1 Aerial Photographs, Sanborn Fire Insurance Maps and City Directories

Period	Source(s)	Identified Historical Uses		Comments
		Subject Property	Surrounding Area	
1962	Aerial Photo (see Figure 3a)	Appears to be agricultural land/cultivated fields.	Similar to the subject site, agricultural land use is visible north, west and south of the subject site. East appears to be undeveloped/vacant land.	The agricultural land use is an REC due to potential impacts from pesticide and herbicide use.
1973 1975	Aerial Photo (see Figure 3b for 1973 photo)	<ul style="list-style-type: none"> A residential structure is visible (consistent with one noted during the recent site visit). The formation of the western-most pond is visible in close proximity to the residential structure. The former fruit packing facility is visible within the northeast quadrant of the subject site. A barn/paddock area is visible within the site boundaries. 	Agricultural land uses (cultivated fields and a citrus grove).	
1985	Aerial Photo (see Figure 3c)	<ul style="list-style-type: none"> Two relatively large surface water bodies (potential borrow pits/lakes) are visible; similar to those observed during the recent site visit. An additional structure is visible in close proximity to the previously-mentioned barn. The residential and packing plant properties appear to be divided. 	<ul style="list-style-type: none"> A borrow pit/lake is visible on an adjacent property to the west. Surrounding land uses appear to remain agricultural. 	
1993	Aerial Photo (see Figure 3d)	<ul style="list-style-type: none"> A trailer is visible near the southeast corner of the eastern water body. Expansion of the fruit packing facility is visible in the northeast corner. 	<ul style="list-style-type: none"> Residential development is visible to the north. Clearing is visible on adjacent lands to the south (likely associated with residential development on later photos). 	
2003	Aerial Photo (see Figure 3e)	Land clearing/reworking for agricultural use is visible in the western and southeast portions of the site.	No significant changes from previous photo.	

Period	Source(s)	Identified Historical Uses		Comments
		Subject Property	Surrounding Area	
n/a	Sanborn Fire Insurance Maps	EDR conducted a search of their library of Sanborn Maps (they own the collection), and found no maps depicting the vicinity of the subject site. Based on the availability of aerial photography, this was not considered a significant data gap.		
1980 1981 1986	City Directories	Residential listings	No listings of concern	
1991	City Directory	<ul style="list-style-type: none"> Residential listing Eden Island Nursery & Landscaping 	No listings of concern	
1996 2001	City Directories	<ul style="list-style-type: none"> Residential listing Stoney's Citrus Groves 	No listings of concern	
2007	City Directory	<ul style="list-style-type: none"> Gulf Sun Development Inc. 	No listings of concern	

6.3.2 Other Agency Records (FDEP Cattle Dipping Vat Listing)

Cardno referenced the list of known cattle dip vats maintained and provided by FDEP. A review of the Collier County list did not reveal any obvious indicators of a documented vat within the boundaries of the subject site. However, this list is based on old records of the State Livestock Board; and it is often difficult to pin-point a vat location based on property names as referenced in 1933. However, if evidence of a cattle dip vat is encountered during site development, it will need to be properly addressed (i.e. consultant with an environmental professional to assess the finding).

6.3.3 Property Tax/Appraiser Files

Cardno reviewed available files on the Collier County's Property Appraiser's website for historical ownership information on the property. The web site contained links to transaction documents back to 1986. A cursory review of the available documents for each parcel did not reveal ownership details that would indicate any additional RECs.

6.3.4 Recorded Land Title Records

The acquisition of recorded land title records was not required by the scope of work for the Phase I ESA.

6.3.5 Prior Reports

The following reports were provided through the Client by the current site owner:

- **Phase I Environmental Site Assessment, Oak Grove Property, 2877 and 2879 Orange Blossom Drive**, Entrix Water Solutions, November 2008: This investigation found the historical agricultural land use offered the potential for soil and groundwater impacts (REC).
- **Limited Phase II Environmental Site Assessment, Oak Grove, 2877 and 2879 Orange Blossom Drive (generally the NE quadrant of the subject site)**, Entrix Water Solutions, November 2008. The purpose of the Limited Phase II ESA was to address the potential floor drain pipe found within the former produce stand building, agricultural land uses (pesticide storage/use/handling), on-site petroleum storage (500-gallon aboveground skid tank), and suspected former underground storage tank (UST) location. In summary:

- . Suspected UST location: Four soil borings for screening revealed no residual petroleum contamination in the screened soils.
 - . Floor drain(s) location: Soil screening at this location revealed no excessively contaminated soil. However, due to the suspected septic system, Entrix recommended identification of the drainfield and installation of a groundwater monitor well down-gradient of the drainfield.
 - . Pesticide Storage/Use/Handling Area: Laboratory analysis of soils collected from this area revealed no impacts for pesticides above regulatory cleanup criteria.
- **Limited Phase II Environmental Site Assessment, LCS Naples CCRC, 2775, 2877 and 2879 Orange Blossom Drive (Remainder of Subject Site)** Entrix Water Solutions, November 2008. The purpose of the Limited Phase II ESA was to address RECs associated with the evidence of backfill in the eastern borrow pit/lake area and agricultural activity (pesticide storage/use/handling). In summary:
 - . Borrow pit / test pit location: Two test pit excavations were completed at the southwest area of the eastern-most borrow pit/lake to six feet in depth. Construction debris was encountered in both test pits. No containers, drums, batteries, petroleum products or evidence of soil/groundwater impacts was noted. Soil samples collected from the test pits for field screening (organic vapor analysis) which revealed no evidence of petroleum contamination in the tested soils.
 - . Pesticide mixing area and background location: Samples were collected for laboratory analysis for pesticides. Analysis results revealed no constituents above regulatory cleanup criteria.

7 Site Reconnaissance

The following is a summary of visual and/or physical observations of the property on the day of the site visit. Representative photographs can be found in **Appendix B**.

7.1 Methodology, Limiting Conditions

Cardno personnel conducted the site reconnaissance which consisted of visual and/or physical observations of the property and improvements; adjoining sites as viewed from the property; and, the surrounding area based on visual observations made during the trip to and from the property. Building exteriors were observed along the perimeter from the ground, unless described otherwise. At the time of the property inspection, no interior access was available for the residential structures. This was not considered a significant data gap due to the obvious use.

7.2 Hazardous Substance Use, Storage, and Disposal

Cardno did not observe active storage, use or handling of hazardous substances at the time of the site visit.

7.3 Underground Storage Tanks (USTs)

Cardno observed no obvious evidence of a current or former UST system at the time of the site visit.

7.4 Aboveground Storage Tanks (ASTs)

No ASTs were noted on-site at the time of the site visit.

7.5 Other Petroleum Products

Cardno did not observe evidence of the use, storage or disposal of other petroleum products within the boundaries of the property at the time of the site visit.

7.6 Polychlorinated Biphenyls (PCBs)

Pole-mounted electrical transformers were noted within subject site boundaries. No leaks or stains were observed in the vicinity of transformers units. Based on visual observations, transformers are not considered to be an environmental liability to the property owner. Any leaks from the transformers units should be reported to the responsible utility company.

7.7 Nonhazardous Solid Waste

Cardno did not observe any evidence of the generation, storage or disposal of nonhazardous solid waste in, on or at the property. However, the site was inactive at the time of the site visit.

7.8 Wastewater

No evidence of wastewater generation was noted at the time of the site visit.

7.9 Waste Pits, Ponds and Lagoons

Cardno did not observe evidence of waste pits, ponds or lagoons within the property boundaries.

7.10 Drains and Sumps

No floor drains were observed or reported by the current site owner within the subject site.

7.11 Septic Systems

Cardno did not observe direct evidence of a septic system in, on or at the property. However a former septic system associated with the fruit packing plant, as well as current systems for the on-site residential structures are anticipated.

7.12 Stormwater Management System

Surface water is anticipated to flow toward the on-site borrow pits/lakes. Stormwater is anticipated to infiltrate the ground within the unpaved portions of the site.

7.13 Wells

A residential-use well was noted next to an on-site residential structure.

8 Interviews / Completion of Questionnaires

Cardno personnel forwarded copies of their standard questionnaires to the client for completion and distribution to the current site owner, with the following results:

8.1 Site Owner Questionnaire

As of the submittal date of this report, the Site Owner Questionnaire had not been completed/returned for inclusion.

8.2 End User Questionnaire

Cardno's *All Appropriate Inquiry – User Questionnaire* was completed by Richard Slosson, Sr. Vice President of Development for Erickson Living Properties, II. In summary, Mr. Slosson reported:

- . There are no environmental cleanup liens associated with the property.
- . There are no activity and land use limitations (AULs) associated with the property.
- . He has no specialized knowledge related to the property or nearby properties.
- . The purchase price is considered the fair market value.
- . He is aware of no indications of releases on the property.
- . There are no obvious indicators that point to the likely presence of contamination at the property.

A copy of the returned questionnaire(s) is included as **Appendix C**.

9 Geophysical Survey Investigation Results

To determine the general extent/location of subsurface debris associated with the historical fill activities, a geophysical investigation was conducted within the site boundaries from the site's east boundary, west to the residential structures. The area of investigation was approximately 13 acres in size.

9.1 Methodology

The geophysical investigation included time domain electromagnetics (EM) and ground-penetrating radar (GPR). The EM survey grids for the investigation were established along transect lines spaced 25 feet apart. The GPR survey was conducted along perpendicular transects spaced 100 feet apart. Additional lines were conducted along anomalous areas identified by either the TDEM or GPR methodologies. The GPR range provided information to an estimated depth of 5 to 10 feet below land surface. Investigation methodologies are discussed in more detail in the report provided by Geoview (included as **Appendix D**).

9.2 Results

The EM survey identified seven areas of elevated response. Four of these areas (all located generally to the southwest and southeast of the western-most borrow pit/lake, and based on the EM response were suspected of containing relatively high amounts of metallic debris. The debris was found to be from one to six feet in depth. The locations of the anomalies are depicted in GeoView's full report.

10 Subsurface Vapor Migration

Hazardous gases (vapor) from subsurface sources, such as contaminated soil or groundwater can migrate into residential, commercial, and industrial buildings with any foundation type, including basements, crawlspaces, or slabs. According to EPA guidance, three conditions must exist for hazardous vapors to reach the interior of buildings from the subsurface environment underneath or near a building. First, a source of hazardous vapors must be present in the soil or in groundwater underneath or near a building. Second, vapors must form and have a pathway along which to migrate toward the building. Third, entry routes must exist for the vapors to enter the building, and driving forces must exist to draw the vapors into the building.

Cardno considered the nature and extent of on-site and nearby sources of potential subsurface vapor migration by evaluating the current and historical usage of the property, the construction type and history, the physical setting, and the potential sources of subsurface vapor migration through the review of regulatory agency database information that was summarized in Section 5.0. Based on the potential for contaminants within the former packing plant footprint, additional assessment appears warranted to determine the potential for subsurface vapor migration into future structures within the same location.

11 References

Historical Aerials: FDOT, University of Florida Historical Aerials Collection

United States Geological Survey; Quadrangles

Collier County Property Appraiser, Online Inquiry System

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

EPA on-line database searches

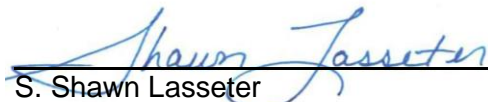
Historical City Directories, R.L. Polk Company, Hill-Donnelly Corporation

USGS Natural Resources Conservation Services, National Cooperative Soil Survey

12 Qualifications/Signatures of Environmental Professional(s)

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 40 CFR Part 312.10. I certify that this report has been prepared in general accordance with 40 CFR Part 312 and ASTM E 1527-13 Standard Practice for Environmental Site Assessments. I further certify that, in my professional judgment, this report meets the requirements of 40 CFR Part 312, Standards and Practices for All Appropriate Inquiries. I have the specific qualifications based on training, experience and registration to perform and/or assist in the assessment of a property of the nature, history and setting of the subject property.

for Cardno


S. Shawn Lasseter
Project Manager

Date: 05/27/2015

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 40 CFR Part 312.10. 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 further certify that, in my professional judgment, this report meets the requirements of 40 CFR Part 312, Standards and Practices for All Appropriate Inquiries, and was prepared by me or under my direct responsible charge.

for Cardno


Richard L. Hagberg, PG
Director

Date: 05/27/2015

(resume summaries follow)

Richard L. Hagberg, PG

Director/Geologist

BS / Geology/Hydrogeology / 1985
MS / Environmental Science (pending)

- Registered Professional Geologist; FL,
- Licensed Florida Water Well Contractor
- 30 Years Professional Experience
- 40-Hour OSHA Certified
- Member - Florida Brownfields Association
- Member – Tampa Bay Area Association of Environmental Professionals

As Manager of Cardno's Clearwater Branch Environmental Services Group, Mr. Hagberg directs all of the branch's environmental services projects. He has extensive experience in industrial and hazardous waste assessment and remediation, including management of private and public sector projects. His project experience includes site assessment, environmental construction and remediation, industrial, petroleum, sanitary, and hazardous waste investigation and treatment, operational and transactional audits, training programs, permitting, and multimedia field sampling.

Shawn Lasseter

Project Manager

AA, Science & Technology, Gulf Coast College, 1983
BBA, Business, University of SW Georgia, 1990

- Certified Environmental Inspector
- Extensive Phase I/II ESA Experience
- 40-Hour OSHA Certified
- Member – Tampa Bay Association of Environmental Professionals
- Member – National Environmental Assessment Association
- Member – Florida Brownfields Association

Ms. Lasseter has extensive experience in assessment and management of environmental projects. Her project experience includes Phase I/II environmental assessments and contamination assessments. Highlights of project experience include:

- Project Manager for over 700 Phase I/II Environmental Site Assessments
- Project manager/technician responsible for conducting EPA Brownfield site assessments utilizing EPA Brownfield Grant Funding