



Environmental Consulting & Technology, Inc.

May 13, 2009
090213-0100

Ms. Ashley Keough
Gulf Power
One Energy Place
Pensacola, Florida 32520

**Re: Phase I Environmental Site Assessment (ESA) Addenda
Celia Property, Davis Parcel
Escambia County, Florida**

Dear Ms. Keough:

Environmental Consulting & Technology, Inc. (ECT) has conducted a phase I ESA of an approximately 59-acre property located between Camp Road and Cox Road, south of Bratt Road in unincorporated northern Escambia County, Florida. This assessment consisted of a review of historic aerial photographs and topographic maps, a site inspection, and a review of regulatory agency databases to determine if the subject and adjacent properties have been inspected by regulatory agency personnel. A copy of the regulatory agency database search conducted by FirstSearch Technology Corporation (FirstSearch) is attached to this letter report (Attachment A). This letter report is certified to Alex Davis, Gulf Power and their affiliates and attorneys and may only be relied upon by these parties.

PROPERTY DESCRIPTION

The subject property is located between Cox Road to the east and Camp Road to the west with the northern property boundary located approximately 2,000 feet south of Bratt Road at the northeastern corner. Cox Road is located along the approximately northern 660 feet of the eastern property boundary. The subject property is rectangular in shape. The subject site is undeveloped and in no apparent use. The subject site is located in Section 20, Township 5 north, and Range 31 west. A site vicinity map is provided as Figure 1, and a site map is provided as Figure 2.

The subject property is located in an area of undeveloped land and properties in silvicultural use and agricultural use (pasture and soybeans). Scattered residential developments are located along Cox, Camp, and Bratt Roads.

1408 North Westshore
Blvd., Suite 115
Tampa, FL
33607

(813)
289-9338

FAX (813)
289-9388

T:\COMMON\Phase I 2009\Celia Addenda\GulfPowerDavisParcel.doc
An Equal Opportunity/Affirmative Action Employer

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HISTORICAL USE REVIEW

A review of the Century, Florida U. S. Geological Survey (USGS) quadrangle map dated 1941 indicates that no structures are depicted onsite. The entire property is shaded in green indicating that the subject site is forested. An intermittent stream is depicted flowing to the north-northeast through the central and north-central portions of the subject site, eventually flowing into Canoe Creek to the east. No structures are shown on any of the adjacent properties. Cox Road is shown as a light duty road along a portion of the eastern boundary of the subject site. The southern, western, and northern adjacent properties are shaded in green. A review of the Century, Florida USGS quadrangle map dated 1978 indicates that there are no apparent changes from the 1941 quadrangle map.

A review of available historical aerial photographs indicated that the subject property appeared to be undeveloped in the 1940/41 aerial photograph, the earliest available for review. The entire property is wooded with no evidence of any apparent use. The northern, western, and southern adjacent properties also appear wooded. There is a disturbed area evident just to the west of the subject property. The disturbed area appears to be one of many eroded gully areas observed elsewhere in the site vicinity associated with the tributaries of Mitchell Creek, located to the west and south of the subject site. Cox Road is evident along a portion of the eastern property boundary of the subject site. The eastern adjacent property appears to be primarily pasture with a wooded area located along its western boundary, south of Cox Road. There are no significant changes onsite or on the adjacent properties in the 1951 aerial photograph, which is the base map to the Soil Survey of Escambia County, Florida. The disturbed area that had been evident on a portion of the western adjacent property is no longer evident. There are no significant changes onsite or on the adjacent properties in the 1970 aerial photograph. The disturbed area evident on a portion of the western adjacent property in the 1940 aerial photograph appears now as partially cleared land and partially vegetated. There appears to be an unpaved trail in the western portion of the subject site and the wooded area in a portion of the eastern adjacent property has been converted to pasture or row crops in the 1999 aerial photograph. No other significant changes are apparent. There are no significant changes onsite or on the adjacent properties in the 2006 aerial photograph. Copies of the 1940, 1970, 1999, and 2006 aerial photographs are included as Figures 3 through 6, respectively.

A review of the Escambia County Property Appraiser website indicated that prior owners back to 1995 included individuals and Davis Marine Construction from November 2006 to May 2008. A copy of the Escambia County Property Appraiser information is included as Attachment B.

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REGULATORY RECORDS REVIEW

A review of reasonably obtainable regulatory agency file materials indicated that the subject property is not listed on any of the databases. None of the adjacent properties are listed on any of the databases. The closest listed facilities are a solid waste facility known as the Camp Five Landfill located approximately 0.5-mile to the west and the Escambia County Road Department facility, a leaking underground storage tank (LUST) facility, located approximately 1,500 feet to the west. Downgradient impacts to the groundwater and surface water to the south have been detected, apparently attributed to the landfill. The LUST facility has been accepted into the state funded Early Detection Incentive Petroleum Cleanup Program and was assigned a site priority score of 10. All of the underground storage tanks (USTs) have been removed or closed in place. The facility is currently active with two 250-gallon new/lube oil aboveground storage tanks (ASTs) and one 12,000-gallon vehicular diesel fuel AST. A compliance inspection conducted in August 2007 indicated that the facility is in compliance.

CURRENT SITE INSPECTION

On March 17, 2009 ECT's Staff Scientist, Ms. Katy Kitanovski, inspected the subject property to identify the presence of stains, discolorations, abandoned containers, drainage patterns, and other evidence of improper disposal, discharge, or waste handling activities. The property was also inspected for the presence of electrical equipment with dielectric fluid potentially containing polychlorinated biphenyls. Photographs taken during the site inspection are included as Attachment C.

The field inspection consisted of a pedestrian and vehicular survey. All accessible areas of the subject property were traversed. The surrounding area was also reviewed to confirm the regulatory database information. The subject property is heavily vegetated, undeveloped, and in no apparent use. An unpaved road is accessible from Cox Road in the northern portion of the eastern property boundary. No structures and no improvements were observed onsite. Evidence of a minor amount of dumping was observed. Dumped materials along the unpaved road included household items, a tire, a toilet, piping, wood, and miscellaneous debris (see photographs). No electrical equipment was observed onsite.

ECT saw no evidence of the following associated with the subject property:

- Chemical smells/foul odors;
- Stained or stressed vegetation;
- Soil staining;
- Drums;
- USTs or ASTs;
- Surface impoundments/holding ponds;
- Leachate or seeps;
- Oil and gas wells/refinery;

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- Farm wastes/manure stockpiles; or
- Pesticide/herbicide misapplication.

The western, northern, and southern adjacent properties are wooded and undeveloped. The eastern adjacent property is planted in soybeans. There is no structural development in the proximate area.

Mr. Alex Davis, the current owner of the subject property, completed a questionnaire, which is provided as Attachment D. Mr. Davis is not aware of any environmental concerns associated with the subject site. Mr. Davis indicated that there has not been any use of the property since his time of ownership.

Ms. Ashley Keough, representative of the Client, completed a user questionnaire, which is also included in Attachment D. The results of the User Questionnaire indicate that there are no known environmental concerns.

CONCLUSIONS AND RECOMMENDATIONS

ECT has performed a phase I ESA update in conformance with the scope and limitations of ASTM Practice E 1527-05 of the above referenced property located between Cox and Camp Roads, south of Bratt Road in unincorporated Escambia County, Florida. Any exceptions to, or deletions from, this practice are described in the limitations section of this report. Based on the results of the phase I ESA investigations, there are no recognized environmental conditions associated with the past or current uses of the subject property or with any offsite, potential contaminant sources. ECT does not recommend any phase II ESA activities at this time.

LIMITATIONS

ECT investigated the environmental conditions associated with the above-referenced property located in unincorporated Escambia County, Florida. In performing its work, ECT used reasonable care and conducted all activities in accordance with currently accepted hydrological and engineering practices, and standard agency procedures as appropriate. Other than this, no warranty is implied or intended.

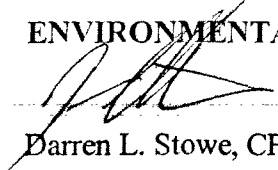
It is understood that a phase I ESA update generally cannot, and does not in this case, lead to a full knowledge of site conditions, but indicates conditions only for those exact locations and specific times where observations were made. There can be no assurance, and ECT offers no assurance, that site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

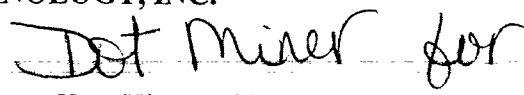
Ms. Ashley Keough
May 13, 2009
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We have appreciated this opportunity to be of service. If you should have any questions, please contact either of the undersigned at (813) 289-9338.

Sincerely,

ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.


Darren L. Stowe, CFEA
Project Manager


Katy Kitanovski
Senior Associate Scientist

DLS
Attachments

FIGURES

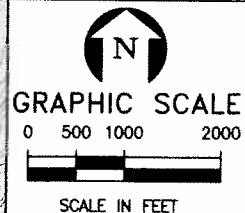
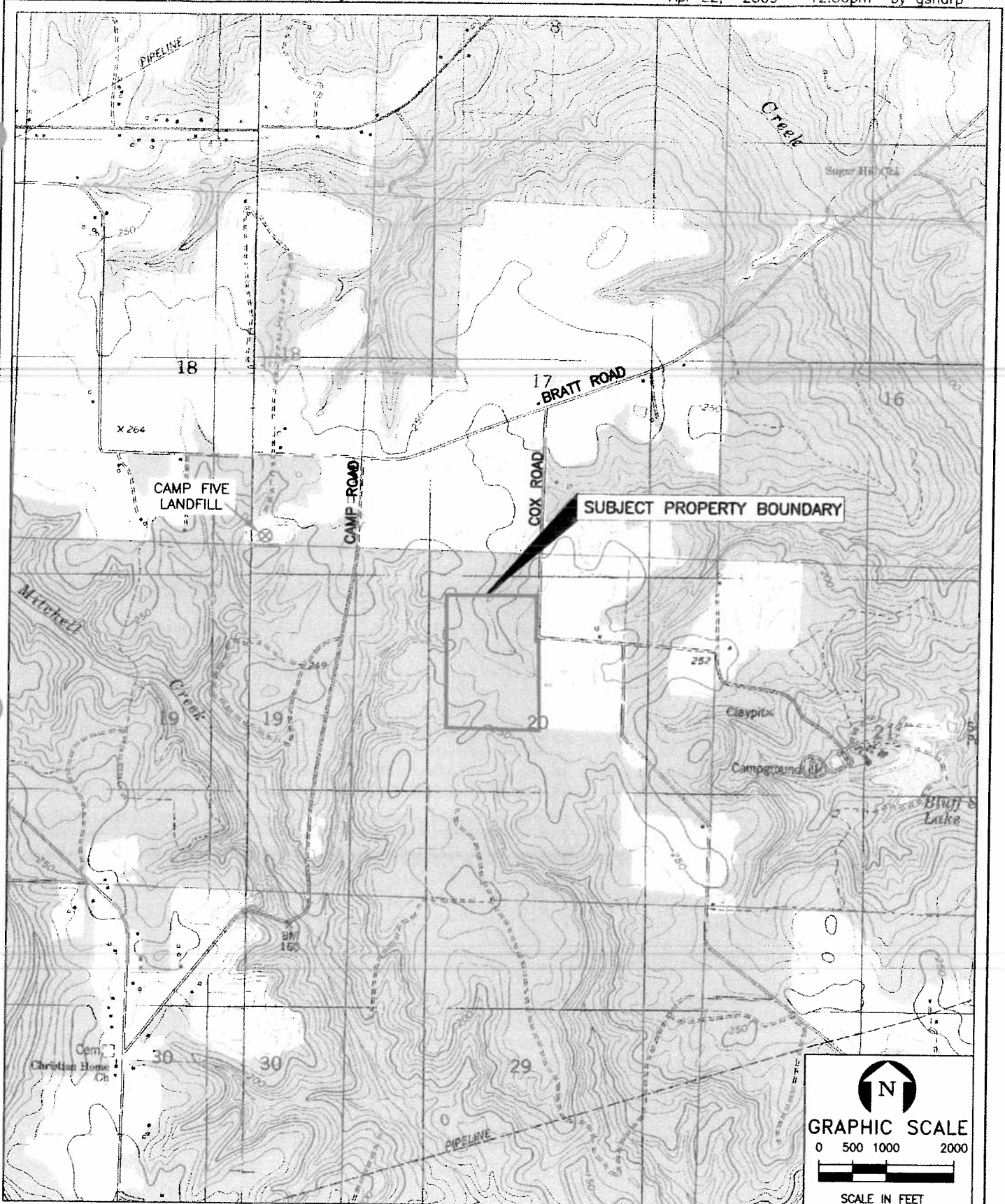


FIGURE 1.
 SITE VICINITY MAP
 DAVIS PARCEL
 ESCAMBIA COUNTY, FLORIDA

Source: ECT, 2009.

ECT
 Environmental Consulting & Technology, Inc.

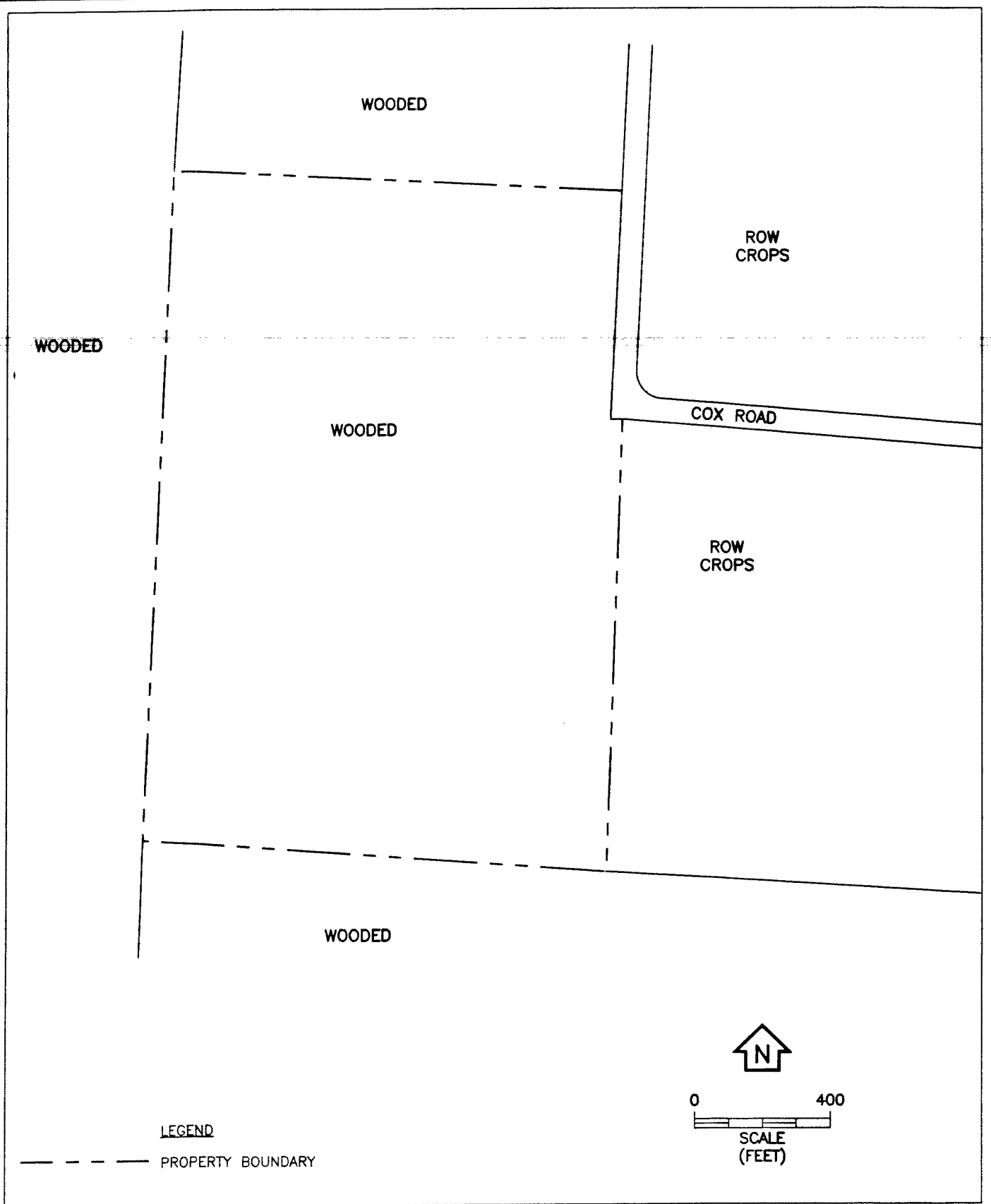


FIGURE 2.
SITE MAP
DAVIS PARCEL
ESCAMBIA COUNTY, FLORIDA

Source: ECT, 2009.

ECT
Environmental Consulting & Technology, Inc.

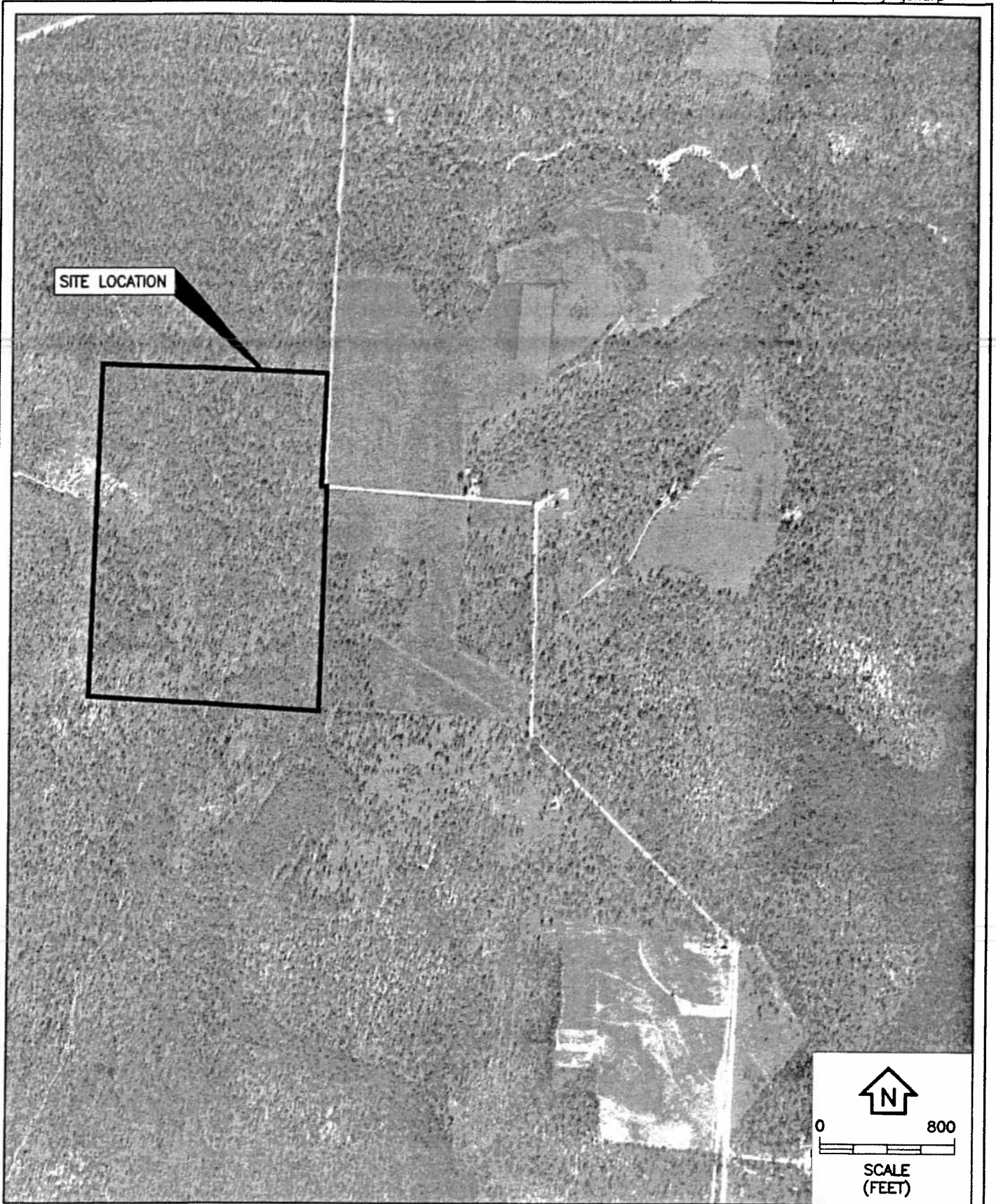


FIGURE 3.
1940/1941 AERIAL PHOTOGRAPH
DAVIS PARCEL
ESCAMBIA COUNTY, FLORIDA

Sources: Escambia County Aerial Photograph, Fl., 1940/1941; ECT, 2009.

ECT

Environmental Consulting & Technology, Inc.

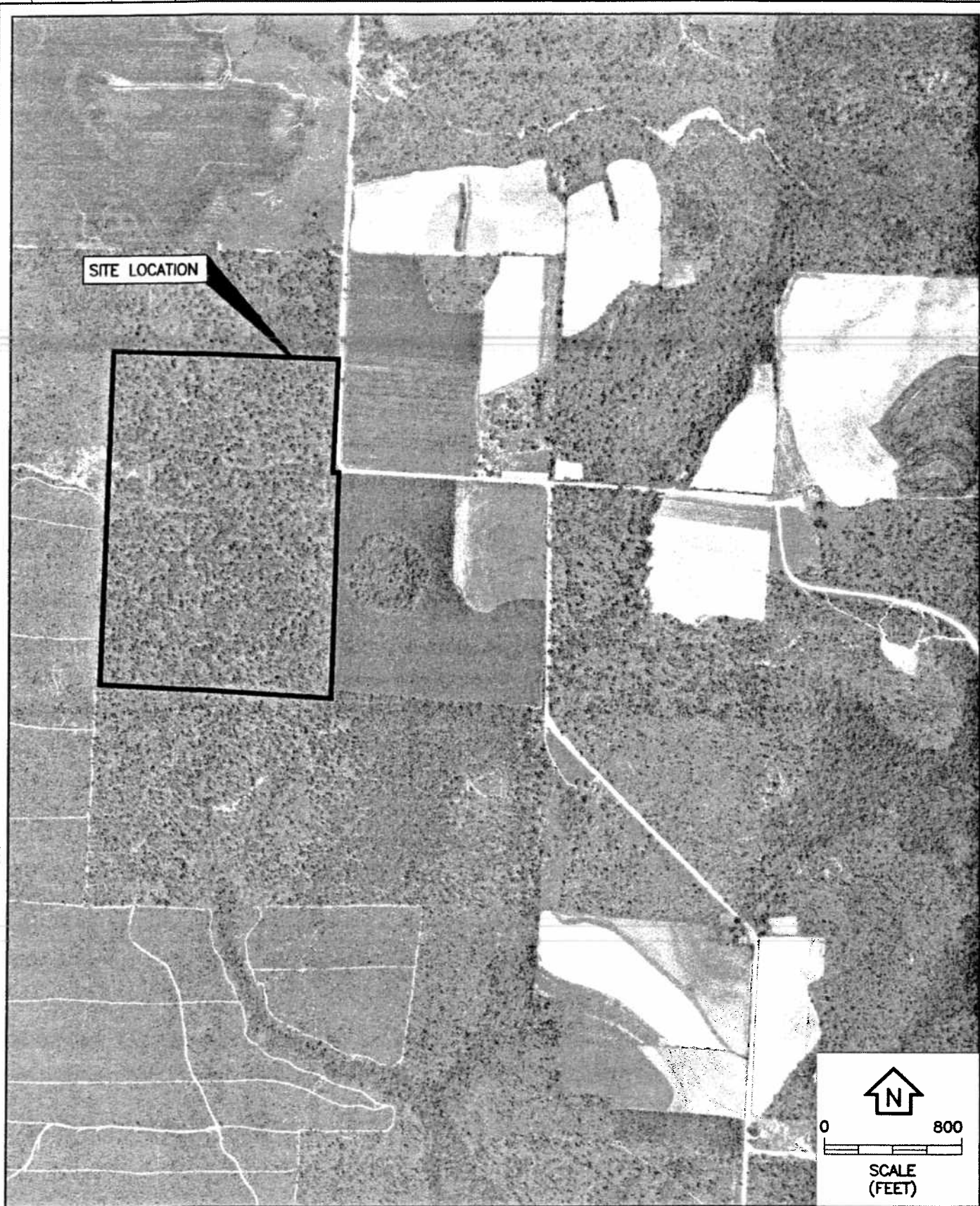


FIGURE 4.
1970 AERIAL PHOTOGRAPH
DAVIS PARCEL
ESCAMBIA COUNTY, FLORIDA

Sources: Escambia County Aerial Photograph, Fl., 1970; ECT, 2009.

ECT

Environmental Consulting & Technology, Inc.

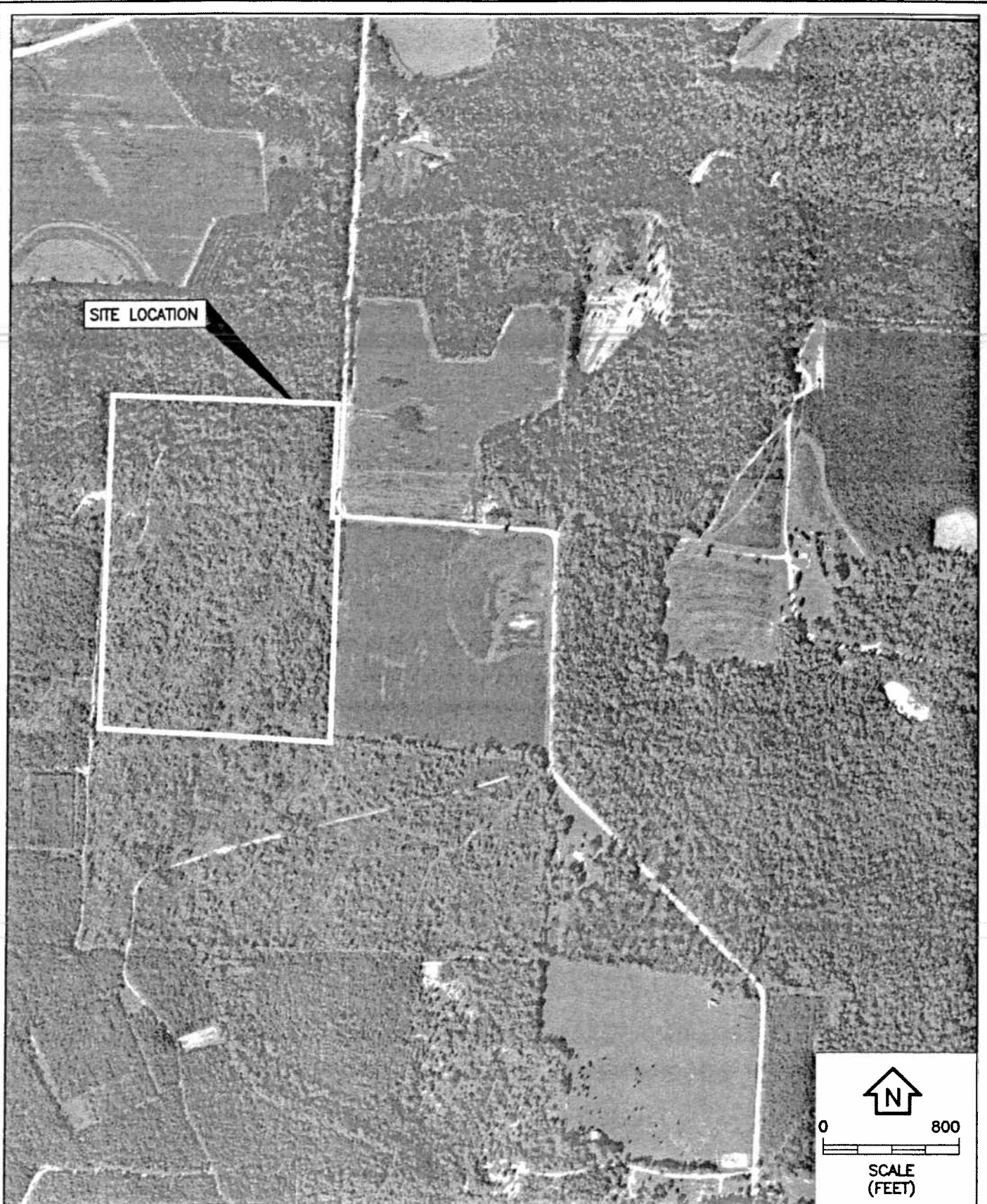


FIGURE 5.
1999 AERIAL PHOTOGRAPH
DAVIS PARCEL
ESCAMBIA COUNTY, FLORIDA

Sources: Escambia County Aerial Photograph, Fl., 1999; ECT, 2009.

ECT

Environmental Consulting & Technology, Inc.

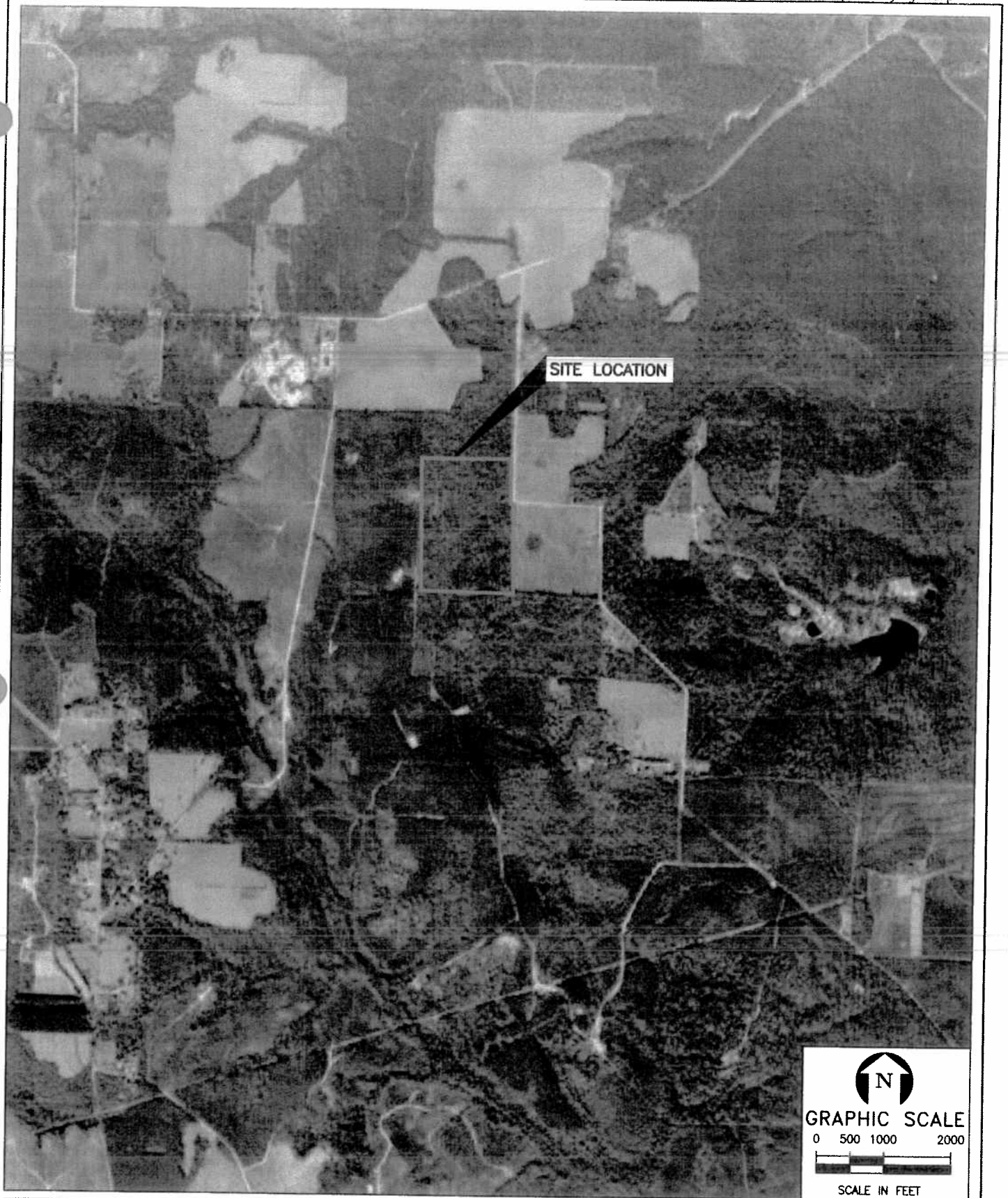


FIGURE 6.
2006 AERIAL PHOTOGRAPH
DAVIS PARCEL
ESCAMBIA COUNTY, FLORIDA

Sources: Google Earth Aerial, 2006; ECT, 2009.

ECT

Environmental Consulting & Technology, Inc.

ATTACHMENT A
FIRSTSEARCH TECHNOLOGY
CORPORATION DATABASE SEARCH

FirstSearch Technology Corporation

Environmental FirstSearch™ Report

Target Property: ESCAMBIA COUNTY

CENTURY FL 32535

Job Number: 111408

PREPARED FOR:

Environmental Consulting and Technology

1408 North Westshore Blvd Ste 115

Tampa FL 33607

11-14-08



Tel: (407) 265-8900

Fax: (407) 265-8904

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Environmental FirstSearch Search Summary Report

Target Site:

CENTURY FL 32535

FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	10-08-08	1.00	0	0	0	0	0	0	0
NPL Delisted	Y	10-08-08	0.50	0	0	0	0	-	0	0
CERCLIS	Y	10-08-08	0.50	0	0	0	0	-	1	1
NFRAP	Y	10-08-08	0.50	0	0	0	0	-	0	0
RCRA COR ACT	Y	09-08-08	1.00	0	0	0	0	0	0	0
RCRA TSD	Y	09-08-08	0.50	0	0	0	0	-	0	0
RCRA GEN	Y	09-08-08	0.25	0	0	0	-	-	0	0
RCRA NLR	Y	09-08-08	0.25	0	0	0	-	-	0	0
Federal IC / EC	Y	10-01-08	0.50	0	0	0	0	-	0	0
ERNS	Y	07-30-08	0.12	0	0	-	-	-	0	0
Tribal Lands	Y	12-01-05	1.00	0	0	0	0	0	2	2
State/Tribal Sites	Y	08-15-08	1.00	0	0	0	0	0	1	1
State Spills 90	Y	10-06-08	0.12	0	0	-	-	-	0	0
State Spills 80	Y	09-01-01	0.25	0	0	0	-	-	1	1
State/Tribal SWL	Y	08-12-08	0.50	1	0	0	0	-	0	1
State/Tribal LUST	Y	10-06-08	0.50	0	0	0	0	-	18	18
State/Tribal UST/AST	Y	10-06-08	0.25	1	0	1	-	-	6	8
State/Tribal EC	Y	08-28-08	0.50	0	0	0	0	-	0	0
State/Tribal IC	Y	08-28-08	0.25	0	0	0	-	-	0	0
State/Tribal VCP	Y	NA	0.50	0	0	0	0	-	0	0
State/Tribal Brownfields	Y	09-15-08	0.50	0	0	0	0	-	0	0
Receptors	Y	01-01-05	0.50	0	0	0	0	-	0	0
NPDES	Y	04-12-08	0.25	0	0	0	-	-	0	0
FINDS	Y	07-10-07	0.25	0	0	0	-	-	2	2
TRIS	Y	09-23-08	0.25	0	0	0	-	-	0	0
HMIRS	Y	10-08-08	0.25	0	0	0	-	-	0	0
NCDB	Y	06-30-08	0.25	0	0	0	-	-	0	0
PADS	Y	01-01-08	0.25	0	0	0	-	-	0	0
AIRS	Y	03-15-08	0.25	0	0	0	-	-	0	0

Notice of Disclaimer

Due to the limitations, constraints, inaccuracies and incompleteness of government information and computer mapping data currently available to FirstSearch Technology Corp., certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in FirstSearch Technology Corp.'s databases. All EPA NPL and state landfill sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent the eastern and western most longitudes; the northern and southern most latitudes. As such, the mapped areas may exceed the actual areas and do not represent the actual boundaries of these properties. All other sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated property. Actual boundaries and locations of individual properties can be found in the files residing at the agency responsible for such information.

Waiver of Liability

Although FirstSearch Technology Corp. uses its best efforts to research the actual location of each site, FirstSearch Technology Corp. does not and can not warrant the accuracy of these sites with regard to exact location and size. All authorized users of FirstSearch Technology Corp.'s services proceeding are signifying an understanding of FirstSearch Technology Corp.'s searching and mapping conventions, and agree to waive any and all liability claims associated with search and map results showing incomplete and or inaccurate site locations.

- Continued on next page -

Environmental FirstSearch Search Summary Report

Target Site:

CENTURY FL 32535

FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
DOCKET	Y	01-09-06	0.25	0	0	0	-	-	0	0
Nuclear Permits	Y	04-30-99	0.50	0	0	0	0	-	0	0
Releases	Y	07-30-08	0.25	0	0	0	-	-	0	0
Federal Other	Y	01-12-08	0.25	0	0	0	-	-	0	0
State Permits	Y	01-14-05	0.25	0	0	0	-	-	0	0
State Other	Y	08-01-08	0.25	0	0	0	-	-	0	0
FI Map Coverage	Y	10-16-08	0.12	0	0	-	-	-	0	0
- TOTALS -				2	0	1	0	0	31	34

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Due to the limitations, constraints, inaccuracies and incompleteness of government information and computer mapping data currently available to FirstSearch Technology Corp., certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in FirstSearch Technology Corp.'s databases. All EPA NPL and state landfill sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent the eastern and western most longitudes; the northern and southern most latitudes. As such, the mapped areas may exceed the actual areas and do not represent the actual boundaries of these properties. All other sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated property. Actual boundaries and locations of individual properties can be found in the files residing at the agency responsible for such information.

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**Environmental FirstSearch
Site Information Report**

Request Date: 11-14-08
Requestor Name: de/ect/dstowe
Standard: AAI

Search Type: AREA
 3.15 sq mile(s)
Job Number: 111408
Filtered Report

Target Site:

CENTURY FL 32535

Demographics

Sites: 34	Non-Geocoded: 31	Population: NA
Radon: NA		

Site Location

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>	<u>UTMs</u>
Longitude:	-87.365916	-87:21:57	Easting: 465040.864
Latitude:	30.929317	30:55:46	Northing: 3421642.25
Elevation:	N/A		Zone: 16

Comment

Comment:

Additional Requests/Services

Adjacent ZIP Codes: 1 Mile(s)	Services:																																		
<table border="1"> <thead> <tr> <th><u>ZIP</u></th> <th><u>City Name</u></th> <th><u>ST</u></th> <th><u>Dist/Dir</u></th> <th><u>Sel</u></th> </tr> </thead> <tbody> <tr> <td>32568</td> <td>MC DAVID</td> <td>FL</td> <td>0.00 --</td> <td>Y</td> </tr> </tbody> </table>	<u>ZIP</u>	<u>City Name</u>	<u>ST</u>	<u>Dist/Dir</u>	<u>Sel</u>	32568	MC DAVID	FL	0.00 --	Y	<table border="1"> <thead> <tr> <th></th> <th><u>Requested?</u></th> <th><u>Date</u></th> </tr> </thead> <tbody> <tr> <td>Fire Insurance Maps</td> <td>No</td> <td></td> </tr> <tr> <td>Aerial Photographs</td> <td>Yes</td> <td>11-14-08</td> </tr> <tr> <td>Historical Topos</td> <td>Yes</td> <td>11-14-08</td> </tr> <tr> <td>City Directories</td> <td>Yes</td> <td>11-14-08</td> </tr> <tr> <td>Title Search/Env Liens</td> <td>No</td> <td></td> </tr> <tr> <td>Municipal Reports</td> <td>No</td> <td></td> </tr> <tr> <td>Online Topos</td> <td>No</td> <td></td> </tr> </tbody> </table>		<u>Requested?</u>	<u>Date</u>	Fire Insurance Maps	No		Aerial Photographs	Yes	11-14-08	Historical Topos	Yes	11-14-08	City Directories	Yes	11-14-08	Title Search/Env Liens	No		Municipal Reports	No		Online Topos	No	
<u>ZIP</u>	<u>City Name</u>	<u>ST</u>	<u>Dist/Dir</u>	<u>Sel</u>																															
32568	MC DAVID	FL	0.00 --	Y																															
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Municipal Reports	No																																		
Online Topos	No																																		

*Environmental FirstSearch
Sites Summary Report*

Target Property: CENTURY FL 32535

JOB: 111408

TOTAL: 34 **GEOCODED:** 3 **NON GEOCODED:** 31 **SELECTED:** 34

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
2	SWL	CAMP FIVE LANDFILL 1017C00008/CLOSED, WITH GW MONI	OLD BRATT RD, 6MI SW CENTUR CENTURY FL 32535	0.00 --	N/A	1
1	UST	GROVER BLANTON FARM 178736880/CLOSED	4500 PINE BARREN ROAD CENTURY FL 32535	0.00 --	N/A	2
3	UST	D O MORGAN FARM 178837529/CLOSED	2850 BREASTWORKS ROAD MCDAVID FL 32568	0.14 NW	N/A	3

Environmental FirstSearch Sites Summary Report

Target Property: CENTURY FL 32535

JOB: 111408

TOTAL: 34 **GEOCODED:** 3 **NON GEOCODED:** 31 **SELECTED:** 34

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
	CERCLIS	B and B ENTERPRISES RELEASE FLN000407659/NOT PROPOSED	130 WEST HWY 4 W. CENTURY CENTURY FL 32535	NON GC	N/A	N/A
	FINDS	CAMP FIVE LANDFILL 110013929561/FRS	OLD BRATT RD, 6MI SW CENTUR CENTURY FL 32535	NON GC	N/A	N/A
	FINDS	NORTHVIEW HIGH SCHOOL 110009083829/FRS	HWY 4 AT PINE BARREN BRATT FL 32535	NON GC	N/A	N/A
	LUST	ECK FARM HAROLD 178736904/FACILITY OPEN	VAN PELT ROAD DAVISVILLE FL 32535	NON GC	N/A	N/A
	LUST	CHAMPION INTERNATIONAL CORP-PERDID 178521309/FACILITY CLOSED	WOODLANDS GARAGE CANTONMENT FL 32535	NON GC	N/A	N/A
	LUST	CHEVRON-DEANS 178507828/FACILITY CLOSED	US 29 CENTURY FL 32535	NON GC	N/A	N/A
	LUST	ESCAMBIA CNTY ROAD DEPT-MCDAVID 178626780/FACILITY OPEN	CAMP ROAD MCDAVID FL 32535	NON GC	N/A	N/A
	LUST	ESCAMBIA CNTY SHERIFFS DEPT-SUB ST 178626835/FACILITY CLOSED	HWY 29 CENTURY FL 32535	NON GC	N/A	N/A
	LUST	EXXON-JORDANS 178838250/FACILITY CLOSED	HWY 29 CENTURY FL 32535	NON GC	N/A	N/A
	LUST	HOWARD NICKEL 178737080/FACILITY OPEN	5420 BROWN HWY WALNUT HILL FL 32568	NON GC	N/A	N/A
	LUST	RAYMOND SCHNEIDER 178508088/FACILITY CLOSED	STAR RT B BOX 360 WALNUT HILL FL 32568	NON GC	N/A	N/A
	LUST	CHEROKEE OIL CO 178507792/FACILITY CLOSED	SR 29 CENTURY FL 32535	NON GC	N/A	N/A
	LUST	SONNY and NELL S COUNTRY STORE 178508132/FACILITY CLOSED	NORTH HWY 29 MCDAVID FL 32568	NON GC	N/A	N/A
	LUST	NORTHROP OIL CO INC-BULK PLANT 178520449	SOUTH HWY 29 CENTURY FL 32535	NON GC	N/A	N/A
	LUST	MENNONITE CHURCH 178942939/FACILITY CLOSED	97 HIGH ROAD WALNUT HILL FL 32568	NON GC	N/A	N/A
	LUST	WALNUT HILL FARM SUPPLY 178942872/FACILITY CLOSED	20 SOUTH HWY 99 WALNUT HILL FL 32568	NON GC	N/A	N/A
	LUST	GREEN S GROCERY 179063891/FACILITY CLOSED	HWY 97 WALNUT HILL FL 32568	NON GC	N/A	N/A
	LUST	GODWIN FARMS VONZIE C 178508209/FACILITY CLOSED	STAR RT B BOX 26 WALNUT HILL FL 32568	NON GC	N/A	N/A
	LUST	ESCAMBIA CNTY SCHOOL BD - WALNUT H 178626016/FACILITY OPEN	HWY 97 WALNUT HILL FL 32568	NON GC	N/A	N/A
	LUST	BRYAN S GROCERY 178837535/FACILITY CLOSED	HWY 97 WALNUT HILL FL 32568	NON GC	N/A	N/A

**Environmental FirstSearch
Sites Summary Report**

Target Property: CENTURY FL 32535

JOB: 111408

TOTAL: 34 **GEOCODED:** 3 **NON GEOCODED:** 31 **SELECTED:** 34

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
	LUST	PINE TREE STABLES 179101756/FACILITY CLOSED	6291 MEADOWS ROAD DAVISVILLE FL 32535	NON GC	N/A	N/A
	SPILLS80	ESCAMBIA CNTY-ROAD OPERATIONS 178626780/OPEN	CAMP ROAD MCDAVID FL 32535	NON GC	N/A	N/A
	STATE	WDC DOORS (FORMERLY JIM WALTER DOO SITE 000077/STATE SITE	1ST ST CENTURY FL 32535	NON GC	N/A	N/A
	TRIBALLAND	BUREAU OF INDIAN AFFAIRS CONTACT I BIA-32568	UNKNOWN FL 32568	NON GC	N/A	N/A
	TRIBALLAND	BUREAU OF INDIAN AFFAIRS CONTACT I BIA-32535	UNKNOWN FL 32535	NON GC	N/A	N/A
	UST	MIKE PLAN FARM 178736889/OPEN	BRATT ROAD CENTURY FL 32535	NON GC	N/A	N/A
	UST	CAIN FARM H M 178736883/OPEN	OLD BRATT ROAD CENTURY FL 32535	NON GC	N/A	N/A
	UST	HELTON BROS FARM 178736902/CLOSED	SOUTH 8TH AT GREENLANDS BRA DAVISVILLE FL 32535	NON GC	N/A	N/A
	UST	HELTON BROS FARM 178837860/OPEN	GREENLAND BRATTS ROAD WALNUT HILL FL 32568	NON GC	N/A	N/A
	UST	HELTON BROS FARM 178837861/CLOSED	GREENLAND BRATTS ROAD WALNUT HILL FL 32568	NON GC	N/A	N/A
	UST	ESCAMBIA CNTY ROAD DEPT-MCDAVID 178626780/OPEN	CAMP ROAD MCDAVID FL 32535	NON GC	N/A	N/A

*Environmental FirstSearch
Site Detail Report*

Target Property: CENTURY FL 32535

JOB: 111408

SWL			
SEARCH ID: 1	DIST/DIR: 0.00 --	ELEVATION:	MAP ID: 2
NAME: CAMP FIVE LANDFILL		REV: 8/12/08	
ADDRESS: OLD BRATT RD, 6MI SW CENTURY CENTURY FL 32535		ID1: 1017C00008	
		ID2: 00001689	
CONTACT: ESCAMBIA COUNTY BRD OF COMMISS		STATUS: CLOSED, WITH GW MONITORING	
		PHONE: (850) 436-5783	
 <u>SITE INFORMATION</u>			
LANDFILL CLASS:	CLASS II LANDFILL		
FACILITY STATUS:	CLOSED, WITH GW MONITORING		
DISTRICT:	NWD		
 <u>RESPONSIBLE AUTHORITY</u>			
	ESCAMBIA COUNTY BRD OF COMMISS		
	13009 BEULAH RD		
	CANTONMENT FL 32533		
	(850) 436-5783		

*Environmental FirstSearch
Site Detail Report*

Target Property: CENTURY FL 32535

JOB: 111408

UST

SEARCH ID: 3 **DIST/DIR:** 0.00 -- **ELEVATION:** 253 **MAP ID:** 1

NAME: GROVER BLANTON FARM	REV: 10/6/08
ADDRESS: 4500 PINE BARREN ROAD	ID1: 178736880
CENTURY FL 32535	ID2: 8736880.00
ESCAMBIA	STATUS: CLOSED
CONTACT: GROVER BLANTON	PHONE: (904) 327-4640

SITE INFORMATION

TOTAL NUMBER OF TANKS: 1

FACILITY TYPE: M - AGRICULTURAL
DEP CO: N

TANK INFORMATION

TANK ID: 1	STATUS: CLOSED
TVI: TANK	DEP CO: N
INSTALLED: 01-JUL-1984	STAT DATE: 01-OCT-1997

TK STAT: B - REMOVED
CAPACITY(GAL): 1000
CONTENT: D - VEHICULAR DIESEL
PLACE: ABOVEGROUND
TYPE: M - AGRICULTURAL

*Environmental FirstSearch
Site Detail Report*

Target Property: CENTURY FL 32535

JOB: 111408

UST

SEARCH ID: 2 **DIST/DIR:** 0.14 NW **ELEVATION:** 253 **MAP ID:** 3

NAME: D O MORGAN FARM	REV: 10/6/08
ADDRESS: 2850 BREASTWORKS ROAD	ID1: 178837529
MCDAVID FL 32568	ID2: 8837529.00
ESCAMBIA	STATUS: CLOSED
CONTACT: FELIX NICHOLAS	PHONE: (205) 368-3183

SITE INFORMATION

TOTAL NUMBER OF TANKS: 2

FACILITY TYPE: M - AGRICULTURAL
DEP CO: N

TANK INFORMATION

TANK ID: 1	STATUS: CLOSED
TVI: TANK	DEP CO: N
INSTALLED:	STAT DATE:

TK STAT: B - REMOVED
CAPACITY(GAL): 550
CONTENT: D - VEHICULAR DIESEL
PLACE: UNDERGROUND
TYPE: M - AGRICULTURAL

TANK ID: 2	STATUS: CLOSED
TVI: TANK	DEP CO: N
INSTALLED:	STAT DATE:

TK STAT: B - REMOVED
CAPACITY(GAL): 550
CONTENT: D - VEHICULAR DIESEL
PLACE: UNDERGROUND
TYPE: M - AGRICULTURAL

Environmental FirstSearch Descriptions

NPL: EPA NATIONAL PRIORITY LIST - The National Priorities List is a list of the worst hazardous waste sites that have been identified by Superfund. Sites are only put on the list after they have been scored using the Hazard Ranking System (HRS), and have been subjected to public comment. Any site on the NPL is eligible for cleanup using Superfund Trust money.

A Superfund site is any land in the United States that has been contaminated by hazardous waste and identified by the Environmental Protection Agency (EPA) as a candidate for cleanup because it poses a risk to human health and/or the environment.

FINAL - Currently on the Final NPL

PROPOSED - Proposed for NPL

NPL DELISTED: EPA NATIONAL PRIORITY LIST Subset - Database of delisted NPL sites. The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

DELISTED - Deleted from the Final NPL

CERCLIS: EPA COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM (CERCLIS)- CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL.

PART OF NPL- Site is part of NPL site

DELETED - Deleted from the Final NPL

FINAL - Currently on the Final NPL

NOT PROPOSED - Not on the NPL

NOT VALID - Not Valid Site or Incident

PROPOSED - Proposed for NPL

REMOVED - Removed from Proposed NPL

SCAN PLAN - Pre-proposal Site

WITHDRAWN - Withdrawn

NFRAP: EPA COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM ARCHIVED SITES - database of Archive designated CERCLA sites that, to the best of EPA's knowledge, assessment has been completed and has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

NFRAP - No Further Remedial Action Plan

P - Site is part of NPL site

D - Deleted from the Final NPL

F - Currently on the Final NPL

N - Not on the NPL

O - Not Valid Site or Incident

P - Proposed for NPL

R - Removed from Proposed NPL

S - Pre-proposal Site

W - Withdrawn

RCRA COR ACT: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984. RCRAInfo facilities that have reported violations and subject to corrective actions.

RCRA TSD: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM

TREATMENT, STORAGE, and DISPOSAL FACILITIES. - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.
Facilities that treat, store, dispose, or incinerate hazardous waste.

RCRA GEN: EPA/MA DEP/CT DEP RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM GENERATORS - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.

Facilities that generate or transport hazardous waste or meet other RCRA requirements.

LGN - Large Quantity Generators

SGN - Small Quantity Generators

VGN - Conditionally Exempt Generator.

Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List) facilities.

CONNECTICUT HAZARDOUS WASTE MANIFEST - Database of all shipments of hazardous waste within, into or from Connecticut. The data includes date of shipment, transporter and TSD info, and material shipped and quantity. This data is appended to the details of existing generator records.

MASSACHUSETTES HAZARDOUS WASTE GENERATOR - database of generators that are regulated under the MA DEP.

VQN-MA = generates less than 220 pounds or 27 gallons per month of hazardous waste or waste oil.

SQN-MA = generates 220 to 2,200 pounds or 27 to 270 gallons per month of waste oil.

LQG-MA = generates greater than 2,200 lbs of hazardous waste or waste oil per month.

RCRA NLR: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.

Facilities not currently classified by the EPA but are still included in the RCRAInfo database. Reasons for non classification:

Failure to report in a timely matter.

No longer in business.

No longer in business at the listed address.

No longer generating hazardous waste materials in quantities which require reporting.

Federal IC / EC: EPA BROWNFIELD MANAGEMENT SYSTEM (BMS) - database designed to assist EPA in collecting, tracking, and updating information, as well as reporting on the major activities and accomplishments of the various Brownfield grant Programs.

FEDERAL ENGINEERING AND INSTITUTIONAL CONTROLS- Superfund sites that have either an engineering or an institutional control. The data includes the control and the media contaminated.

ERNS: EPA/NRC EMERGENCY RESPONSE NOTIFICATION SYSTEM (ERNS) - Database of incidents reported to the National Response Center. These incidents include chemical spills, accidents involving chemicals (such as fires or explosions), oil spills, transportation accidents that involve oil or chemicals, releases of radioactive materials, sightings of oil sheens on bodies of water, terrorist incidents involving chemicals, incidents where illegally dumped chemicals have been found, and drills intended to prepare responders to handle these kinds of incidents. Data since January 2001 has been received from the National Response System database as the EPA no longer maintains this data.

Tribal Lands: BIA INDIAN LANDS AND NATIVE ENTITIES IN FLORIDA - database of American Indian reservations in Florida.

Tribal Lands: DOI/BIA INDIAN LANDS OF THE UNITED STATES - Database of areas with boundaries established by treaty, statute, and (or) executive or court order, recognized by the Federal Government as territory in which American Indian tribes have primary governmental authority. The Indian Lands of the United States map layer shows areas of 640 acres or more, administered by the Bureau of Indian Affairs. Included are Federally-administered lands within a reservation which may or may not be considered part of the reservation.
BUREAU OF INDIAN AFFIARS CONTACT - Regional contact information for the Bureau of Indian Affairs offices.

State/Tribal Sites: FL DER/DEP/EPA FLORIDA SITES LIST - database of identified facilities and/or locations that the Florida Department of Environmental Regulation has recognized with potential or existing environmental contamination.
SUPERFUND HAZARDOUS WASTE SITES- database that correlates to the NPL list and includes active, delisted, and Federal sites.

State Spills 90: FDEP PETROLEUM CONTAMINATION AND CLEANUP REPORTS - database of contaminated facility reports provide the Facility ID, Facility Type, Score, Rank, Operator Information, and Owner Information, for facilities that currently have contamination

State/Tribal SWL: FDEP SOLID WASTE FACILITIES LIST - database concerned with the handling of waste and includes locations identified with solid waste landfilling or associated activities involving the handling of solid waste. The presence of a site on this list does not necessarily indicate existing environmental contamination, but rather the potential. The FDEP assigns scores to the sites based on the threat to human health and the environment. The Rank is determined by the site's Score and reflects the state's priority for remedial action on that site. Typically, the lower the Rank value, the greater the priority for remedial action from the state.

State/Tribal LUST: FDEP LEAKING UNDERGROUND STORAGE TANKS LIST - database of petroleum storage tank systems that have reported the possible release of contaminants. Included within this list are sites that are in the Florida Early Detection Incentive (EDI) Program, the Abandoned Tank Restoration Program (ATRP) and the Petroleum Liability Insurance Restoration Program (PLIRP). These programs support remedial action or reimbursement for those sites with environmental problems due to leaking fuel storage tanks. Some sites listed in the report have not yet been accepted in these programs.

State/Tribal UST/AST: FDEP/EPA STORAGE TANK AND CONTAMINATION MONITORING DATABASE - Database of all storage tank facilities registered with the Department and tracked for active storage tanks, storage tank history, or petroleum cleanup activity. Information includes facility identification number, site location information, and basic storage tank information such as size, placement, substance stored, installation date and current tank status.

TRIBAL LAND UNDERGROUND STORAGE TANKS - database of underground storage tanks that are reported to be on Native American lands. These sites are reported to the region 4 office of the EPA by the local tribal governments. The sites can be identified by their ID: NL-FL- number.

State/Tribal EC: FDEP INSTITUTIONAL CONTROLS REGISTRY DATABASE Subset- database of sites that have institutional controls and engineering controls was developed to assist with tracking those properties upon which an institutional control has been imposed pursuant to the provisions contained in Chapters 376 or 403, F.S. For Brownfield sites the ICR has been prepared for the public and local governments to monitor the status of those controls.

State/Tribal IC: FDEP INSTITUTIONAL CONTROLS REGISTRY DATABASE - database of institutional controls was developed to assist with tracking those properties upon which an institutional control has been imposed pursuant to the provisions contained in Chapters 376 or 403, F.S. For Brownfield sites the ICR has been prepared for the public and local governments to monitor the status of those controls.

State/Tribal VCP: FL DEP VOLUNTARY CLEANUP PROGRAM- A static state wide database of sites that have or may receive a tax credit. Tax credits are issued based on a percentage of the costs of "voluntary" cleanup. In other words, the person conducting cleanup is paying for it rather than the site being cleaned up using state funding through the Drycleaning Solvent Cleanup Program. The following three types of sites may be eligible for tax credits: (1) A drycleaning solvent contaminated site eligible for state-funded site rehabilitation under s. 376.3078(3), F.S.; (2) A drycleaning solvent contaminated site at which cleanup is undertaken by the real property owner pursuant to s. 376.3078(10), F.S., if the real property owner is not also, and has never been, the owner or operator of the drycleaning facility where the contamination exists; or (3) A brownfield site in a

designated brownfield area under s. 376.80,F.S.

State/Tribal Brownfields: *FDEP* BROWNFIELDS REDEVELOPMENT PROGRAM DATABASE- database of reports generated from the Brownfield Access Database which tracks the number of designated Brownfield areas, executed Brownfield site rehabilitation agreements, state and federal programs funding, and local Brownfield coordinators' contact information

Receptors: *US DOC* SENSITIVE RECEPTORS - 2005 Census Bureau's TIGER (Topologically Integrated Geographic Encoding and Referencing System) database of schools and hospitals. List of schools and hospitals that may house individuals deemed sensitive to environmental discharges due to their fragile immune systems.

NPDES: *EPA* THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM - Database of permitted facilities receiving and discharging effluents to and from a natural source where treatment of the effluent is monitored.

FINDS: *EPA* FACILITY INDEX SYSTEM(FINDS)/FACILITY REGISTRY SYSTEM(FRS) - The index of identification numbers associated with a property or facility which the EPA has investigated or has been made aware of in conjunction with various regulatory programs. Each record indicates the EPA office that may have files on the site or facility. A Facility Registry System site has an FRS in the status field.

TRIS: *EPA* TOXIC RELEASE INVENTORY SYSTEM (TRIS)- Database that contains information on toxic chemical releases and other waste management activities reported annually by certain covered industry groups as well as federal facilities. This inventory was established under the Emergency Planning and Community Right-to-Know Act of 1986 (EPCRA) and expanded by the Pollution Prevention Act of 1990.

HMIRS: *US DOT* HAZARDOUS MATERIALS INCIDENT RESPONSE SYSTEM - Database of information regarding materials, packaging, and a description of events for tracked incidents.

NCDB: *EPA* NATIONAL COMPLIANCE DATA BASE SYSTEM - Database of regional compliance and enforcement activity and manages the Pesticides and Toxic Substances Compliance and Enforcement program at a national level. The system tracks all compliance monitoring and enforcement activities from the time an inspector conducts an inspection until the time the inspector closes or the case settles the enforcement action. NCDB is the national repository of the 10 regional and Headquarters FIFRA/TSCA Tracking System (FTTS). Data collected in the regional FTTS is transferred to NCDB to support the need for monitoring national performance of regional programs.

PADS: *EPA* DATABASE OF PCB HANDLERS - Database of PolyChlorinatedBiPhenol generators, transporters, storers and/or disposers that are required to register with the EPA. This database indicates the type of handler and registration number. Also included is the PCB Transformer Registration Database.

AIRS: *EPA* AEROMETRIC INFORMATION RETRIEVAL SYSTEM (AIRS) - database of detailed information pertaining to sites which submit air emissions reports. Developed under the Clean Air Act, this database also maintains data on compliance status and enforcement actions.

RADON: *NTIS* NATIONAL RADON DATABASE - EPA radon data from 1990-1991 national radon project collected for a variety of zip codes across the United States.

DOCKET: *EPA* INTERGRATED COMPLIANCE INFORMATION SYSTEM (ICIS) - database of federal administrative and federal judicial cases under the following environmental statutes: the Clean Air Act (CAA), the Clean Water Act (CWA), the Resource Conservation and Recovery Act (RCRA), the Emergency Planning and Community Right-to-Know Act (EPCRA) Section 313, the Toxic Substances Control Act (TSCA), the Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA), the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA or Superfund), the Safe Drinking Water Act (SDWA), and the Marine Protection, Research, and Sanctuaries Act (MPRSA).

Nuclear Permits: *EPA/NRC* PERMITTED NUCLEAR FACILITIES - This database is a comprehensive listing of all facilities which have been issued permits for the handling of radioactive materials, in addition it also contains a complete listing of all licensed and active nuclear power plants located within the United States. THE RADINFO DATABASE - Database of basic information about facilities that are permitted and regulated for their use and handling of radioactive materials.

Federal Other: *EPA* SECTION SEVEN TRACKING SYSTEM (SSTS) - database of registration and

production data for facilities which manufacture pesticides.

VAPOR INTRUSION DATABASE - database that records the migration of volatile chemicals from the subsurface into overlying buildings. Volatile chemicals in contaminated soil or groundwater can emit vapors that may migrate through soil and into indoor air spaces.

State Permits: DERM/DNRP BROWARD COUNTY

EARLY DETECTION INCENTIVE (EDI)- database of leaking tank sites that fall under the following categories: Early Detection Incentive (EDI), Petroleum Liability Insurance Reimbursement (PLIRP), and Abandoned Tank Restoration (ATRP)

ENVIRONMENTAL ASSESSMENT AND REMEDIATION (EA)- database of sites that have been issued licenses (by DNRP) to ensure that proper assessment and remediation are applied.

REGISTERED UNDERGROUND AND ABOVEGROUND STORAGE TANKS (ST)- database of sites on DNRP inventory of Underground and Aboveground Storage Tanks in Broward County.

HAZARDOUS MATERIALS (HM)- database of sites that are involved in some way in the handling of hazardous substances or wastes. Due to the activities relating to the handling of hazardous substances or waste, these sites possess the potential for environmental contamination.

DADE COUNTY

ENFORCEMENT CASES (ENF)- database of sites that have been notified and/or investigated by Dade County to determine if any cleanup activity is necessary. Leaking Underground Storage tanks make up the bulk of this database, but other types of sites include: unauthorized air emissions, unauthorized storage facilities, and site specific spills.

UNDERGROUND STORAGE TANKS (UT)- database of sites on the DERM inventory of Underground Storage Tanks in Dade County.

FUEL CASE SPILL (FSPILL)- database of sites on the DERM listing of spill cases in Dade County. It consists mainly of underground tanks.

INDUSTRIAL WASTE (IW)- IW2 - database of facilities with reclaim systems or holding tanks. IW3 - Facilities with pretreatment or treatment systems that discharge to sewers less than 25,000 gal. per day. IW4 - Facilities that operate treatment systems that discharge to open ground. (Permits are no longer issued to facilities that discharge to open ground.)

INDUSTRIAL WASTE (IW5)- database of Industrial Waste type 5. It is similar to the USEPA RCRA database (RCRIS) and includes sites that are involved in some way in the handling of hazardous and/or non-Hazardous waste. Due to the activities relating to the handling of hazardous substances or waste, these sites possess the potential for environmental contamination.

HAZARDOUS WASTE(HW)- database of sites with confirmed soil or groundwater contamination.

State Other: FDEP SINKHOLES - database of sinkholes from the Florida Geological Survey Sinkholes.

DRYCLEANERS LIST - database of dry cleaning facilities registered with the Department. Information includes facility identification number, site location information, related party (owner) information, and facility type and status. Data is taken from the Storage Tank & Contamination Monitoring database, the registration repository of dry cleaner facility data.

CATTLE DIPPING VATS - database of vats that were filled with an arsenic solution for the control and eradication of the cattle fever tick. Other pesticides such as DDT were also widely used. This is a static list from 1910 through 1950s.

State Other: US DOJ NATIONAL CLANDESTINE LABORATORY REGISTER - Database of addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the U.S. Department of Justice ("the Department"), and the Department has not verified the entry and does not guarantee its accuracy. All sites that are included in this data set will have an id that starts with NCLR.

FI Map Coverage: PROPRIETARY FIRE INSURANCE MAP AVAILABILITY - Database of historical fire insurance map availability.

Environmental FirstSearch Database Sources

NPL: EPA Environmental Protection Agency

Updated quarterly

NPL DELISTED: EPA Environmental Protection Agency

Updated quarterly

CERCLIS: EPA Environmental Protection Agency

Updated quarterly

NFRAP: EPA Environmental Protection Agency.

Updated quarterly

RCRA COR ACT: EPA Environmental Protection Agency.

Updated quarterly

RCRA TSD: EPA Environmental Protection Agency.

Updated quarterly

RCRA GEN: EPA/MA DEP/CT DEP Environmental Protection Agency, Massachusetts Department of Environmental Protection, Connecticut Department of Environmental Protection

Updated quarterly

RCRA NLR: EPA Environmental Protection Agency

Updated quarterly

Federal IC / EC: EPA Environmental Protection Agency

Updated quarterly

ERNS: EPA/NRC Environmental Protection Agency

Updated annually

Tribal Lands: BIA Bureau of Indian Affairs

Updated when available

Tribal Lands: *DOI/BIA* United States Department of the Interior

Updated annually

State/Tribal Sites: *FL DER/DEP/EPA* Florida Department of Environmental Protection, Bureau of Waste Cleanup

Updated quarterly

State Spills 90: *FDEP* Florida Department of Environmental Protect

Updated quarterly

State/Tribal SWL: *FDEP* Florida Department of Environmental Protection

Updated annually

State/Tribal LUST: *FDEP* Florida Department of Environmental Protection

Updated quarterly

State/Tribal UST/AST: *FDEP/EPA* Florida Department of Environmental Protection

Updated quarterly

State/Tribal EC: *FDEP* Florida Department of Environmental Protect

Updated quarterly

State/Tribal IC: *FDEP* Florida Department of Environmental Protect

Updated quarterly

State/Tribal VCP: *FL DEP* Florida Department of Environmental Protection

Updated no longer available

State/Tribal Brownfields: *FDEP* The Florida Department of Environmental Protection, Division of Waste Management.

Updated quarterly

Receptors: *US DOC* US Department of Commerce, Census Bureau

Updated periodically

NPDES: *EPA* Environmental Protection Agency

Updated quarterly

FINDS: *EPA* Environmental Protection Agency

Updated annually

TRIS: *EPA* Environmental Protection Agency.

Updated quarterly

HMIRS: *US DOT* US Department of Transportation

Updated quarterly

NCDB: *EPA* Environmental Protection Agency

Updated quarterly

PADS: *EPA* Environmental Protection Agency

Updated quarterly

AIRS: *EPA* Environmental Protection Agency

Updated quarterly

RADON: *NTIS* Environmental Protection Agency, National Technical Information Services

Updated periodically

DOCKET: *EPA* Environmental Protection Agency

Updated when available

Nuclear Permits: *EPA/NRC* Nuclear Regulatory Commission

Updated periodically

Federal Other: *EPA* Environmental Protection Agency

Updated quarterly

State Permits: *DERM/DNRP* DADE COUNTY Department of Environmental Resource Management (DERM)

Updated quarterly

State Other: *FDEP* Florida Department of Environmental Protection Storage Tank & Contamination Monitoring.

Florida Department of Environmental Protection Cattle Dipping Vats

Updated quarterly

State Other: *US DOJ* U.S. Department of Justice

Updated when available

FI Map Coverage: *PROPRIETARY* Library of Congress

Catalogue of Maps Published by Sanborn Mapping and Geographic Information Service in February 1988®

ProQuest

Other internally produced datasets

Updated quarterly

Environmental FirstSearch
Street Name Report for Streets within .25 Mile(s) of Target Property

Target Property: CENTURY FL 32535

JOB: 111408

Street Name	Dist/Dir	Street Name	Dist/Dir
Bratt Rd	0.25 N-		
Breastworks Rd	0.00 --		
Camp Rd	0.00 --		
Christian Home Rd	0.00 --		
Commalander Rd	0.09 -E		
Cox Rd	0.00 --		
Holland Rd	0.10 SE		
Judy Ln	0.03 N-		
N Pine Barren Rd	0.00 --		
Purdue Rd	0.05 SW		
Victor Rd	0.03 SW		



HISTORICAL FIRE INSURANCE MAPS

NO MAPS AVAILABLE

11-14-08

111408

CENTURY FL 32535

A search of FirstSearch Technology Corporation's proprietary database of historical fire insurance map availability confirmed that there are NO MAPS AVAILABLE for the Subject Location as shown above.

FirstSearch Technology Corporation's proprietary database of historical fire insurance map availability represents abstracted information from the Sanborn® Map Company obtained through online access to the U.S. Library of Congress via local libraries.

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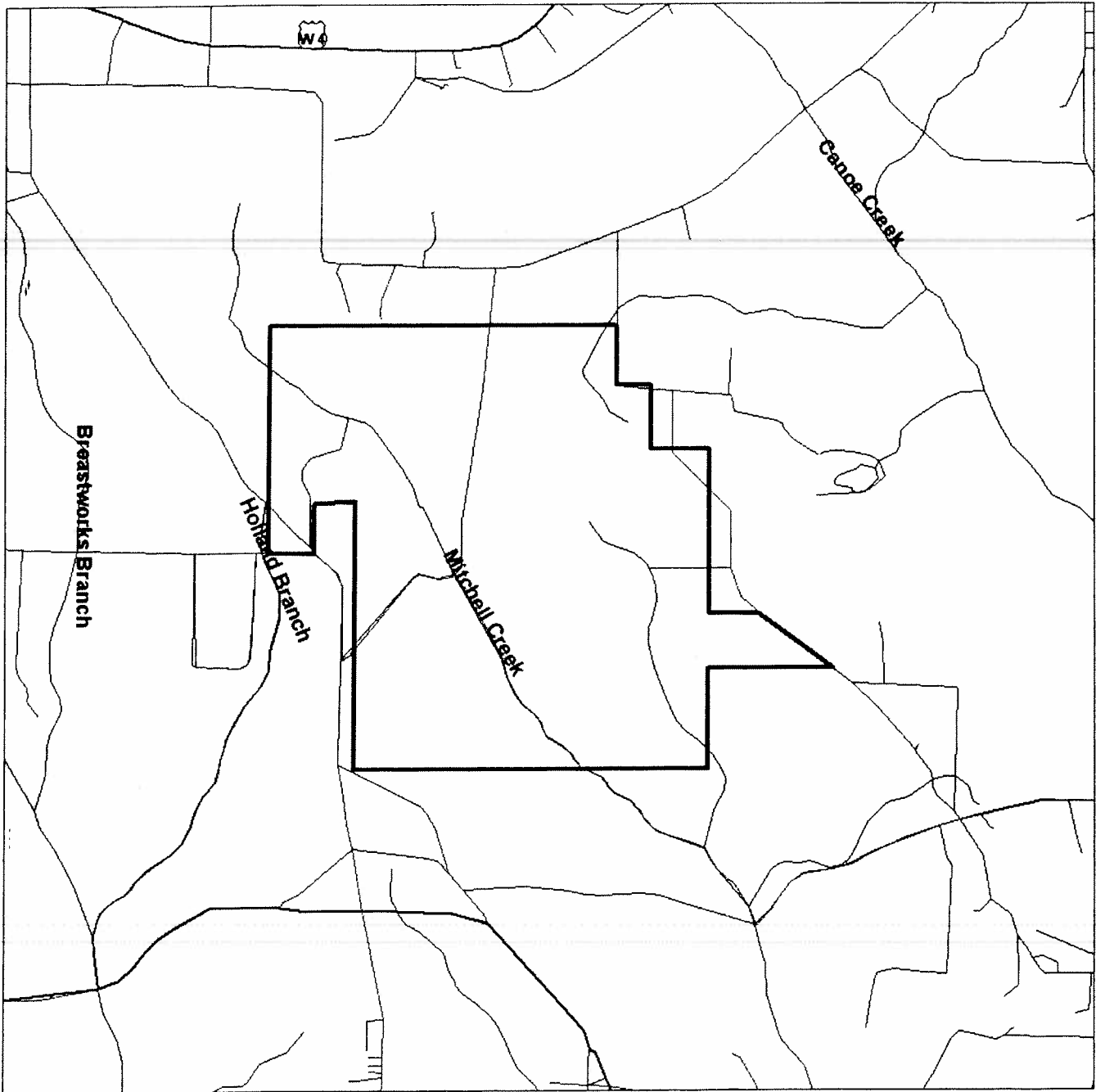


Environmental FirstSearch








1 Mile Radius from Area
ASTM Map: NPL, RCRACOR, STATE Sites



, CENTURY FL 32535



Source: 2005 U.S. Census TIGER Files

- Area Polygon 
- Identified Site, Multiple Sites, Receptor   
- NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste 
- Wetland 
- Railroads 

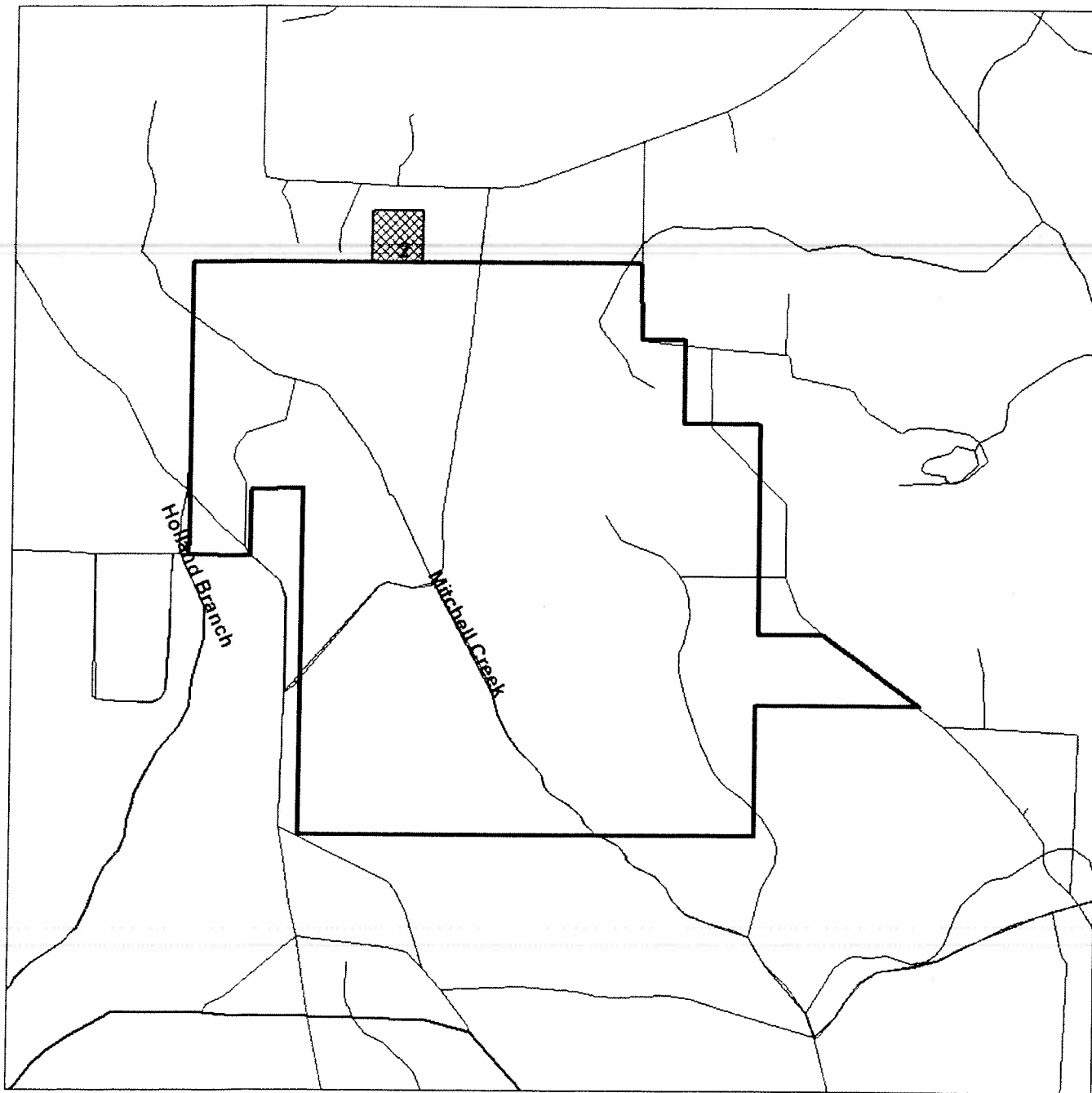


Environmental FirstSearch

.5 Mile Radius from Area
ASTM Map: CERCLIS, RCRATSD, LUST, SWL



, CENTURY FL 32535



Source: 2005 U.S. Census TIGER Files

- Area Polygon
- Identified Site, Multiple Sites, Receptor
- NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste
balland.....
- Railroads

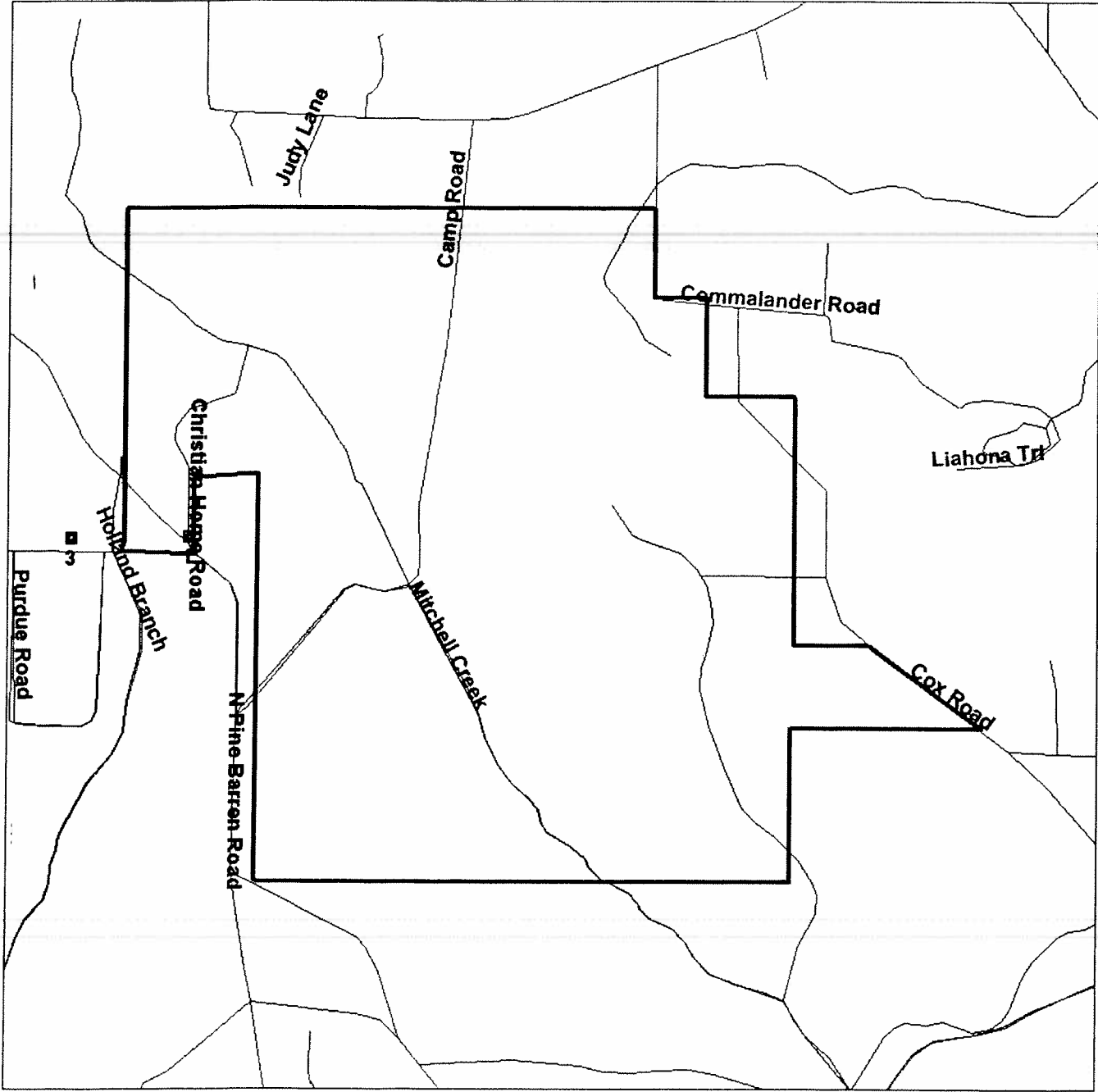


Environmental FirstSearch

.25 Mile Radius from Area
ASTM Map: RCRAGEN, ERNS, UST



, CENTURY FL 32535



Source: 2005 U.S. Census TIGER Files

- Area Polygon
- Identified Site, Multiple Sites, Receptor
- PL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste
- Landfill
- Railroads

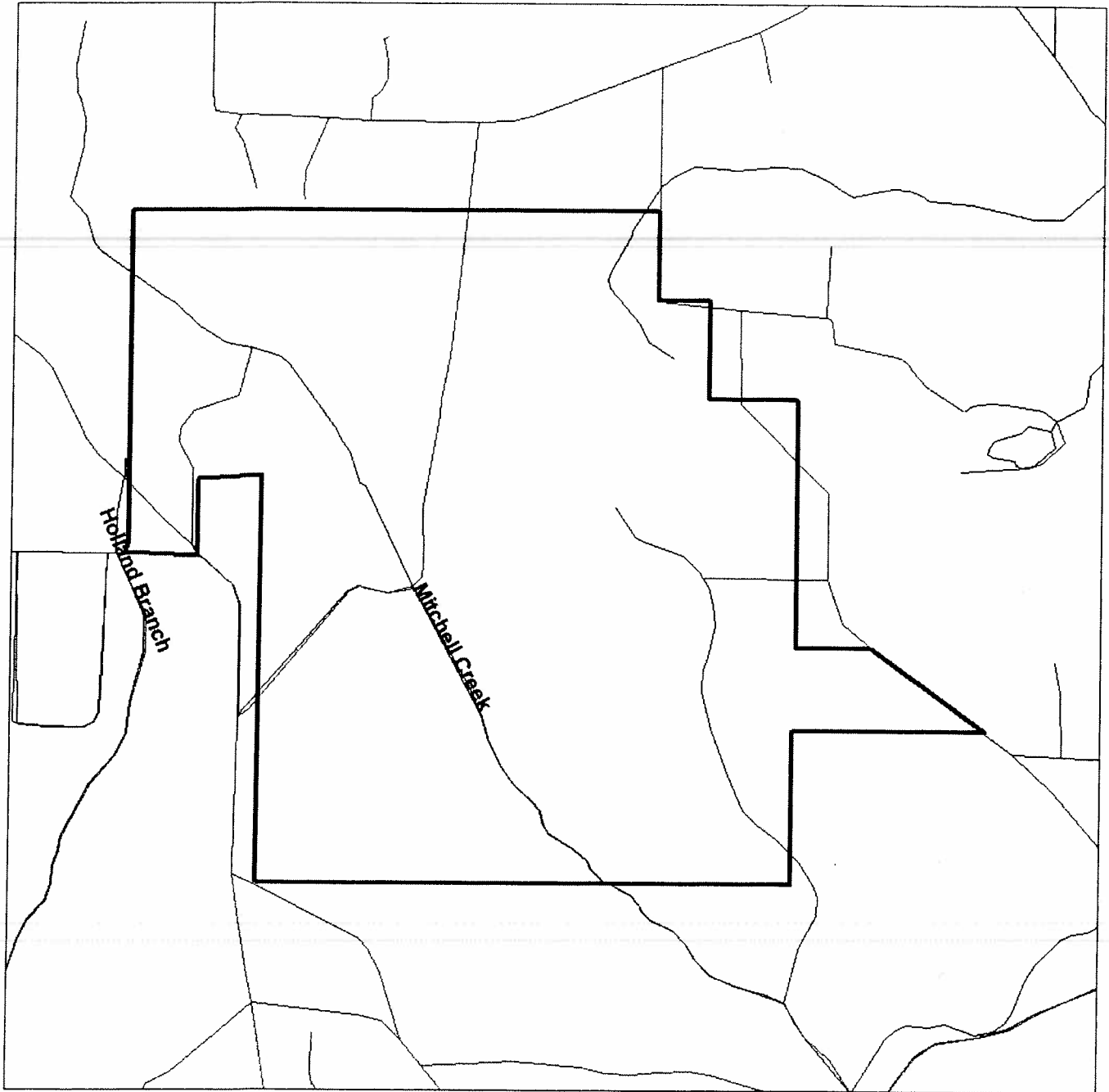


Environmental FirstSearch

.25 Mile Radius from Area
Non-ASTM Map: No Sites Found



, CENTURY FL 32535



Source: 2005 U.S. Census TIGER Files

- | | |
|---|--|
| Area Polygon | |
| Identified Site, Multiple Sites, Receptor | |
| DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste | |
| Coastland | |
| National Historic Sites and Landmark Sites | |
| Railroads | |

ATTACHMENT B
ESCAMBIA COUNTY PROPERTY
APPRAISER INFORMATION



Chris Jones

Escambia County Property Appraiser

- | | | | | | | |
|-------------------|---------------|------|---------------------|---------------------|-------------------|---------|
| Chris Jones, ECPA | RECORD SEARCH | MAPS | GENERAL INFORMATION | GOVERNMENT AGENCIES | TANGIBLE PROPERTY | CAREERS |
|-------------------|---------------|------|---------------------|---------------------|-------------------|---------|

Reference Account Navigate Mode

Printer Friendly Ver

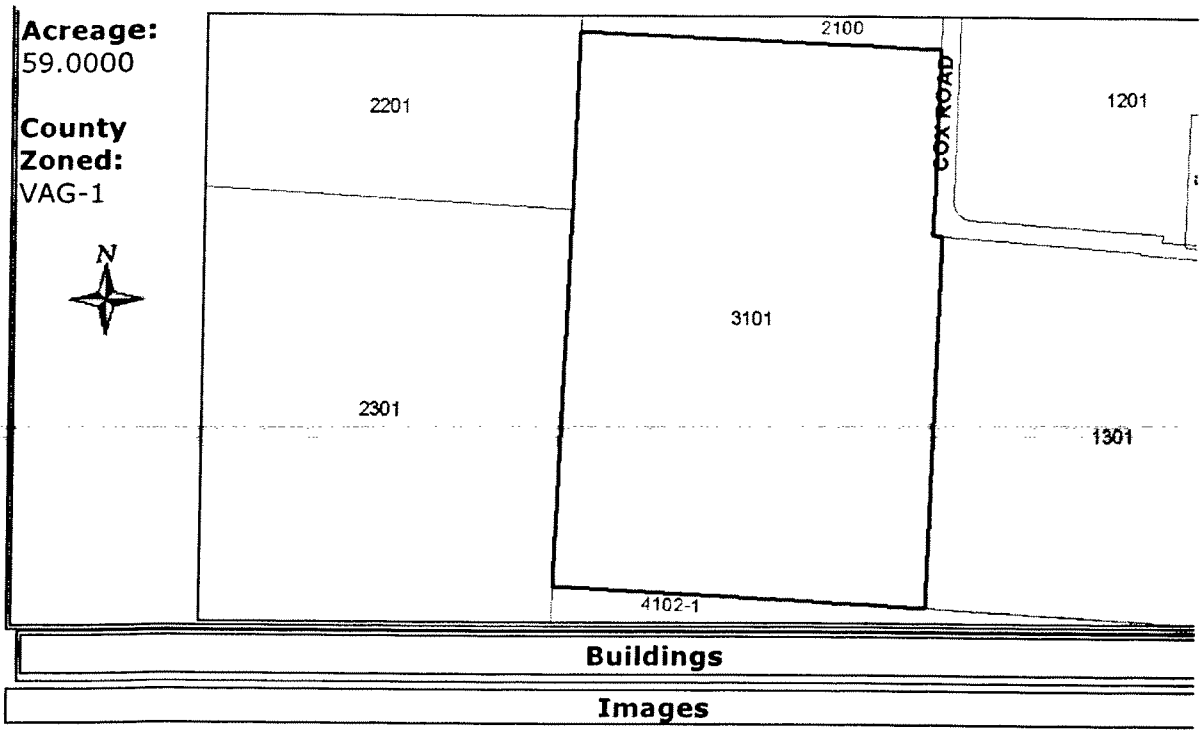
General Information	
Reference:	205N313101000000
Account:	121739000
Owners:	DAVIS ALEX L
Mail:	8160 ASHLAND AVE PENSACOLA, FL 32534
Situs:	COX RD
Use Code:	TIMBERLAND, MISC.
Tax Inquiry:	Open Tax Inquiry Window
Tax Inquiry link courtesy of Janet Holley, Escambia County Tax Collector	

2008 Certified Roll Assesmer
Improvements:
Land: \$
Total: \$
<i>Save Our Homes:</i>
Disclaimer
Amendment 1 Calculati

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
05/15/2008	6328	0666	\$143,000	WD	View Instr
11/2006	6040	1116	\$249,500	WD	View Instr
07/2005	5700	1395	\$354,000	WD	View Instr
12/2002	5047	1559	\$100	CJ	View Instr
01/1995	3708	0407	\$100	WD	View Instr
Official Records Inquiry courtesy of Ernie Lee Magaha, Escambia County Clerk of the Court					

2008 Certified Roll Exemption
None
Legal Description
BEG AT NW COR OF NE1/4 OF NW1/4 S 87 DEG 57 MIN 18 SEC E ALG N LI OF SEC 1342 96/100 FT TO W R/W LI OF...
Extra Features
None

Parcel Information	View Onli
Section	
Map Id:	
20-5N-31	
Approx.	



None

The primary use of the assessment data is for the preparation of the current year tax r responsibility or liability is assumed for inaccuracies or errors.

- [HOME](#)
- [Chris Jones, ECPA](#)
- [RECORD SEARCH](#)
- [GENERAL INFORMATION](#)
- [DIRECTORY OF GOVERNMENT AGENCIES](#)
- [MAPS](#)
- [DISCLAIMER](#)

Last Updated: 4/23/2009 (tc.129)

Escambia County Property Appraiser



MapBoundaryPointer



Map Grid



MajorRoads



MinorRoads



Property Line



ATTACHMENT C
SITE PHOTOGRAPHS



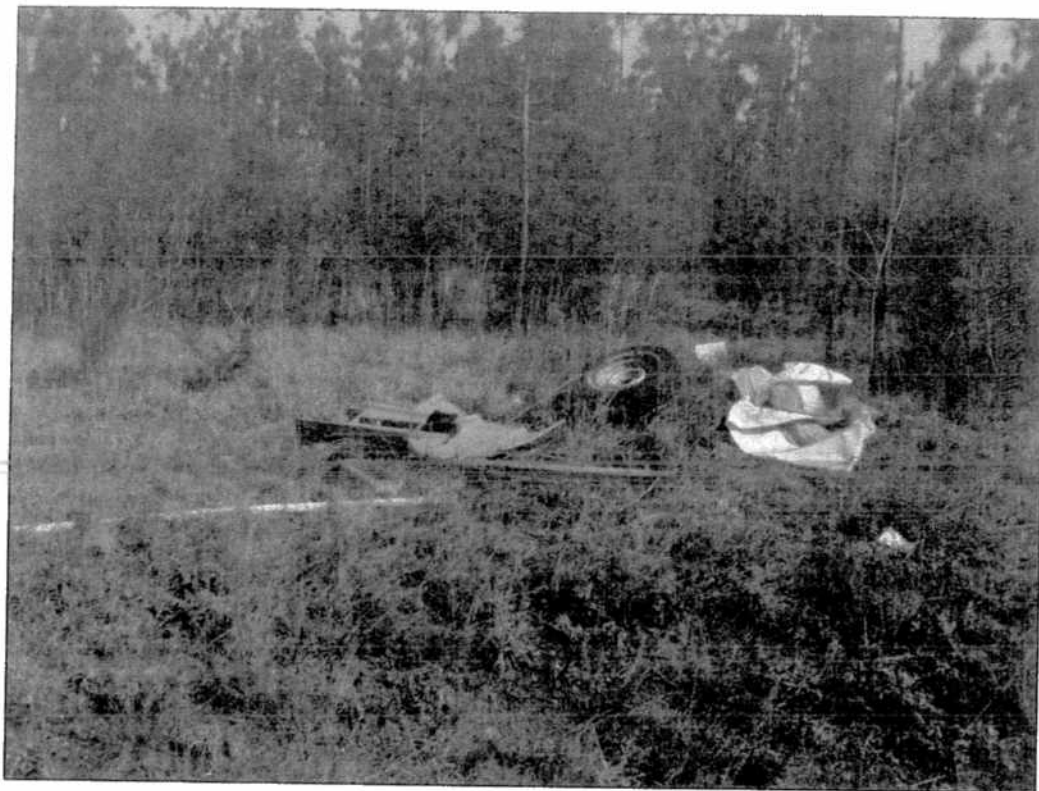
Photograph No. 1.

View, looking west, of the unpaved access road leading onto the northern portion of the subject property identified as the Davis Parcel in northern Escambia County.



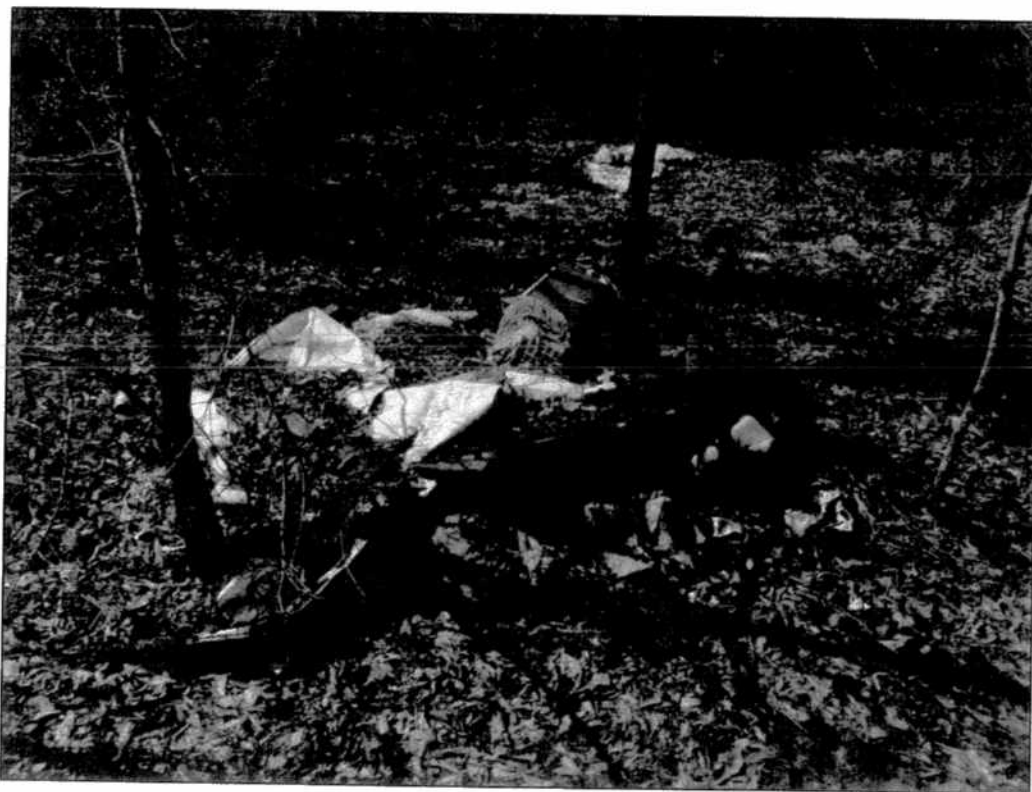
Photograph No. 2.

View, looking west, of a toilet observed off the main unpaved access road on the northern portion of the subject property.



Photograph No. 3.

View, looking west, of debris located along the unpaved access road on northwestern portion of the subject property.



Photograph No. 4.

View, looking west, of debris located along the unpaved access road on western portion of the subject property.

ATTACHMENT D
INTERVIEW QUESTIONNAIRES

Alex Davis Cox Rd Prop.

PHASE I INTERVIEW FORM

Current/Historic Land Use

Property is used or has been used as:

- a. Gasoline station yes no
 - i. When was it constructed? _____
 - ii. Have the USTs been upgraded? yes no
 - iii. Have there been any releases? yes no
- b. Motor vehicle repair facility yes no
 - i. When? _____
- c. Commercial printing facility yes no
 - i. When? _____
- d. Dry Cleaners yes no
 - i. When? _____
- e. Photo developing laboratory yes no
 - i. When? _____
- f. Junkyard yes no
 - i. When? _____
- g. Landfill yes no
 - i. When? _____
- h. Waste processing or treatment facility yes no
 - i. When? _____
- i. Waste storage facility yes no
 - i. When? _____
- j. Waste disposal facility yes no
 - i. When? _____
- k. Recycling facility yes no
 - i. When? _____

Utilities:

Sewage Waste:

Septic tank/field City sewer Vacant Timber Land

Potable Water:

Well depth _____ delivery _____ water use _____ capped _____

City/county

Domestic/Commercial Garbage:

- Disposed onsite
 - Commercial dumpster
 - Removed from site
 - Burned onsite
- N/A*

Electric:

- Tampa Electric
- Other Escambia River Electric
- Florida Power & Light
- Florida Power

Gas:

- Peoples Gas
- Other DNK
- Suburban Gas

Environmental Liens and Land Use Limitations:

- Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law? yes no
If Yes: _____
- Are you aware of any activity or land use limitations, such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law? yes no
If Yes: _____

Specialized Knowledge of Property:

- Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business? yes no
If Yes: _____
- Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as user,
 - a) Do you know the past uses of the property? yes no
If Yes: Timber Land
 - b) Do you know of specific chemicals that are present or once were present at the property? yes no
If Yes: _____
 - c) Do you know of spills or other chemical releases that have taken place at the property? yes no
If Yes: _____
 - d) Do you know of any environmental cleanups that have taken place at the property? yes no
- Do you know of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property? yes no

If Yes: _____

- Do you know of any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the property? yes no

If Yes: _____

- Do you know of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products? yes no

If Yes: _____

- Based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of contamination at the property? yes no

If Yes: _____

- Based on your knowledge and experience related to the property, is there any evidence of aboveground or underground storage tanks onsite? yes no

If Yes: _____

Do any of the following documents exist and, if so, whether copies would be provided:

- Environmental site assessment reports yes no
- Environmental audit reports yes no
- Environmental permits (for example, solid waste disposal permits, hazardous waste disposal permits, wastewater permits, National Pollutant Discharge Elimination System permits, underground injection permits) yes no
- Registrations for USTs and ASTs yes no
- Registrations for underground injection systems yes no
- Material safety data sheets yes no
- Community right-to-know plan yes no
- Safety plans; preparedness and prevention plans; spill prevention, countermeasure, and control plans; etc. yes no
- Reports regarding hydrogeologic conditions on the property or surrounding area yes no
- Notices or other correspondence from any government agency relating to past or current violations of environmental laws with respect to the property or relating to environmental liens encumbering the property yes no
- Hazardous waste generator notices or reports yes no
- Risk assessments yes no
- Recorded Activity Use Limitations yes no

USER QUESTIONNAIRE

ASTM E 1527-05

USER QUESTIONNAIRE- FOR DAVIS PROPERTY

(1) Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25).

Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law?

Gulf Power is not aware of any cleanup liens on the property at this time. However, we have not yet received a title search report on the property but a current title search report will be received and approved by our attorneys prior to our purchase of the property.

(2) Activity and land use limitations that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26).

Are you aware of any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?

Gulf Power is not aware of any land use restrictions on the property at this time, other than those set forth under applicable land development and zoning regulations.

(3) Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28).

As the user of this ESA do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

Gulf Power does not have any specialized knowledge or experience related to the property.

(4) Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29).

Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?

Gulf Power believes that the purchase price reflects fair market value.

(5) Commonly known or reasonably ascertainable information about the property (40 CFR 312.30).

Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as user,

(a) Do you know the past uses of the property?

Gulf Power is not familiar with past uses of the property.

(b) Do you know of specific chemicals that are present or once were present at the property?

No

(c) Do you know of spills or other chemical releases that have taken place at the property?

No

(d) Do you know of any environmental cleanups that have taken place at the property?

No

(6) The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).

As the user of this ESA, based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of contamination at the property?

Gulf Power is not aware of any indicators of potential contamination on the property.

In addition, certain information should be collected, if available, and provided to the environmental professional selected to conduct the Phase I. This information is intended to assist the environmental professional but is not necessarily required to qualify for one of the LLPs. Please provide the following information:

(a) The reason why the Phase I is required.

Property transaction

(b) The type of property and type of property transaction, for example, sale, purchase, exchange, etc.

Purchase

(c) The complete and correct address for the property (a map or other documentation showing property location and boundaries is helpful).

See Attachment A

- (d) The scope of services desired for the Phase I (including whether any parties to the property transaction may have a required standard scope of services or whether any considerations beyond the requirements of Practice E 1527 are to be considered).

Standard Phase I scope of services are requested.

- (e) Identification of all parties who will rely on the Phase I report.

Alex Davis, Gulf Power and their affiliates and attorneys

- (f) Identification of the site contact and how the contact can be reached.

Please contact Scott Jennings (John S. Carr Company, Inc), 850-434-2244, regarding the Owner Questionnaire. The Gulf Power site contact is Don Schofield, Gulf Power Special Projects Manager, 850-444-6555

- (g) Any special terms and conditions which must be agreed upon by the environmental professional.

Confidentiality and NonDisclosure Agreement between ECT and Gulf Power.

- (h) Any other knowledge or experience with the property that may be pertinent to the environmental professional (for example, copies of any available prior environmental site assessment reports, document, correspondence, etc., concerning the property and its environmental condition).

Gulf Power does not have any environmental knowledge of the property and its environmental condition.

Questionnaire completed by

Ashley J. Keough

Name

Gulf Power Company

Company

Engineer

Title

05/12/09

Date