



January 2015

Phase I Environmental Site Assessment Report

**WAL-MART – PORT ST. LUCIE
STORE NO. 7299-00
ST. LUCIE COUNTY, FLORIDA**

Section 30, Township 36 South, Range 40 East

Prepared for:

Walmart Stores, Inc.
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Prepared by:

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EXECUTIVE SUMMARY

TABLE OF CRITICAL DATES

Report Issuance Date	1/23/2015
Date of Interview of Past and Present Owners and Occupants Identified in Section 10 of ASTM 1527-05	12/18/2014
Date of Recorded Environmental Cleanup Lien Search	12/3/2014
Date of Visual Inspection of Subject and Adjoining Properties	12/18/2014
Earliest Date of Interviews, Lien Search, Record Reviews, and Inspections	11/24/2014
Report Viability Date	5/23/2015

Kimley-Horn and Associates, Inc. (Kimley-Horn) was retained to conduct a Phase I Environmental Site Assessment (ESA) of the Proposed Wal-Mart Development located near the southwestern corner of the intersection of Southwest St Lucie West Boulevard and Southwest Cashmere Boulevard in Port St. Lucie, St. Lucie County, Florida (hereafter referred to as the "subject property"). This Phase I ESA was conducted in accordance with (1) the United States Environmental Protection Agency (USEPA) Standards and Practices for All Appropriate Inquiries {(AAI), 40 CFR Part 312} and (2) guidelines established by the American Society for Testing and Materials (ASTM) in the *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process / Designation E 1527-13* (ASTM Standard Practice E 1527-13). Other than expressly stated in Section 1.4 herein, this report has been prepared in full compliance with "Wal-Mart's Environmental Due Diligence Policy" dated January 27, 2015.

The Phase I ESA for the subject property represents the product of Kimley-Horn's professional expertise and judgment in the environmental consulting industry. This report is certified to, can be relied upon by, and has been prepared for the exclusive use of the following entities: Kimley-Horn and Associates, Inc.; Goldstein Environmental Law Firm, P.A.; Wal-Mart Stores, Inc., a Delaware Corporation; Walmart Louisiana, LLC, a Delaware limited liability company; Walmart Stores Texas, LLC, a Texas limited liability company; and Walmart Real Estate Business Trust, a Delaware statutory trust, and their respective successors, assigns, affiliates, and subsidiaries.

Item	Comments
Number of Parcels and Acreage	The 3.43-acre subject property is a component of a 9.59-acre commercial property referred to as Cashmere Corners. Property ID: 3430-602-0002-000-2
Number of Building(s) and Square Footage	A single 41,940-square foot structure and an irregular parking area are associated with the proposed lease area. The larger property includes approximately 90,061 square foot of retail space.
Current Property Use	The property is currently a vacant retail space zoned for commercial for community shopping centers.

Reasonably ascertainable records reviewed as part of this Phase I ESA documented the use of the property back to 1944. Kimley-Horn did not identify any significant data gaps during the completion of this Phase I ESA. Standard and other historical sources were able to document that the first developed use of the subject property occurred in 1997 for commercial use. Prior to development, the property was undeveloped land since at least 1944.

Kimley-Horn has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 of the Proposed Wal-Mart Development located near the southwestern corner of the intersection of Southwest St Lucie West Boulevard and Southwest Cashmere Boulevard in Port St. Lucie, St. Lucie County, Florida. Any exceptions to, or deletions from, this practice are described in Section 1.4 of this report. This assessment has revealed no evidence of recognized environmental conditions connected with the property.

Historical Recognized Environmental Conditions

A historical REC, as defined in the ASTM Standard, is an environmental condition that in the past would have been identified as a REC, but has been adequately addressed and, therefore, no longer represents a REC. Kimley-Horn has identified any historical RECs in association with the subject property.

Controlled Recognized Environmental conditions

A *controlled recognized environmental condition* as defined in the ASTM Standard is 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*). Kimley-Horn has not identified any CRECs in association with the subject property.

Business Environmental Risk Considerations

Kimley-Horn did identify areas of potential concern associated with business environmental risk considerations in connection with the subject property during the course of this ESA with the exception of the following:

- The former fueling area located in the northern section of the subject property.

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1.0 INTRODUCTION

This Phase I ESA was conducted in accordance with (1) the United States Environmental Protection Agency (USEPA) Standards and Practices for All Appropriate Inquiries {(AAI), 40 CFR Part 312} and (2) guidelines established by the American Society for Testing and Materials (ASTM) in the *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process / Designation E 1527-13* (ASTM Standard Practice E 1527-13). Other than expressly stated in Section 1.4 herein, this report has been prepared in full compliance with “Wal-Mart’s Environmental Due Diligence Policy” dated January 27, 2015.

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Kimley-Horn acknowledges that these parties may rely on the contents and conclusions presented in this report. Unless stated otherwise in writing, Kimley-Horn makes no other warranty, representation, or extension of reliance upon the findings of this report to any other entity or third party.

1.1 PROPERTY OVERVIEW

Subject Property Location/Address	Located at 800 SW Port St Lucie West Boulevard within the Cashmere Corners shopping center near the southwestern intersection of Southwest St Lucie West Boulevard and Southwest Cashmere Boulevard
Number of Parcels and Acreage	The subject property is a component of a 9.59-acre commercial property referred to as Cashmere Corners. The proposed lease area is included within the larger parcel. Property ID: 3430-602-0002-000-2
Number of Building(s) and Square Footage	A single 41,940-square foot structure and an irregular parking area are associated with the proposed lease area. The larger property includes approximately 90,061 square foot of retail space
Current Property Use	Vacant Retail Space
Current Zoning	Community Shopping Center

The subject property location is depicted on **Figure 1**, Site Location Map. A diagram of the subject property and adjoining properties is included as **Figure 2**, Generalized Diagram of the Subject Property and Surrounding Area. A conceptual site plan of the proposed development is included in **Appendix A**. A list of commonly used acronyms is included in **Appendix B**.

1.2 PURPOSE AND SCOPE OF SERVICES

The purpose of this Phase I ESA was to evaluate the current and historical conditions of the subject property in an effort to identify *recognized environmental conditions* (RECs), controlled recognized environmental conditions (CREC’s), and *historical recognized environmental conditions* (HRECs) in connection with the subject property. This Phase I ESA is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs, CRECs, and HRECs in connection with the subject property.

1.3 SIGNIFICANT ASSUMPTIONS

Pursuant to ASTM Standard Practice E 1527-13, Kimley-Horn assumes that the information provided by all sources and parties, including the User, is accurate and complete, except where obvious inconsistencies or inaccuracies were identified.

1.4 LIMITATIONS, DEVIATIONS, AND SPECIAL TERMS AND CONDITIONS

There are no deviations from the ASTM Standard. Non-ASTM Scope considerations are included in Section 10.0. Any physical limitations identified during the completion of this report are referenced in Section 7.0.

Due to changing environmental regulatory conditions and potential on-site or adjacent activities occurring after this assessment, the client may not presume the continuing applicability to the subject property of the conclusions in this assessment for more than 180 days after the report's issuance date, per ASTM Standard Practice E 1527-13.

2.0 USER PROVIDED INFORMATION

The ASTM Standard defines a User as “the party seeking to use Practice E 1527 to complete an environmental site assessment. A User may include, without limitation, a potential purchaser of property, a potential tenant of property, an owner of property, a lender, or a property manager.” The User has specific obligations for completing a successful application of this practice as outlined in Section 6 of the ASTM Standard Practice E 1527-13.

In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfield’s Revitalization Act of 2001 (the “Brownfield’s Amendments”) (if desired), the User must provide certain information (if available) identified in the User Questionnaire to the environmental professional. Failure to provide this information could result in a determination that “all appropriate inquiry” is not complete.

The following responses were provided by the User. A copy of the completed User Questionnaire is included in **Appendix C**.

Question	Response
Name of Preparer and User Entity	Kinan Husainy, P.E. Civil Engineering Consultant Kimley-Horn and Associates, Inc.
Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state, or local law?	No
Are you aware of any Activity and 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?	No
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?	No
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?	N/A, lease property
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?	No
Do you know the past uses of the property?	Yes
Do you know of specific chemicals that are present or once were present at the property?	No
Do you know of spills or other chemical releases that have taken place at the property?	No
Do you know of any environmental cleanups that have taken place at the property?	No

Question	Response
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?	No

2.1 RECORDED LAND TITLE RECORDS

A chain of title was not conducted for the subject property by Kimley-Horn. In addition, the owner did not provide these documents to Kimley-Horn based on the proposed lease of the subject Site.

An environmental lien search was performed by GeoSearch, Inc. (GeoSearch) at the direction of Kimley-Horn. No environmental liens were identified by GeoSearch. Additionally, Kimley-Horn did not identify any activity or use limitations during the review of the title documentation, and no additional relevant information was included in these documents. The GeoSearch Environmental Lien report and title commitments are included in **Appendix D**.

2.2 REASON FOR PERFORMING THIS PHASE I ESA

According to the User, this Phase I ESA was conducted as part of environmental due diligence related to the proposed lease of the subject property.

3.0 PHYSICAL SETTING

PHYSICAL SETTING INFORMATION FOR THE SUBJECT PROPERTY AND SURROUNDING AREA		SOURCE
Topography: Refer to Figure 3 for an excerpt of the Topographic Map		
Site Elevation	Approximately 20 feet above mean sea level	United States Geological Survey Division (U.S.G.S.) 7.5-Minute Topographic Map of the Fort Pierce Southwest Quadrangle, 1983 (Appendix E).
Topographic Gradient	The gradient is relatively flat.	
Closest Surface Water	A wet retention area located on the western adjoining property associated with a single-family residential neighborhood.	
General Soil Characteristics: Refer to Appendix F for a copy of the soil survey map and soil type descriptions		
Soil Type	Two soil types were observed: (25) – Nettles and Oldsmar sands (26) – Oldsmar sand, depressional	Custom Soil Resource Report for St. Lucie County, Florida (Appendix F).
Description	25 - A poorly drained soil with variable permeability, very low water capacity located on flatwoods of marine terraces. 26 - A very poorly drained soil with variable permeability, low water capacity located on depressions of marine terraces.	
Area Specific Geology/Hydrogeology Characteristics:		
Geology	Anastasia Formation (Qa) – Pleistocene	Ground Water Atlas of the United States, published by the U.S. Geological Survey, HA 730-G, 1990.
Hydrogeology	Subsurface hydrogeologic units in this area can be grouped into lower, middle, and upper aquifer systems. The upper unit is a shallow, non-artesian aquifer; the lower unit is the deep artesian Florian Aquifer, and the middle unit is a lower yield vertically limited confining layer.	
Oil and Gas Wells:		
Current Oil and Gas Wells on Subject Property	No oil and gas wells were identified on the subject property	GeoPlus Oil & Gas Report, dated November 24, 2014 (Appendix G).
Historical Oil and Gas Wells On Subject property	No historical oil and gas wells were identified on the subject property	

4.0 RECORDS REVIEW

Kimley-Horn reviewed reasonably ascertainable records to identify obvious uses of the subject property from the present, back to the property's obvious first developed use, or back to 1940, whichever is earlier. Reasonably ascertainable records reviewed as part of this Phase I ESA documented the use of the property back to 1944. No data failures were encountered during the review to the reasonably ascertainable historical records for the subject Site.

4.1 AERIAL PHOTOGRAPHS AND SANBORN MAPS

Kimley-Horn reviewed reasonably ascertainable aerial photographs for the subject property area. The sources and years reviewed are identified in the table below. Relevant aerial photographs are included in **Appendix H**.

Kimley-Horn attempted to review reasonably ascertainable Fire Insurance Maps (FIM) for the subject property. Fire Insurance Maps were not available for the subject property. A No Coverage Letter was provided by GeoSearch and included in **Appendix I**.

The following table summarizes the sources reviewed and the information obtained about the subject property from these sources. Information obtained about the adjoining properties from these sources is summarized in Section 8.0.

Aerial Summary for the Subject Property

Year	Source	Summary of Information
1940	PALMM ¹	The subject property appears to be undeveloped.
1944	GeoSearch	The subject property was observed as an undeveloped property with no specific use.
1958	GeoSearch	The subject property was observed as an undeveloped property with no specific use.
1970	GeoSearch	The subject property was observed as an undeveloped property with no specific use. The Florida Turnpike was observed east of the Site.
1980	GeoSearch	Agricultural use was observed in association with the Site and surrounding properties. A network of drainage canals was identified in association with this use. A few residences were observed due east of the Turnpike.
1994	GeoSearch	The subject property remained an undeveloped, vacant property. A significant increase in urban development was identified in close proximity to the subject property.
2005	GeoSearch	The subject property is developed with the current site configuration. A significant increase in residential development was identified in association with the surrounding properties.
2013	GeoSearch	The subject property is developed with the current site configuration. A slight increase in development was observed at the Site.

4.2 LOCAL STREET DIRECTORIES

Kimley-Horn directed GeoSearch to conduct a search for available city directories. Listings were identified in association with the subject Site and adjoining properties back to 1997 (**Appendix J**). The subject property was listed at 900 SW St Lucie West Boulevard as an Albertson's grocery store in the 2011 and 2014 directories. The available listings were associated with a variety of commercial entities along St Lucie West Boulevard and Cashmere Boulevard. The Cashmere Chevron facility was identified at 119 SW Cashmere Boulevard in the listings from 2011 and 2014. This facility is located approximately 600 feet due east of the subject Site.

¹ Publication of Archival Library & Museum Materials, State University Libraries of Florida

4.3 ASSESSING DEPARTMENT

Reasonably ascertainable assessment information provided by the Broward County Property Appraiser (www.paslc.org) was obtained and reviewed on November 26, 2014. Assessing records document that the subject property consists of a commercial shopping center. The subject property is currently owned by Equity One, Inc. of North Miami Beach, Florida. Copies of available assessment records for the subject property and the current legal description are included in **Appendix K**.

4.4 BUILDING DEPARTMENT

Kimley-Horn did not review building department records. Information regarding the existing structure was observed in the conceptual site plan and the property appraiser information included in **Appendix A** and **K**, respectively. Historical documentation indicated the existing structure was only permanent building associated with the subject Site.

4.5 FIRE DEPARTMENT

On November 26, 2014, Kimley-Horn submitted a Freedom of Information Act (FOIA) request to the St. Lucie County Fire Department (the Department) to review applicable records for the subject property. As of the date of this report, Kimley-Horn has not received a response from the Department.

4.6 HEALTH DEPARTMENT

Luke Davis, P.G. with Kimley-Horn submitted a request for information on November 26, 2014 to the Florida Department of Health (FDOH) to review associated records for the subject property. David Koerner, Environmental Health Supervisor of St. Lucie County Health Department, promptly responded to Kimley-Horn's request. David indicated no records were associated with the subject property. According to Mr. Koerner's correspondence, the site may be associated with storage tanks. This documentation is included in **Appendix L**.

4.7 UTILITIES

4.7.1 Municipal Water/Water Wells

The subject property is developed with one commercial building. Kimley-Horn was able to determine the subject property has access to a municipal water supply provided by the City of Port St. Lucie Utility Systems Department.

4.7.2 Sanitary Sewer/Septic System

The subject property is developed with one commercial building. Kimley-Horn was able to determine the subject property has access to a municipal sanitary sewer provided by the City of Port St. Lucie Utility Systems Department. No septic systems were associated with the subject property.

4.7.3 Heat Source

The subject property is currently developed as a tenant space within an existing shopping center. Kimley-Horn was able to determine the heat source for the existing commercial buildings on the subject property from at least 1997 until the date of this report. Based on records provided by Civil Engineering Consultant (CEC), no documentation of fuel oil use was identified during review of reasonably ascertainable records, and no visual evidence of fuel oil use was identified during the site reconnaissance. If a fuel oil UST is discovered in the future and/or evidence of a release of historical fuel oil is identified, further evaluation may be necessary.

4.8 UNDERGROUND STORAGE TANK (UST) SYSTEMS

Review of reasonably ascertainable standard and other historical sources and site observations have identified the presence of USTs on the subject property. Site reconnaissance and the GeoSearch report indicated two USTs containing unleaded gasoline in association with the former fueling station in the northwestern section of the shopping center. No releases were identified in association with the storage tank associated with the subject property.

4.9 PREVIOUS ENVIRONMENTAL REPORTS

No previous environmental reports were provided to Kimley-Horn during the completion of this Phase I ESA.

4.10 ENVIRONMENTAL LIENS, ACTIVITY AND USE LIMITATIONS, AND GOVERNMENT INSTITUTIONAL AND ENGINEERING CONTROLS

Kimley-Horn has not identified any record of environmental liens, activity and use limitations (AULs), institutional controls, land-use controls, or declaration of environmental use restrictions associated with the subject property through review of reasonably ascertainable records. The GeoSearch Environmental Lien Report is included in **Appendix D**.

5.0 INTERVIEWS

The objective of completing interviews with knowledgeable site contacts is to obtain information about the uses and physical characteristics of the property. In general, interviewees supported the information reviewed from other historical sources (i.e. aerial photos, city records, etc.).

Represents	Interviewed	Name and Title	Length of Time Associated with Subject Property	Comments
Current Property Owner	Yes	N/A	N/A	N/A
Former Property Owner	No	N/A	N/A	N/A
Key Site Manager	No	Joe Mandarine, Albertson's Security/Loss Prevention	3 years	Joe indicated the property was vacated at least three years ago with no temporary or permanent occupants.
Current Occupant(s)	No	N/A	N/A	Facility is vacant with no occupants.
Former Occupant(s)	No	N/A	N/A	N/A
Owner of north adjoining property	No	N/A	N/A	N/A
CEC name.	No	N/A	N/A	Refer to user Questionnaire (Appendix C).
State or local government official	Yes	Refer to Sections 4.5 and 4.6	N/A	Refer to Sections 4.5 and 4.6

6.0 SUMMARY OF HISTORICAL USE

Standard and other historical sources were able to document that the first developed use of the subject property occurred in 1997. Prior to development, the property was undeveloped land since at least 1940. Agricultural use was associated with the subject property in the 1980s and was subsequently overgrown with significant vegetation in the 1990s. The subject property remained vacant with no specific use until the construction of the existing Cashmere Corners shopping center in 1997.

7.0 SUBJECT PROPERTY RECONNAISSANCE

Reconnaissance Information	
Field Personnel:	Brady Walker, GTA
Site Reconnaissance Date:	December 18, 2014
Weather Conditions:	70 degrees F and partly cloudy
Escort:	Kimley-Horn was escorted during the site reconnaissance.
Limitations:	No limitations were observed during site reconnaissance of the subject property.

7.1 SUBJECT PROPERTY OBSERVATIONS

The subject property included vacant retail space formerly occupied by an Albertson's grocery store. Commercial properties associated with the Cashmere Corners shopping center were located north and east of the proposed Walmart lease area. The tenants included several restaurants, medical offices, and a nail salon along with a few vacant tenant spaces. A dry cleaning facility referred to as St. Lucie Cleaners was observed due northwest of the proposed lease area. No active drycleaning was observed in association with this tenant. Visual observations in conjunction with subsequent discussions with an employee indicated all drycleaning activities are conducted at an off-site facility. Vacant, undeveloped land was observed due north and south of the shopping center. Photographs taken during the site reconnaissance are included in **Appendix M**.

The following table summarizes the site observations. Affirmative responses are discussed in more detail following the table.

Category	Feature	Observed
Interior Equipment	Elevators	No
	Air Compressors	No
	Incinerators	No
	Waste Treatment Systems	No
	Presses/Stamping Equipment	No
	Press Pits	No
	Hydraulic Lifts or In-ground hoists	No
	Paint Booth	No
	Plating Tanks	No
	Lathes, Screw Machines, etc.	No
Aboveground Chemical or Other Waste Storage or Waste Streams	Aboveground Storage Tanks (ASTs)	No
	Drums, Barrels and/or Containers > 5 gallons	No
	Chip Hoppers	No
	Hazardous or Petroleum Waste Streams	No
Underground Chemical or Waste Storage, Drainage or Collection Systems	Underground Storage Tanks	No
	Fuel Dispensers	No
	Sumps or Cisterns	No
	Dry Wells	No
	Oil/Water Separators	No
	Floor Drains, Trench Drains, etc.	No
	Pipeline Markers	No
Exterior Observations	Stressed Vegetation	No
	Stained Soil or Pavement	No
	Pad or Pole Mounted Transformers and/or Capacitors	No
	Soil Piles of Unknown Origin	No
	Exterior Dumpsters with Staining	No
	Leachate or Other Waste Seeps	No

Category	Feature	Observed
	Trash, Debris, and/or Other Waste Materials	No
	Uncontrolled Dumping or Disposal Areas	No
	Surface Water Discoloration, Sheen or Free Product	No
	Strong, Pungent or Noxious Odors	No
	Storm water retention or detention ponds	No
	Pits, Ponds, Lagoons	No

*Refer to Section 5.0 for additional site observations made by a representative of CEC, if any.

No grease traps were observed in association with the proposed lease area. However, numerous vessels containing used cooking oil and grease were observed in association with the various restaurants located east of the proposed lease area. These features include the following:

- The Big Apple Pizza was associated with a grease trap.
- An aboveground grease vat was observed in association with the China Kitchen.
- Two (2) metal drums containing used cooking oil were observed in association with V's Town Tavern. These drums demonstrated visual evidence of corrosion and oxidation.

7.1.1 Current Operations

The subject property is developed with no current operations. An Albertson's grocery store formerly operated at the location of the subject property.

8.0 ADJOINING PROPERTIES

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

8.1 NORTH ADJOINING PROPERTIES

A small section of the existing shopping center will be retained by the property owner. These tenant spaces include three (3) vacant tenant spaces, Regency Dental, LSO Jewlery & Repair, and St. Lucie Cleaners. The northern adjoining property was associated with a vacant undeveloped property. No active drycleaning activities were associated with this facility.

8.2 EAST ADJOINING PROPERTIES

The eastern adjoining property was associated with the various commercial tenants and parking area. The commercial tenants include the following: Florida Nails, China Kitchen, Columbina Bakery, Big Apple Pizza, AmTrust Bank, V's Town Tavern, Treasure Coast Hospice Thrift, along with a few vacant tenant spaces. As discussed above the aforementioned restaurants were associated with various containers used to store used cooking oil and grease.

8.3 SOUTH ADJOINING PROPERTY

The adjoining southern property was associated with a vacant, undeveloped property.

8.4 WEST ADJOINING PROPERTY

A vacant commercial property and a single-family residential community were observed on the western adjoining properties.

9.0 REGULATORY RECORDS REVIEW

Kimley-Horn retained GeoSearch to provide current regulatory database information compiled by a variety of federal and state regulatory agencies. A copy of the complete database is included in **Appendix N**. The GeoSearch report identified facilities from the databases in the following table.

Type	Regulatory Agency Database	Approximate Minimum Search Distance (AMSD)	Number of Sites within AMSD
Federal	Facility Registry System (FRSFL)	Target/Adjoining Property	1
State	National Pollutant Discharge Elimination System (NPDES)	1/8 mile	3
State	Registered Storage Tanks (UAST)	¼ mile	3
State	Registered Leaking Storage Tanks (LUAST)	½ mile	1

9.1 SUBJECT PROPERTY AND OCCUPANT LISTINGS

The subject property and/or its known occupants were identified in the referenced databases. The former Albertson's grocery store was associated with two unleaded underground storage tanks associated with the fueling station in the northwestern section of the shopping center. These tanks were installed in 2000 and were out of service as of March 2013. No releases of petroleum hydrocarbons were reported in association with the storage tanks. In addition, the most recent inspection from January 2014 indicated no compliance issues were identified and the double-walled tanks can remain inactive for up to ten (10) years. In addition, a NPDES generic storm water permit was identified in association with the subject Site. This permit was issued to Thomas Engineering Group (TEG) on February 21, 2014 and is valid for a five-year period. No violations were associated with this permit.

Based on the age of the storage tanks, lack of reported discharges, and storage tank compliance record, the former Albertson's fueling station was not considered a REC. However, the operation of this facility in conjunction with the subject Site does pose some environmental risk as large quantities of petroleum hydrocarbons will be stored and dispensed on a daily basis. As such, this facility is considered a Business Environmental Risk (BER).

9.2 ADJOINING AND NEARBY SITES

Kimley-Horn's review of the referenced databases also considered the potential or likelihood of contamination from adjoining and nearby sites. To evaluate which of the adjoining and nearby sites identified in the regulatory database report present an environmental risk to the subject property, Kimley-Horn considered the following criteria:

- The type of database on which the site is identified.
- The topographic position of the identified site relative to the subject property.
- The direction and distance of the identified site from the subject property.
- Local soil conditions in the subject property area.
- The known or inferred groundwater flow direction in the subject property area.
- The status of the respective regulatory agency-required investigation(s) of the identified site, if any.
- Surface and subsurface obstructions and diversions (e.g., buildings, roads, sewer systems, utility service lines, rivers, lakes, and ditches) located between the identified site and the subject property.

Only those sites that are judged to present a potential environmental risk to the subject property and/or warrant additional clarification are further evaluated. Using the referenced criteria, and based upon a

review of readily available information contained within the regulatory database report, Kimley-Horn did not identify adjoining (i.e., bordering) or nearby sites (e.g., properties within a ¼-mile radius) listed in the regulatory database report that were judged to present a potential environmental risk to the subject property with the exception of the following:

Cashmere Station

This active gas station was listed in the NPDES and UST databases within the GeoSearch report. A generic storm water permit was issued in regard to this facility in June 2004 during initial site development activities. This permit subsequently expired in June 2009. The facility is associated with three (3) 12,000-gallon USTs installed in January 2005. Although recent non-compliance issues were reported in association with the storage tank system, no releases of petroleum hydrocarbons were associated with this facility. As such, this facility is not considered a REC.

Medical Center at St. Lucie West

The Medical Center at St. Lucie West was located at 1095 St. Lucie West Boulevard approximately 700 feet northwest of the subject property. The facility historically operated with one 600-gallon aboveground storage tank (AST) containing diesel fuel for an emergency generator. This tank was subsequently replaced in August 2009 with a 2,000-gallon AST. No major violations and/or releases were reported from this storage tank system. The most recent inspection indicated this facility was in full compliance.

9.3 VAPOR EVALUATION

Based on the presence of USTs associated with a former fueling station, soil vapors containing volatile organic compounds may exist in association with this facility. A field-based soil vapor evaluation may be warranted based on the specific details of the construction activities associated with the subject property.

10.0 BUSINESS ENVIRONMENTAL RISK CONDITIONS

Although not required by the ASTM 1527-13 standard, based on standard industry practices and Wal-Mart's Phase I ESA Requirements, Kimley-Horn has evaluated the following business environmental risk considerations for the subject property.

10.1 ASBESTOS CONTAINING BUILDING MATERIALS

An Assessment for Asbestos-Containing Building Materials (ACBM) and Hazardous Materials (HM) was conducted at the subject property by GFA International, Inc. (GFA). A memorandum summarizing the results of this assessment will be issued under a separate cover.

10.2 LEAD BASED PAINT

An Assessment for Asbestos-Containing Building Materials (ACBM) and Hazardous Materials (HM) was conducted at the subject property by GFA International, Inc. (GFA). A memorandum summarizing the results of this assessment will be issued under a separate cover.

10.3 INDOOR AIR QUALITY

Kimley-Horn did not identify any indoor air quality issues at the subject property during the completion of this Phase I ESA. If deemed necessary by the Client, an indoor air quality testing can be completed by a certified industrial hygienist (CIH) under an additional services agreement.

10.4 LEAD IN DRINKING WATER

Potable water is supplied to the Site by the Utility Systems Department City of Port St. Lucie. The 2012 Drinking Water Quality Report indicated samples were analyzed for lead in June 2012, and no lead concentrations exceeded the Action Level (AL) of 15 parts per billion (ppb). The 90th percentile result was reported at 3.4 parts per billion (ppb). The source of lead is considered to be naturally occurring and/or the corrosion of household plumbing systems. This report is included in its entirety in **Appendix O**.

10.5 ENVIRONMENTAL REGULATORY COMPLIANCE

Kimley-Horn did not identify any documentation or make any observations related to violations of environmental regulations at the subject property, and Kimley-Horn does not have reason to believe that the subject property is out of compliance with any environmental regulations.

10.6 CULTURAL, HISTORIC, AND ARCHEOLOGICAL RESOURCES

Kimley-Horn requested a Cultural and Historical Resources Report from the Florida Division of Historical Resources (FDHR). According to the FDHR, there were no previously-recorded archaeological sites, seven surveys, one resource group, and no standing structures within the corresponding section, township, and range as the Site (**Appendix P**). None of the aforementioned features were identified in association with the subject Site. As such, no additional assessment regarding this feature is recommended at this time.

10.7 WETLANDS AND SURFACE WATERS

No wetlands or surface waters were observed on the property during the site reconnaissance. The U.S. Fish & Wildlife Service National Wetlands Inventory (www.fws.gov/nwi/) was referenced for the potential presence of wetlands or wetland-like features on the Site. According to the inventory, there are no wetland features present on the Site (**Appendix Q**). Numerous wetlands were identified in association with several properties within the surrounding area. These wetland areas were classified as PUBHx, an anthropogenic, non-tidal, permanently flooded, wetland dominated by vegetation with an unconsolidated

bottom. Another wetland area was identified on the southern adjoining property. This area was classified as PEM1Fd, a freshwater emergent seasonally flooded partially drained wetland. These features were created during the initial development of the area in the 1990s.

10.8 THREATENED, ENDANGERED, AND OTHER PROTECTED SPECIES

An ecological resource study or an endangered species study was not conducted as part of this assessment. However, Kimley-Horn did request information from the Florida Natural Areas Inventory (FNAI). According to the December 2, 2014 FNAI report letter, there are no documented occurrences of protected and/or endangered species on or within a 1.0-mile radius of the subject Site. However, fourteen (14) plant/animal species were identified as likely and potentially, respectively, to occur on the subject Site. A summary of these species is included in **Appendix R**. As such, a specific listed species survey is not recommended at this time.

10.9 WILDLIFE SANCTUARIES AND OTHER NATURAL RESOURCE PRESERVES

Review of reasonably ascertainable standard and other historical sources and site observations have not identified the presence of wildlife sanctuaries or other natural resource preserves on or near the subject property. Operated by Broward County, West Lake Park and the Anne Kolb Nature Center were observed approximately ½-mile east of the subject property. The park contains mangrove estuaries and uplands due east of the Atlantic Intracoastal Waterway.

10.10 BIOLOGICAL AGENTS

Review of reasonably ascertainable standard and other historical sources and site observations have not identified the potential presence of biological agents on or near the subject property.

10.11 MOLD

An Assessment for Asbestos-Containing Building Materials (ACBM) and Hazardous Materials (HM) was conducted at the subject property by GFA International, Inc. (GFA). A memorandum summarizing the results of this assessment will be issued under a separate cover.

10.12 POTENTIAL PCB AND MERCURY CONTAINING MATERIALS

An Assessment for Asbestos-Containing Building Materials (ACBM) and Hazardous Materials (HM) was conducted at the subject property by GFA International, Inc. (GFA). A memorandum summarizing the results of this assessment will be issued under a separate cover.

10.13 POTENTIAL CFC-CONTAINING EQUIPMENT

An Assessment for Asbestos-Containing Building Materials (ACBM) and Hazardous Materials was conducted at the subject property by GFA International, Inc. (GFA). A memorandum summarizing the results of this assessment will be issued under a separate cover.

10.14 TRITIUM EXIT SIGNAGE

An Assessment for Asbestos-Containing Building Materials (ACBM) and Hazardous Materials was conducted at the subject property by GFA International, Inc. (GFA). A memorandum summarizing the results of this assessment will be issued under a separate cover.

10.15 POTENTIAL IMPACTS/IMPLICATIONS OF ENVIRONMENTAL ISSUES FOR SITE DEVELOPMENT AND CONSTRUCTION

Based on discussions with the Civil Engineering Consultant (CEC), no significant excavations and/or construction dewatering are proposed in association with the proposed use of the subject property.

11.0 FINDINGS, OPINIONS AND CONCLUSIONS

11.1 SIGNIFICANT DATA GAPS

Kimley-Horn did not identify or encounter any instances of significant data gaps during the course of this ESA.

11.2 RECOGNIZED ENVIRONMENTAL CONDITIONS (REC)

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 of the Proposed Wal-Mart Neighborhood Market Development located near the southwestern corner of the intersection of Southwest St Lucie West Boulevard and Southwest Cashmere Boulevard in Port St. Lucie, St. Lucie County, Florida. Any exceptions to, or deletions from, this practice are described in Section 1.4 of this report. This assessment has revealed no evidence of recognized environmental conditions connected with the subject property.

11.2.1 Controlled Recognized Environmental Conditions (CRECS)

A Controlled REC is a recognized environmental condition that is being appropriately characterized and remediated in accord with and under the supervision of authorized governmental agency charged with oversight of such recognized environmental condition. This assessment has not revealed evidence of controlled recognized environmental conditions connected with the subject property.

11.3 HISTORICAL RECOGNIZED ENVIRONMENTAL CONDITIONS (HRECS)

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

11.4 BUSINESS ENVIRONMENTAL RISK CONSIDERATIONS

The following business environmental risk considerations were identified during completion of this report:

- The former Albertson's fueling area located in the northern section of the subject property.

The aforementioned BER is depicted in **Figure 4**.

11.5 STATEMENT OF COMPLIANCE

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 of the Proposed Wal-Mart Neighborhood Market Development located near the southwestern corner of the intersection of Southwest St Lucie West Boulevard and Southwest Cashmere Boulevard in Port St. Lucie, St. Lucie County, Florida. Any exceptions to, or deletions from, this practice are described in Section 1.4 of this report. This assessment has revealed no evidence of recognized environmental conditions connected with the property except as listed in Section 11.2 of this report.

12.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONAL

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

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



Luke A. Davis, P.G.
FL Professional Geologist No. 2695



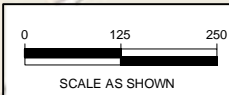
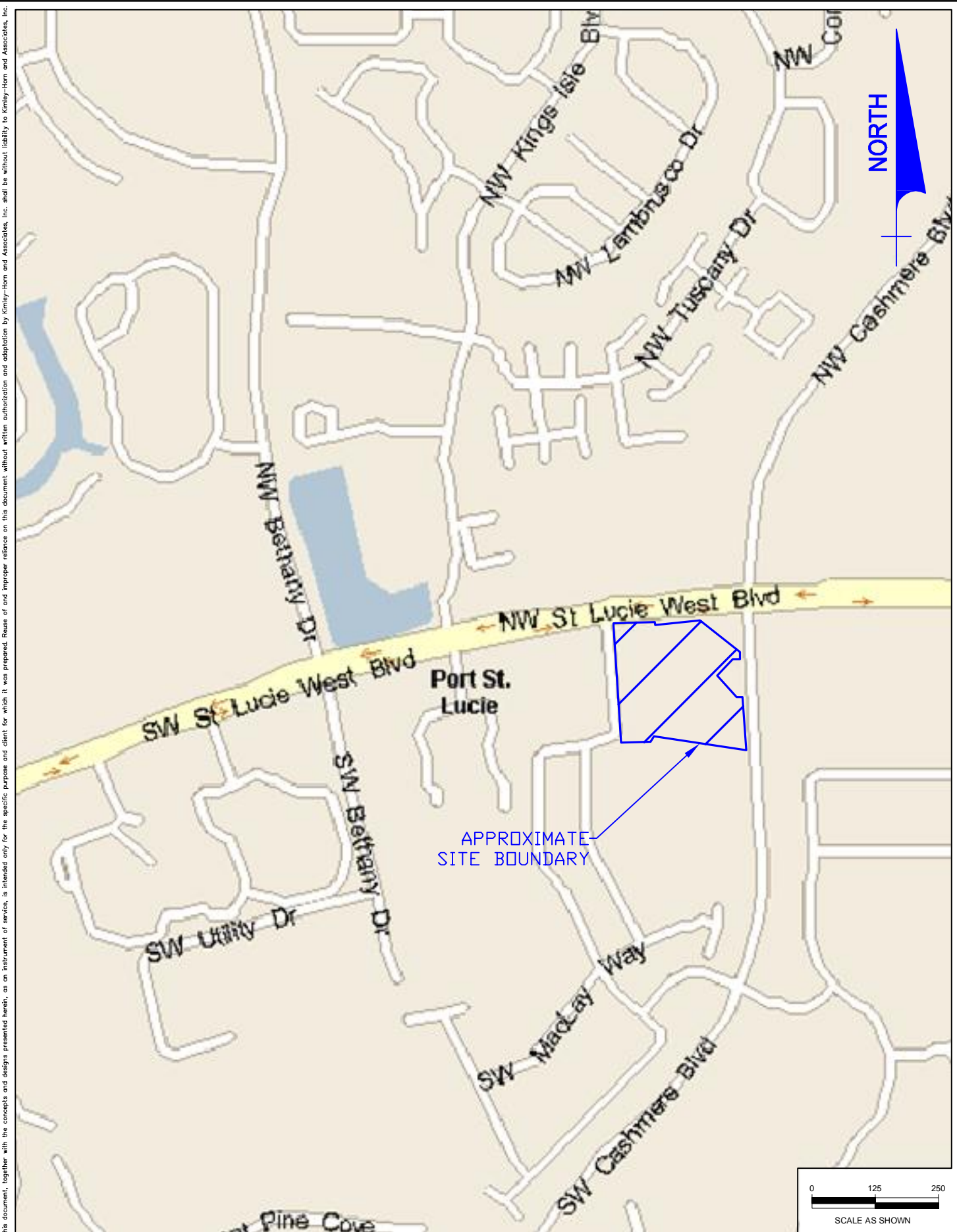
Brady Walker, GTA
Permit No. 11-00004

13.0 REFERENCES

The following published sources were utilized during completion of this Phase I ESA:

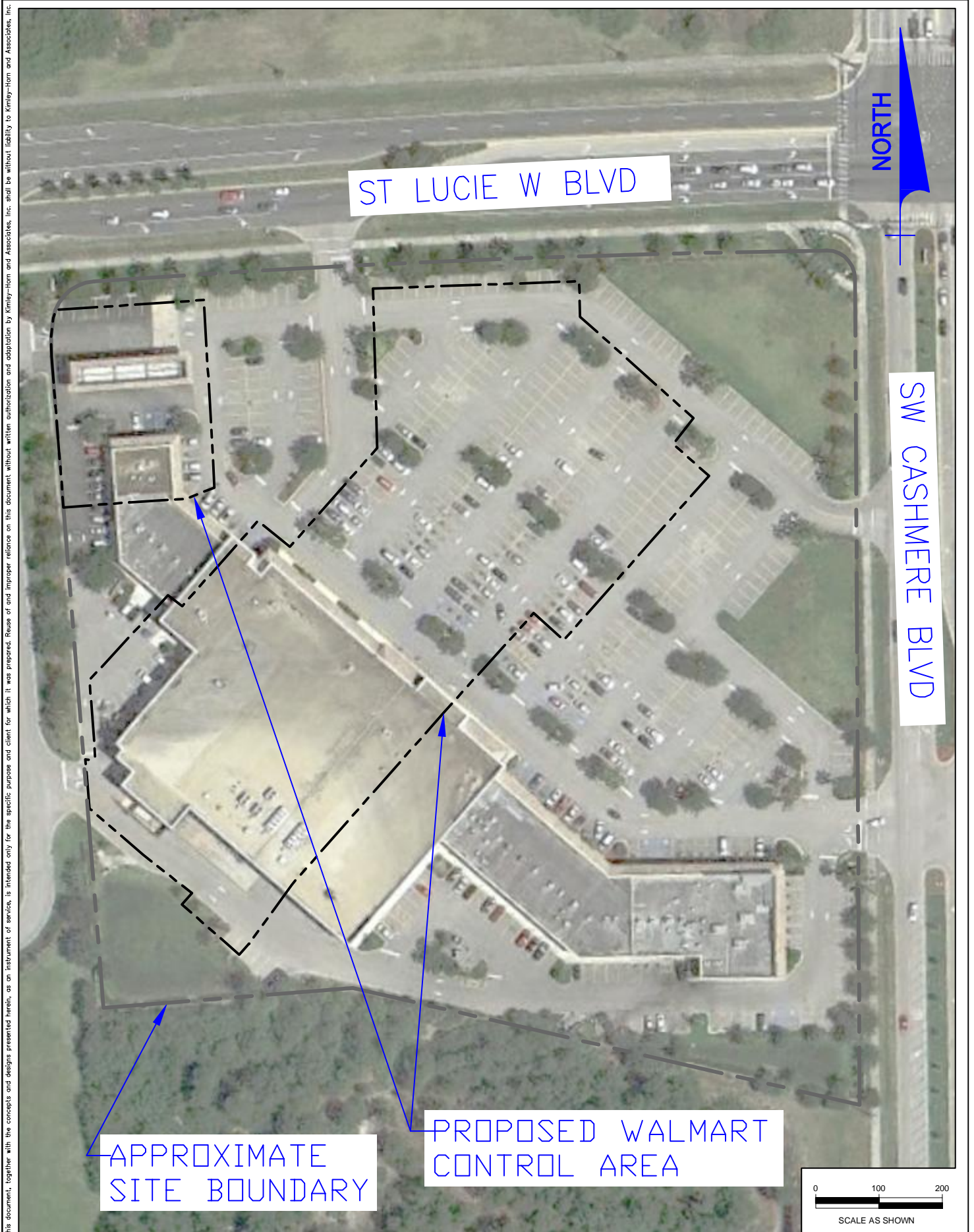
- Saint Lucie County Property Appraiser, www.paslc.com, accessed on November 26, 2014.
- GeoSearch, Inc., GeoSearch Environmental Lien Report, GeoSearch Fire Insurance Maps, GeoSearch Radius Report, GeoSearch Historical Topographic Maps, GeoSearch City Directory Reports, GeoSearch Aerials for Packages, *800 SW St Lucie West Boulevard, St Lucie County, Florida 34986*.
- Soil Survey of Saint Lucie County, Florida, U.S. Department of Agriculture, 1976.
- *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, ASTM, ASTM Designation E 1527-13, Published November 6, 2013.
- United States Geological Survey Division (U.S.G.S.) 7.5 Minute Topographic Map *Fort Pierce SW, Florida*, 1983.

FIGURES

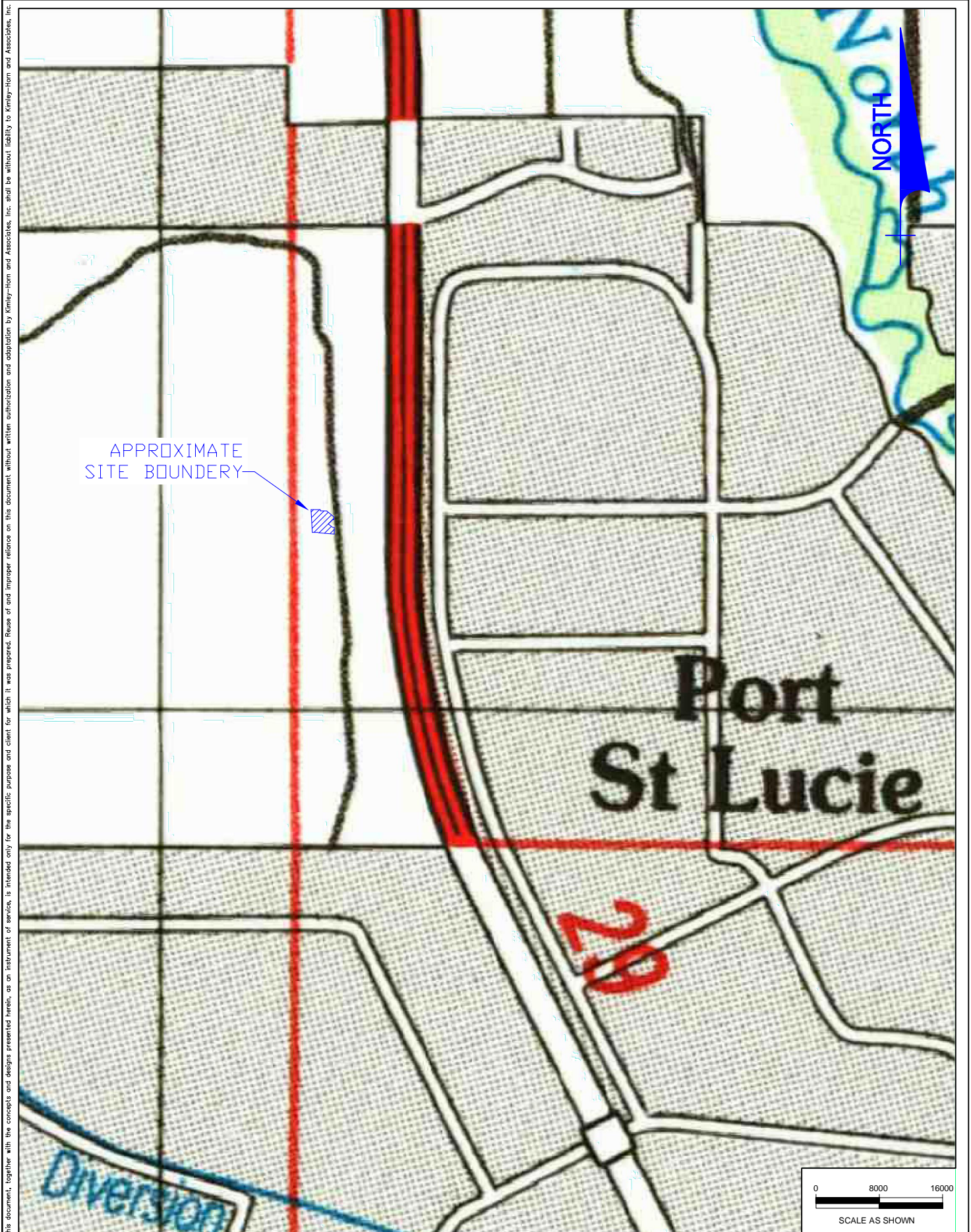


<p>SCALE AS NOTED</p> <p>DESIGNED BY L.A.D.</p> <p>DRAWN BY M.R.G.</p> <p>CHECKED BY L.A.D.</p>	<p>Kimley»Horn</p> <p>© 2015 KIMLEY-HORN AND ASSOCIATES, INC. 12740 GRAN BAY PARKWAY WEST, SUITE 2350 JACKSONVILLE, FLORIDA 32258 PHONE: 904-828-3900 WWW.KIMLEY-HORN.COM CA 00000696</p>	<p>DATE JAN. 2015</p> <p>PROJECT NO. 147253698</p>	<p>SITE LOCATION MAP</p> <p>FOR WALMART - PORT ST. LUCIE ST. LUCIE COUNTY, FLORIDA</p>	<p>DESIGN ENGINEER: LUKE DAVIS, P.G.</p> <p>FLORIDA P.G. LICENSE NUMBER: FL 2695</p> <p>DATE: 1/30/2015</p>	<p>FIGURE NUMBER 1</p>
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Drawing name: K:\JAX_Environmental\Wal-Mart Environmental\147253698 - WNM Port St Lucie, FL 7299-00\2014 Phase I ESA\Figures\CAD\Figure 2.dwg FIGURE 2 Feb 03, 2015 11:53am by: melrio

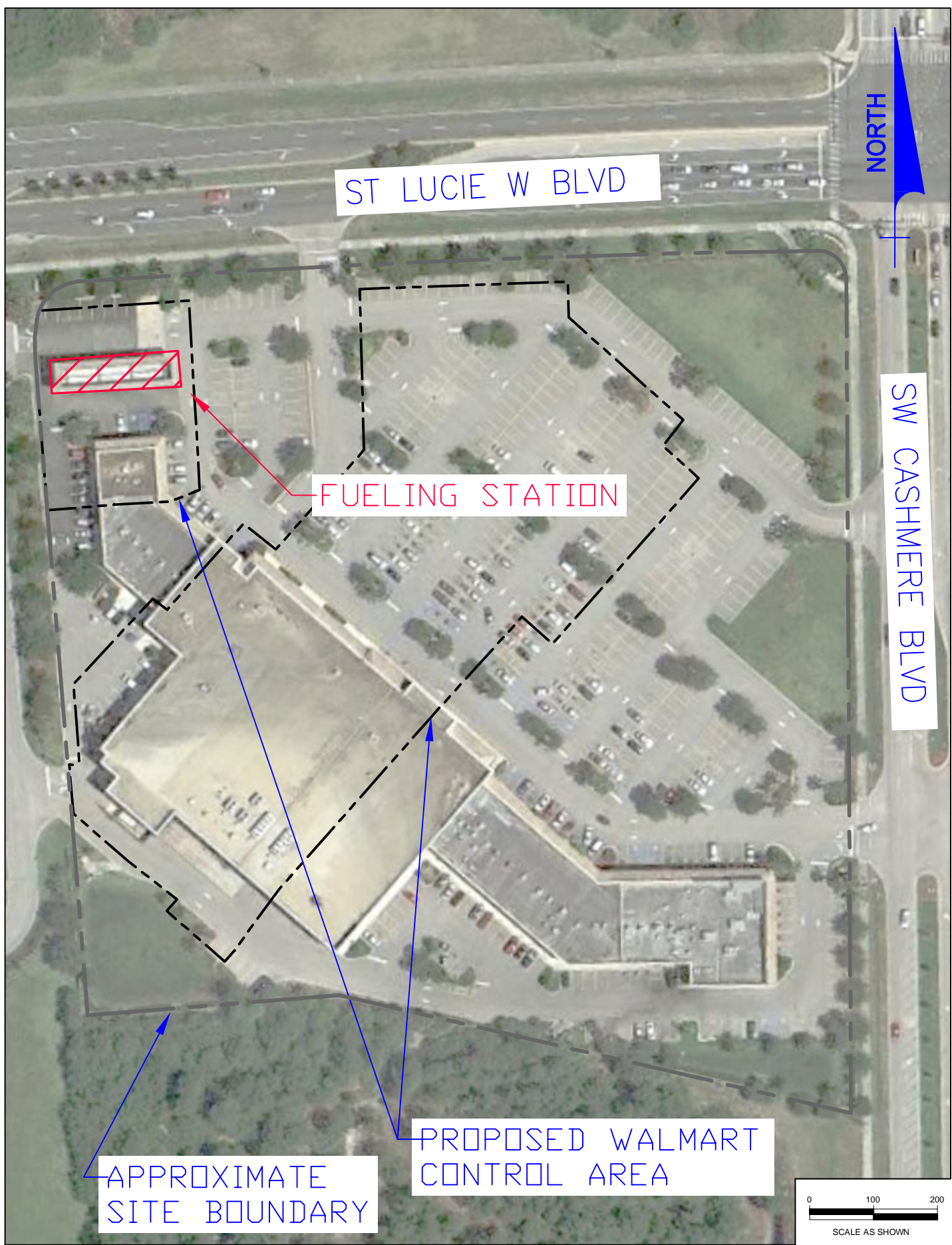


<p>SCALE AS NOTED</p> <p>DESIGNED BY L.A.D.</p> <p>DRAWN BY M.R.G.</p> <p>CHECKED BY L.A.D.</p>	<p>Kimley»Horn</p> <p>© 2015 KIMLEY-HORN AND ASSOCIATES, INC. 12740 GRAN BAY PARKWAY WEST, SUITE 2350 JACKSONVILLE, FLORIDA 32258 PHONE: 904-828-3900 WWW.KIMLEY-HORN.COM CA 00000696</p>	<p>DATE JAN. 2015</p> <p>PROJECT NO. 147253698</p>	<p>2012 AERIAL PHOTOGRAPH</p> <p>FOR WALMART - PORT ST. LUCIE ST. LUCIE COUNTY, FLORIDA</p>	<p>DESIGN ENGINEER: LUKE DAVIS, P.G.</p> <p>FLORIDA P.G. LICENSE NUMBER: FL 2695</p> <p>DATE: 1/30/2015</p>	<p>FIGURE NUMBER 2</p>
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<p>SCALE AS NOTED</p> <p>DESIGNED BY L.A.D.</p> <p>DRAWN BY M.R.G.</p> <p>CHECKED BY L.A.D.</p>	<p>Kimley»Horn</p> <p>© 2015 KIMLEY-HORN AND ASSOCIATES, INC. 12740 GRAN BAY PARKWAY WEST, SUITE 2350 JACKSONVILLE, FLORIDA 32258 PHONE: 904-828-3900 WWW.KIMLEY-HORN.COM CA 00000696</p>	<p>DATE JAN. 2015</p> <p>PROJECT NO. 147253698</p>	<p>1988 U.S.G.S. TOPOGRAPHIC MAP FOR WALMART - PORT ST. LUCIE ST. LUCIE COUNTY, FLORIDA</p>	<p>DESIGN ENGINEER: LUKE DAVIS, P.G.</p> <p>FLORIDA P.G. LICENSE NUMBER: FL 2695</p> <p>DATE: 1/30/2015</p>	<p>FIGURE NUMBER 3</p>
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SCALE	AS NOTED
DESIGNED BY	L.A.D.
DRAWN BY	M.R.G.
CHECKED BY	L.A.D.

Kimley»Horn

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DATE	JAN. 2015
PROJECT NO.	147253698

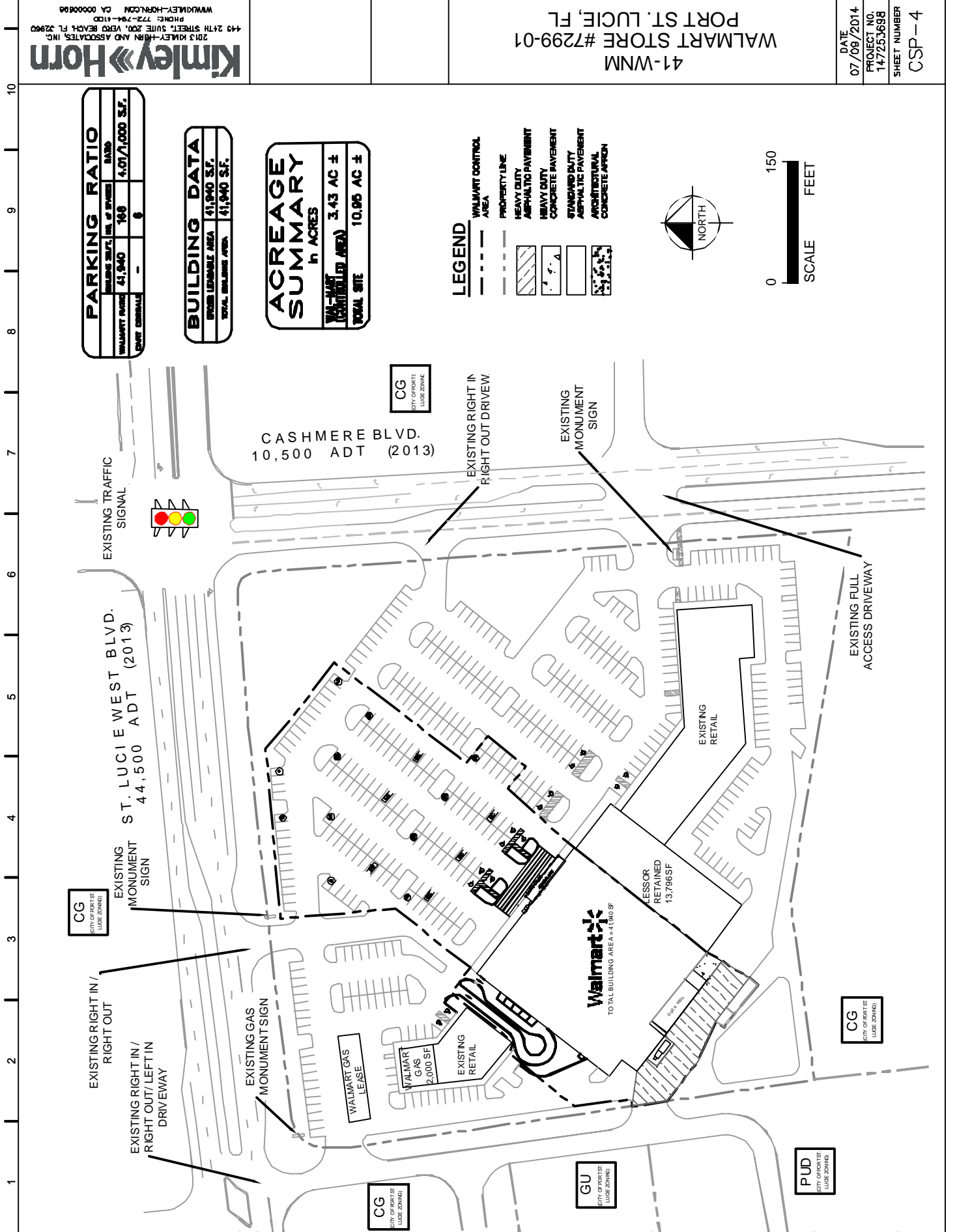
MAP OF BUSINESS ENVIRONMENTAL RISKS

FOR
 WALMART - PORT ST. LUCIE
 ST. LUCIE COUNTY, FLORIDA

DESIGN ENGINEER:	LUKE DAVIS, P.G.
FLORIDA P.G. LICENSE NUMBER:	FL 2695
DATE:	1/30/2015

FIGURE NUMBER	4
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APPENDIX A



APPENDIX B

TERMS USED IN ENVIRONMENTAL SITE ASSESSMENT REPORTS

AAI	<p>All Appropriate Inquiry - these are federal regulations that became mandatory on November 1, 2006 for the assessment of real estate. In brief summary, these regulations set forth specific methods for prospective landowners to prove they searched diligently for environmental problems prior to purchasing a property. If the search is adequate, the landowner may qualify for one or more of the three Limited Liability Protections. These protections allow the land buyer a certain degree of immunity or protection from enforcement actions if some problem is discovered in the future after the property is purchased.</p>
ACM	<p>Asbestos-Containing Material - any material which contains more than 1 percent asbestos.</p>
Aquifer	<p>A water-containing layer of rock, sand, or gravel that will yield useable supplies of water. It may be a few feet or hundreds of feet thick. It could be just beneath the surface, or hundreds of feet down.</p>
Artesian Aquifer	<p>An aquifer in which ground water is held under pressure by a confining layer or layers of rock, forcing water to rise in the wells above the top of the aquifer.</p>
Asbestos	<p>A naturally occurring fibrous mineral which is mined for its fire resistant properties and has been identified as a hazardous material. Some forms include chrysotile, amosite, crocidolite, tremolite, anthophyllite, and actinolite.</p>
AST	<p>Aboveground Storage Tank - a tank device situated in such a way that the entire surface area of the tank is completely above the ground.</p>
ASTM	<p>American Standards and Testing Materials</p>
AUL	<p>Activity Use Limitation - legal or physical restrictions or limitations on the use of, or access to, a site or facility: (1) to reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil or ground water on the property, or (2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment. These legal or physical restrictions, which may include institutional and/or engineering controls, are intended to prevent adverse impacts to individuals or populations that may be exposed to hazardous substances and petroleum products in the soil or ground water on the property.</p>
Bona Fide Prospective Purchaser Liability Protection	<p>A person may qualify as a bona fide prospective purchaser if, among other requirements, such person made "all appropriate inquiries into the previous ownership and uses of the facility in accordance with generally accepted good commercial and customary standards and practices." Knowledge of contamination resulting from all appropriate inquiry on or before the date of purchase. The facility must have been purchased after January 11, 2002.</p>

TERMS USED IN ENVIRONMENTAL SITE ASSESSMENT REPORTS

Brownfields	Abandoned , idled, or underutilized industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination (GAO, <i>Superfund: Barriers to Brownfield Redevelopment</i> , 1996).
Brownfield Site	A parcel of land that contains or contained abandoned or underutilized commercial or industrial facilities, the expansion or redevelopment of which may be complicated by the presence or potential presence of hazardous substances, pollutants, or contaminants. Term reserved for sites regulated under local, state, or Federal Brownfield programs.
BTEX	Benzene, toluene, ethylbenzene, xylene. Four organic compounds typically found in fuels - especially gasoline.
By-product	Under RCRA, a material that is not one of primary products of a production process and is not solely or separately produced by the production process.
CERCLA	Comprehensive Environmental Response, Compensation and Liability Act
CERCLIS	Comprehensive Environmental Recovery, Compensation and Liabilities Information System
CESQG	Conditionally Exempt Small Quantity Generator
Closure and Closure Letter	Closure is a term that indicates a site assessment and/or cleanup has been conducted and regulatory officials have agreed that all actions are sufficient to meet the requirements of the regulations. A written correspondence by regulatory officials which indicates all action are sufficient to meet regulatory requirements is commonly called a "closure letter" or an "NFA Letter" or a "No Further Action Letter".
Confined, Artesian Aquifer	An aquifer which is overlain by impermeable rock layers that prevent free movement of water. Therefore, the water is under pressure and drilling a well into a confined aquifer is like puncturing a water pipe. The water under pressure gushes into the well, sometimes even rising to the surface and overflowing.
Contaminant	Any physical, chemical, biological, or radiological substance or matter in water. The impacts on the ground water from contaminants may range from aesthetic effects (such as unpleasant taste or warm temperature) to actual health hazards.
Contiguous Property Owner	The CERCLA contiguous property owner liability protection excludes from the definition of "owner" or "Operator" a person who owns real property that is "contiguous" to, and that is or may be contaminated by hazardous substances from other real property that is not owned by that person but "solely by reason of the contamination". In Texas, formal designation of the contiguous property owner liability protection is obtained through the Innocent Owner Operator Program (IOP).
Corrective Action	Any action taken in order to come into compliance with any federal, state, or local statutory or regulatory requirement for the treatment, storage, or disposal of any hazardous waste.

TERMS USED IN ENVIRONMENTAL SITE ASSESSMENT REPORTS

Data Gap	A lack of or inability to obtain information required by the ASTM Standard, despite good faith efforts by the environmental professional to gather such information. Data gaps may result from incompleteness in any of the activities required by the standard, including, but not limited to site reconnaissance (for example, an inability to conduct the site visit), and interviews (for example, an inability to conduct the site visit), and interviews (For example, an inability to interview the key site manager, regulatory officials, etc.
Deminimis Condition	A deminimis condition is one that meets two criteria: (1) no material risk of harm to public health or the environment; and (2) would not be subject to enforcement action if brought to the attention of regulatory officials.
Dioxins	Commonly used term for polychlorinated dibenzo-p-dioxins which are extremely toxic in small doses and known to be carcinogenic and teratogenic.
Drawdown	The vertical drop of the water level in a well during ground water pumping.
DNAPL	Dense Non-Aqueous Phase Liquid
EC	Engineering Control
Environmental Database	A computer generated collection of information specific to an environmental issues.
Environmental Lien	A charge, security, or encumbrance upon title to a property to secure the payment of a cost, damage, debt, or duty arising out of response actions, cleanup, or other remediation of hazardous substances or petroleum products upon a property, including (but not limited to) liens imposed pursuant to CERCLA 42 U.S.C. 9607(1) & 9607(r) and similar state or local laws.
Environmental Professional	A person meeting the education, training, and experience requirements as set forth in 40 CFR 312.10(b). The person may be an independent contractor or an employee of the user. Employees of STC who supervise Phase I ESA's are Environmental Professionals.
EPA	Environmental Protection Agency (United States)
ERNS	Emergency Response Notification System - EPA's emergency response notification system list of reported CERCLA hazardous substance releases or spills in quantities greater than the reportable quantity, as maintained at the national Response Center. Notification requirements for such releases or spills are codified in 40 CFR Parts 302 and 355.
ESA	Environmental Site Assessment
FAC	Florida Administrative Code
FDEP	Florida Department of Environmental Protection

TERMS USED IN ENVIRONMENTAL SITE ASSESSMENT REPORTS

FINDS	Facility Index System
Gaining Streams	In hydrogeology, streams that act as discharge points for ground water.
GPS	Global Positioning System
Groundwater	Water which saturates cracks, caverns, sand, gravel, and other porous subsurface rock formations.
HASP	Health and Safety Plan
Hazardous Waste Number	The number assigned by EPA to each hazardous waste listed or characterized in Part 261 of 40 CFR.
HAZWOPER	Hazardous Waste Operations and Emergency Response
Hydraulic Conductivity	In an aquifer, the length (distance traveled)/time(potential velocity) value.
Hydrocarbons	In chemistry, chemical compounds consisting primarily of carbon and hydrogen.
IC	Institutional Control - this term refers to one type of environmental lien that may be placed on a property. For example, in Texas, there are Institutional Controls for soils on a property that exceed the human health standard for residential sites. If the residential standard is exceeded, the site may be used only for commercial/industrial purposes. This land use restriction is noted in the deed records for this property. The note in the deed records is an Institutional Control and is also defined as an environmental lien on the property.
IC/IE	Institutional Control/Engineering Control
Innocent Landowner Defense	A person may qualify as one of three types of innocent landowners: (i) a person who "did not know and had no reason to know" that contamination existed on the property at the time the purchaser acquired the property; (ii) a government entity which acquired the property by escheat, or through any other involuntary transfer or acquisition, or through the exercise of eminent domain authority by purchase or condemnation; and (iii) a person who "acquired the facility by inheritance or bequest" (42 U.S.C. 9601(35) & 9607 (b)(3)). To qualify for the first type of innocent landowner LLP, such person must have made all appropriate inquiry on or before the date of purchase. Furthermore, the all appropriate inquiry must not have resulted in knowledge of the contamination. If it does, then such person did "know" or "had reason to know" of contamination and would not be eligible for the innocent landowner defense.
Landfill	A disposal facility or part of a facility where waste is placed in or on land and which is not a land treatment facility, a surface impoundment, or an injection well.

TERMS USED IN ENVIRONMENTAL SITE ASSESSMENT REPORTS

Leaching	The downward movement by water of dissolved or suspended minerals, fertilizers, agricultural chemicals, and other substances through the soil.
Legal Description	Recorded description, recognized by law, which is sufficient to locate and identify the property without oral testimony.
LLP	Limited Liability Protections - These protections include the Innocent Landowner Defense, the Bona Fide Prospective Purchaser Liability Protection, and the Contiguous Property Owner Liability.
Losing Streams	In hydrogeology, streams that can actually help recharge the ground water, frequently found in carbonate areas.
LQG	Large Quantity Generator
LUST	Leaking Underground Storage Tank
Manifest	A shipping document which is signed by the generator and used for tracking transported hazardous waste from its point of
MCL	Maximum Contaminant Level - an enforceable, regulatory standard for maximum permissible concentrations of chemicals in water. They are health-based numbers which by law must be set as close to the "no-risk" level as feasible.
mg/kg	Milligrams per kilogram
Monitoring Wells	Special wells drilled at strategic locations which are used to monitor groundwater and provide a means of access so samples and testing may be performed.
MSDS	Material Safety Data Sheet - a document which contains information regarding a material's components, physical characteristics, health hazards, reactivity, flammability, and recommended control measures.
NAPL	Non-aqueous Phase Liquid
NEPA	National Environmental Policy Act
NFA Letter	No Further Action Letter
NPL	National Priorities List - a list compiled by EPA Pursuant to CERCLA 42 USC & 9605(a)(8)(B) of properties with the highest priority for cleanup pursuant to EPA's Hazard Ranking System. See 40 CFR Part 300.
Nonpoint Source	A generalized discharge of waste into the air, or water, with a specific source which cannot be located, or a source discharging pollutants into the environment that is not a singular location.
NWFLWMD	Northwest Florida Water Management District
OSHA	Occupational Safety and Health Act
PAH	Polycyclic Aromatic Hydrocarbons

TERMS USED IN ENVIRONMENTAL SITE ASSESSMENT REPORTS

PCB	Polychlorinated Biphenyl(s)
Perched Water	A zone of unpressurized water held above the water table by a layer of impermeable rock or sediment. Rarely used as a source of drinking water.
Permeability	The ability of a porous medium to transmit fluids under a hydraulic gradient. The property or capacity of a porous rock, sediment, or soil for transmitting a fluid. A measure of a relative ease of fluid flow under unequal pressure.
pH	A numerical measure of acidity used to distinguish alkaline, neutral and acidic water. The scale is 1 to 14. Neutral is pH 7.0. Values below 7.0 are acid, and values above 7.0 alkaline.
Point Source	Any discernible, confined, and discrete conveyance, including, but not limited to, any pipe, ditch, channel, tunnel, conduit, well, discrete fissure, container, rolling stock, concentrated animal feeding operation, or vessel or other floating craft, from which pollutants are or may be discharged.
Potable Water	Fresh water that is safe for human consumption.
Porosity	In hydrogeology, the ratio of empty spaces (voids) in between the particles of soil, sand, gravel, or fractured rock to the total volume, which tells us the maximum of water a rock or soil can hold if it is saturated.
ppb	Parts of contaminant per billion parts of air/water
ppm	Parts of contaminant per million parts of air/water
PRP	Potentially Responsible Party
Public Water Supply System	A system which provides piped water which is used for human consumption. This includes any collection, treatment, storage, and distribution facilities under control of the operator of such a system and is used primarily in connection with the system, and any collection or pretreatment storage facilities not under such control that are used primarily in connection with the system.
PVC	Polyvinyl Chloride
QA/QC	Quality Assurance/Quality Control
RCRA	Resource Conservation and Recovery Act
RCRA/GEN	RCRA generators - those persons or entities that generate hazardous waste, as defined and regulated by RCRA.
RCRA TSD Facilities	Those facilities in which treatment, storage, and/or disposal of hazardous wastes takes place, as defined and regulated by RCRA.
RCRIS	Resource Conservation and Recovery and Information Act

TERMS USED IN ENVIRONMENTAL SITE ASSESSMENT REPORTS

Recharge Zones	The process and areas of land that allow water to replenish an aquifer. This process occurs naturally when rainfall filters down through the soil or rock into the aquifer. Artificial recharge is through drainage wells or by spreading water over the surface of land (i.e., ponds) where it can seep into the groundwater aquifers.
Release	Any spilling, leaking, pumping, pouring, emitting, emptying, discharging, injecting, escaping, leaching, dumping, or disposing into the environment, including the abandonment or discarding of barrels, containers, and other closed receptacles containing any hazardous substance or pollutant or contaminant.
Remediate	Cleanup where there is a release or threatened release of hazardous substances that could affect the public health, welfare, and/or the environment. The actual construction or implementation phase that follows the remedial design of the selected cleanup alternative at a site; permanent remedy taken instead of, or in addition to, removal actions in the event of a release or threatened release of a hazardous substance into the environment; and/or to prevent or minimize the release of hazardous substances so that they do not migrate to cause substantial danger to present or future public health or welfare or the environment.
Septic Tank	A land receptacle designed to receive or process (e.g., liquid separation and biological digestion) the sewage discharged from a building, the effluent of which is distributed for disposal through the soil, with the settled solids and scum from the tank pumped out periodically and hauled to a treatment facility.
SFWMD	South Florida Water Management District
SJRWMD	St. Johns River Water Management District
SRWMD	Suwannee River Water Management District
SQL	Small Quantity Generator
SWFLWMD	Southwest Florida Water Management District
TCLP	Toxicity characteristic leaching procedure
Topography	The natural and artificial surface contour features of an area.
TRIS	Toxic Release Inventory System
Turbidity	A measure of water cloudiness caused by suspended solids.
Unconfined Water Table Aquifer	An aquifer in which atmospheric pressure changes move freely downward through an unsaturated zone of soil or rock to the water table. They provide water to wells by draining the aquifer material surrounding the well.

TERMS USED IN ENVIRONMENTAL SITE ASSESSMENT REPORTS

Unsaturated Zone In hydrogeology, an area directly beneath the soil surface in which the soil particles are surrounded in varying degrees by air and water. These soil formations do not yield usable amounts of free-flowing water. (Also called Vadose Zone)

ug/l Microgram of contaminant per liter

USEPA United States Environmental Protection Agency

USEPA FINDS United States Environmental Protection Agency Facility Index System

USFWS United States Fish and Wildlife Service

USGS United States Geological Survey

UST **Underground Storage Tank** - any one of a combination of tanks, including pipes that connect them, used to contain an accumulation of regulated substances, and the volume of which is 10 percent more beneath the surface of the ground.

Vadose Zone In hydrogeology, an area directly beneath the soil surface in which the soil particles are surrounded in varying degrees by air and water. These soil formations do not yield usable amounts of free-flowing water. (Also called Unsaturated Zone)

Water Table The top of an unpressurized aquifer, below which the pore spaces generally are saturated with water. The aquifer is held in place by an underlying layer of relatively impermeable rock. The water table depth fluctuates with climate conditions on the land surface above, and the rate of discharge and recharge of the aquifer.

Well Any shaft or pit dug or bored into the earth, generally of a cylindrical form, and often walled with bricks or tubing to prevent earth from caving in.

Wetland Low-lying lands which are near bodies of water, periodically covered by fresh, brackish, or salt water, and largely covered by vegetation (e.g., swamps, marshes, bogs, intermittent creeks, and streams)

APPENDIX C

**Phase I Environmental Site Assessment
User Questionnaire**

Site Name: Walmart Neighborhood Market – Port St. Lucie, Florida

Site Location: SWC of Cashmere Blvd and St. Lucie West Blvd,
Port St. Lucie, St. Lucie County, Florida

Project/Store Number: 147253715/7299-01

*The following questions are taken from the ASTM 1527-05 Standard Practice for Phase I Environmental Site Assessments and must be answered in order to qualify for the Landowner Liability Protections ("LLPs") under the federal Comprehensive Environmental Response Compensation and Liability Act, otherwise known as "CERCLA" or the Superfund law. **Note that the completion of this form, by itself, does not automatically qualify one for any of the three LLPs, all of which have additional eligibility criteria. Note further that state and local government agencies will often have their own, independent source of environmental liability not covered by any of the LLPs.** All questions regarding the source of, defenses to, and transactional, development-related, and operational strategies for managing environmental liability should be directed to Wal-Mart legal counsel.*

*Please provide an answer to each question or attach pertinent information
and identify a number for each attachment.*

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

☒ No ☐ Yes (Describe or attach information) Attachment No. _____

2. Are you aware of any Activity and Use Limitations (AULs), such as engineering controls (e.g. engineered caps, foundations, liners, treatment methods, etc. in use to prevent contamination from migrating to surrounding areas), land use restrictions or institutional controls (e.g. administrative measures restricting groundwater use, construction, or property use) that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?

☒ No ☐ Yes (Describe or attach information) Attachment No. _____

3. As the user of the Phase I Environmental Site Assessment, 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?

☒ No ☐ Yes (Describe or attach information) Attachment No. _____

4. Does the purchase price being paid for this property reasonably reflect the fair market value of the property?

☐ No ☐ Yes (Describe or attach information) Attachment No. _____

N/A, there is no sale of property associated with this project. The site is to be leased from current owner. Lease terms reasonably reflect fair market value.

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?

☐ No ☐ Yes (Describe or attach information) Attachment No. _____

5. 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? ☐ No ☒ Yes (Describe or attach information) Attachment No. 1

See attached e-mail from Justin Hofmeister with Goldstein Environmental Law Firm.

(b) Do you know of specific chemicals that are present or once were present at the property? ☐ No ☒ Yes (Describe or attach information) Attachment No. _____

(c) Do you know of spills or other chemical releases that have taken place at the property? ☒ No ☐ Yes (Describe or attach information) Attachment No. _____

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

☒ No ☐ Yes (Describe or attach information) Attachment No. _____

6. As the User of the Phase I Environmental Site Assessment, 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?

☒ No ☐ Yes (Describe or attach information) Attachment No. _____

To the best of the signatory's knowledge, as of the date hereof, the answers given in this questionnaire are deemed accurate. No active environmental investigation has been personally conducted by the signatory. Furthermore, this certification shall not be construed to constitute a professional opinion or an all-inclusive report but, rather, merely a disclosure of information known to the signatory as of the date hereof.


Signature

Aaron Bernheimer
Name

Title

1/14/2015
Date

APPENDIX D



Environmental Lien

<http://www.geo-search.net/QuickMap/index.htm?DataID=Standard0000095889>

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

Target Property:

***WNM Port St Lucie
800 SW St Lucie West Blvd
Port St Lucie, St. Lucie County, Florida 34986***

Prepared For:

Kimley - Horn and Associates - Jacksonville

Order #: 43828

Job #: 95889

Date: 12/03/2014

TARGET PROPERTY SUMMARY

WNM Port St Lucie

800 SW St Lucie West Blvd

Port St Lucie, St. Lucie County, Florida 34986

USGS Quadrangle: **Fort Pierce Sw, FL**

Target Property Geometry: **Point**

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

(-80.380278, 27.316389)

County/Parish Covered:

St. Lucie (FL)

Zipcode(s) Covered:

Port Saint Lucie FL: 34983, 34986

State(s) Covered:

FL

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

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

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Order Number	GS#43828	Effective Date	12-1-2006		
Last name	EQUITY ONE (FLORIDA PORTFOLIO) INCORPORATED				
Street address	800 SW ST. LUCIE WEST BLVD.	County	ST. LUCIE	State	FL.
		City	PORT ST. LUCIE		
Mailing address	1600 NE MIAMI GARDENS DR., NORTH MIAMI BEACH, FL. 331279-4900				
Parcel number	3430-602-0002-000-2	Alternate APN			
Legal Description	BANKUNITED AT CASHMERE CORNERS ST. LUCIE WEST PLAT NO. 188 (PB 59-14) LOT 3B PARCEL 20				

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

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

1 NONE FOUND
2 NONE FOUND
3
4

JUDGMENTS, LIENS

1 NONE FOUND
2
3
4

OTHER INFORMATION:

APPENDIX E



Historical Topographic Maps

<http://www.geo-search.net/QuickMap/index.htm?DataID=Standard0000095890>

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

Target Property:

**WNM Port St Lucie
800 SW St Lucie West Blvd
Port St Lucie, St. Lucie County, Florida 34986**

Prepared For:

Kimley - Horn and Associates - Jacksonville

Order #: 43828

Job #: 95890

Date: 11/24/2014

TARGET PROPERTY SUMMARY

WNM Port St Lucie

800 SW St Lucie West Blvd

Port St Lucie, St. Lucie County, Florida 34986

USGS Quadrangle: **Fort Pierce Sw, FL**

Target Property Geometry: **Point**

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

(-80.380278, 27.316389)

County/Parish Covered:

St. Lucie (FL)

Zipcode(s) Covered:

Port Saint Lucie FL: 34983, 34986

State(s) Covered:

FL

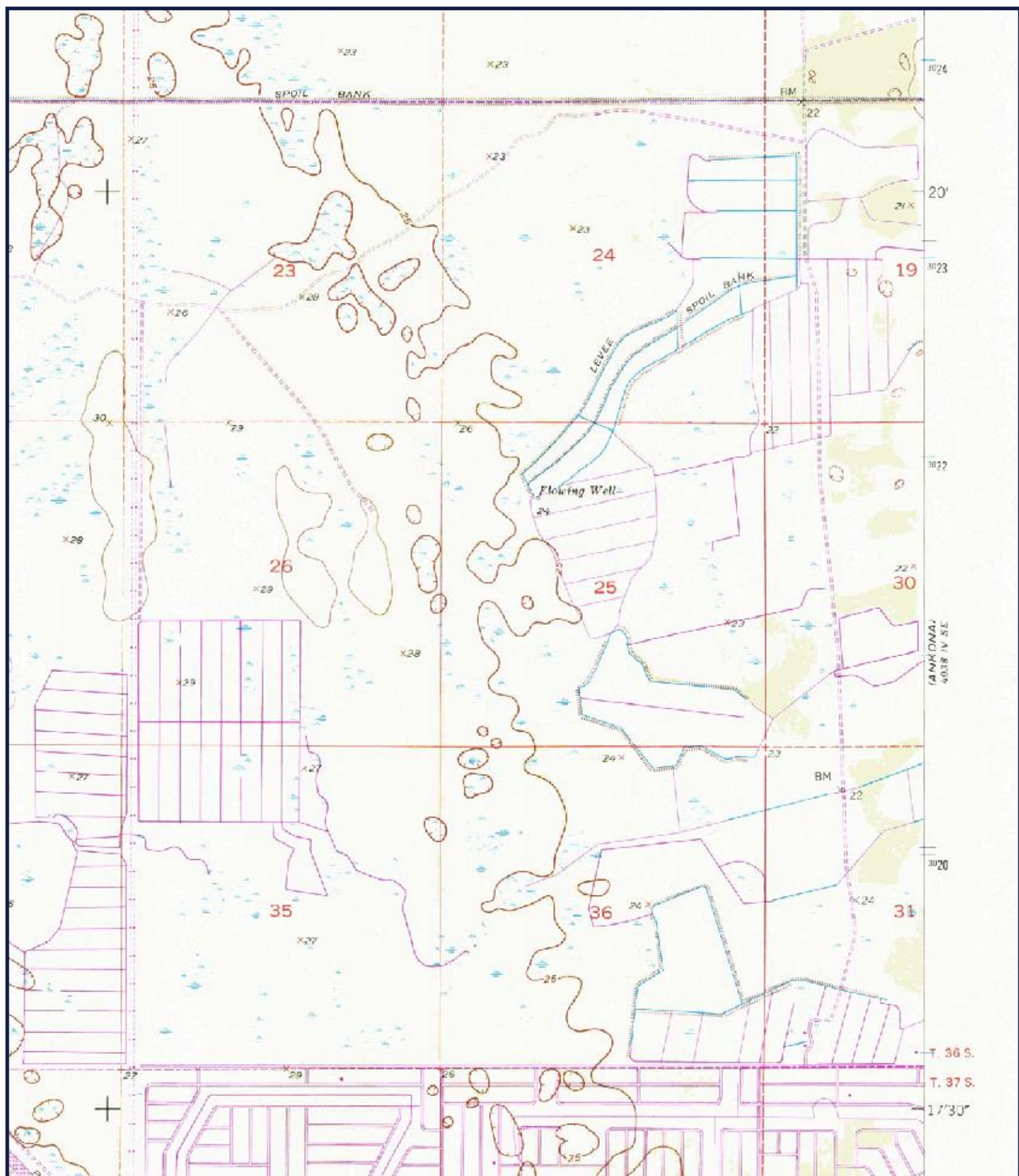
***Target property is located in Radon Zone 3.**

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

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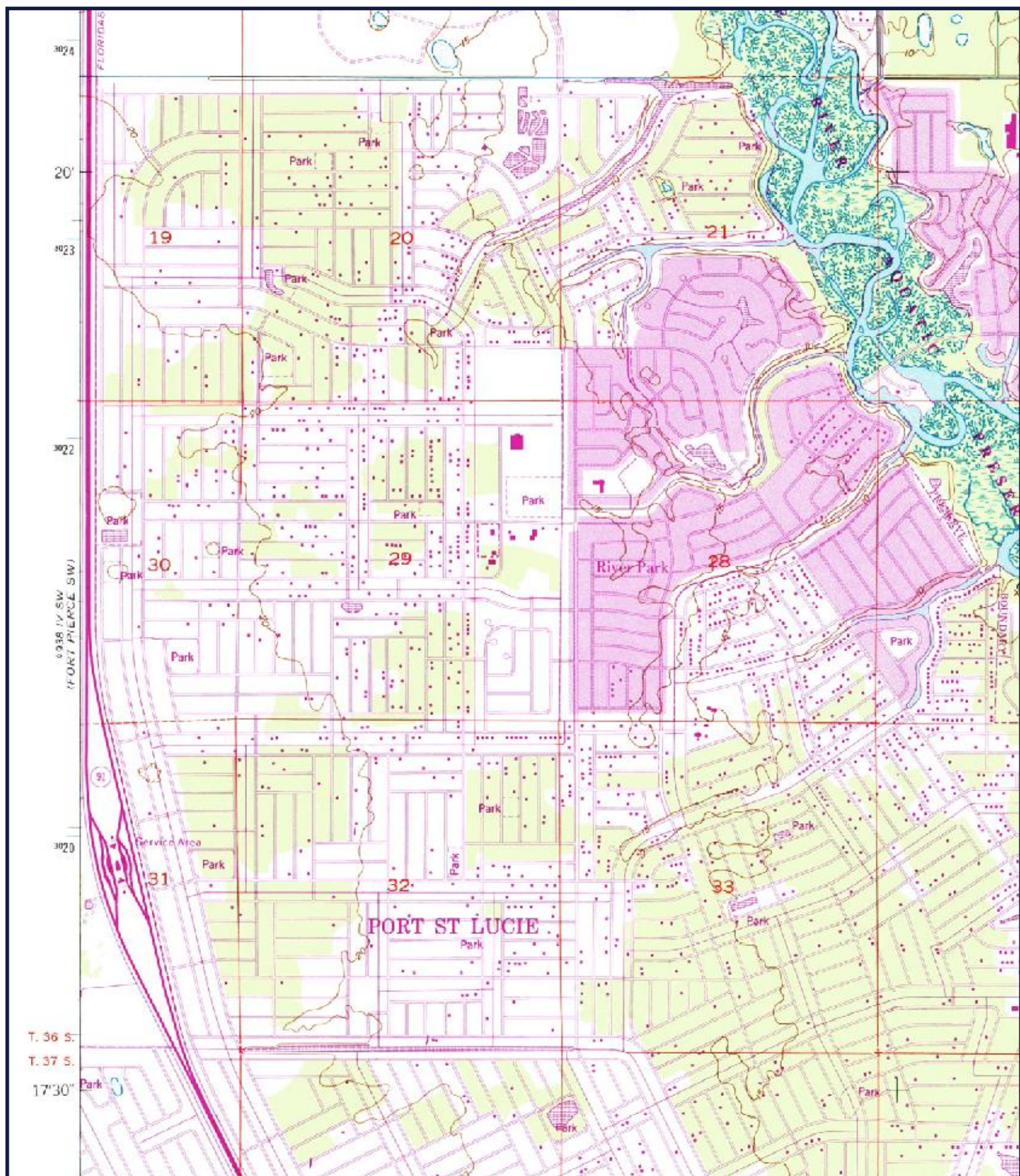


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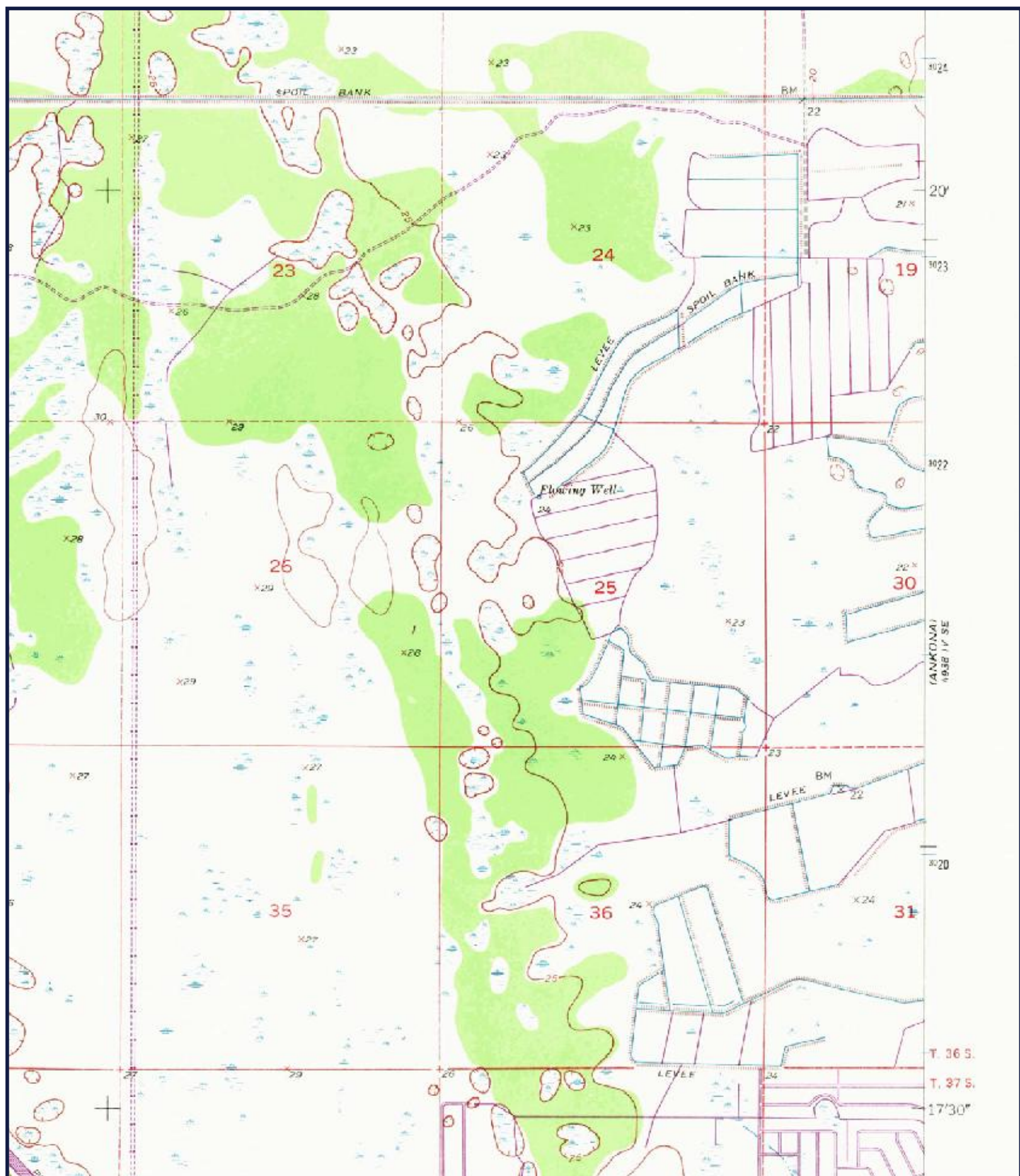
SITE: WNM PORT ST LUCIE
QUAD: FORT PIERCE SW, FL
DATE: 1953 PHOTOREVISED 1983
SCALE: 1 : 24,000

GeoSearch



SITE: WNM PORT ST LUCIE
QUAD: ANKONA, FL
DATE: 1948 PHOTOREVISED 1983
SCALE: 1 : 24,000

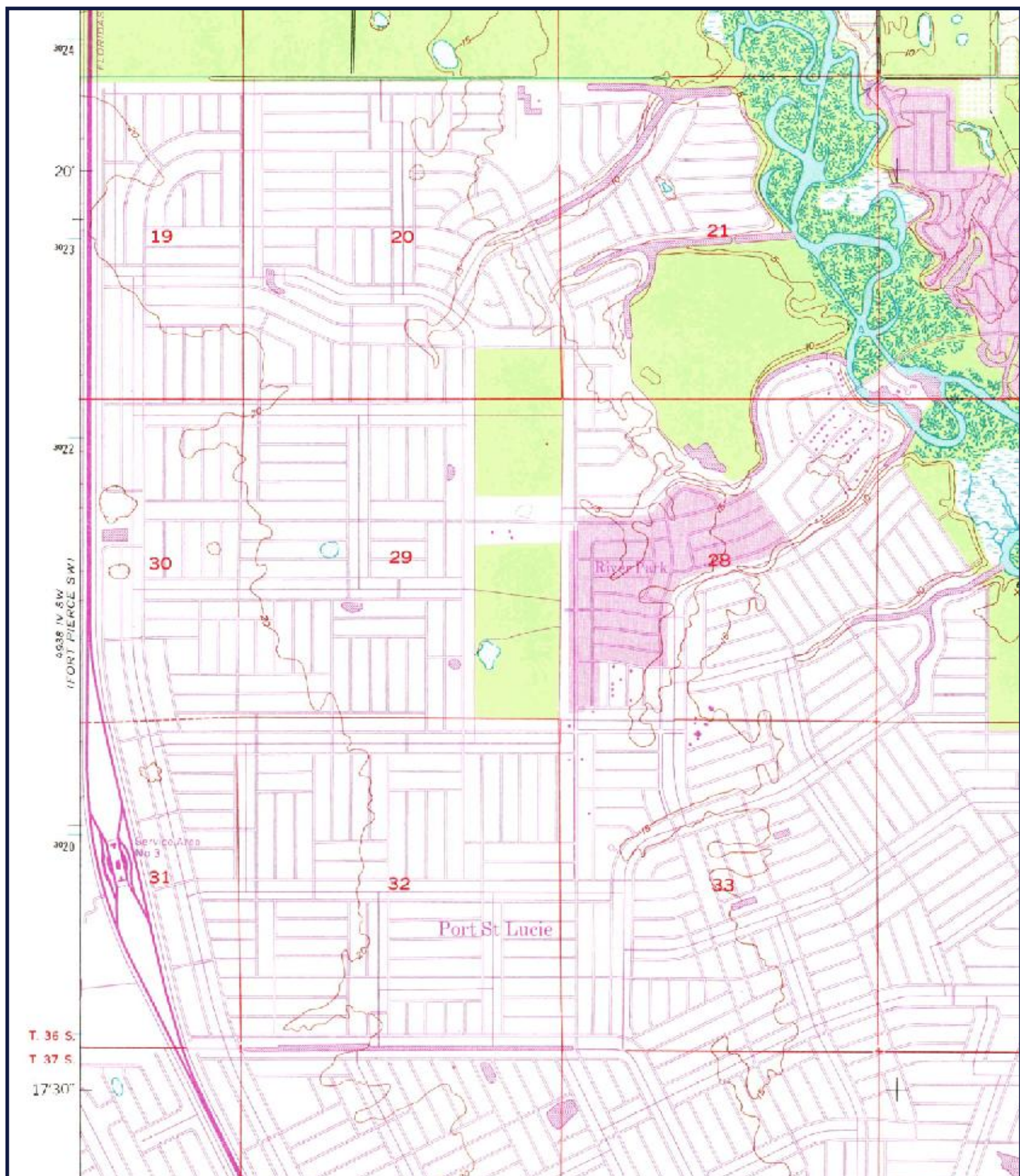
GeoSearch



JCR # 95990 - 1/24/2014

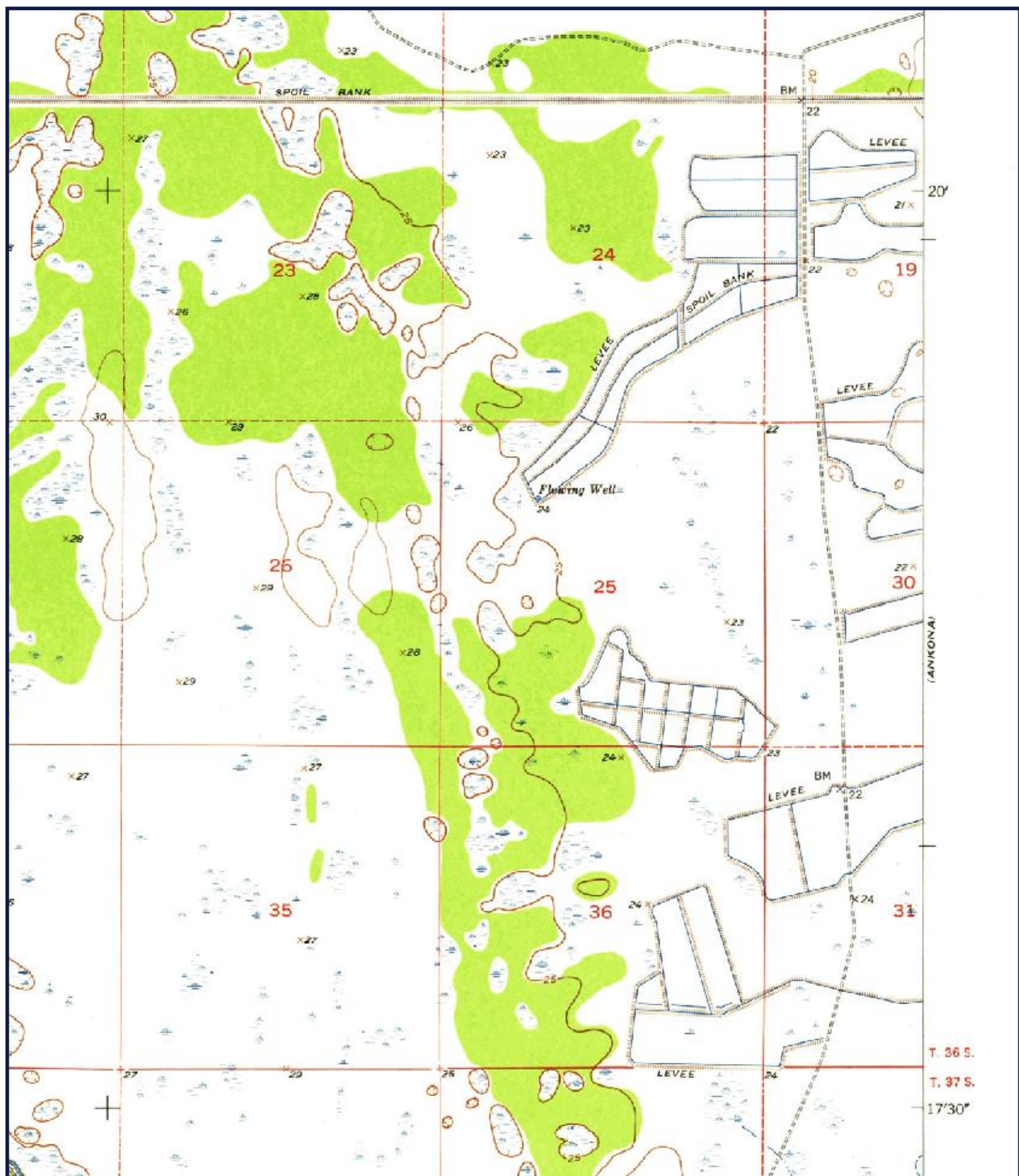
SITE: WNM PORT ST LUCIE
QUAD: FORT PIERCE SW, FL
DATE: 1953 PHOTOREVISED 1970
SCALE: 1 : 24,000

GeoSearch



SITE: WNM PORT ST LUCIE
QUAD: ANKONA, FL
DATE: 1948 PHOTOREVISED 1970
SCALE: 1 : 24,000

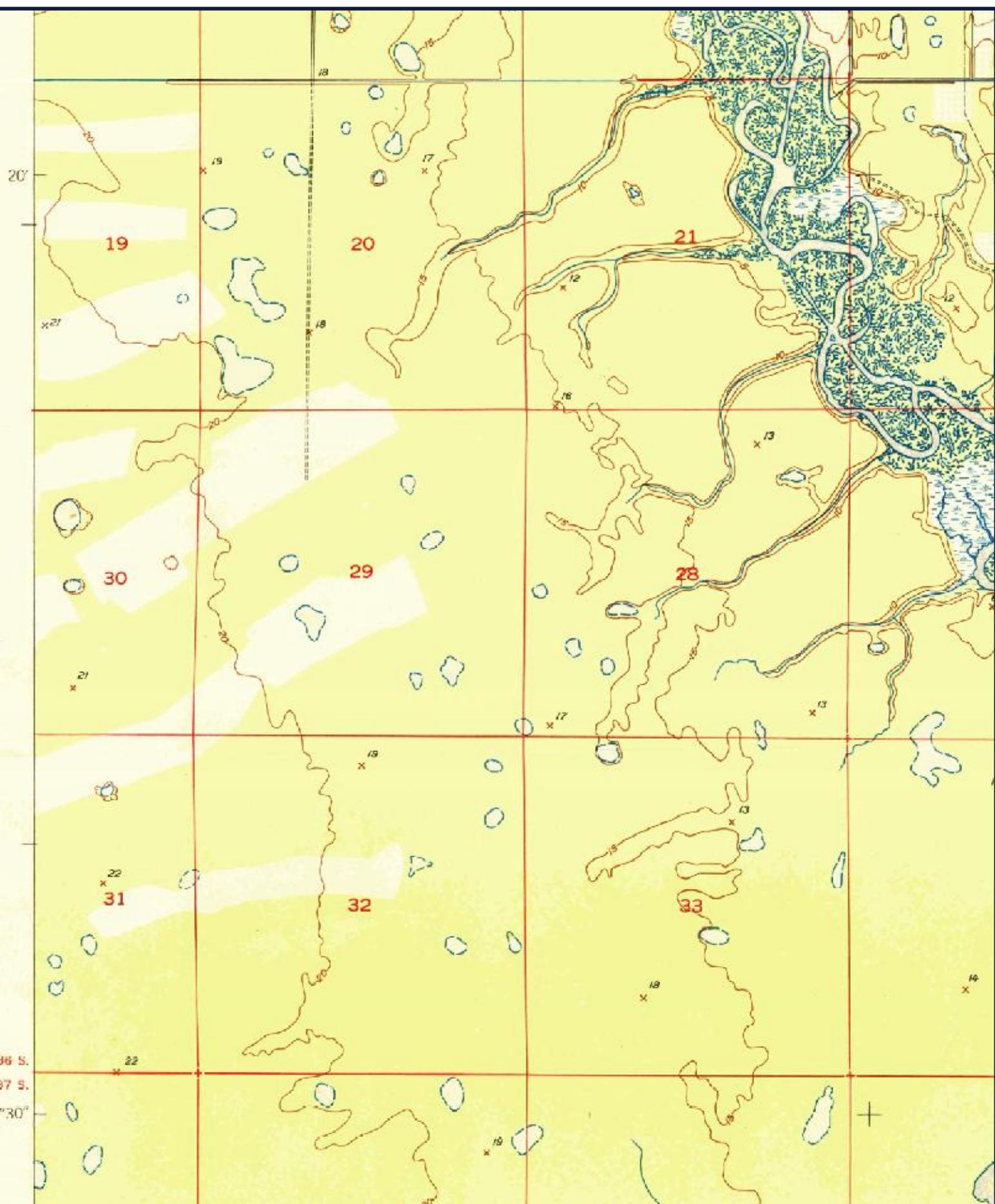
GeoSearch



JCR # 95990 - 1/24/2014

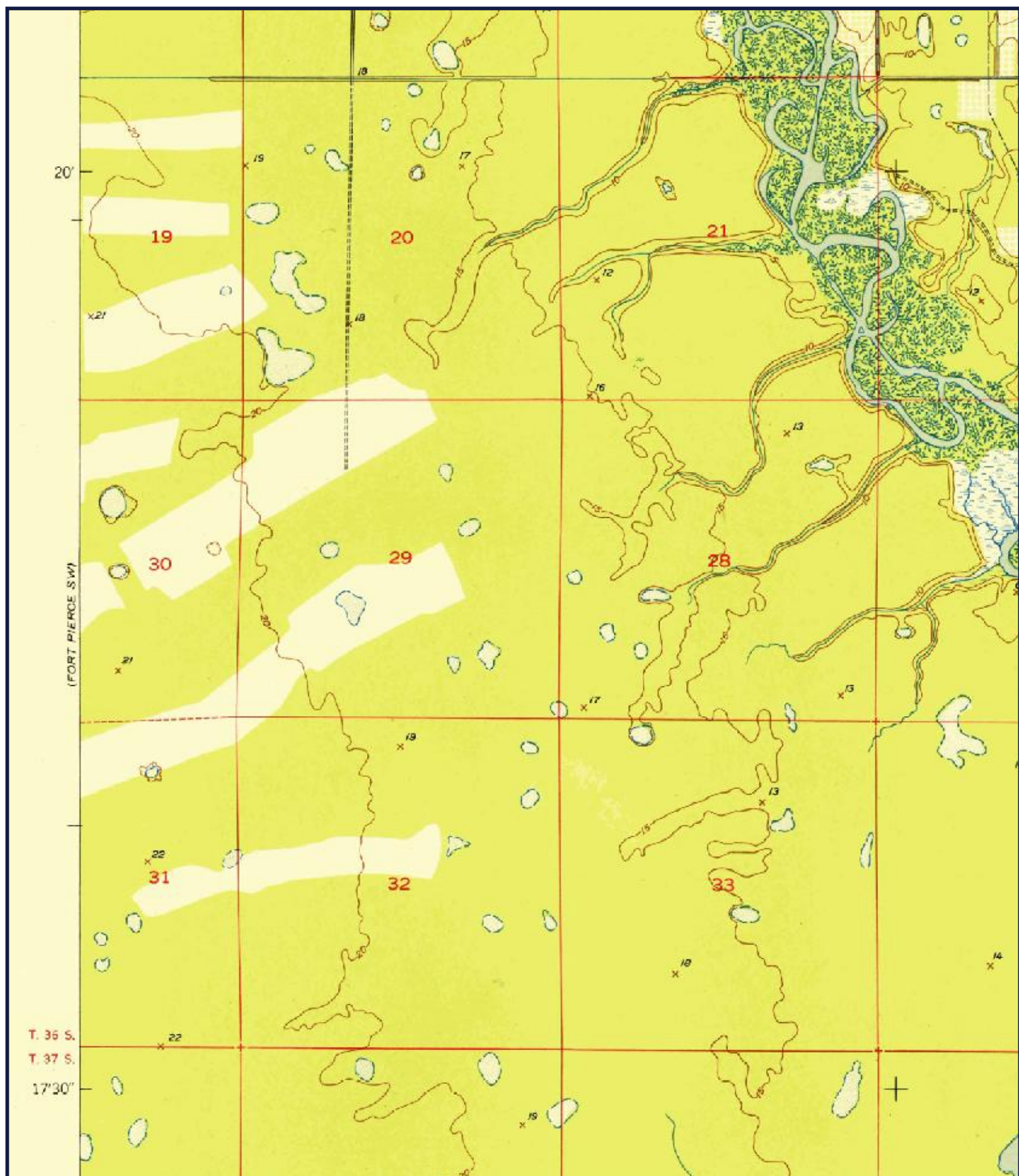
SITE: WNM PORT ST LUCIE
QUAD: FORT PIERCE SW, FL
DATE: 1953
SCALE: 1 : 24,000

GeoSearch



SITE: WNM PORT ST LUCIE
QUAD: ANKONA, FL
DATE: 1950
SCALE: 1 : 24,000

GeoSearch



SITE: WNM PORT ST LUCIE
QUAD: ANKONA, FL
DATE: 1948
SCALE: 1 : 24,000

GeoSearch

APPENDIX F



United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for **St. Lucie County, Florida**



November 26, 2014

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<http://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil scientists classified and named the soils in the survey area, they compared the

individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

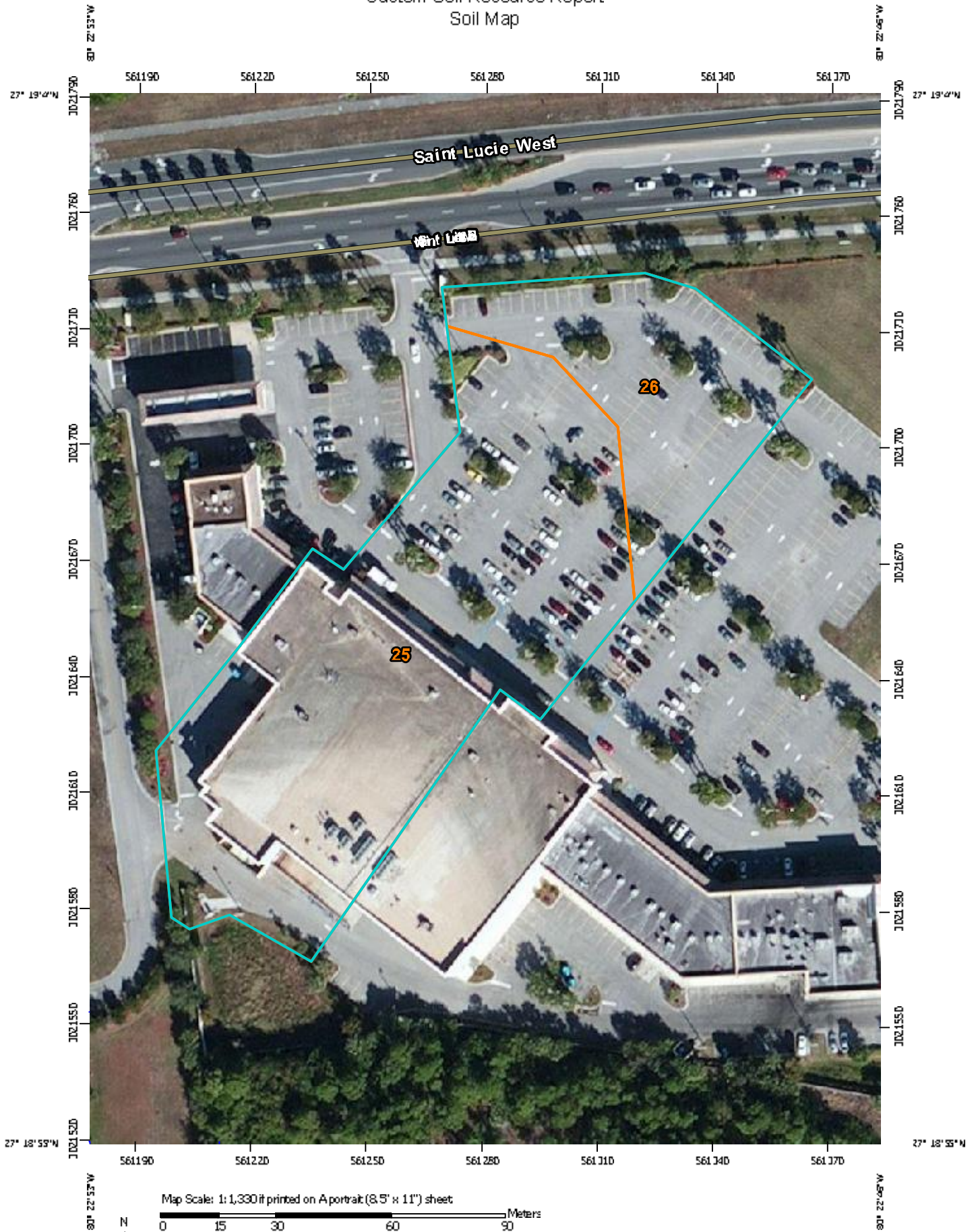
Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map


The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map





MAP LEGEND


Area of Interest (AOI)

 Area of Interest (AOI)


Soils


 Soil Map Unit Polygons


 Soil Map Unit Lines


 Soil Map Unit Points


Special Point Features


 Blowout


 Borrow Pit


 Clay Spot


 Closed Depression


 Gravel Pit


 Gravelly Spot


 Landfill


 Lava Flow


 Marsh or swamp


 Mine or Quarry


 Miscellaneous Water


 Perennial Water


 Rock Outcrop


 Saline Spot

 Sandy Spot


 Severely Eroded Spot


 Sinkhole


 Slide or Slip


 Sodic Spot


Water Features


 Streams and Canals


 Transportation

 Rails


 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

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

Warning: Soil Map may not be valid at this scale.

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

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

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

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

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

Soil Survey Area: St. Lucie County, Florida
Survey Area Data: Version 6, Sep 9, 2014

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

Date(s) aerial images were photographed: Dec 15, 2010—Mar 13, 2011

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

Map Unit Legend

St. Lucie County, Florida (FL111)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
25	Vettles and Oldsmar sands	2.5	74.9%
26	Oldsmar sand, depressional	0.8	25.1%
Totals for Area of Interest		3.3	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

St. Lucie County, Florida

25—Nettles and Oldsmar sands

Map Unit Setting

National map unit symbol: 1jpv1
Mean annual precipitation: 49 to 58 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 350 to 365 days
Farmland classification: Farmland of unique importance

Map Unit Composition

Oldsmar and similar soils: 40 percent
Nettles and similar soils: 40 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Nettles

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 8 inches: sand
E - 8 to 33 inches: sand
Bh1 - 33 to 39 inches: sand
Bh2 - 39 to 55 inches: sand
Btg - 55 to 80 inches: fine sandy loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: 31 to 50 inches to ortstein
Natural drainage class: Poorly drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Salinity, maximum in profile: Nonsaline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum in profile: 4.0
Available water storage in profile: Very low (about 1.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: C/D
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)

Description of Oldsmar

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 5 inches: sand
E - 5 to 32 inches: sand
Bh - 32 to 42 inches: sand
Btg - 42 to 80 inches: fine sandy loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Poorly drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Salinity, maximum in profile: Nonsaline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum in profile: 4.0
Available water storage in profile: Low (about 4.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: A/D
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)

Minor Components

Ankona

Percent of map unit: 4 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)

Pineda

Percent of map unit: 4 percent
Landform: Flats on marine terraces, drainageways on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Linear
Across-slope shape: Concave
Other vegetative classification: Sandy over loamy soils on flats of hydric or mesic lowlands (G156BC241FL)

Wabasso

Percent of map unit: 4 percent

Landform: Flatwoods on marine terraces

Landform position (three-dimensional): Talf

Down-slope shape: Convex

Across-slope shape: Linear

Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)

Pepper

Percent of map unit: 4 percent

Landform: Flatwoods on marine terraces

Landform position (three-dimensional): Talf

Down-slope shape: Convex

Across-slope shape: Linear

Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)

Oldsmar

Percent of map unit: 4 percent

Landform: Depressions on marine terraces

Landform position (three-dimensional): Dip

Down-slope shape: Concave

Across-slope shape: Concave

Other vegetative classification: Sandy soils on stream terraces, flood plains, or in depressions (G156BC145FL)

26—Oldsmar sand, depressional

Map Unit Setting

National map unit symbol: 1jpvrm

Mean annual precipitation: 49 to 58 inches

Mean annual air temperature: 70 to 77 degrees F

Frost-free period: 350 to 365 days

Famland classification: Famland of unique importance

Map Unit Composition

Oldsmar and similar soils: 90 percent

Minor components: 10 percent

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

Description of Oldsmar

Setting

Landform: Depressions on marine terraces

Landform position (three-dimensional): Dip

Down-slope shape: Concave

Across-slope shape: Concave

Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 5 inches: sand
E - 5 to 32 inches: sand
Bh - 32 to 42 inches: sand
Btg - 42 to 80 inches: fine sandy loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Very poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Salinity, maximum in profile: Nonsaline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum in profile: 4.0
Available water storage in profile: Low (about 4.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7w
Hydrologic Soil Group: A/D
Other vegetative classification: Sandy soils on stream terraces, flood plains, or in depressions (G156BC145FL)

Minor Components

Riviera

Percent of map unit: 10 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Other vegetative classification: Sandy over loamy soils on stream terraces, flood plains, or in depressions (G156BC245FL)

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APPENDIX G

GeoPlus Oil & Gas Report

[Satellite view](#)

Target Property:

**WNM Port St Lucie
800 SW St Lucie West Blvd
Port St Lucie, St. Lucie County, Florida 34986**

Prepared For:

Kimley - Horn and Associates - Jacksonville

Order #: 43828

Job #: 95892

Date: 11/24/2014

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<i>Database Findings Summary</i>	2
<i>Locatable Database Findings</i>	4
<i>Oil & Gas Map</i>	5
<i>Environmental Records Definitions</i>	6

Disclaimer

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Target Property Summary

WNM Port St Lucie

800 SW St Lucie West Blvd

Port St Lucie, St. Lucie County, Florida 34986

USGS Quadrangle: **Fort Pierce Sw, FL**

Target Property Geometry: **Point**

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

(-80.380278, 27.316389)

County/Parish Covered:

St. Lucie (FL)

Zipcode(s) Covered:

Port Saint Lucie FL: 34983, 34986

State(s) Covered:

FL

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

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

Database Findings Summary

Database Findings Summary

STATE (FL) LISTING

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
PERMITTED OIL AND GAS WELLS	OG	0	0	0.5000
SUB-TOTAL		0	0	
TOTAL		0	0	

Locatable Database Findings

STATE (FL) LISTING

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

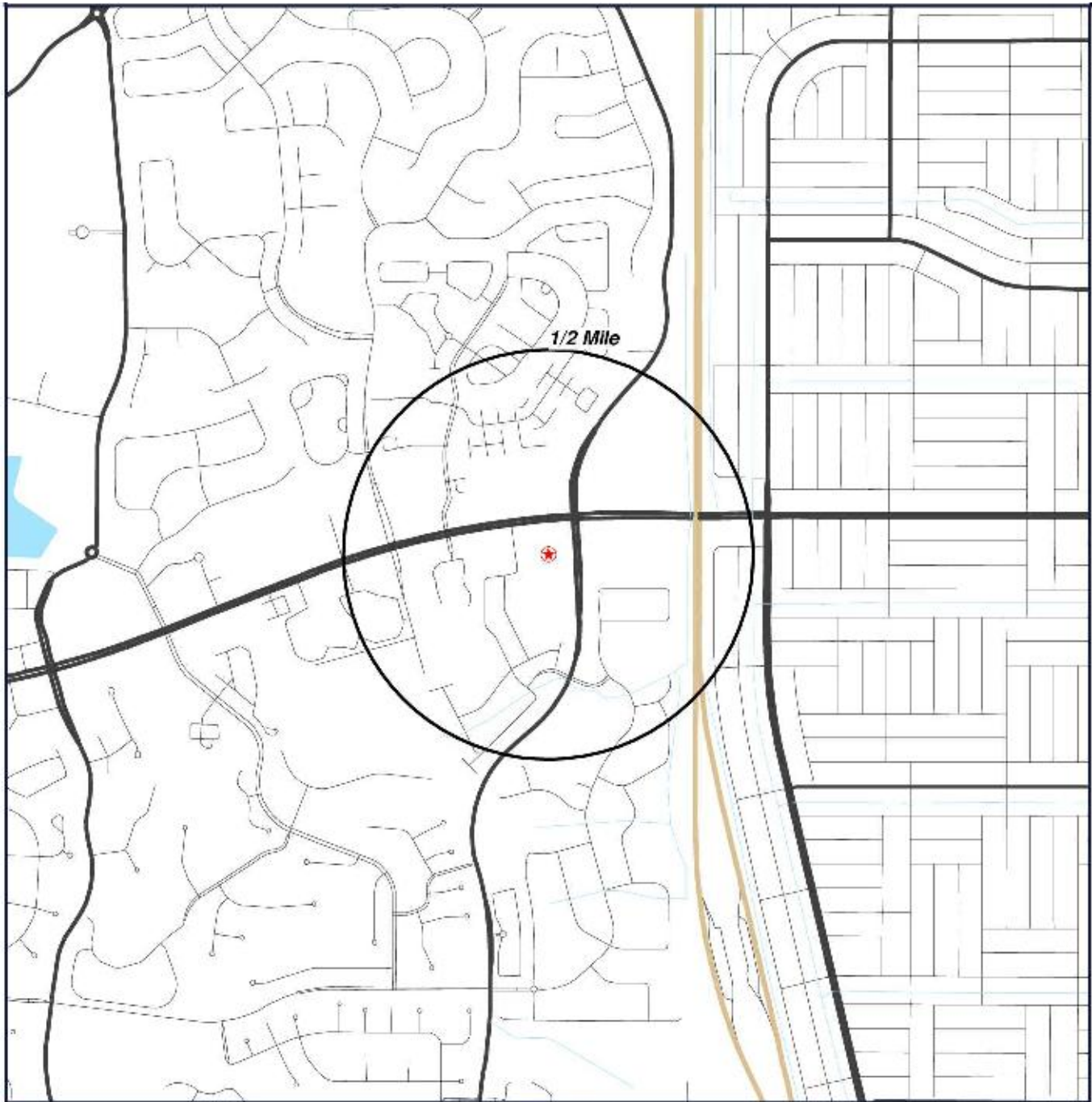
TOTAL		0	0	0	0	0	0	0
-------	--	---	---	---	---	---	---	---

NOTES:

NS = NOT SEARCHED

TP/AP = TARGET PROPERTY/ADJACENT PROPERTY

OIL & GAS MAP



- ★ Target Property (TP)
- Well Location

WNM Port St Lucie
800 SW St Lucie West Blvd
Port St Lucie, Florida
34986



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

[Click here to access Satellite view](#)

Environmental Records Definitions - STATE (FL)

OG

Permitted Oil and Gas Wells

VERSION DATE: 08/27/14

The permitted oil and gas well database is maintained and updated by the Florida Department of Environmental Protection 's Bureau of Mining and Minerals Regulation. The State and its officials and employees make no warranty, express or implied, and assume no legal liability or responsibility for the ability of users to fulfill their intended purposes in accessing or using GIS data or metadata, or for omissions in content regarding such data. The data could include technical inaccuracies and typographical errors. The data are presented "as is", without a warranty of any kind, including, but not limited to, the implied warranties of merchantability, fitness for a particular purpose, or non-infringement.

APPENDIX H



Historical Aerials Package

<http://www.geo-search.net/QuickMap/index.htm?DataID=Standard0000095895>

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

Target Property:

**WNM Port St Lucie
800 SW St Lucie West Blvd
Port St Lucie, St. Lucie County, Florida 34986**

Prepared For:

Kimley - Horn and Associates - Jacksonville

Order #: 43828

Job #: 95895

Date: 11/24/2014

TARGET PROPERTY SUMMARY

WNM Port St Lucie

800 SW St Lucie West Blvd

Port St Lucie, St. Lucie County, Florida 34986

USGS Quadrangle: **Fort Pierce Sw, FL**

Target Property Geometry: **Point**

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

(-80.380278, 27.316389)

County/Parish Covered:

St. Lucie (FL)

Zipcode(s) Covered:

Port Saint Lucie FL: 34983, 34986

State(s) Covered:

FL

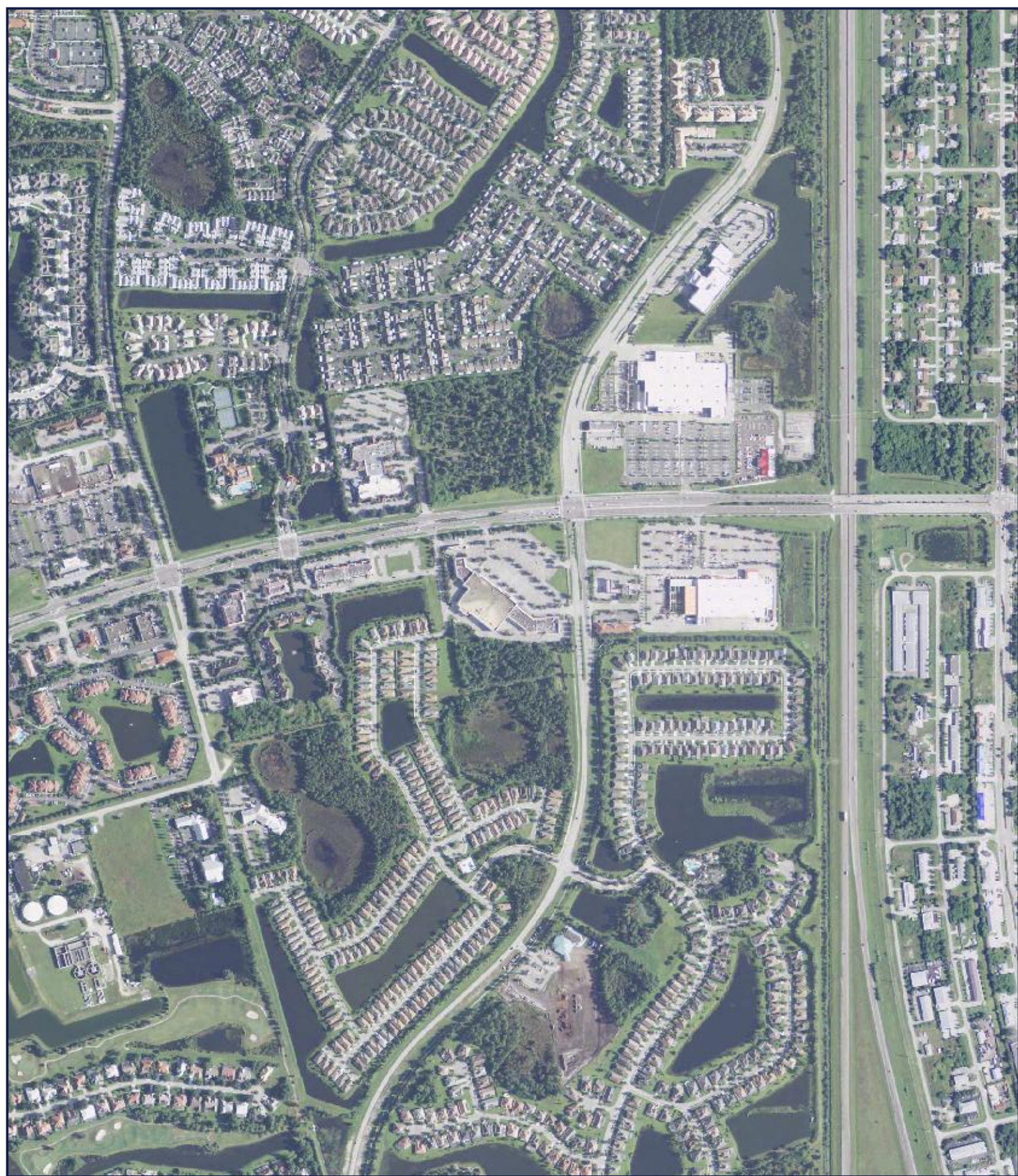
***Target property is located in Radon Zone 3.**

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

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



JOB #: 95895 - 11/24/2014

SITE: WNM PORT ST LUCIE
SOURCE: USDA
DATE: 2013
COUNTY: ST. LUCIE, FL
SCALE: 1" = 700'

GeoSearch



JOB #: 95895 - 11/24/2014

SITE: WNM PORT ST LUCIE
SOURCE: USDA
DATE: 2005
COUNTY: ST. LUCIE, FL
SCALE: 1" = 700'

GeoSearch



JOB #: 95895 - 11/24/2014

SITE: WNM PORT ST LUCIE
SOURCE: USGS
DATE: 03-18-94
COUNTY: ST. LUCIE, FL
SCALE: 1" = 700'

GeoSearch



JOB #: 95895 - 11/24/2014

SITE: WNM PORT ST LUCIE
SOURCE: FDOT
DATE: 02-26-80
COUNTY: ST. LUCIE, FL
SCALE: 1" = 700'

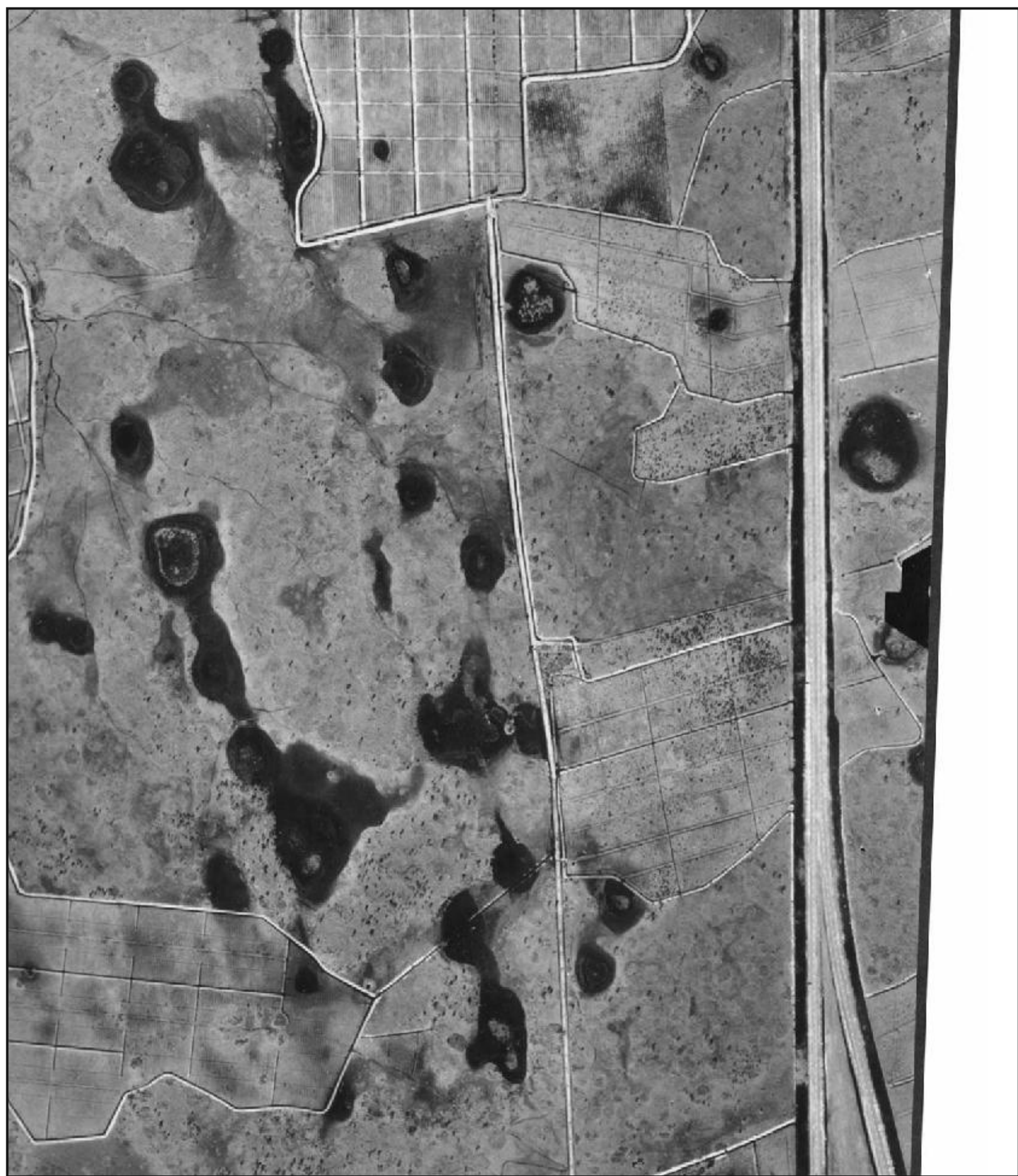
GeoSearch



JOB #: 95895 - 11/24/2014

SITE: WNM PORT ST LUCIE
SOURCE: FDOT
DATE: 12-29-70
COUNTY: ST. LUCIE, FL
SCALE: 1" = 700'

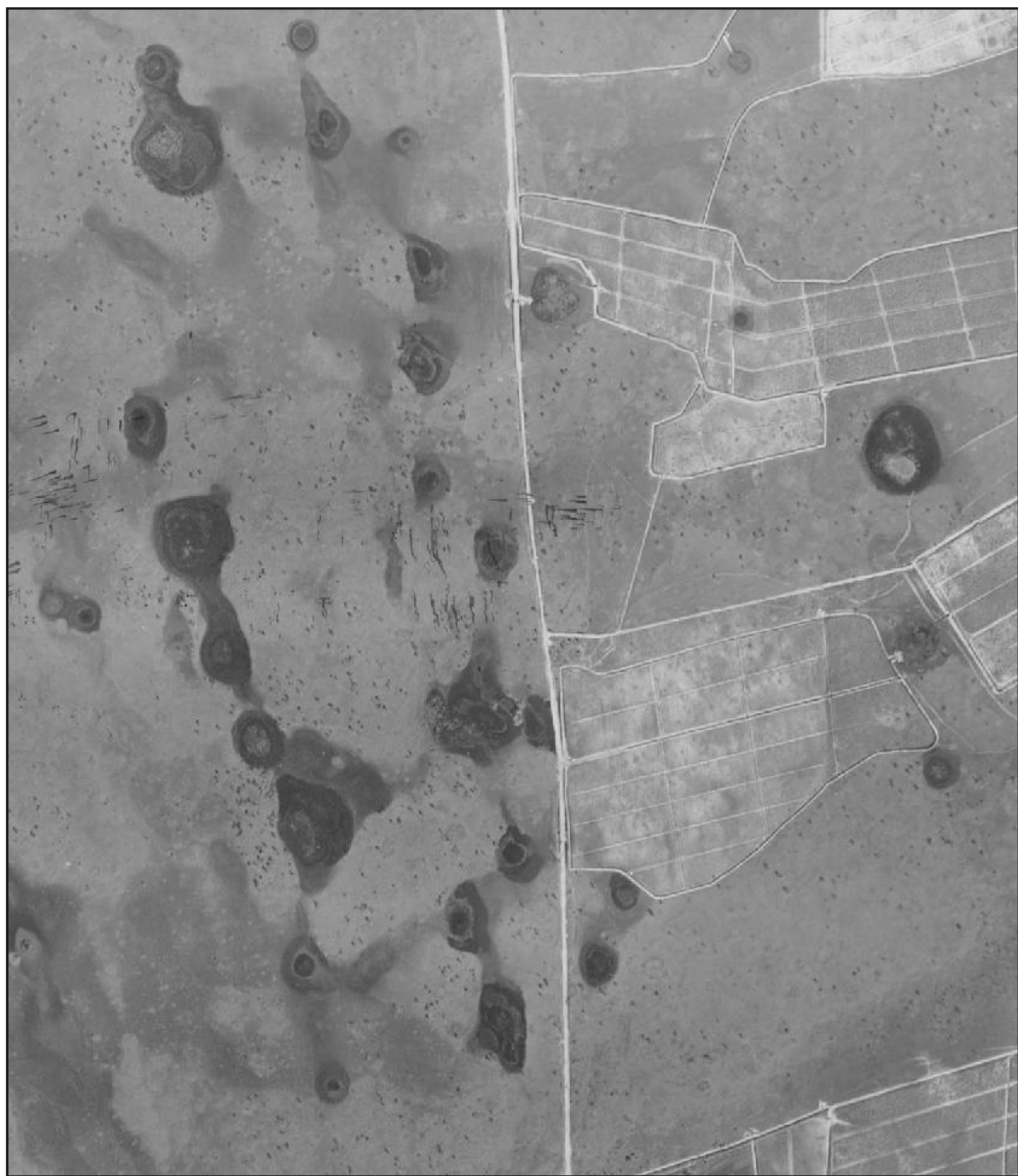
GeoSearch



JOB #: 95895 - 11/24/2014

SITE: WNM PORT ST LUCIE
SOURCE: ASCS
DATE: 01-27-58
COUNTY: ST. LUCIE, FL
SCALE: 1" = 700'

GeoSearch



JOB #: 95895 - 11/24/2014

SITE: WNM PORT ST LUCIE
SOURCE: ASCS
DATE: 10-29-44
COUNTY: ST. LUCIE, FL
SCALE: 1" = 700'

GeoSearch

APPENDIX I



Date: 11/24/14

GS Job Number: 43828

Company Name: Kimley - Horn and Associates - Jacksonville

Project Number:

Site Information: WNM Port St Lucie
800 SW St Lucie West Blvd
Port St Lucie, Florida 34986

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

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

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APPENDIX J

City Directory Standard Report

Target Property:

*SW Cashmere Blvd,
Port St Lucie, FL 34986*

Prepared For:

Kimley - Horn and Associates - Jacksonville

Order #: 43828

Date: 11/25/2014

City Directory Standard Report
SW Cashmere Blvd, Port St Lucie, FL 34986

InfoUSA

Southeast

2014

SW Cashmere Blvd

	Street Begins
119	Atm
119	Cashmere Chevron
119	Krispy Krunchy Chicken
121	Subway
123	Domino's Pizza
125	Clothes Spa at St Lucie West
129	Roy's Barbershop
131	C & W Enterprises Inc

R.L. Polk & Co.

Martin & St Lucie
Counties

2011

SW Cashmere Blvd

	Street begins
119	Cashmere Chevron
119	US Post Office
121	Subway
123	Domino's Pizza
125	Clothes Spa At St Lucie West
129	Jerry Lovell Custom Crafted
129	Safari Kidz
131	C & W Computers
131	C & W Enterprises Inc

R.L. Polk & Co.

Martin & St Lucie
Counties

2005

SW Cashmere Blvd

	Street begins
121	Subway Sandwiches & Salads
123	Domino's Pizza
125	Clothes Spa At St Lucie West
127	Miracles Salon & Supplies
131	Ladies Workout Express

City Directory Standard Report
SW Cashmere Blvd, Port St Lucie, FL 34986

R.L. Polk & Co.

Stuart-Fort Pierce and 1997
Port St

SW Cashmere Blvd

Range not listed - listings begin with 477

Comment:

City Directory Target Property Address

Target Property:

*SW Cashmere Blvd,
Port St Lucie, FL 34986*

Prepared For:

Kimley - Horn and Associates - Jacksonville

Order #: 43828

Date: 11/25/2014

City Directory Target Property Address

SW Cashmere Blvd, Port St Lucie, FL 34986

SW Cashmere Blvd

2014	Street Begins	InfoUSA	Southeast
2011	Street begins	R.L. Polk & Co.	Martin & St Lucie Counties
2005	Street begins	R.L. Polk & Co.	Martin & St Lucie Counties
1997	Range not listed - listings begin with 477	R.L. Polk & Co.	Stuart-Fort Pierce and Port St

119 SW Cashmere Blvd

2014	Atm	InfoUSA	Southeast
2014	Cashmere Chevron	InfoUSA	Southeast
2014	Krispy Krunchy Chicken	InfoUSA	Southeast
2011	Cashmere Chevron	R.L. Polk & Co.	Martin & St Lucie Counties
2011	US Post Office	R.L. Polk & Co.	Martin & St Lucie Counties

121 SW Cashmere Blvd

2014	Subway	InfoUSA	Southeast
2011	Subway	R.L. Polk & Co.	Martin & St Lucie Counties
2005	Subway Sandwiches & Salads	R.L. Polk & Co.	Martin & St Lucie Counties

123 SW Cashmere Blvd

2014	Domino's Pizza	InfoUSA	Southeast
2011	Domino's Pizza	R.L. Polk & Co.	Martin & St Lucie Counties
2005	Domino's Pizza	R.L. Polk & Co.	Martin & St Lucie Counties

125 SW Cashmere Blvd

2014	Clothes Spa at St Lucie West	InfoUSA	Southeast
2011	Clothes Spa At St Lucie West	R.L. Polk & Co.	Martin & St Lucie Counties
2005	Clothes Spa At St Lucie West	R.L. Polk & Co.	Martin & St Lucie Counties

127 SW Cashmere Blvd

2005	Miracles Salon & Supplies	R.L. Polk & Co.	Martin & St Lucie Counties
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129 SW Cashmere Blvd

2014	Roy's Barbershop	InfoUSA	Southeast
2011	Jerry Lovell Custom Crafted	R.L. Polk & Co.	Martin & St Lucie Counties
2011	Safari Kidz	R.L. Polk & Co.	Martin & St Lucie Counties

131 SW Cashmere Blvd

2014	C & W Enterprises Inc	InfoUSA	Southeast
------	-----------------------	---------	-----------

City Directory Target Property Address

SW Cashmere Blvd, Port St Lucie, FL 34986

2011	C & W Computers	R.L. Polk & Co.	Martin & St Lucie Counties
2011	C & W Enterprises Inc	R.L. Polk & Co.	Martin & St Lucie Counties
2005	Ladies Workout Express	R.L. Polk & Co.	Martin & St Lucie Counties

Comment:

City Directory Standard Report

Target Property:

*800 SW St Lucie West Blvd,
Port St Lucie, FL 34986*

Prepared For:

Kimley - Horn and Associates - Jacksonville

Order #: 43828

Date: 11/25/2014

City Directory Standard Report

800 SW St Lucie West Blvd, Port St Lucie, FL 34986

InfoUSA

Southeast

2014

SW St Lucie West Blvd

	Street Begins
700	Home Depot
790	Duffy's Sports Grill
800	Address Not Listed
872	Big Apple Pizza
874	Amtrust Bank
880	Cashmere Cleaners
880	Perfect Tan
884	Insurpro Insurance Inc
890	Treasure Coast Hospices T
898	Florida Nails
900	Alberstons
900	Atm
900	Redbox

R.L. Polk & Co.

Martin & St Lucie
Counties

2011

SW St Lucie West Blvd

	Street begins
700	Home Depot
790	Duffy's Of Port St Lucie
800	Address not listed
874	Amtrust Bank
880	Perfect Tan
884	Insurpro Insurance Inc
898	Florida Nails
900	Albertsons

R.L. Polk & Co.

Martin & St Lucie
Counties

2005

SW St Lucie West Blvd

	Street begins
700	Home Depot

City Directory Standard Report

800 SW St Lucie West Blvd, Port St Lucie, FL 34986

800	Address not listed
874	Riverside National Bank
880	Accurate Utilities
880	Perfect Tan & Boutique Inc
890	Williams Gunnie
894	Dollar West
900	Starbucks

R.L. Polk & Co.

Stuart-Fort Pierce and 1997
Port St

SW St Lucie West Blvd

800	Range not listed - listings begin with 1100
------------	--

Comment:

City Directory Target Property Address

Target Property:

*800 SW St Lucie West Blvd,
Port St Lucie, FL 34986*

Prepared For:

Kimley - Horn and Associates - Jacksonville

Order #: 43828

Date: 11/25/2014

City Directory Target Property Address

800 SW St Lucie West Blvd, Port St Lucie, FL 34986

800 SW St Lucie West Blvd

2014	Address Not Listed	InfoUSA	Southeast
2011	Address not listed	R.L. Polk & Co.	Martin & St Lucie Counties
2005	Address not listed	R.L. Polk & Co.	Martin & St Lucie Counties
1997	Range not listed - listings begin with 1100	R.L. Polk & Co.	Stuart-Fort Pierce and Port St

SW St Lucie West Blvd

2014	Street Begins	InfoUSA	Southeast
2011	Street begins	R.L. Polk & Co.	Martin & St Lucie Counties
2005	Street begins	R.L. Polk & Co.	Martin & St Lucie Counties

700 SW St Lucie West Blvd

2014	Home Depot	InfoUSA	Southeast
2011	Home Depot	R.L. Polk & Co.	Martin & St Lucie Counties
2005	Home Depot	R.L. Polk & Co.	Martin & St Lucie Counties

790 SW St Lucie West Blvd

2014	Duffy's Sports Grill	InfoUSA	Southeast
2011	Duffy's Of Port St Lucie	R.L. Polk & Co.	Martin & St Lucie Counties

872 SW St Lucie West Blvd

2014	Big Apple Pizza	InfoUSA	Southeast
------	-----------------	---------	-----------

874 SW St Lucie West Blvd

2014	Amtrust Bank	InfoUSA	Southeast
2011	Amtrust Bank	R.L. Polk & Co.	Martin & St Lucie Counties
2005	Riverside National Bank	R.L. Polk & Co.	Martin & St Lucie Counties

880 SW St Lucie West Blvd

2014	Cashmere Cleaners	InfoUSA	Southeast
2014	Perfect Tan	InfoUSA	Southeast
2011	Perfect Tan	R.L. Polk & Co.	Martin & St Lucie Counties
2005	Accurate Utilities	R.L. Polk & Co.	Martin & St Lucie Counties
2005	Perfect Tan & Boutique Inc	R.L. Polk & Co.	Martin & St Lucie Counties

884 SW St Lucie West Blvd

2014	Insurpro Insurance Inc	InfoUSA	Southeast
2011	Insurpro Insurance Inc	R.L. Polk & Co.	Martin & St Lucie Counties

City Directory Target Property Address

800 SW St Lucie West Blvd, Port St Lucie, FL 34986

890 SW St Lucie West Blvd

2014	Treasure Coast Hospices T	InfoUSA	Southeast
2005	Williams Gunnie	R.L. Polk & Co.	Martin & St Lucie Counties

894 SW St Lucie West Blvd

2005	Dollar West	R.L. Polk & Co.	Martin & St Lucie Counties
------	-------------	-----------------	----------------------------

898 SW St Lucie West Blvd

2014	Florida Nails	InfoUSA	Southeast
2011	Florida Nails	R.L. Polk & Co.	Martin & St Lucie Counties

900 SW St Lucie West Blvd

2014	Alberstons	InfoUSA	Southeast
2014	Atm	InfoUSA	Southeast
2014	Redbox	InfoUSA	Southeast
2011	Albertsons	R.L. Polk & Co.	Martin & St Lucie Counties
2005	Starbucks	R.L. Polk & Co.	Martin & St Lucie Counties

Comment:

APPENDIX K

PROPERTY RECORD CARD

Equity One (Florida Portfolio) Inc
of 1

Record: 1

<<Prev

Next >>

Spec.Assmnt

Taxes

Exemptions Permits Home Print

Property Identification

Site Address: 800 SW ST LUCIE WEST BV
 Sec/Town/Range: 25:36S:39E
 Map ID: 33/25N
 Zoning: CG - PSL

ParcelID: 3430-602-0002-000-2
 Account #: 174264
 Use Type: COM SHOP CNT
 City/Cnty: Port Saint Lucie



Ownership and Mailing

Owner: Equity One (Florida Portfolio) Inc
 Address: 1600 NE Miami Gardens Dr
 Attn:Treasury Dept North Miami Beach FL 33179-4900

Legal Description

BANKUNITED AT CASHMERE CORNERS ST LUCIE WEST PLAT
 NO. 188 (PB 59-14) LOT 3B PARCEL 20

Sales Information

Date: 2/7/2002 Price: 100 Code: 01 Deed: QC Book/Page: 1539 / 0784

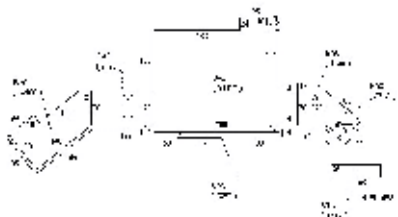
Assessment 2014

2014 TRIM: 5333900
 Assessed: 5333900
 Ag.Credit: 0
 Exempt:
 Taxable:
 Taxes: 130844.09

Total Land and Building

Land Value: 2099100 Acres: 9.59
 Building Value: 3234800
 Finished Area: 90061 SqFt

BUILDING INFORMATION



Exterior Features

View: - RoofCover: TG - Tar & Gravel RoofStruct: FS - Flat/Shed
 ExtType: NSCT - SHOP CTR YearBlt: 1997 Frame: -
 Grade: Y_C - Commer C EffYrBlt: 1997 PrimeWall: BS - CB Stucco
 StoryHght: 0010 - 1 Story No.Units: 19 SecWall: -

Interior Features

BedRooms: 0 Electric: MX - MAXIMUM PmIntWall: DW - Drywall
 FullBath: 0 HeatType: FHA - FrcdHotAir AvgHtFI: -
 1/2Bath: 0 HeatFuel: ELEC - Electric Pm.Flors: VT - Vinyl Tiles
 %A/C: 100 %Heated: 100 %Sprinkled: 100

Special Features and Yard Items

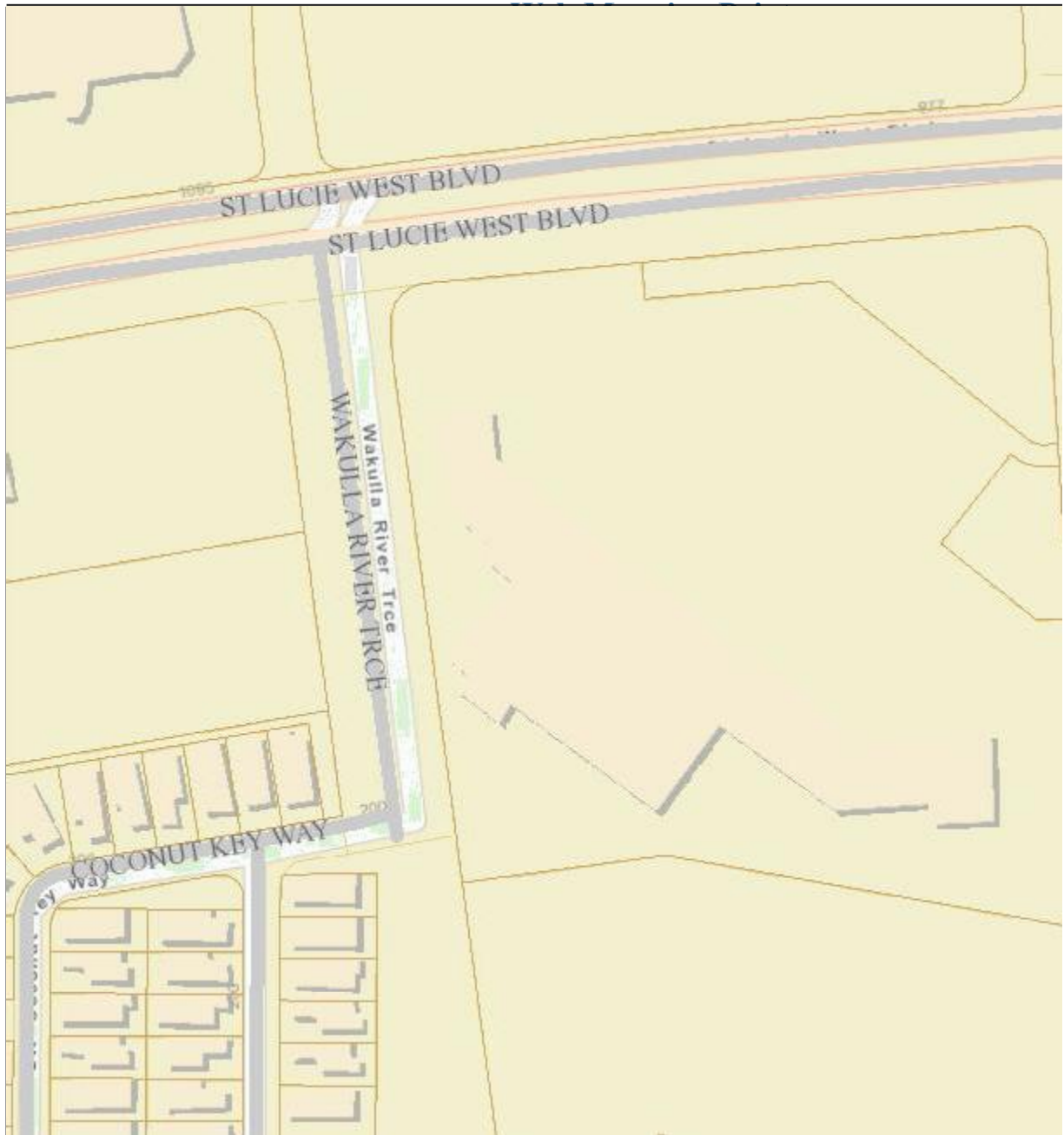
Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.
ASP2 - ASP2 LOW	Y	1	243271	AV	AV	1997
CURB - CEMENT CURB	Y	1	4236	AV	AV	1997
LGT1 - SINGLE LIGHT	Y	1	14	AV	AV	1997
LGT2 - DOUBLE LIGHT	Y	1	9	AV	AV	1997
LGT3 - TRIPLE LIGHT	Y	1	6	AV	AV	1997
WAL4 - CBSWal18"Bik	Y	1	58	AV	AV	2010
FEN1 - CHAINLINK 10	Y	1	30	AV	AV	2010
CNCR - CONCRET RAMP	Y	1	2160	AV	AV	1997

Land Information

No.	Use Type	Type	Measure	Depth
1	1600-COM SHOP CNT	312 -Sq Feet	417740	

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

**Saint Lucie County, Florida Office of the Property
Appraiser**





00000174264

TAXING AUTHORITY	Column 1*		Column 2*		Column 3*		A Public Hearing on the Proposed Taxes and Budget will be held:
	Your Last Year's Tax Rate & Property Taxes:		Your Tax Rate & Taxes This Year If No Budget Change is Made		Your Tax Rate & Taxes This Year If Budget Change is Made		
	Tax Rate	Tax Amount	Tax Rate	Tax Amount	Tax Rate	Tax Amount	
GENERAL COUNTY							
SLC General Fund	2.9221	15,552.88	2.8619	15,265.09	3.7764	20,142.94	September 04, 2014 6:00 PM 2300 Virginia Ave 3rd Floor, Fort Pierce (772) 462-1670
Jail, Law Enf	3.9699	21,129.79	3.8881	20,738.74	3.2699	17,441.32	
Erosion Dist E	.0925	492.33	.0905	482.72	.0925	493.39	
Mosquito Control	.4065	2,163.60	.3977	2,121.29	.2522	1,345.21	
County Parks	.2313	1,231.09	.2265	1,208.13	.2313	1,233.73	
County Transit	.1269	675.43	.1241	661.94	.1269	676.87	
PARK SCHOOLS							
By State Law	5.0090	26,660.40	4.8674	25,962.22	4.9930	26,632.16	September 09, 2014 5:15 PM 4204 Okeechobee Rd, Fort Pierce (772) 429-3970
By Local Board	2.2480	11,964.98	2.1845	11,651.90	2.2480	11,990.61	
MUNICIPALITY							
Port Saint Lucie	4.4096	23,470.10	4.2836	22,848.29	7.1509	38,142.19	September 08, 2014 7:00 PM 121 SW Port St Lucie Blvd, PSL (772) 871-5223
WATER MANAGEMENT							
S FL Wtr Mgmt Dist	.1685	896.84	.1577	841.16	.1577	841.16	September 11, 2014 5:15 PM 3301 Gun Club Rd, W Palm Beach (561) 686-8800
SFWMD-Okee Basin	.1838	978.28	.1717	915.83	.1717	915.83	
Everglades Project	.0587	312.43	.0548	292.30	.0548	292.30	
REFERENT DISTRICTS							
SLC Fire Dist	3.0000	15,967.50	2.9378	15,669.93	3.0000	16,001.70	September 03, 2014 5:01 PM 5160 NW Milner Dr, Port Saint Lucie (772) 621-3400
FL Inland Nav Dist	.0345	183.63	.0323	172.28	.0345	184.02	September 12, 2014 5:30 PM 210 Military Trail, Jupiter (561) 627-3386
Children Services	.4872	2,593.12	.4771	2,544.80	.4765	2,541.60	September 10, 2014 5:15 PM 546 NW University Blvd 1st Fl, PSL (772) 408-1100
VOTER APPROVED DEBT SERVICE							
SLC Port Bond	.0154	81.97	.0154	82.14	.0154	82.14	September 04, 2014 6:00 PM 2300 Virginia Ave 3rd Floor, Fort Pierce (772) 462-1670
PSL Voted Debt	1.2193	6,489.72	1.2193	6,503.62	1.2193	6,503.62	September 08, 2014 7:00 PM 121 SW Port St Lucie Blvd, PSL (772) 871-5223
Total Property Taxes		130,844.09		127,962.38		145,460.79	

SEE BELOW FOR EXPLANATION OF THE COLUMNS ABOVE.

***Column 1 - "Your Last Year's Tax Rate & Property Taxes"**

This column shows the tax rate and taxes that applied last year to your property. These amounts were based on budgets adopted last year and your property's previous taxable value.

***Column 2 - "Your Tax Rate & Taxes This Year If No Budget Change is Made"**

This column shows what the tax rate and your taxes will be this year if EACH TAXING AUTHORITY DOES NOT CHANGE ITS PROPERTY TAX LEVY. These amounts are based on last year's budgets and your current assessment.

***Column 3 - "Your Tax Rate & Taxes This Year If Budget Change is Made"**

This column shows what the tax rate and your taxes will be this year under the BUDGET ACTUALLY PROPOSED by each local taxing authority. The proposal is NOT final and may be amended at the public hearings shown above. The difference between columns 2 and 3 is the tax change proposed by each local taxing authority and is NOT the result of higher assessments.

***NOTE:** Amounts shown on this form DO NOT reflect early payment discounts you may have received or may be eligible to receive. (Discounts are a maximum of 4 percent of the amounts shown on this form.)

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	PURPOSE OF ASSESSMENT	UNITS	RATE	AMOUNT
PSL Stormwater in SLW	Stormwater Mgmt 772-871-5069	158.2400	153.000	\$24,210.72
SLW Maintenance	Cnty Dev 772-340-0220, Sept 9 9:00 AM 450 SW Utility Dr, PSL	41.8123	111.000	\$4,641.17
SLW Benefit	Cnty Dev 772-340-0220, Sept 9 9:00 AM 450 SW Utility Dr, PSL	41.8123	186.000	\$7,777.09

Property Valuation

Market Value	Last Year	This Year
	\$5,322,500	\$5,333,900

Taxing Authority	Assessed Value		Exemptions		Taxable Value	
	Last Year	This Year	Last Year	This Year	Last Year	This Year
County	5,322,500	5,333,900	0	0	5,322,500	5,333,900
Public Schools	5,322,500	5,333,900	0	0	5,322,500	5,333,900
Municipality	5,322,500	5,333,900	0	0	5,322,500	5,333,900
Water Management	5,322,500	5,333,900	0	0	5,322,500	5,333,900
Independent Districts	5,322,500	5,333,900	0	0	5,322,500	5,333,900
Local Approval Debt Service	5,322,500	5,333,900	0	0	5,322,500	5,333,900

Assessment Reductions	Applies to	Value

Exemptions*	Applies to	Last Year	This Year

*Where more than one value exists, county value of exemption will be indicated

If you feel that the market value of your property is inaccurate or does not reflect fair market value, or if you are entitled to an exemption or classification that is not reflected on this form, contact the Saint Lucie County Property Appraiser at:
 2300 Virginia Ave Rm 121, Fort Pierce, FL 34982
 or (772) 462-1021

If the property appraiser's office is unable to resolve the matter as to market value, classification, or an exemption, you may file a petition for adjustment with the Value Adjustment Board. Petition forms are available from the County Property Appraiser or online at www.pasc.org and must be filed ON OR BEFORE
September 9, 2014

Market Value: Market (also called "just") value is the most probable sale price for your property in a competitive, open market. It is based on a willing buyer and a willing seller.

Assessed Value: Assessed value is the market value of your property minus any assessment reductions. The assessed value may be different for levies made by different taxing authorities.

Assessment Reductions:

Properties can receive an assessment reduction for a number of reasons. Some of the common reasons are below.

- There are limits on how much the assessment of your property can increase each year. The Save Our Homes program and the limitation for non-homestead property are examples.
- Certain types of property, such as agricultural land and land used for conservation, are valued on their current use rather than their market value.
- Some reductions lower the assessed value only for levies of certain taxing authorities.

If your assessed value is lower than your market value because limits on increases apply to your property or because your property is valued based on its current use, the amount of the difference and reason for the difference are listed in the box titled "Assessment Reductions".

Exemptions: Exemptions that apply to your property are listed in this section along with its corresponding exemption value. Specific dollar or percentage reductions in assessed value may be applicable to a property based upon certain qualifications of the property or property owner. In some cases, an exemption's value may vary depending on the taxing authority. The tax impact of an exemption may also vary for the same taxing authority, depending on the levy (e.g., operating millage vs. debt service millage).

Taxable Value: Taxable value is the value used to calculate the tax due on your property. Taxable value is the assessed value minus the value of your exemptions and discounts.

APPENDIX L

Davis, Luke

From: Davis, Luke
Sent: Wednesday, November 26, 2014 10:37 AM
To: 'info@slcfd.org'
Subject: Request for Information - St Lucie County

Dear Public Information Officer,

I am requesting information regarding this property located at 800 SW St Lucie West Boulevard in Port St Lucie. We are attempting to gather information regarding any incidents, responses, and/or spills associated with this property. Please do not hesitate to contact me with additional questions. Thanks.



Kimley»Horn

Luke A. Davis, P.G. | Geologist | Registered in FL, GA, and NC

Kimley-Horn | 12740 Gran Bay Parkway West, Suite 2350, Jacksonville, Florida 32258

Direct: 904-828-3935 | Main: 904 828 3900 | Mobile: 904 383 2142 |

Connect with us: [Twitter](#) | [LinkedIn](#) | [Facebook](#) |

Davis, Luke

From: Davis, Luke
Sent: Wednesday, November 26, 2014 10:34 AM
To: 'david_koerner@doh.state.fl.us'
Subject: Request for Information - St Lucie County
Attachments: SLC Property Info.pdf

David,

I am requesting information regarding this property located at 800 SW St Lucie West Boulevard in Port St Lucie. We are attempting to gather information regarding wells, septic, and other environmental permits associated with the Health Department. Please do not hesitate to contact me with additional questions. Thanks.



Kimley»Horn

Luke A. Davis, P.G. | Geologist | Registered in FL, GA, and NC

Kimley-Horn | 12740 Gran Bay Parkway West, Suite 2350, Jacksonville, Florida 32258

Direct: 904-828-3935 | Main: 904 828 3900 | Mobile: 904 383 2142 |

Connect with us: [Twitter](#) | [LinkedIn](#) | [Facebook](#) |

Davis, Luke

From: Koerner, David J <David.Koerner@flhealth.gov>
Sent: Wednesday, November 26, 2014 2:04 PM
To: Davis, Luke
Subject: RE: Request for Information - St Lucie County

Good Afternoon Luke,

Based on our review, it does not appear FL DOH-St. Lucie has records associated with wells or septic at 800 St. Lucie West Blvd. I believe the site has or had underground fuel tanks; FL DEP should be able to assist you on a records search if needed.

Thank you,
David

From: Luke.Davis@kimley-horn.com [<mailto:Luke.Davis@kimley-horn.com>]
Sent: Wednesday, November 26, 2014 10:34 AM
To: Koerner, David J
Subject: Request for Information - St Lucie County

David,
I am requesting information regarding this property located at 800 SW St Lucie West Boulevard in Port St Lucie. We are attempting to gather information regarding wells, septic, and other environmental permits associated with the Health Department. Please do not hesitate to contact me with additional questions. Thanks.



Kimley»Horn

Luke A. Davis, P.G. | Geologist | Registered in FL, GA, and NC

Kimley-Horn | 12740 Gran Bay Parkway West, Suite 2350, Jacksonville, Florida 32258

Direct: 904-828-3935 | Main: 904 828 3900 | Mobile: 904 383 2142 |

Connect with us: [Twitter](#) | [LinkedIn](#) | [Facebook](#) |

APPENDIX M



Abandoned gas station on west end of shopping plaza



Abandoned gas station on west end of shopping plaza

Kimley»Horn

12740 Gran Bay Parkway West Suite 2350
Jacksonville, Florida 32258
Phone: (904) 828-3900

Site Photos

Walmart Store No. 7299-01
Cashmere Blvd and St. Lucie West Blvd
Port St. Lucie, St. Lucie County, Florida

Job No. 147253698

Not to scale

Page 1 of 11



Trash storage behind proposed Walmart



Life station behind proposed Walmart

Kimley»Horn

12740 Gran Bay Parkway West Suite 2350
Jacksonville, Florida 32258
Phone: (904) 828-3900

Site Photos

Walmart Store No. 7299-01
Cashmere Blvd and St. Lucie West Blvd
Port St. Lucie, St. Lucie County, Florida

Job No. 147253698

Not to scale

Page 2 of 11



Existing loading dock behind proposed Walmart



Grease trap behind China Kitchen immediately west of project site.

Kimley»Horn

12740 Gran Bay Parkway West Suite 2350
Jacksonville, Florida 32258
Phone: (904) 828-3900

Site Photos

Walmart Store No. 7299-01
Cashmere Blvd and St. Lucie West Blvd
Port St. Lucie, St. Lucie County, Florida

Job No. 147253698

Not to scale

Page 3 of 11



Grease trap behind Big Apple Pizza and V's Town Tavern



Grease trap behind Big Apple Pizza at east end of shopping center

Kimley»Horn

12740 Gran Bay Parkway West Suite 2350
Jacksonville, Florida 32258
Phone: (904) 828-3900

Site Photos

Walmart Store No. 7299-01
Cashmere Blvd and St. Lucie West Blvd
Port St. Lucie, St. Lucie County, Florida

Job No. 147253698

Not to scale

Page 4 of 11



Waste disposal behind V's Town Tavern



Open 55-gallon drum behind V's Town Tavern

Kimley»Horn

12740 Gran Bay Parkway West Suite 2350
Jacksonville, Florida 32258
Phone: (904) 828-3900

Site Photos

Walmart Store No. 7299-01
Cashmere Blvd and St. Lucie West Blvd
Port St. Lucie, St. Lucie County, Florida

Job No. 147253698

Not to scale

Page 5 of 11



V's Town Tavern at east end of shopping center



Shopping center to the east of project site

Kimley»Horn

12740 Gran Bay Parkway West Suite 2350
Jacksonville, Florida 32258
Phone: (904) 828-3900

Site Photos

Walmart Store No. 7299-01
Cashmere Blvd and St. Lucie West Blvd
Port St. Lucie, St. Lucie County, Florida

Job No. 147253698

Not to scale

Page 6 of 11



Shopping center to the east of project site



St. Lucie Cleaners immediately west of existing liquor store

Kimley»Horn

12740 Gran Bay Parkway West Suite 2350
Jacksonville, Florida 32258
Phone: (904) 828-3900

Site Photos

Walmart Store No. 7299-01
Cashmere Blvd and St. Lucie West Blvd
Port St. Lucie, St. Lucie County, Florida

Job No. 147253698

Not to scale

Page 7 of 11



Interior of proposed project site



Interior of proposed project site

Kimley»Horn

12740 Gran Bay Parkway West Suite 2350
Jacksonville, Florida 32258
Phone: (904) 828-3900

Site Photos

Walmart Store No. 7299-01
Cashmere Blvd and St. Lucie West Blvd
Port St. Lucie, St. Lucie County, Florida

Job No. 147253698

Not to scale

Page 8 of 11



Interior of proposed project site



Interior of proposed project site

Kimley»Horn

12740 Gran Bay Parkway West Suite 2350
Jacksonville, Florida 32258
Phone: (904) 828-3900

Site Photos

Walmart Store No. 7299-01
Cashmere Blvd and St. Lucie West Blvd
Port St. Lucie, St. Lucie County, Florida

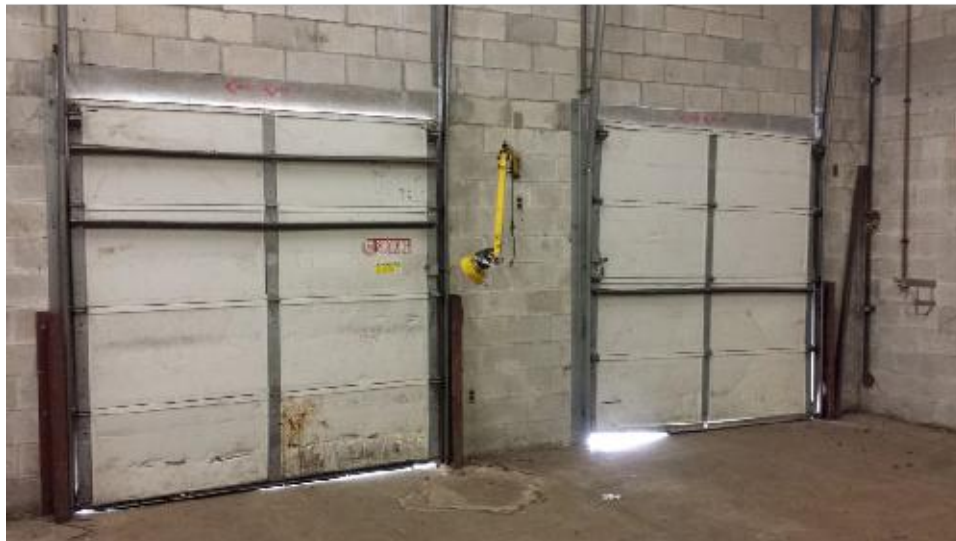
Job No. 147253698

Not to scale

Page 9 of 11



Interior of proposed project site



Interior of proposed project site

Kimley»Horn

12740 Gran Bay Parkway West Suite 2350
Jacksonville, Florida 32258
Phone: (904) 828-3900

Site Photos

Walmart Store No. 7299-01
Cashmere Blvd and St. Lucie West Blvd
Port St. Lucie, St. Lucie County, Florida

Job No. 147253698

Not to scale

Page 10 of 11



Interior of proposed project site



Interior of liquor store

Kimley»Horn

12740 Gran Bay Parkway West Suite 2350
Jacksonville, Florida 32258
Phone: (904) 828-3900

Site Photos

Walmart Store No. 7299-01
Cashmere Blvd and St. Lucie West Blvd
Port St. Lucie, St. Lucie County, Florida

Job No. 147253698

Not to scale

Page 11 of 11

APPENDIX N

Radius Report

[Satellite view](#)

Target Property:

**WNM Port St Lucie
800 SW St Lucie West Blvd
Port St Lucie, St. Lucie County, Florida 34986**

Prepared For:

Kimley - Horn and Associates - Jacksonville

Order #: 43828

Job #: 95887

Date: 11/24/2014

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Environmental Records Definitions	27
Unlocatable Report	See Attachment
Zip Report	See Attachment

Disclaimer

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

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Target Property Summary

WNM Port St Lucie

800 SW St Lucie West Blvd

Port St Lucie, St. Lucie County, Florida 34986

USGS Quadrangle: **Fort Pierce Sw, FL**

Target Property Geometry: **Point**

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

(-80.380278, 27.316389)

County/Parish Covered:

St. Lucie (FL)

Zipcode(s) Covered:

Port Saint Lucie FL: 34983, 34986

State(s) Covered:

FL

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

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

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

Database Findings Summary

FEDERAL LISTING

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
AEROMETRIC INFORMATION RETRIEVAL SYSTEM / AIR FACILITY SUBSYSTEM	AIRSAFS	0	0	TP/AP
BIENNIAL REPORTING SYSTEM	BRS	0	0	TP/AP
CLANDESTINE DRUG LABORATORY LOCATIONS	CDL	0	0	TP/AP
EPA DOCKET DATA	DOCKETS	0	0	TP/AP
FEDERAL ENGINEERING INSTITUTIONAL CONTROL SITES	EC	0	0	TP/AP
EMERGENCY RESPONSE NOTIFICATION SYSTEM	ERNSFL	0	0	TP/AP
FACILITY REGISTRY SYSTEM	FRSFL	1	0	TP/AP
HAZARDOUS MATERIALS INCIDENT REPORTING SYSTEM	HMIRSR04	0	0	TP/AP
INTEGRATED COMPLIANCE INFORMATION SYSTEM (FORMERLY DOCKETS)	ICIS	0	0	TP/AP
INTEGRATED COMPLIANCE INFORMATION SYSTEM NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM	ICISNPDES	0	0	TP/AP
LAND USE CONTROL INFORMATION SYSTEM	LUCIS	0	0	TP/AP
MATERIAL LICENSING TRACKING SYSTEM	MLTS	0	0	TP/AP
NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM	NPDESR04	0	0	TP/AP
PCB ACTIVITY DATABASE SYSTEM	PADS	0	0	TP/AP
PERMIT COMPLIANCE SYSTEM	PCSR04	0	0	TP/AP
RCRA SITES WITH CONTROLS	RCRASC	0	0	TP/AP
CERCLIS LIENS	SFLIENS	0	0	TP/AP
SECTION SEVEN TRACKING SYSTEM	SSTS	0	0	TP/AP
TOXICS RELEASE INVENTORY	TRI	0	0	TP/AP
TOXIC SUBSTANCE CONTROL ACT INVENTORY	TSCA	0	0	TP/AP
NO LONGER REGULATED RCRA GENERATOR FACILITIES	NLRRCRAG	0	0	0.1250
RESOURCE CONSERVATION & RECOVERY ACT - GENERATOR FACILITIES	RCRAGR04	0	0	0.1250
HISTORICAL GAS STATIONS	HISTPST	0	0	0.2500
BROWNFIELDS MANAGEMENT SYSTEM	BE	0	0	0.5000
COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION & LIABILITY INFORMATION SYSTEM	CERCLIS	0	0	0.5000
DELISTED NATIONAL PRIORITIES LIST	DNPL	0	0	0.5000
NO FURTHER REMEDIAL ACTION PLANNED SITES	NFRAP	0	0	0.5000
NO LONGER REGULATED RCRA NON-CORRACTS TSD FACILITIES	NLRRCRAT	0	0	0.5000
OPEN DUMP INVENTORY	ODI	0	0	0.5000
RESOURCE CONSERVATION & RECOVERY ACT - TREATMENT, STORAGE & DISPOSAL FACILITIES	RCRAT	0	0	0.5000
DEPARTMENT OF DEFENSE SITES	DOD	0	0	1.0000
FORMERLY USED DEFENSE SITES	FUDS	0	0	1.0000

Database Findings Summary

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
NO LONGER REGULATED RCRA CORRECTIVE ACTION FACILITIES	NLRRCRAC	0	0	1.0000
NATIONAL PRIORITIES LIST	NPL	0	0	1.0000
PROPOSED NATIONAL PRIORITIES LIST	PNPL	0	0	1.0000
RESOURCE CONSERVATION & RECOVERY ACT - CORRECTIVE ACTION FACILITIES	RCRAC	0	0	1.0000
RECORD OF DECISION SYSTEM	RODS	0	0	1.0000
SUB-TOTAL		1	0	

Database Findings Summary

STATE (FL) LISTING

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
ENGINEERING AND INSTITUTIONAL CONTROL SITES	ECIC	0	0	TP/AP
GROUND WATER CONTAMINATION AREAS	GWCA	0	0	TP/AP
INSTITUTIONAL CONTROL SITES	IC	0	0	TP/AP
SPILLS LISTING	SPILLS	0	0	TP/AP
UNDERGROUND INJECTION CONTROL WELLS	UIC	0	0	TP/AP
CATTLE DIP VATS	CDV	0	0	0.1250
NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM FACILITIES	NPDES	3	0	0.1250
DRY CLEANERS	CLEANERS	0	0	0.2500
HISTORICAL DRY CLEANERS	HISTCLEANERS	0	0	0.2500
REGISTERED STORAGE TANKS	UAST	3	0	0.2500
BROWNFIELD AREAS	BF	0	0	0.5000
BROWNFIELDS SITE REHABILITATION AGREEMENT SITES	BSRA	0	0	0.5000
DRYCLEANING SOLVENT PROGRAM CLEANUP SITES	CLEANUPS	0	0	0.5000
REGISTERED LEAKING STORAGE TANKS	LUAST	1	0	0.5000
SOLID WASTE FACILITIES	SWF	0	0	0.5000
VOLUNTARY CLEANUP SITES	VCS	0	0	0.5000
NPL AND STATE FUNDED WASTE CLEANUP SITES	NPL	0	0	1.0000
SUB-TOTAL		7	0	

Database Findings Summary

TRIBAL LISTING

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
UNDERGROUND STORAGE TANKS ON TRIBAL LANDS	LUSTR04	0	0	0.2500
LEAKING UNDERGROUND STORAGE TANKS ON TRIBAL LANDS	LUSTR04	0	0	0.5000
OPEN DUMP INVENTORY ON TRIBAL LANDS	ODINDIAN	0	0	0.5000
INDIAN RESERVATIONS	INDIANRES	0	0	1.0000
SUB-TOTAL		0	0	
TOTAL		8	0	

Locatable Database Findings

FEDERAL LISTING

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

Locatable Database Findings

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

Locatable Database Findings

STATE (FL) LISTING

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

Locatable Database Findings

TRIBAL LISTING

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

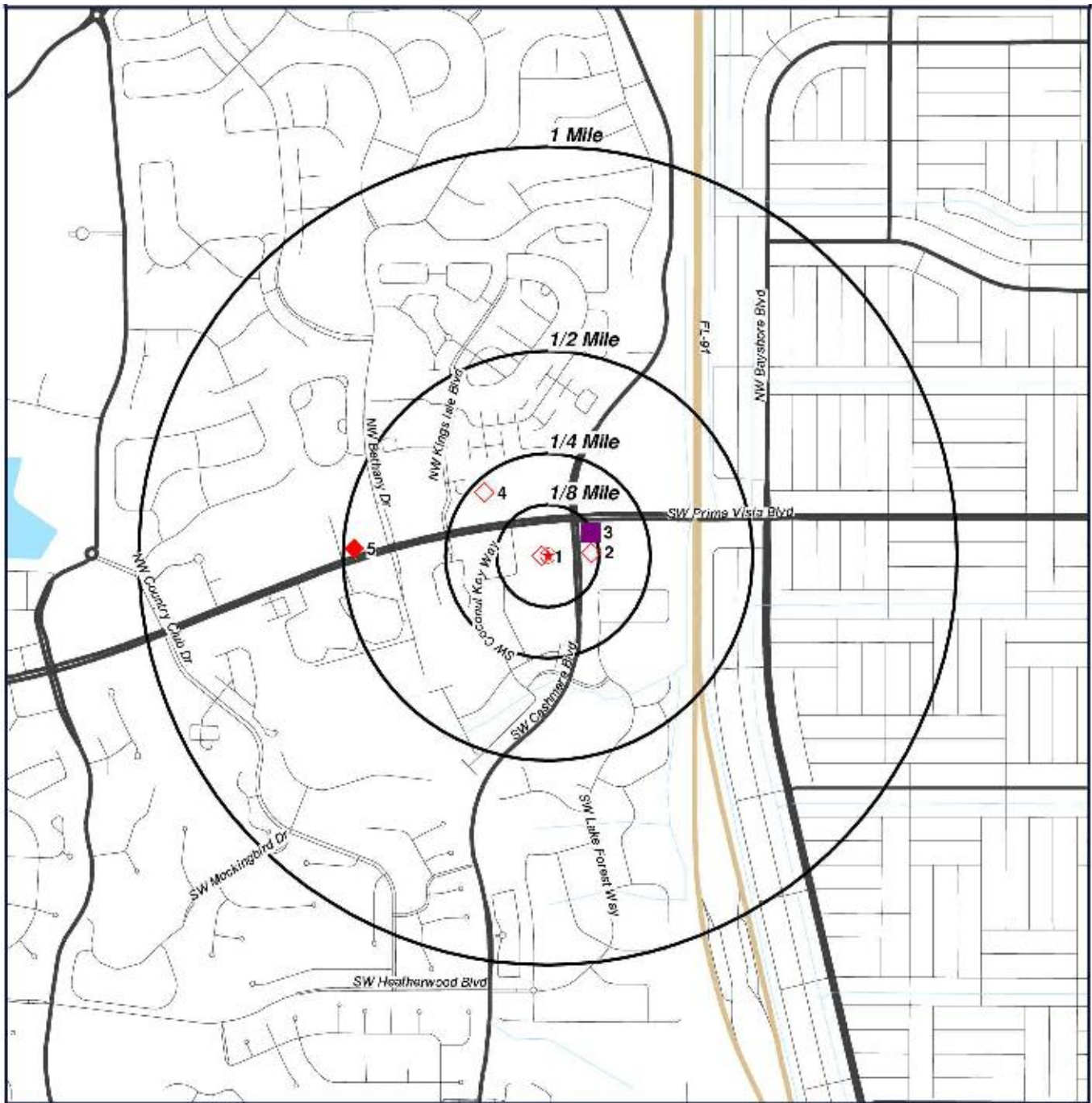
TOTAL		3	3	1	1	0	0	8
-------	--	---	---	---	---	---	---	---

NOTES:

NS = NOT SEARCHED

TP/AP = TARGET PROPERTY/ADJACENT PROPERTY

Radius Map 1



- Target Property (TP)
- UAST
- NPDES
- LUAST

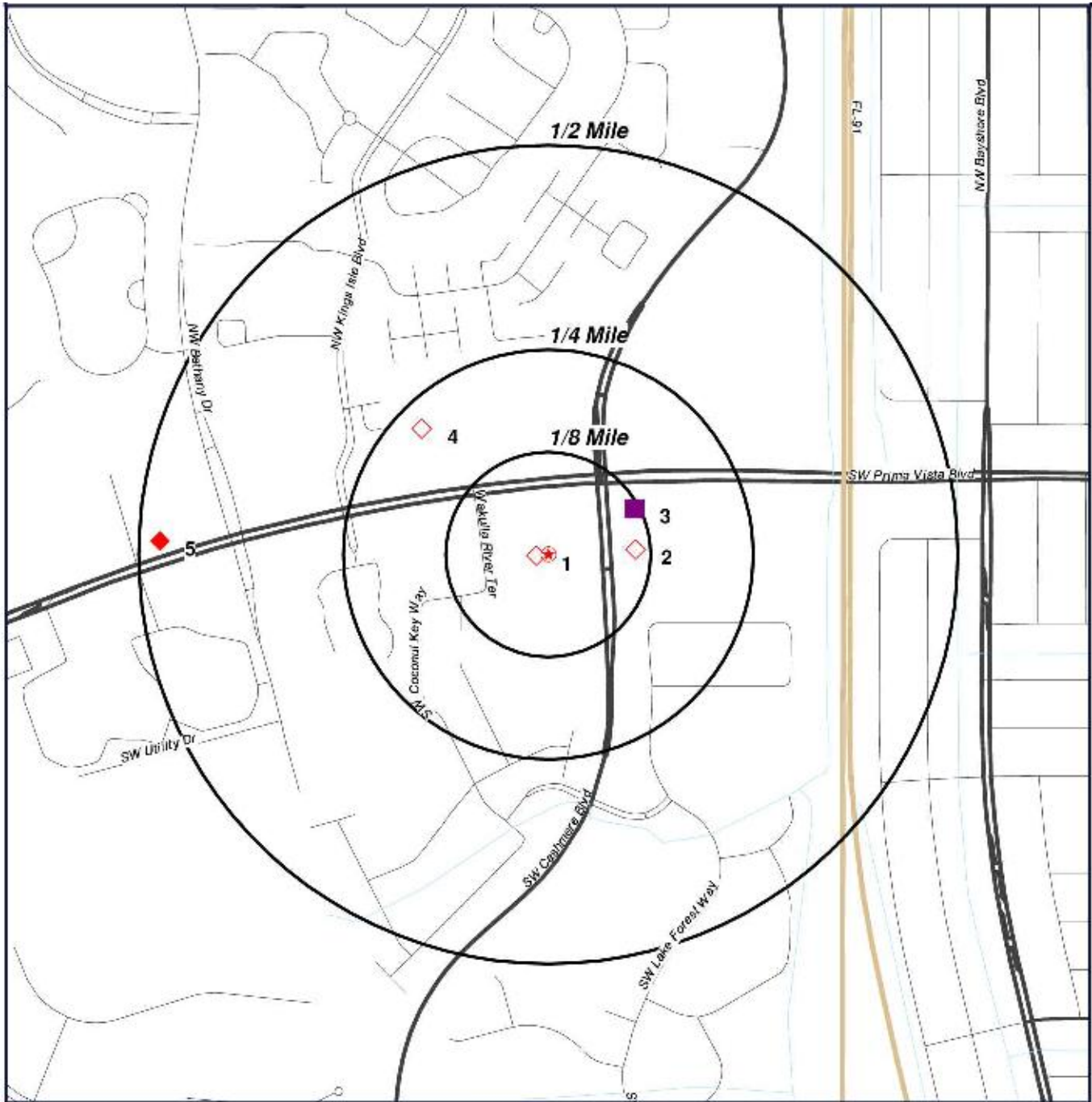
WNM Port St Lucie
800 SW St Lucie West Blvd
Port St Lucie, Florida
34986



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

[Click here to access Satellite view](#)

Radius Map 2



- Target Property (TP)
- UAST
- NPDES
- LUAST

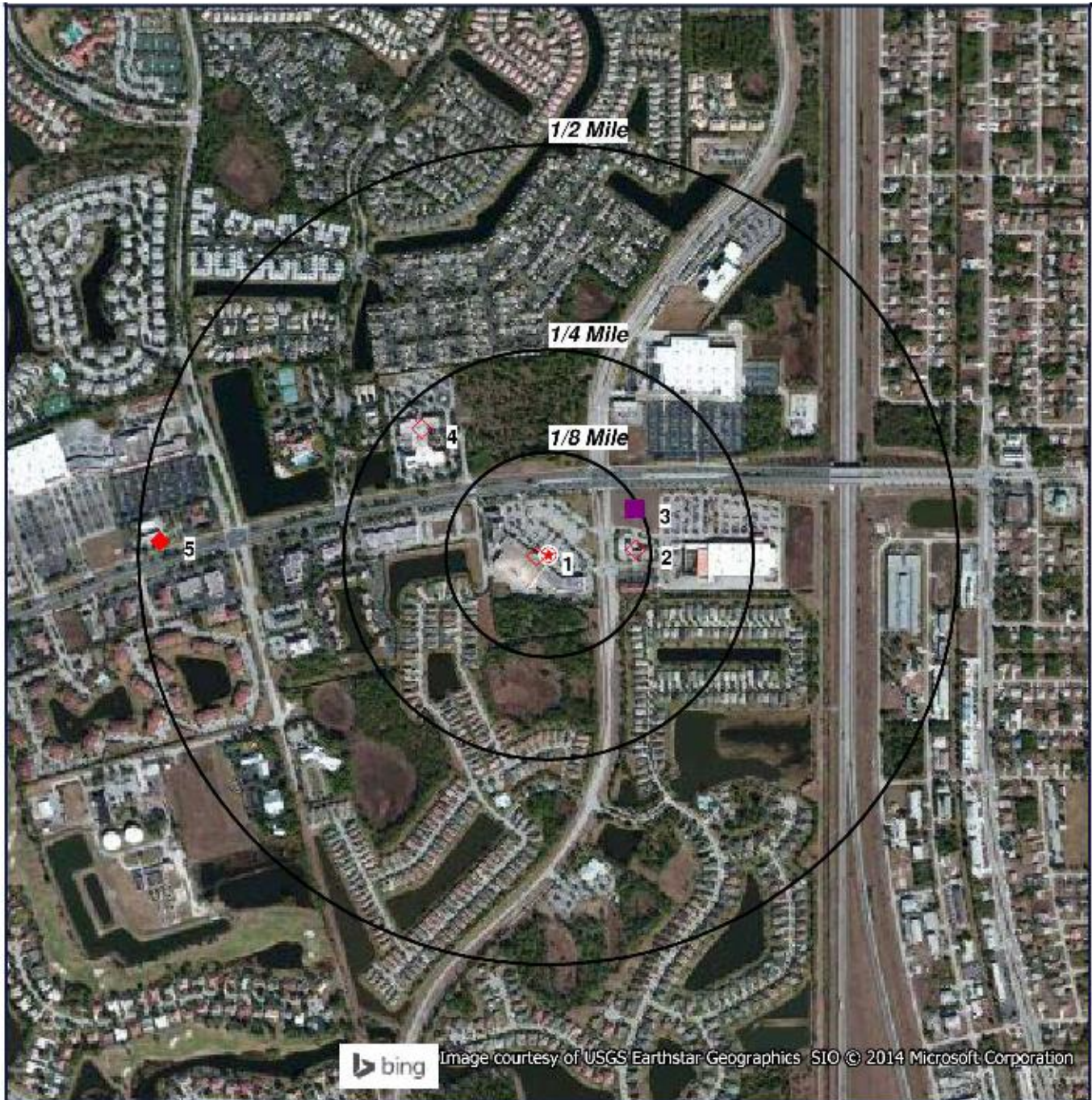
WNM Port St Lucie
800 SW St Lucie West Blvd
Port St Lucie, Florida
34986



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

[Click here to access Satellite view](#)

Ortho Map



- Target Property (TP)
- UAST
- NPDES
- LUAST

**Quadrangle(s): Fort Pierce Sw
WNM Port St Lucie
800 SW St Lucie West Blvd
Port St Lucie, Florida
34986**

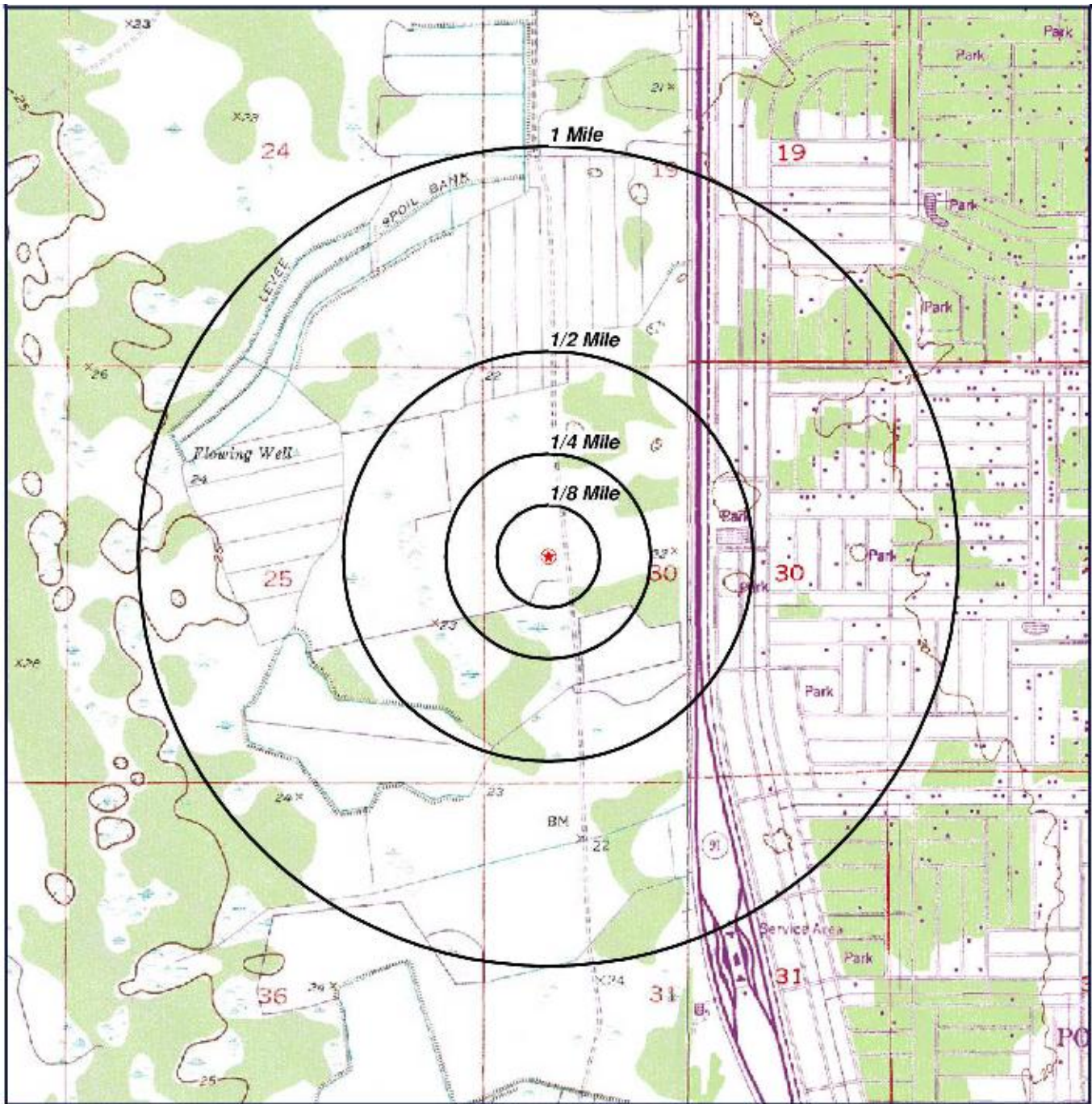


0' 500' 1000' 1500'

SCALE: 1" = 1000'

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Topographic Map



★ Target Property (TP)

Quadrangle(s): Fort Pierce Sw
Source: USGS, 1983
WNM Port St Lucie
800 SW St Lucie West Blvd
Port St Lucie, Florida
34986



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

[Click here to access Satellite view](#)

Report Summary of Locatable Sites

Map ID#	Database Name	Site ID#	Distance From Site	Site Name	Address	City, Zip Code	PAGE #
1	UAST	9802518	0.014 W	FORMER ALBERTSONS #4466	900 SW SAINT LUCIE WEST BLVD	PORT SAINT LUCIE, 34986	15
1	FRSFL	110058283897	0.014 W	ALDI - ST LUCIE WEST		PORT SAINT LUCIE, 34986	17
1	NPDES	FLR10NS85	0.014 W	ALDI - ST LUCIE WEST		PORT SAINT LUCIE	18
2	UAST	9807179	0.107 E	CASHMERE STATION	119 SW CASHMERE BLVD	PORT SAINT LUCIE, 34986	19
2	NPDES	FLR10R419	0.107 E	CASHMERE STATION	119 SW CASHMERE BLVD	PORT ST LUCIE, 34986	21
3	NPDES	FLR10GI14	0.119 NE	GRAND BANK AT ST LUCIE WEST		PORT ST LUCIE, 34986	22
4	UAST	9800200	0.217 NW	MEDICAL CTR AT ST LUCIE W LTD	1095 NW ST LUCIE W BLVD	PORT SAINT LUCIE, 34986	23
5	LUAST	9400265	0.475 W	MOBIL-BETHANY #715	1343 NW ST LUCIE W BLVD	PORT SAINT LUCIE, 34986	24

Registered Storage Tanks (UAST)

MAP ID# 1

Distance from Property: 0.01 mi. W

FACILITY INFORMATION

FACILITY ID: 9802518

FACILITY NAME: FORMER ALBERTSONS #4466

ADDRESS: 900 SW SAINT LUCIE WEST BLVD

PORT SAINT LUCIE , FL 34986

COUNTY: ST. LUCIE

TYPE: A-RETAIL STATION

STATUS: OPEN

CONTACT: BOB DENINNO

PHONE: (208) 395-4790

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

TANK #:	SIZE:	CONTENT:	INSTALLED:	PLACEMENT:	STATUS/DATE:
1	15000	UNLEADED GAS	01-JAN-2000	UNDERGROUND	OUT OF SERVICE/01-MAR-2013
2	10000	UNLEADED GAS	01-JAN-2000	UNDERGROUND	OUT OF SERVICE/01-MAR-2013

TANK CONSTRUCTION INFORMATION

TANK #:	CONSTRUCTION:
1	E - FIBERGLASS
1	A - BALL CHECK VALVE
1	O - TIGHT FILL
1	M - SPILL CONTAINMENT BUCKET
1	P - LEVEL GAUGES/ALARMS
1	I - DOUBLE WALL
2	E - FIBERGLASS
2	A - BALL CHECK VALVE
2	O - TIGHT FILL
2	M - SPILL CONTAINMENT BUCKET
2	P - LEVEL GAUGES/ALARMS
2	I - DOUBLE WALL

TANK PIPING INFORMATION

TANK #:	PIPING:
1	N - APPROVED SYNTHETIC MATERIAL
1	D - EXTERNAL PROTECTIVE COATING
1	M - DOUBLE WALL - PIPE JACKET
1	J - PRESSURIZED PIPING SYSTEM
1	K - DISPENSER LINERS
2	N - APPROVED SYNTHETIC MATERIAL
2	D - EXTERNAL PROTECTIVE COATING
2	M - DOUBLE WALL - PIPE JACKET
2	J - PRESSURIZED PIPING SYSTEM
2	K - DISPENSER LINERS

TANK MONITORING INFORMATION

TANK #:	MONITORING:
1	F - MONITOR DBL WALL TANK SPACE

Registered Storage Tanks (UAST)

1	L - AUTOMATIC TANK GAUGING - USTS
1	H - MECHANICAL LINE LEAK DETECTOR
1	3 - ELECTRONIC MONITOR PIPE SUMPS
1	5 - ELECTRONIC MONITOR DISPENSER LINERS
1	1 - CONTINUOUS ELECTRONIC SENSING
2	F - MONITOR DBL WALL TANK SPACE
2	L - AUTOMATIC TANK GAUGING - USTS
2	H - MECHANICAL LINE LEAK DETECTOR
2	3 - ELECTRONIC MONITOR PIPE SUMPS
2	5 - ELECTRONIC MONITOR DISPENSER LINERS
2	1 - CONTINUOUS ELECTRONIC SENSING

OWNER INFORMATION

OWNER NAME: ALBERTSONS LLC

OWNER ADDRESS: PO BOX 20 DEP 72405

BOISE ID 83726

REGULATED MINERAL ACID TANKS INFORMATION

- NO MINERAL ACID TANKS INFORMATION REPORTED

DISCHARGE INFORMATION

- NO DISCHARGE INFORMATION REPORTED

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Facility Registry System (FRSFL)

[MAP ID# 1](#)

Distance from Property: 0.01 mi. W

FACILITY INFORMATION

REGISTRY ID: 110058283897

NAME: ALDI - ST LUCIE WEST

LOCATION ADDRESS: NO STREET REPORTED
PORT SAINT LUCIE, FL 34986

COUNTY: SAINT LUCIE

EPA REGION: 04

FEDERAL FACILITY: NOT REPORTED

TRIBAL LAND: NOT REPORTED

ALTERNATIVE NAME/S:

ALDI - ST LUCIE WEST

PROGRAM/S LISTED FOR THIS FACILITY

NPDES - NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM

STANDARD INDUSTRIAL CLASSIFICATION/S (SIC)

NO SIC DATA REPORTED

NORTH AMERICAN INDUSTRY CLASSIFICATION/S (NAICS)

NO NAICS DATA REPORTED

[Back to Report Summary](#)

National Pollutant Discharge Elimination System Facilities (NPDES)

[MAP ID# 1](#)

Distance from Property: 0.01 mi. W

FACILITY INFORMATION

FACILITY ID: **FLR10NS85**

FACILITY NAME: **ALDI - ST LUCIE WEST**

ADDRESS: **NOT REPORTED**

PORT SAINT LUCIE , FL

COUNTY: **ST. LUCIE**

FACILITY TYPE: **CONSTRUCTION STORMWATER GP**

STATUS: **ACTIVE**

OWNERSHIP: **UNKNOWN**

COMPANY NAME: **HARBOR COMMUNITY BANK FSB**

RELATED PARTY NAME: **EDWARD M MCDONALD, PE**

RELATED PARTY ADDRESS: **15588 SW WARFIELD BLVD
INDIANTOWN FL 34956**

RELATED PARTY PHONE: **954-202-7000**

RELATED PARTY EMAIL: **EMCFONALD@THOMASEG.COM**

PERMIT TYPE: **GENERIC PERMIT**

DATE OF ISSUE: **02/21/14**

DATE OF EXPIRATION: **02/20/19**

NATURE OF BUSINESS: **NOT REPORTED**

TREATMENT: **NOT REPORTED**

CAPACITY: **NOT REPORTED**

DOMESTIC WASTEWATER FACILITY CLASS: **NOT REPORTED**

OFFICE: **TALLAHASSEE NPDES STORMWATER**

[Back to Report Summary](#)

Registered Storage Tanks (UAST)

MAP ID# 2

Distance from Property: 0.11 mi. E

FACILITY INFORMATION

FACILITY ID: 9807179

FACILITY NAME: CASHMERE STATION

ADDRESS: 119 SW CASHMERE BLVD
PORT SAINT LUCIE , FL 34986

COUNTY: ST. LUCIE

TYPE: A-RETAIL STATION

STATUS: OPEN

CONTACT: ALDO ESCOBAR

PHONE: (772) 344-8932

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

TANK #:	SIZE:	CONTENT:	INSTALLED:	PLACEMENT:	STATUS/DATE:
1	12000	UNLEADED GAS	01-JAN-2005	UNDERGROUND	IN SERVICE/01-JAN-2005
2	12000	UNLEADED GAS	01-JAN-2005	UNDERGROUND	IN SERVICE/01-JAN-2005
3	12000	VEHICULAR DIESEL	01-JAN-2005	UNDERGROUND	IN SERVICE/01-JAN-2005

TANK CONSTRUCTION INFORMATION

TANK #:	CONSTRUCTION:
1	I - DOUBLE WALL
1	O - TIGHT FILL
1	E - FIBERGLASS
2	E - FIBERGLASS
2	I - DOUBLE WALL
2	O - TIGHT FILL
3	E - FIBERGLASS
3	I - DOUBLE WALL
3	O - TIGHT FILL

TANK PIPING INFORMATION

TANK #:	PIPING:
1	C - FIBERGLASS
1	F - DOUBLE WALL
1	J - PRESSURIZED PIPING SYSTEM
1	K - DISPENSER LINERS
2	C - FIBERGLASS
2	F - DOUBLE WALL
2	J - PRESSURIZED PIPING SYSTEM
2	K - DISPENSER LINERS
3	C - FIBERGLASS
3	F - DOUBLE WALL
3	J - PRESSURIZED PIPING SYSTEM
3	K - DISPENSER LINERS

TANK MONITORING INFORMATION

TANK #:	MONITORING:
1	F - MONITOR DBL WALL TANK SPACE

Registered Storage Tanks (UAST)

1	K - MONITOR DBL WALL PIPE SPACE
1	3 - ELECTRONIC MONITOR PIPE SUMPS
1	H - MECHANICAL LINE LEAK DETECTOR
1	L - AUTOMATIC TANK GAUGING - USTS
1	4 - VISUAL INSPECT DISPENSER LINERS
2	F - MONITOR DBL WALL TANK SPACE
2	K - MONITOR DBL WALL PIPE SPACE
2	3 - ELECTRONIC MONITOR PIPE SUMPS
2	H - MECHANICAL LINE LEAK DETECTOR
2	4 - VISUAL INSPECT DISPENSER LINERS
2	L - AUTOMATIC TANK GAUGING - USTS
3	F - MONITOR DBL WALL TANK SPACE
3	K - MONITOR DBL WALL PIPE SPACE
3	3 - ELECTRONIC MONITOR PIPE SUMPS
3	H - MECHANICAL LINE LEAK DETECTOR
3	L - AUTOMATIC TANK GAUGING - USTS
3	4 - VISUAL INSPECT DISPENSER LINERS

OWNER INFORMATION

OWNER NAME: CASHMERE PETROLEUM DEV INC

OWNER ADDRESS: 9725 SW 124TH TERRACE
MIAMI FL 33176

REGULATED MINERAL ACID TANKS INFORMATION

- NO MINERAL ACID TANKS INFORMATION REPORTED

DISCHARGE INFORMATION

- NO DISCHARGE INFORMATION REPORTED

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National Pollutant Discharge Elimination System Facilities (NPDES)

[MAP ID# 2](#)

Distance from Property: 0.11 mi. E

FACILITY INFORMATION

FACILITY ID: **FLR10R419**

FACILITY NAME: **CASHMERE STATION**

ADDRESS: **119 SW CASHMERE BLVD**

PORT ST LUCIE , FL 34986

COUNTY: **ST. LUCIE**

FACILITY TYPE: **CONSTRUCTION STORMWATER GP**

STATUS: **ACTIVE**

OWNERSHIP: **PRIVATE**

COMPANY NAME: **NOT REPORTED**

RELATED PARTY NAME: **WARREN SANDS, PMTE**

RELATED PARTY ADDRESS: **7290 SW 104TH ST**
MIAMI FL 33156-3137

RELATED PARTY PHONE: **786-251-8186**

RELATED PARTY EMAIL: **NOT REPORTED**

PERMIT TYPE: **GENERIC PERMIT**

DATE OF ISSUE: **06/10/04**

DATE OF EXPIRATION: **06/09/09**

NATURE OF BUSINESS: **N/A**

TREATMENT: **N/A**

CAPACITY: **N/A**

DOMESTIC WASTEWATER FACILITY CLASS: **N/A**

OFFICE: **TALLAHASSEE NPDES STORMWATER**

[Back to Report Summary](#)

National Pollutant Discharge Elimination System Facilities (NPDES)

MAP ID# 3

Distance from Property: 0.12 mi. NE

FACILITY INFORMATION

FACILITY ID: **FLR10GI14**

FACILITY NAME: **GRAND BANK AT ST LUCIE WEST**

ADDRESS: **NOT REPORTED**

PORT ST LUCIE , FL 34986

COUNTY: **ST. LUCIE**

FACILITY TYPE: **CONSTRUCTION STORMWATER GP**

STATUS: **ACTIVE**

OWNERSHIP: **PRIVATE**

COMPANY NAME: **GRAND BANK & TRUST OF FLORIDA**

RELATED PARTY NAME: **J RUSSELL GREENE, PMTE**

RELATED PARTY ADDRESS: **2055 PALM BEACH LAKES BLVD
WEST PALM BEACH FL 33409**

RELATED PARTY PHONE: **561-615-5050**

RELATED PARTY EMAIL: **NOT REPORTED**

PERMIT TYPE: **GENERIC PERMIT**

DATE OF ISSUE: **12/23/07**

DATE OF EXPIRATION: **12/22/12**

NATURE OF BUSINESS: **N/A**

TREATMENT: **N/A**

CAPACITY: **N/A**

DOMESTIC WASTEWATER FACILITY CLASS: **N/A**

OFFICE: **TALLAHASSEE NPDES STORMWATER**

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Registered Storage Tanks (UAST)

MAP ID# 4

Distance from Property: 0.22 mi. NW

FACILITY INFORMATION

FACILITY ID: 9800200

FACILITY NAME: MEDICAL CTR AT ST LUCIE W LTD

ADDRESS: 1095 NW ST LUCIE W BLVD
PORT SAINT LUCIE , FL 34986

COUNTY: ST. LUCIE

TYPE: C-FUEL USER/NON-RETAIL

STATUS: OPEN

CONTACT: ROGER KRUEGER (DIRECTOR)

PHONE: (772) 287-5200

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

TANK #:	SIZE:	CONTENT:	INSTALLED:	PLACEMENT:	STATUS/DATE:
1	600	EMERG GENERATOR DIESEL	01-JUL-1996	ABOVEGROUND	REMOVED FROM SITE/01-JUL-2005
2	2000	EMERG GENERATOR DIESEL	01-AUG-2009	ABOVEGROUND	IN SERVICE/01-AUG-2009

TANK CONSTRUCTION INFORMATION

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

TANK PIPING INFORMATION

TANK #:	PIPING:
2	A - ABV, NO SOIL CONTACT
2	D - EXTERNAL PROTECTIVE COATING
2	B - STEEL/GALVANIZED METAL

TANK MONITORING INFORMATION

TANK #:	MONITORING:
2	Q - VISUAL INSPECTION OF ASTS
2	F - MONITOR DBL WALL TANK SPACE
2	R - MONITOR TANK BOTTOM SPACE
2	V - SUCTION PUMP CHECK VALVE

OWNER INFORMATION

OWNER NAME: MARTIN MEMORIAL MEDICAL CTR INC

OWNER ADDRESS: PO BOX 9010
STUART FL 34995

REGULATED MINERAL ACID TANKS INFORMATION

- NO MINERAL ACID TANKS INFORMATION REPORTED

DISCHARGE INFORMATION

- NO DISCHARGE INFORMATION REPORTED

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Registered Leaking Storage Tanks (LUAST)

MAP ID# 5

Distance from Property: 0.48 mi. W

FACILITY INFORMATION

FACILITY ID: 9400265

FACILITY NAME: MOBIL-BETHANY #715

ADDRESS: 1343 NW ST LUCIE W BLVD

PORT SAINT LUCIE , FL 34986 ST. LUCIE COUNTY

STATUS: OPEN

OPERATOR: DAVID KLEIN

PHONE: (772)321-7181

RESPONSIBLE PARTY

NAME: KLEIN, DAVID

ADDRESS: 6600 N HWY 7

COCONUT CREEK , FL 33073

CONTACT: DAVID KLEIN

PHONE: (772)321-7181

CONTAMINATED MEDIA INFORMATION

DISCHARGE DATE: 03/28/07

CLEANUP STATUS: SRCR - SRCR COMPLETE

CLEANUP REQUIRED: R - CLEANUP REQUIRED

CLEANUP STATUS DATE: 08/10/11

CLEANUP WORK STATUS: COMPLETED

OTHER SOURCE: NOT REPORTED

INFORMATION SOURCE: D - DISCHARGE NOTIFICATION

SITE MANAGER: DOLAN_J

SITE MANAGER END DATE: 07/28/11

CONTAMINATED DRINKING WELLS: NOT REPORTED

CONTAMINATED MONITORING WELLS: NO

CONTAMINATED SOIL: YES

CONTAMINATED SURFACE WATER: YES

CONTAMINATED GROUND WATER: NO

POLLUTANT: P - GENERIC GASOLINE

GALLONS DISCHARGED: 0

OTHER DESCRIPTION: P - GENERIC GASOLINE

SCORE: 56

SCORE EFFECTIVE DATE: 01/22/08

RANK: NOT REPORTED

TANK OFFICE: PCSSED - SED CLEANUP & COMPLIANCE ASSURANCE PROGRAM

TASK INFORMATION

SOURCE REMOVAL (SR) TASK ID: NOT REPORTED

SR COMPLETION DATE: NOT REPORTED

PSR CLEANUP RESPONSIBLE: NOT REPORTED

SR SOIL REMOVAL: NR

SR FREE PRODUCT REMOVAL: NR

SR SOIL TREATMENT: NR

SR SOIL TONNAGE REMOVED: NR

SR OTHER TREATMENT: NOT REPORTED

SITE ASSESSMENT (SA) TASK ID: 81146

SA COMPLETION DATE: NOT REPORTED

SA CLEANUP RESPONSIBLE: NOT REPORTED

REMEDIAL ACTION PLAN (RAP) TASK ID: 86544

RAP COMPLETION DATE: NOT REPORTED

RAP CLEANUP RESPONSIBLE: NOT REPORTED

REMEDIAL ACTION (RA) TASK ID: 90075

RA CLEANUP RESPONSIBLE: NOT REPORTED

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

SRC SUBMIT DATE: 06/21/11

SRC REVIEW DATE: 07/28/11

SRC ISSUE DATE: 08/10/11

SRC COMPLETION STATUS: C - COMPLETE

SRC COMPLETION STATUS DATE: 07/28/11

SRC COMMENTS: NOT REPORTED

DISCHARGE CLEANUP SUMMARY

Registered Leaking Storage Tanks (LUAST)

DISCHARGE DATE: **03/28/07**

CLEANUP REQUIRED: **R - CLEANUP REQUIRED**

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

DISCHARGE CLEANUP DATE: **08/10/11**

CLEANUP WORK STATUS: **COMPLETED**

INFORMATION SOURCE: **D - DISCHARGE NOTIFICATION**

OTHER SOURCE: **NOT REPORTED**

SCORE: **56**

SCORE EFFECTIVE DATE: **01/22/08**

RANK: **NOT REPORTED**

TANK OFFICE: **PCSED - SED CLEANUP & COMPLIANCE ASSURANCE PROGRAM**

[Back to Report Summary](#)

Unlocatable Summary

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

No Records Found

Environmental Records Definitions - FEDERAL

AIRSAFS

Aerometric Information Retrieval System / Air Facility Subsystem

VERSION DATE: 04/28/14

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

BRS

Biennial Reporting System

VERSION DATE: 12/31/11

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

CDL

Clandestine Drug Laboratory Locations

VERSION DATE: 04/14/14

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

DOCKETS

EPA Docket Data

VERSION DATE: 12/22/05

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

EC

Federal Engineering Institutional Control Sites

VERSION DATE: 05/21/14

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

Environmental Records Definitions - FEDERAL

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

ERNSFL Emergency Response Notification System

VERSION DATE: 07/27/14

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

FRSFL Facility Registry System

VERSION DATE: 09/30/14

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

HMIRS04 Hazardous Materials Incident Reporting System

VERSION DATE: 10/28/14

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

ICIS Integrated Compliance Information System (formerly DOCKETS)

VERSION DATE: 08/01/12

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

Environmental Records Definitions - FEDERAL

ICISNPDES

Integrated Compliance Information System National Pollutant Discharge Elimination System

VERSION DATE: 08/01/12

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

LUCIS

Land Use Control Information System

VERSION DATE: 09/01/06

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

MLTS

Material Licensing Tracking System

VERSION DATE: 01/30/13

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

NPDES04

National Pollutant Discharge Elimination System

VERSION DATE: 04/01/07

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

PADS

PCB Activity Database System

VERSION DATE: 07/01/14

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

PCSR04

Permit Compliance System

VERSION DATE: 08/01/12

Environmental Records Definitions - FEDERAL

The Permit Compliance System is used in tracking enforcement status and permit compliance of facilities controlled by the National Pollutant Discharge Elimination System (NPDES) under the Clean Water Act and is maintained by the United States Environmental Protection Agency's Office of Compliance. PCS is designed to support the NPDES program at the state, regional, and national levels. This database includes permitted facilities located in EPA Region 4. This region includes the following states: Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, and Tennessee.

RCRASC RCRA Sites with Controls

VERSION DATE: 05/23/14

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

SFLIENS CERCLIS Liens

VERSION DATE: 06/08/12

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

SSTS Section Seven Tracking System

VERSION DATE: 12/31/09

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

TRI Toxics Release Inventory

VERSION DATE: 12/31/12

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

TSCA Toxic Substance Control Act Inventory

VERSION DATE: 12/31/06

Environmental Records Definitions - FEDERAL

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

NLRRCRAG

No Longer Regulated RCRA Generator Facilities

VERSION DATE: 10/09/14

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

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

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

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

RCRAGR04

Resource Conservation & Recovery Act - Generator Facilities

VERSION DATE: 10/09/14

This database includes sites listed as generators of hazardous waste (large, small, and exempt) in the RCRAInfo system. The United States Environmental Protection Agency defines RCRAInfo as the comprehensive information system which provides access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRAInfo replaces the

Environmental Records Definitions - FEDERAL

data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). This database includes permitted facilities located in EPA Region 4. This region includes the following states: Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, and Tennessee.

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

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

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

HISTPST Historical Gas Stations

VERSION DATE: 07/01/30

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

BF Brownfields Management System

VERSION DATE: 10/01/14

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

CERCLIS Comprehensive Environmental Response, Compensation & Liability Information System

VERSION DATE: 10/25/13

Environmental Records Definitions - FEDERAL

CERCLIS is the repository for site and non-site specific Superfund information in support of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). This United States Environmental Protection Agency database contains an extract of sites that have been investigated or are in the process of being investigated for potential environmental risk.

DNPL Delisted National Priorities List

VERSION DATE: 10/25/13

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

NFRAP No Further Remedial Action Planned Sites

VERSION DATE: 10/25/13

This database includes sites which have been determined by the United States Environmental Protection Agency, following preliminary assessment, to no longer pose a significant risk or require further activity under CERCLA. After initial investigation, no contamination was found, contamination was quickly removed or contamination was not serious enough to require Federal Superfund action or NPL consideration.

NLRRCRAT No Longer Regulated RCRA Non-CORRACTS TSD Facilities

VERSION DATE: 10/09/14

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

ODI Open Dump Inventory

VERSION DATE: 06/01/85

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

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

VERSION DATE: 10/09/14

This database includes Non-Corrective Action sites listed as treatment, storage and/or disposal facilities of hazardous waste in the RCRAInfo system. The United States Environmental Protection Agency defines

Environmental Records Definitions - FEDERAL

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

DOD Department of Defense Sites

VERSION DATE: 12/01/05

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

FUDS Formerly Used Defense Sites

VERSION DATE: 06/01/14

The 2012 Formerly Used Defense Sites (FUDS) inventory includes properties previously owned by or leased to the United States and under Secretary of Defense Jurisdiction, as well as Munitions Response Areas (MRAs). The remediation of these properties is the responsibility of the Department of Defense. This data is provided by the U.S. Army Corps of Engineers (USACE), the boundaries/polygon data are based on preliminary findings and not all properties currently have polygon data available. **DISCLAIMER:** This data represents the results of data collection/processing for a specific USACE activity and is in no way to be considered comprehensive or to be used in any legal or official capacity as presented on this site. While the USACE has made a reasonable effort to insure the accuracy of the maps and associated data, it should be explicitly noted that USACE makes no warranty, representation or guaranty, either expressed or implied, as to the content, sequence, accuracy, timeliness or completeness of any of the data provided herein. For additional information on Formerly Used Defense Sites please contact the USACE Public Affairs Office at (202) 528-4285.

NLRRCRAC No Longer Regulated RCRA Corrective Action Facilities

VERSION DATE: 10/09/14

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

NPL National Priorities List

VERSION DATE: 10/25/13

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

PNPL Proposed National Priorities List

VERSION DATE: 10/25/13

Environmental Records Definitions - FEDERAL

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

RCRAC Resource Conservation & Recovery Act - Corrective Action Facilities

VERSION DATE: 10/09/14

This database includes hazardous waste sites listed with corrective action activity in the RCRAInfo system. The Corrective Action Program requires owners or operators of RCRA facilities (or treatment, storage, and disposal facilities) to investigate and cleanup contamination in order to protect human health and the environment. The United States Environmental Protection Agency defines RCRAInfo as the comprehensive information system which provides access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRAInfo replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS).

RODS Record of Decision System

VERSION DATE: 07/01/13

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

Environmental Records Definitions - STATE (FL)

ECIC Engineering and Institutional Control Sites

VERSION DATE: 09/02/14

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

GWCA Ground Water Contamination Areas

VERSION DATE: 07/21/14

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

IC Institutional Control Sites

VERSION DATE: 07/22/14

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

SPILLS Spills Listing

VERSION DATE: 08/05/14

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

UIC Underground Injection Control Wells

VERSION DATE: 07/22/14

Environmental Records Definitions - STATE (FL)

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

CDV Cattle Dip Vats

VERSION DATE: NR

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

NPDES National Pollutant Discharge Elimination System Facilities

VERSION DATE: 07/01/14

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

CLEANERS Dry Cleaners

VERSION DATE: 06/17/14

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

HISTCLEANERS Historical Dry Cleaners

VERSION DATE: NR

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

Environmental Records Definitions - STATE (FL)

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

UAST Registered Storage Tanks

VERSION DATE: 07/16/14

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

BF Brownfield Areas

VERSION DATE: 07/22/14

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

BSRA Brownfields Site Rehabilitation Agreement Sites

VERSION DATE: 07/22/14

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

Environmental Records Definitions - STATE (FL)

CLEANUPS

Drycleaning Solvent Program Cleanup Sites

VERSION DATE: 08/11/14

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

LUAST

Registered Leaking Storage Tanks

VERSION DATE: 07/16/14

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

SWF

Solid Waste Facilities

VERSION DATE: 07/29/14

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

VCS

Voluntary Cleanup Sites

VERSION DATE: 07/07/14

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

Environmental Records Definitions - STATE (FL)

NPL

NPL and State Funded Waste Cleanup Sites

VERSION DATE: 07/22/14

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

Environmental Records Definitions - TRIBAL

USTR04 Underground Storage Tanks On Tribal Lands

VERSION DATE: 02/01/14

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

LUSTR04 Leaking Underground Storage Tanks On Tribal Lands

VERSION DATE: 02/01/14

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

ODINDIAN Open Dump Inventory on Tribal Lands

VERSION DATE: 11/08/06

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

INDIANRES Indian Reservations

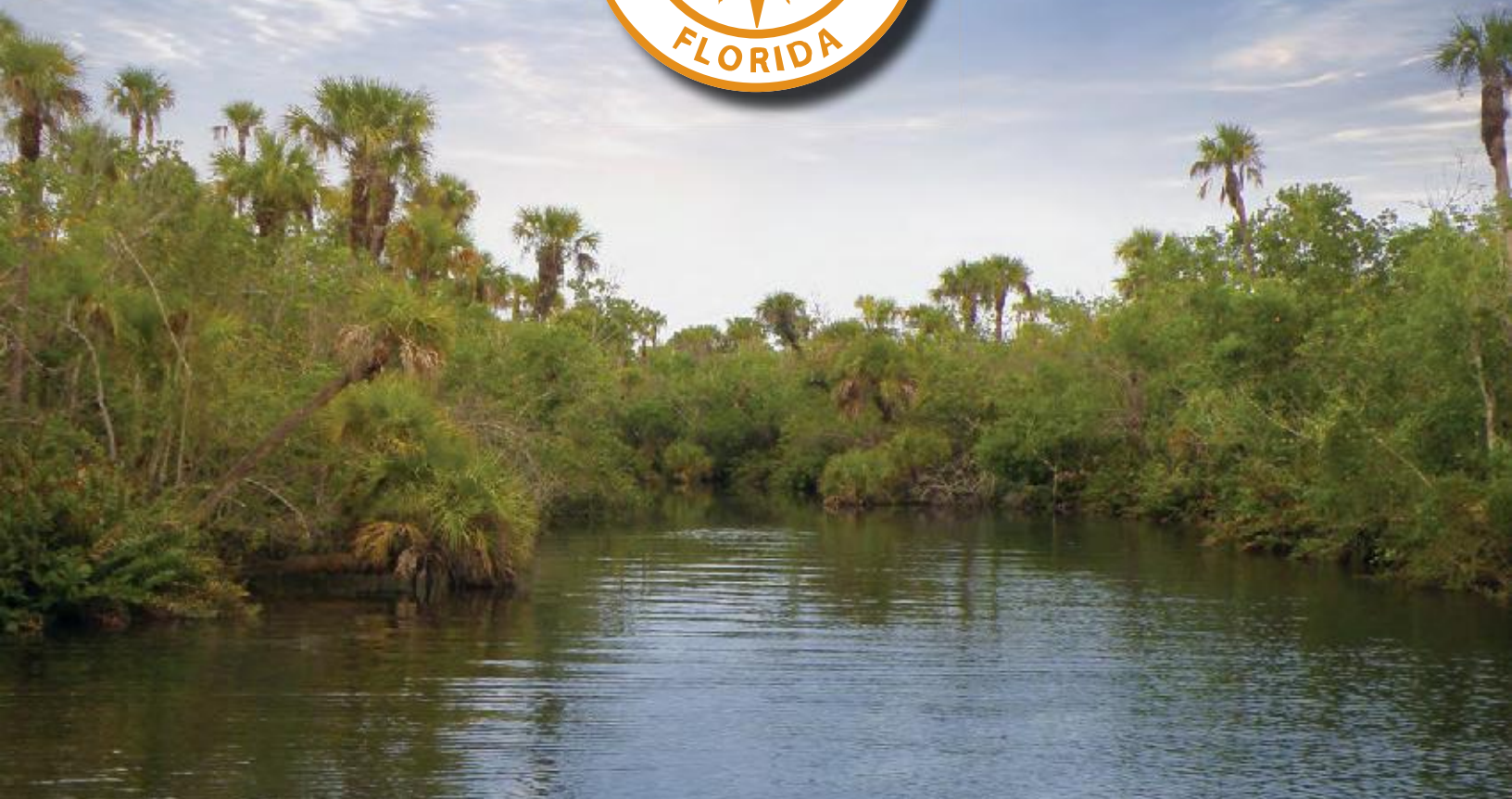
VERSION DATE: 01/01/00

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

APPENDIX O

City of Port St. Lucie
Utility Systems Department

2012 Water Quality Report



A MESSAGE FROM THE DIRECTOR



Our mission is to provide clean, safe, great tasting water, and dependable service every day of the year. The Federal and State standards we must follow for water quality testing are strictly enforced and I am pleased to report that we continue to meet all water quality standards. I am also very happy to report that our water was named “Best Tasting” at the 2013 Florida Section of the American Water Works Association Region VIII drinking water contest!

This report includes information about the tests performed to ensure the water we supply protects the public’s health and safety. It is published in compliance with Federal legislation commonly called the 1996 Safe Drinking Water Act Amendments. Except where otherwise indicated, it reflects results of the testing and monitoring we conducted between January 1, 2012 and December 31, 2012. A list of Important Definitions appears on page 6 to help you interpret and understand certain terms and abbreviations we are required to use in the report.

Utilities across the nation are challenged with identifying sufficient water resources to meet the demands of their current and future customers. Meeting Port St. Lucie’s current customer demands is ensured by our existing 20-year Water Use Permit issued by the South Florida Water Management District. The permit allows us to provide up to a combined total of 51.513 million gallons per day (MGD) from the shallow aquifer and the much deeper Floridan Aquifer. However, population projections indicate we will need to be able to provide as much as 70.29 MGD when our utility service area reaches its projected build out in 2060. Reliance on the shallow and Floridan aquifers for more than the currently permitted 51.513 MGD of water is questionable, thus alternative resources will be necessary to ensure the Utility can provide 70.29 MGD of water to customers in the future.

In preparation for meeting the projected 70.29 MGD demands, the City has purchased an approximately 3,100-acre tract of land west of Range Line Road known as McCarty Ranch. It is intended that a Cyclic Water Treatment, Storage and Recovery System using surface water (lakes and reservoirs) will be constructed over the course of the next several years so that it is in full service to meet the community’s growing water demands well in advance of 2060. The property will also provide opportunities for environmental preservation and wildlife conservation, in addition to potential passive recreation uses.

There are many unknowns about the future, but steps being taken now, such as acquiring the McCarty Ranch property and planning for the construction of a Cyclic Water Treatment, Storage and Recovery System, will ensure this community has an adequate raw water supply for generations to come. In addition, it will help sustain the community’s natural resources, its economy, and the quality of life residents enjoy. It will also help us remain as our service slogan says, “Connected To The Community!”

If you have questions about this report or about any of our services, please feel free to contact us by calling our switchboard that is operated by highly trained Utility employees who stand ready to assist you 24 hours a day. You can reach us at 772-873-6400 day or night.

Jesus A. Merejo
Utility Systems Director





WHERE DOES OUR WATER COME FROM?

Our water supply comes from two independent sources, the shallow aquifer and the deeper Floridan aquifer. Raw water from the shallow aquifer, which is about 100 feet deep, is treated by our 8.0 million gallon per day lime softening facility. This process is a combination of pH adjustments with lime, coagulation with a polymer, multimedia filtration, and disinfection with chloramines. The deeper Floridan aquifer, which is about 1350 feet deep, is treated by our 11.15 million gallon per day and our 22.5 million gallon per day reverse osmosis facilities. Both finished waters are blended, pH adjusted, and fluoride is added.

The sources of drinking water (both tap water and bottled water) includes rivers, lakes, streams, ponds, reservoirs, springs, and wells. As water travels over the surface of the land or through the ground, it dissolves naturally occurring minerals and, in some cases, radioactive material, and can pick up substances resulting from the presence of animals or from human activity.

HOW SAFE IS OUR WATER?

The City of Port St. Lucie's Utility Systems Department routinely monitors for contaminants in your drinking water according to Federal and State laws, rules, and regulations. Except where indicated otherwise, this report is based on the results of our monitoring for the period of January 1 to December 31, 2012. Data obtained before January 1, 2012, and presented in this report are from the most recent testing done in accordance with the laws, rules, and regulations.

In order to ensure that tap water is safe to drink, the EPA prescribes regulations, which limit the amount of certain contaminants in water provided by public water systems. The Food and Drug Administration (FDA) regulations establish limits for contaminants in bottled water, which must provide the same protection for public health.

Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that the water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the Environmental Protection Agency's Safe Drinking Water Hotline at 1-800-426-4791.

In addition, if present, elevated levels of lead can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with service lines and home plumbing. The City of Port St. Lucie is responsible for providing high quality drinking water, but cannot control the variety of materials used in plumbing components. When your water has been sitting for several hours, you can minimize the potential for lead exposure by flushing your tap for 30 seconds to 2 minutes before using water for drinking or cooking. If you are concerned

about lead in your water, you may wish to have your water tested. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available from the Safe Drinking Water Hotline or at <http://www.epa.gov/safewater/lead>.

Some people may be more vulnerable to contaminants in drinking water than the general population. Immuno-compromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune system disorders, some elderly, and infants can be particularly at risk from infections. These people should seek advice about drinking water from their health care providers. EPA/CDC guidelines on appropriate means to lessen the risk of infection by *Cryptosporidium* and other microbiological contaminants are available from the Safe Drinking Water Hotline at 1-800-426-4791.

In 2012 the Florida Department of Environmental Protection performed a Source Water Assessment on our system. The assessment was conducted to provide information about any potential sources of contamination in the vicinity of our wells. There are two potential sources of contamination identified for this system with a low susceptibility level. It should be noted that the potential sources of contamination identified by this assessment project are just that: potential sources. All of Port St. Lucie's facilities are regulated and operate under stringent construction and maintenance requirements designed to protect both human health and the environment. The purpose of conducting the source water assessments is to provide information that will lead to actions to reduce current risks or avoid future problems. The assessment results are available on the FDEP Source Water Assessment and Protection Program website at www.dep.state.fl.us/swapp.

CONTAMINANTS THAT MAY BE PRESENT IN THE SOURCE WATER INCLUDE:

Microbial contaminants, such as viruses and bacteria, which may come from sewage treatment plants, septic systems, agricultural livestock operations, and wildlife.

Inorganic contaminants, such as salts and metals, which can be naturally-occurring or result from urban stormwater runoff, industrial or domestic wastewater discharges, oil and gas production, mining, or farming.

Pesticides and herbicides, which may come from a variety of sources such as agriculture, urban stormwater runoff, and residential uses.

Organic chemical contaminants, including synthetic and volatile organic chemicals, which are by-products of industrial processes and petroleum production, and can also come from gas stations, urban stormwater runoff, and septic systems.

Radioactive contaminants, which can be naturally occurring or be the result of oil and gas production and mining activities.

CROSS CONNECTION CONTROL: PROTECTING OUR WATER

There are over 63,000 connections to our water distribution system. When connections are properly installed and maintained, the concerns are very minimal. However, unapproved and improper piping changes or connections can adversely affect not only the availability, but also the quality of the water. A cross connection may let polluted water or even chemicals mingle into the water supply system when not properly protected. This not only compromises the water quality but can also affect your health. So, what can you do? Do not make or allow improper connections at your homes. Even that unprotected garden hose lying in the puddle next to the driveway is a cross connection. The unprotected lawn sprinkler system after you have fertilized or sprayed is also a cross connection. Also, residents in neighborhoods utilizing reclaimed water for irrigation must take precautions to prevent cross connections. Reclaimed water is not suitable for potable use and must not be connected to household plumbing. When the cross connection is allowed to exist at your home it will affect you and your family first. If you'd like to learn more about helping to protect the quality of our water, call us at 772-873-6400 for further information about ways you can help.

WATER CONSERVATION TIPS

The power to conserve water continues to rest with each one of us. Conserving water not only helps you save money, but it also helps preserve our water resources for the use of generations to come.

Free and/or low cost water conservation tips include:

- Turn off the water while shaving, brushing your teeth, or washing your hands.
- Don't use running water to thaw food.
- Upgrade plumbing fixtures and toilets manufactured before 1994 with new water-efficient models. Look for the "WaterSense" label and buy products bearing that label that meet the Environmental Protection Agency's criteria for water efficiency and performance.
- Repair or replace dripping and leaking faucets. Also check outdoor faucets, hose bibs, and sprinklers. A slow drip can waste 20 or more gallons of water per day.
- Get the most for your money and only run your automatic dishwasher when it's full. Dishwashers use about 15 gallons of water during every cycle, regardless of how many dishes and glasses are loaded into it.
- If you have water level options on your washing machine, use the smallest amount of water necessary for each load. If your machine does not have water level options, only wash full loads of laundry.
- Taller grass in a lawn helps shade the roots and hold moisture in the soil better than grass that is clipped short.
- Landscape with water-thrifty ornamental grasses, plants, and trees. Try to group plants together according to similar water needs and mulch landscape beds to help retain moisture.
- Always follow the Water Use Restrictions imposed by South Florida Water Management District for landscape irrigation days and times.

Additional water conservation tips and information about the importance of water conservation can be found at the following sites: www.cityofpsl.com, <http://my.sfwmd.gov>, or <http://www.epa.gov/watersense>.

ENVIRONMENTAL PROTECTION: PREVENTING URBAN STORMWATER RUNOFF POLLUTION

- Use fertilizer sparingly and keep it off driveways, sidewalks, and roads.
- Never dump anything down the storm drains.
- Compost your yard waste.
- Avoid pesticides; learn about Integrated Pest Management (IPM)
- Pick up after your pet.

For more information of how you can minimize Urban Stormwater Runoff pollution, go to the following link. <http://www.cityofpsl.com/npdes/combating-pollution.html>.

TEST RESULTS TABLE For Prineville Water Treatment Plant

Contaminant and Unit of Measurement	Dates of Sampling (mo/yr)	MCL Violation Y/N	Level Detected **	Range of Results	MCLG	MCL	Likely Source of Contamination
INORGANIC CONTAMINANTS							
Fluoride (ppm)	1/2011	N	0.74	N/A	4	4	Erosion of natural deposits; discharge from fertilizer and aluminum factories. Water additive which promotes strong teeth when at optimum levels between 0.7 and 1.3 ppm
Nitrate (ppm)	2/2012	N	0.05	N/A	10	10	Runoff from fertilizer use; leaching from septic tanks, sewage; erosion of natural deposits
Sodium (ppm)	1/2011	N	86.2	N/A	N/A	160	Salt water intrusion; leaching from soil
RADIOLOGICAL CONTAMINANTS							
Radium 226 (pCi/L)	4/2008	N	0.3	N/A	0	5	Erosion of natural deposits

Lead and Copper Results

These results are for the entire distribution system

Contaminant and Unit of Measurement	Dates of Sampling (mo/yr)	AL Violation Y/N	90th Percentile Result	# of Sites Exceeding the AL	MCLG	AL (action level)	Likely Source of Contamination
Copper (tap water) (ppm)	6/2012	N	0.085	0	1.3	1.3	Corrosion of household plumbing systems; erosion of natural deposits; leaching from wood preservatives
Lead (tap water) (ppb)	6/2012	N	3.4	0	0	15	Corrosion of household plumbing systems; erosion of natural deposits

Stage 1 Disinfectants and Disinfection By-Products

These results are for the entire distribution system

Contaminant and Unit of Measurement	Dates of Sampling (mo/yr)	MCL Violation Y/N	Level Detected **	Range of Results	MCLG or MRDLG	MCL or MRDL	Likely Source of Contamination
Chloramines (ppm)	1-12/2012	N	3.1	2.9 - 3.3	MRDLG = 4	MRDL = 4	Water additive used to control microbes
Haloacetic Acids (HAA5) (ppb)	1/2012	N	13.8	1.4 - 18.8	N/A	MCL = 60	By-product of drinking water disinfection
TTHM (Total trihalo-methanes) (ppb)	1/2012	N	25.4	2.6 - 35.6	N/A	MCL = 80	By-product of drinking water disinfection

Stage 2 Disinfectants and Disinfection By-Products

These results are for the entire distribution system

Contaminant and Unit of Measurement	Dates of Sampling (mo/yr)	MCL Violation Y/N	Level Detected **	Range of Results	MCLG or MRDLG	MCL or MRDL	Likely Source of Contamination
TTHM (Total trihalo-methanes) (ppb)	5, 8, 11 2012	*	*	1.7 - 56.3	N/A	MCL = 80	By-product of drinking water disinfection
Haloacetic Acids (HAA5) (ppb)	5, 8, 11 2012	*	*	1.7 - 31.6	N/A	MCL = 60	By-product of drinking water disinfection

* These columns require four quarters of data. Only three quarters were collected since the Stage 2 rule was only recently implemented.

** Results in the Level Detected column for radiological contaminants, inorganic contaminants, synthetic organic contaminants including pesticides and herbicides, and volatile organic contaminants are the highest average at any of the sampling points or the highest detected level at any sampling point, depending on the sampling frequency. For contaminants such as HAA5s that were sampled more than once in 2012, the "level detected" will be the average of those results.

TEST RESULTS TABLE For James E. Anderson Water Treatment Plant

Contaminant and Unit of Measurement	Dates of Sampling (mo/yr)	MCL Violation Y/N	Level Detected **	Range of Results	MCLG	MCL	Likely Source of Contamination
INORGANIC CONTAMINANTS							
Fluoride (ppm)	1/2011	N	0.84	N/A	4	4	Erosion of natural deposits; discharge from fertilizer and aluminum factories. Water additive which promotes strong teeth when at optimum levels between 0.7 and 1.3 ppm
Nitrate (ppm)	2/2012	N	0.05	N/A	10	10	Runoff from fertilizer use; leaching from septic tanks, sewage; erosion of natural deposits
Sodium (ppm)	1/2011	N	85.4	N/A	N/A	160	Salt water intrusion; leaching from soil

IMPORTANT DEFINITIONS

Maximum Contaminant Level or MCL: The highest level of a contaminant that is allowed in drinking water. MCLs are set as close to the MCLGs as feasible using the best available treatment technology.

Maximum Contaminant Level Goal or MCLG: The level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin of safety.

Action Level (AL): The concentration of a contaminant which, if exceeded, triggers treatment or other requirements that a water system must follow.

Initial Distribution System Evaluation (IDSE): An important part of the Stage 2 Disinfection Byproducts Rule (DBPR). The IDSE is a one-time study conducted by water systems to identify distribution system locations with high concentrations of trihalomethanes (THMs) and haloacetic acids (HAAs). Water systems will use results from the IDSE, in conjunction with their Stage 1 DBPR compliance monitoring data, to select compliance monitoring locations for the Stage 2 DBPR.

Maximum residual disinfectant level or MRDL: The highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of disinfectant is necessary for control of microbial contaminants.

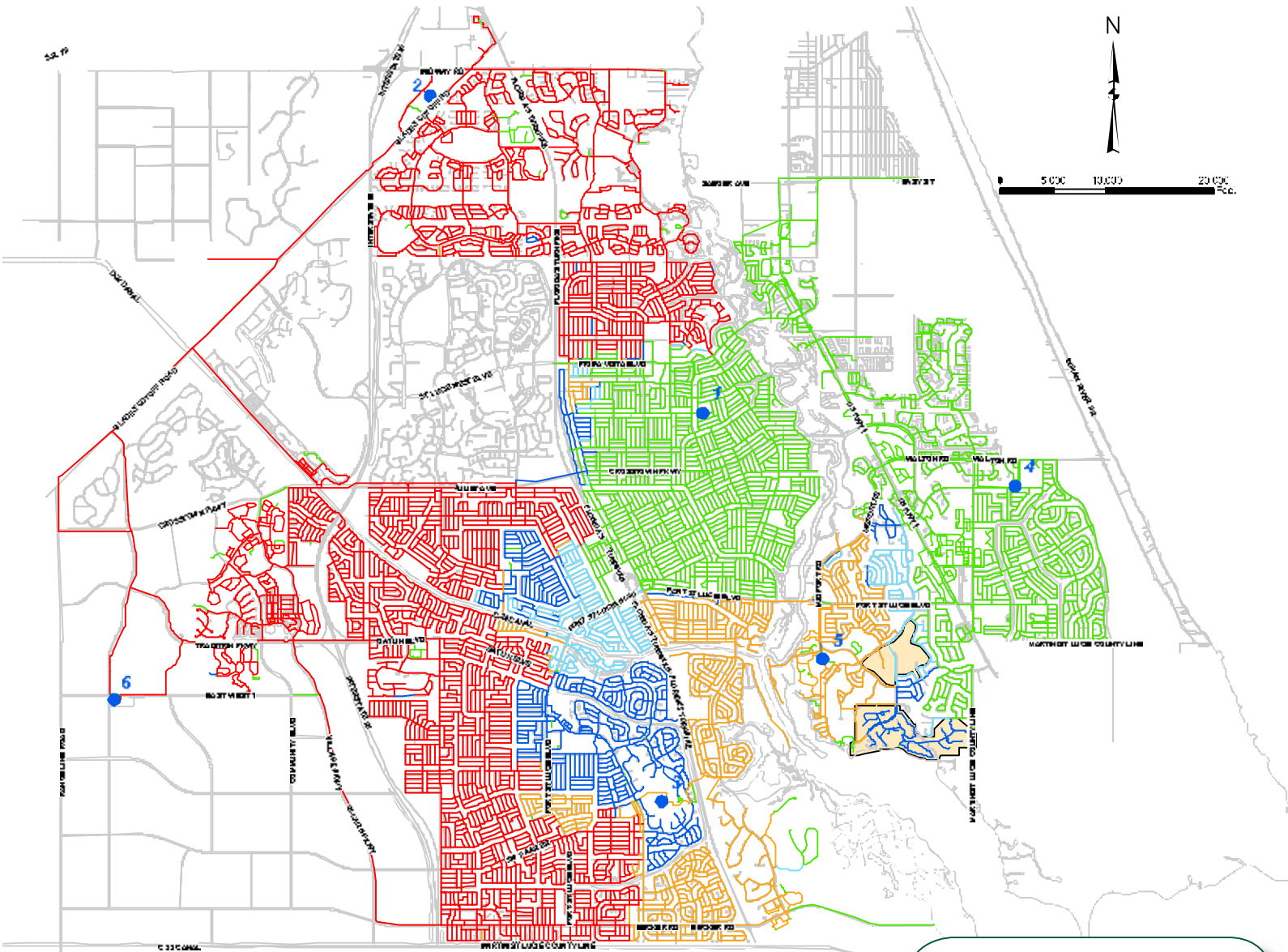
Maximum residual disinfectant level goal or MRDLG: The level of drinking water disinfectant below which there is no known or expected risk to health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial contaminants.

Parts per billion (ppb) or Micrograms per liter (ug/l): one part by weight of analyte to 1 billion parts by weight of the water sample.

Parts per million (ppm) or Milligrams per liter (mg/l): one part by weight of analyte to 1 million parts by weight of the water sample.

Picocurie per liter (pCi/l): measure of the radioactivity in water.

City of Port St. Lucie Utilities System Water Distribution Map



Unbeatable Value

Port St. Lucie's Utility Systems Department supplies drinking water at a tremendous value. For just 67¢ per year, customers can get the daily recommended eight glasses (64 ounces) of fluid by drinking 2,920 eight-ounce glasses of tap water provided directly by Port St. Lucie's Utility Systems Department. Purchasing that same volume in bottled water from a retail store or vending machine could cost hundreds of dollars per year. In today's economy, drinking tap water instead of bottled water is very cost effective!

LEGEND

Water Source

- 1 - Pineville WTP
- 2 - JEA WTP
- 3 - Westport Repump
- 4 - Midport Repump
- 5 - Southport Repump
- 6 - Rangeline Repump

% JEA Water

- 0 - 20
- 20 - 40
- 40 - 60
- 60 - 80
- 80 - 100
- Existing Reclaimed Water Service Area



City of Port St. Lucie

Utility Systems Department
900 S.E. Ogden Ln
Port St. Lucie, FL 34983

Place
Stamp
Here



CITY OF PORT ST. LUCIE LEADERSHIP

JoAnn M. Faiella
Mayor

Linda Bartz
Vice Mayor District 1

Michelle Lee Berger
Councilwoman District 2

Shannon M. Martin
Councilwoman District 3

Ron Bowen
Councilman District 4

Jeff Bremer
Interim City Manager

Jesus A. Merejo
Utility Systems Director

APPENDIX P



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

November 26, 2014



Luke Davis
Kimley-Horn
12740 Gran Bay Parkway West, Suite 2350
Jacksonville, FL 32258
Phone: 904.828.3935
Email: Luke.Davis@kimley-horn.com

In response to your inquiry of November 26, 2014, the Florida Master Site File lists no archaeological sites, seven surveys, one resource group, and no standing structures, found in the following parcels of St Lucie County:

The portion of T36S R39E Sections 24, 25, & 36, and T36S R40E Sections 19, 20, 30-32, & 40, indicated by the map submitted with search request (including a project area, and a 1 mile buffer).

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

- **This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.**
- **Because vandalism and looting are common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.**
- **While many of our records document historically significant resources, the documentation of a resource at the Florida Master Site File does not necessarily mean the resource is historically significant.**
- **Federal, state and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333.**

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

Sincerely,

Gabrielle McDonnell
Archaeological Data Analyst
Florida Master Site File
Gabrielle.McDonnell@DOS.myflorida.com

APPENDIX Q



U.S. Fish and Wildlife Service

National Wetlands Inventory

WNM - PSL

Nov 26, 2014



Wetlands

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

Riparian

- Herbaceous
- Forested/Shrub

Riparian Status

- Digital Data

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

User Remarks:

APPENDIX R



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

December 2, 2014

Luke Davis
Brewton Plante, P.A.
225 South Adams Street, Suite 250
Tallahassee, FL 32301

Dear Mr. Davis,

Thank you for requesting information from the Florida Natural Areas Inventory (FNAI). We have compiled the following information for your project area.

Project: Site at Section 30, Township 36 South, Range 40 East
Date Received: 11/26/2014
Location: St. Lucie County

Element Occurrences

A search of our maps and database indicates that we currently have no element occurrences mapped in the vicinity of the study area (see enclosed map). Please be advised that a lack of element occurrences in the FNAI database is not a sufficient indication of the absence of rare or endangered species on a site.

The element occurrences data layer includes occurrences of rare species and natural communities. The map legend indicates that some element occurrences occur in the general vicinity of the label point. This may be due to lack of precision of the source data, or an element that occurs over an extended area (such as a wide ranging species or large natural community). For animals and plants, element occurrences generally refer to more than a casual sighting; they usually indicate a viable population of the species. Note that some element occurrences represent historically documented observations which may no longer be extant. Extirpated element occurrences will be marked with an 'X' following the occurrence label on the enclosed map.

Likely and Potential Rare Species

In addition to documented occurrences, other rare species and natural communities may be identified on or near the site based on habitat models and species range models (see enclosed Biodiversity Matrix Report). These species should be taken into consideration in field surveys, land management, and impact avoidance and mitigation.

FNAI habitat models indicate areas, which based on land cover type, offer suitable habitat for one or more rare species that is known to occur in the vicinity. Habitat models have been developed for approximately 300 of the rarest species tracked by the Inventory, including all federally listed species.

FNAI species range models indicate areas that are within the known or predicted range of a species, based on climate variables, soils, vegetation, and/or slope. Species range models have been developed for approximately 340 species, including all federally listed species.

The FNAI Biodiversity Matrix Geodatabase compiles Documented, Likely, and Potential species and natural communities for each square mile Matrix Unit statewide.



Florida Resources
and Environmental
Analysis Center

Institute of Science
and Public Affairs

The Florida State University

Tracking Florida's Biodiversity

The Inventory always recommends that professionals familiar with Florida's flora and fauna conduct a site-specific survey to determine the current presence or absence of rare, threatened, or endangered species.

Please visit www.fnai.org/trackinglist.cfm for county or statewide element occurrence distributions and links to more element information.

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

Information provided by this database may not be published without prior written notification to the Florida Natural Areas Inventory, and the Inventory must be credited as an information source in these publications. FNAI data may not be resold for profit.

Thank you for your use of FNAI services. An invoice will be mailed separately. If I can be of further assistance, please contact me at (850) 224-8207 or at npasco@fnai.org.

Sincerely,

Nathan Pasco

Nathan Pasco
GIS / Data Services

Encl



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

Element Occurrences

- Animals
- Plants
- Communities
- Other
- Data Sensitive
- Point Indicates General
Vicinity of Element

U.S. Fish & Wildlife Service
Scrub Jay Survey 1992-98

Conservation Lands

- Federal
- State
- Local
- Private
- State Aquatic Preserves

Land Acquisition Projects

- Florida Forever
- Board of Trustees Projects

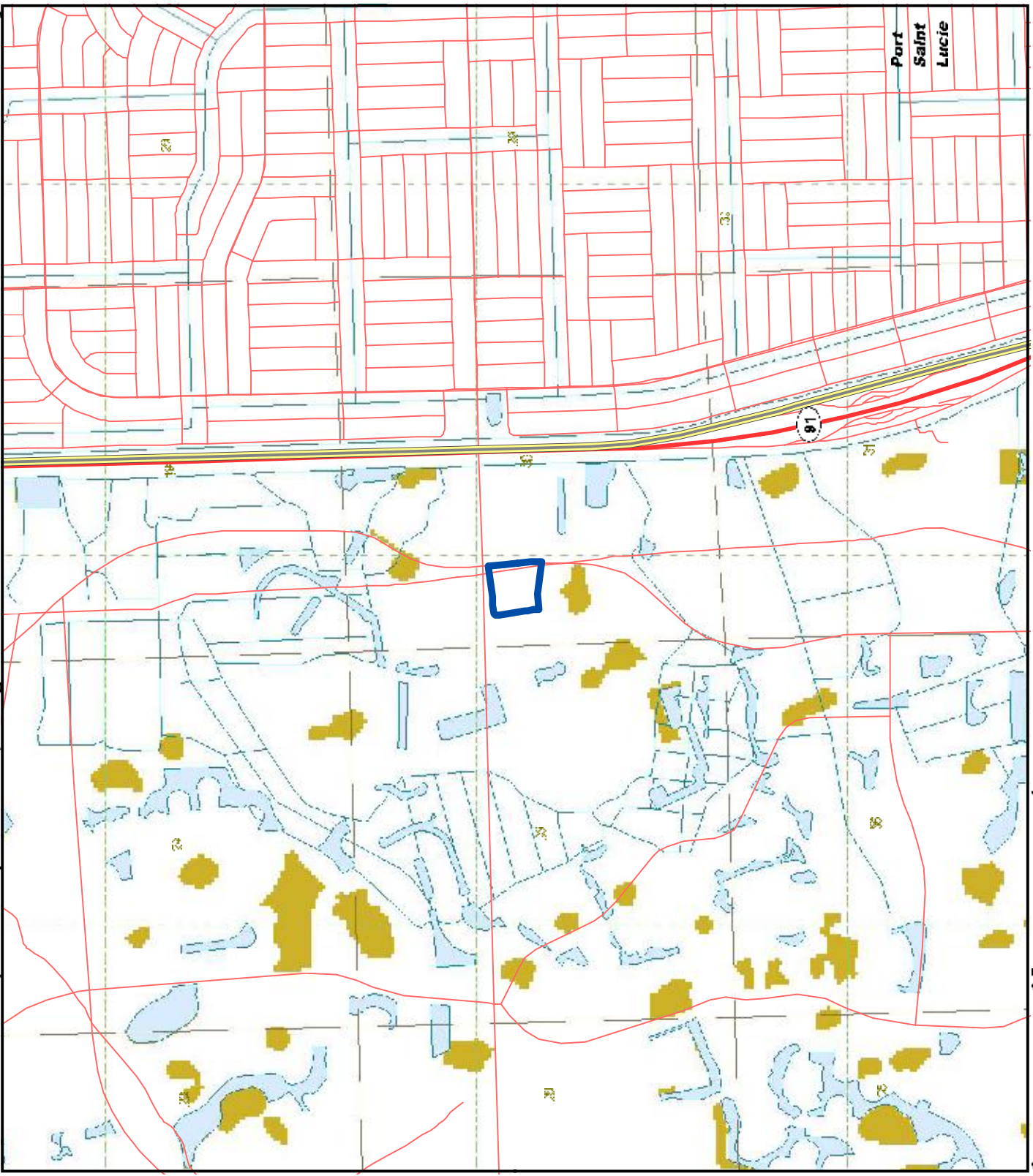
- FNAI Rare Species
Habitat
- FNAI Biodiversity Matrix
Square Mile Units

County Boundary

- Interstate
- Turnpike
- Major Highway
- Local Road
- Railroad (Inactive railroads
shown in Gray)
- Water

NOTE
Map should not be interpreted without
accompanying documents.

Site boundaries are approximate.



Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Listing
Matrix Unit ID: 65761					
Likely					
Mesic flatwoods		G4	S4	N	N
<i>Mycteria americana</i>	Wood Stork	G4	S2	LE	FE
Potential					
<i>Athene cunicularia floridana</i>	Florida Burrowing Owl	G4T3	S3	N	SSC
<i>Conradina grandiflora</i>	Large-flowered Rosemary	G3	S3	N	LT
<i>Drymarchon couperi</i>	Eastern Indigo Snake	G3	S3	LT	FT
<i>Glandularia maritima</i>	Coastal Vervain	G3	S3	N	LE
<i>Gopherus polyphemus</i>	Gopher Tortoise	G3	S3	C	ST
<i>Lechea cernua</i>	Nodding Pinweed	G3	S3	N	LT
<i>Linum carteri</i> var. <i>smallii</i>	Small's Flax	G2T2	S2	N	LE
<i>Pituophis melanoleucus mugitus</i>	Florida Pine Snake	G4T3	S3	N	SSC
<i>Polygala smallii</i>	Tiny Polygala	G1	S1	LE	LE
<i>Pteroglossaspis ecristata</i>	Giant Orchid	G2G3	S2	N	LT
<i>Rostrhamus sociabilis plumbeus</i>	Snail Kite	G4G5T2	S2	LE	FE
<i>Sceloporus woodi</i>	Florida Scrub Lizard	G3	S3	N	N
<i>Sciurus niger shermani</i>	Sherman's Fox Squirrel	G5T3	S3	N	SSC

Definitions: Documented - Rare species and natural communities documented on or near this site.

Documented-Historic - Rare species and natural communities documented, but not observed/reported within the last twenty years.

Likely - Rare species and natural communities likely to occur on this site based on suitable habitat and/or known occurrences in the

Elements and Element Occurrences

An element is any exemplary or rare component of the natural environment, such as a species, natural community, bird rookery, spring, sinkhole, cave, or other ecological feature.

An element occurrence (EO) is an area of land and/or water in which a species or natural community is, or was, present. An EO should have practical conservation value for the Element as evidenced by potential continued (or historical) presence and/or regular recurrence at a given location.

Element Ranking and Legal Status

Using a ranking system developed by NatureServe and the Natural Heritage Program Network, the Florida Natural Areas Inventory assigns two ranks for each element. The global rank is based on an element's worldwide status; the state rank is based on the status of the element in Florida. Element ranks are based on many factors, the most important ones being estimated number of Element Occurrences (EOs), estimated abundance (number of individuals for species; area for natural communities), geographic range, estimated number of adequately protected EOs, relative threat of destruction, and ecological fragility.

FNAI GLOBAL ELEMENT RANK

- G1 = Critically imperiled globally because of extreme rarity (5 or fewer occurrences or less than 1000 individuals) or because of extreme vulnerability to extinction due to some natural or man-made factor.
- G2 = Imperiled globally because of rarity (6 to 20 occurrences or less than 3000 individuals) or because of vulnerability to extinction due to some natural or man-made factor.
- G3 = Either very rare and local throughout its range (21-100 occurrences or less than 10,000 individuals) or found locally in a restricted range or vulnerable to extinction from other factors.
- G4 = Apparently secure globally (may be rare in parts of range).
- G5 = Demonstrably secure globally.
- GH = Of historical occurrence throughout its range, may be rediscovered (e.g., ivory-billed woodpecker).
- GX = Believed to be extinct throughout range.
- GXC = Extirpated from the wild but still known from captivity or cultivation.
- G#? = Tentative rank (e.g., G2?).
- G#G# = Range of rank; insufficient data to assign specific global rank (e.g., G2G3).
- G#T# = Rank of a taxonomic subgroup such as a subspecies or variety; the G portion of the rank refers to the entire species and the T portion refers to the specific subgroup; numbers have same definition as above (e.g., G3T1).
- G#Q = Rank of questionable species - ranked as species but questionable whether it is species or subspecies; numbers have same definition as above (e.g., G2Q).
- G#T#Q = Same as above, but validity as subspecies or variety is questioned.
- GU = Unrankable; due to a lack of information no rank or range can be assigned (e.g., GUT2).
- GNA = Ranking is not applicable because the element is not a suitable target for conservation (e.g. a hybrid species).
- GNR = Element not yet ranked (temporary).
- GNRTNR = Neither the element nor the taxonomic subgroup has yet been ranked.

FNAI STATE ELEMENT RANK

- S1 = Critically imperiled in Florida because of extreme rarity (5 or fewer occurrences or less than 1000 individuals) or because of extreme vulnerability to extinction due to some natural or man-made factor.
- S2 = Imperiled in Florida because of rarity (6 to 20 occurrences or less than 3000 individuals) or because of vulnerability to extinction due to some natural or man-made factor.
- S3 = Either very rare and local in Florida (21-100 occurrences or less than 10,000 individuals) or found locally in a restricted range or vulnerable to extinction from other factors.
- S4 = Apparently secure in Florida (may be rare in parts of range).
- S5 = Demonstrably secure in Florida.
- SH = Of historical occurrence in Florida, possibly extirpated, but may be rediscovered (e.g., ivory-billed woodpecker).
- SX = Believed to be extirpated throughout Florida.
- SU = Unrankable; due to a lack of information no rank or range can be assigned.
- SNA = State ranking is not applicable because the element is not a suitable target for conservation (e.g. a hybrid species).
- SNR = Element not yet ranked (temporary).

FEDERAL LEGAL STATUS

Legal status information provided by FNAI for information only. For official definitions and lists of protected species, consult the relevant federal agency.

Definitions derived from U.S. Endangered Species Act of 1973, Sec. 3. Note that the federal status given by FNAI refers only to Florida populations and that federal status may differ elsewhere.

C = Candidate species for which federal listing agencies have sufficient information on biological vulnerability and threats to support proposing to list the species as Endangered or Threatened.
LE = Endangered: species in danger of extinction throughout all or a significant portion of its range.
LE, LT = Species currently listed endangered in a portion of its range but only listed as threatened in other areas
LE, PDL = Species currently listed endangered but has been proposed for delisting.
LE, PT = Species currently listed endangered but has been proposed for listing as threatened.
LE, XN = Species currently listed endangered but tracked population is a non-essential experimental population.
LT = Threatened: species likely to become Endangered within the foreseeable future throughout all or a significant portion of its range.
SAT = Treated as threatened due to similarity of appearance to a species which is federally listed such that enforcement personnel have difficulty in attempting to differentiate between the listed and unlisted species.
SC = Not currently listed, but considered a "species of concern" to USFWS.

STATE LEGAL STATUS

Provided by FNAI for information only. For official definitions and lists of protected species, consult the relevant state agency.

Animals: Definitions derived from "Florida's Endangered Species and Species of Special Concern, Official Lists" published by Florida Fish and Wildlife Conservation Commission, 1 August 1997, and subsequent updates.

FE = Listed as Endangered Species at the Federal level by the U. S. Fish and Wildlife Service
FT = Listed as Threatened Species at the Federal level by the U. S. Fish and Wildlife Service
F(XN) = Federal listed as an experimental population in Florida
FT(S/A) = Federal Threatened due to similarity of appearance
ST = State population listed as Threatened by the FFWCC. Defined as a species, subspecies, or isolated population which is acutely vulnerable to environmental alteration, declining in number at a rapid rate, or whose range or habitat is decreasing in area at a rapid rate and as a consequence is destined or very likely to become an endangered species within the foreseeable future. (ST* for *Ursus americanus floridanus* (Florida black bear) indicates that this status does not apply in Baker and Columbia counties and in the Apalachicola National Forest. ST* for *Neovison vison* pop.1 (Southern mink, South Florida population) indicates that this status applies to the Everglades population only.)
SSC = Listed as Species of Special Concern by the FFWCC. Defined as a population which warrants special protection, recognition, or consideration because it has an inherent significant vulnerability to habitat modification, environmental alteration, human disturbance, or substantial human exploitation which, in the foreseeable future, may result in its becoming a threatened species. (SSC* indicates that a species has SSC status only in selected portions of its range in Florida. SSC* for *Pandion haliaetus* (Osprey) indicates that this status applies in Monroe county only.)
N = Not currently listed, nor currently being considered for listing.

Plants: Definitions derived from Sections 581.011 and 581.185(2), Florida Statutes, and the Preservation of Native Flora of Florida Act, 5B-40.001. FNAI does not track all state-regulated plant species; for a complete list of state-regulated plant species, call Florida Division of Plant Industry, 352-372-3505 or see: <http://www.doacs.state.fl.us/pi/>.

LE = Endangered: species of plants native to Florida that are in imminent danger of extinction within the state, the survival of which is unlikely if the causes of a decline in the number of plants continue; includes all species determined to be endangered or threatened pursuant to the U.S. Endangered Species Act.
LT = Threatened: species native to the state that are in rapid decline in the number of plants within the state, but which have not so decreased in number as to cause them to be Endangered.
N = Not currently listed, nor currently being considered for listing.

Element Occurrence Ranking

FNAI ranks of quality of the element occurrence in terms of its viability (EORANK). Viability is estimated using a combination of factors that contribute to continued survival of the element at the location. Among these are the size of the EO, general condition of the EO at the site, and the conditions of the landscape surrounding the EO (e.g. an immediate threat to an EO by local development pressure could lower an EO rank).

A = Excellent estimated viability
A? = Possibly excellent estimated viability
AB = Excellent or good estimated viability
AC = Excellent, good, or fair estimated viability
B = Good estimated viability
B? = Possibly good estimated viability
BC = Good or fair estimated viability
BD = Good, fair, or poor estimated viability
C = Fair estimated viability
C? = Possibly fair estimated viability
CD = Fair or poor estimated viability
D = Poor estimated viability
D? = Possibly poor estimated viability
E = Verified extant (viability not assessed)
F = Failed to find
H = Historical
NR = Not ranked, a placeholder when an EO is not (yet) ranked.
U = Unrankable
X = Extirpated

*For additional detail on the above ranks see: <http://www.natureserve.org/explorer/eorankguide.htm>

FNAI also uses the following EO ranks:

H? = Possibly historical
F? = Possibly failed to find
X? = Possibly extirpated

The following offers further explanation of the H and X ranks as they are used by FNAI:

The rank of H is used when there is a lack of recent field information verifying the continued existence of an EO, such as (a) when an EO is based only on historical collections data; or (b) when an EO was ranked A, B, C, D, or E at one time and is later, without field survey work, considered to be possibly extirpated due to general habitat loss or degradation of the environment in the area. This definition of the H rank is dependent on an interpretation of what constitutes "recent" field information. Generally, if there is no known survey of an EO within the last 20 to 40 years, it should be assigned an H rank. While these time frames represent suggested maximum limits, the actual time period for historical EOs may vary according to the biology of the element and the specific landscape context of each occurrence (including anthropogenic alteration of the environment). Thus, an H rank may be assigned to an EO before the maximum time frames have lapsed. Occurrences that have not been surveyed for periods exceeding these time frames should not be ranked A, B, C, or D. The higher maximum limit for plants and communities (i.e., ranging from 20 to 40 years) is based upon the assumption that occurrences of these elements generally have the potential to persist at a given location for longer periods of time. This greater potential is a reflection of plant biology and community dynamics. However, landscape factors must also be considered. Thus, areas with more anthropogenic impacts on the environment (e.g., development) will be at the lower end of the range, and less-impacted areas will be at the higher end.

The rank of X is assigned to EOs for which there is documented destruction of habitat or environment, or persuasive evidence of eradication based on adequate survey (i.e., thorough or repeated survey efforts by one or more experienced observers at times and under conditions appropriate for the Element at that location).



Atlas of Florida's Natural Heritage

Biodiversity, Landscapes, Stewardship, and Opportunities



The Florida Natural Areas Inventory is pleased to announce the publication of the ***Atlas of Florida's Natural Heritage: Biodiversity, Landscapes, Stewardship, and Opportunities***.

This high-quality, full-color *Atlas* is sure to become a standard reference for anyone involved in the conservation, management, study, or enjoyment of Florida's rich natural resources. We hope the *Atlas* will inspire, educate, and raise awareness of and interest in biodiversity and conservation issues.



*Institute of Science
and Public Affairs*



AUDIENCE:

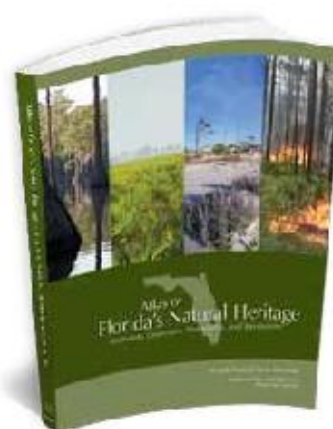
The ***Atlas of Florida's Natural Heritage: Biodiversity, Landscapes, Stewardship, and Opportunities*** was envisioned as a resource that would appeal to a wide-ranging audience. Through its use of colorful maps, graphics, and photography, Florida's Natural Heritage and appeal is dramatically highlighted. It is intended to appeal to a wide audience. Hopefully, it will increase awareness of the resources we take for granted, and the challenges we face in preserving them.

It is for those who are informed, interested, and/or influential in environmental issues, but may lack specific information and expertise. These may include planners, policymakers, and environmental/conservation advocates from the local to state level. It is also for environmental/conservation/natural resource managers. While the atlas may not provide "new information" to this audience, it will serve as a useful reference that brings many of the elements of biodiversity together in one publication. The final audience are the citizens of Florida and those who may visit our state.

We want the atlas to inspire, educate, and raise awareness of and the interest in biodiversity and conservation issues. Florida's biodiversity is not only important to maintain our quality of life, but it is a primary reason why so many people visit our state.

FEATURES INCLUDE:

- 176 pages, 10" x 12" format, soft cover and hard cover editions
- Visually striking presentation with hundreds of maps, photos, illustrations, and other information-rich graphics
- Wide-ranging overview of natural communities and over 400 species of plants, and animals
- Coverage of timely conservation and land management issues



APPENDIX S

Luke A. Davis, P.G.

EDUCATION

- Master of Science, Geology, University of North Carolina at Wilmington
- Bachelor of Science, Geology, Minor in Geography, *Magna Cum Laude*, Georgia Southern University

PROFESSIONAL CREDENTIALS

- American Ground Water Trust, Shale-Gas Development in North Carolina, Raleigh, NC
- ASTM E2600-10 Vapor Encroachment Screening Course, Atlanta, GA
- FDEP SOP Sampling Training for Groundwater, Surface Water, and Wastewater, Gainesville, FL
- Nielsen Environmental Field School, The North American Environmental Field Conference and Exposition Tampa, FL
- OSHA Hazardous Waste Operations & Emergency Response 40-hour Training
- Professional Geologist in Florida, Georgia, and North Carolina
- Various internal training courses

PROFESSIONAL ORGANIZATIONS

- Carolina Geological Society (CGS) – Lifetime Member
- Florida Association of Environmental Professionals NE Chapter (FAEP)
- National Association of Industrial and Office Parks (NAIOP) Northeast Florida Chapter
- Developing Leaders Board, Social Chair – Northeast Florida NAIOP

SPECIAL QUALIFICATIONS

- Seven years of experience in conducting hydrogeologic investigations and remediation projects involving solid and/or hazardous waste and petroleum related contamination.
- Other areas of specialty include Phase I and II environmental site assessments at petroleum impacted sites, hazardous waste sites, industrial facilities, and landfills.
- Experience in conducting Phase I and II Environmental Assessments in accordance with ASTM Standard Practices E1527-05 and E1903-97.

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- Implementation of soil vapor assessment and strategies using ASTM Standard Guide E2600-10 to meet client-specific practices.
- Familiar with the implementation of geographic information systems (ArcMap)
- Significant experience cooperating with a team of geotechnical engineers, drilling crews, and health/safety officers associated with large scale construction projects.

RELEVANT EXPERIENCE

Aragon Group, Dania Jai Alai, Dania Beach, FL — Member of the Kimley-Horn team responsible for the assessment of a former agricultural area for redevelopment. Member contributions include conducting soil and groundwater assessments, supervising subcontractors, and meetings with Broward County EPD.

Central Florida Regional Planning Council (CFRPC) — Member of the Kimley-Horn team responsible for performing environmental due diligence on multiple properties under a USEPA Brownfields grant. The former uses of these properties included fertilizer mixing, trucking, and automotive maintenance. The deliverables included QAPPs along with Phase I and II ESAs.

Deerfield Beach Properties, Deerfield Beach, Florida — Project manager for assessment activities at a golf course applying for a land use amendment in Broward County. A Phase I and II environmental site assessment was completed at the site with recommendations for a Site Assessment Report (SAR) and appropriate Remedial Action Plan (RAP) as outlined by Broward County.

Florida Department of Transportation — Member of the Kimley-Horn team responsible for the completion of a Contamination Screening Evaluation Report (CSER) as a component of a Project Development and Evaluation (PD&E) study for various roadway corridors within District 4.

Florida Rock, Palatka, FL — Member of the Kimley-Horn team responsible for assessment and remediation of a site impacted by petroleum products. Member contributions include conducting quarterly groundwater monitoring, performing general maintenance of the bioremediation system, and drafting environmental compliance documents for the FDEP regarding general system operation and site response.

Former Ortega River Boatyard, Jacksonville, FL — Member of the Kimley-Horn team responsible for providing engineering and environmental services for the redevelopment of a former boatyard and marina impacted by a leaking underground storage tank. Member contributions include conducting two years of groundwater

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monitoring and assessment, supervising subcontractors, and drafting final reports for review by Florida DEP.

Jaxson Brown Property, Jacksonville, FL — Member of the Kimley-Horn team for assessment activities at one of the first “Brownfield Sites” in northeast Florida. The site is proposed to be developed as an office park. Kimley-Horn developed and implemented plans for assessment of soil, groundwater, and surface water. Member contributions include groundwater monitoring and reporting to FDEP.

Office Depot Headquarters, Delray Beach, FL — Member of the Kimley-Horn team responsible for the site assessment, remediation, and monitoring of the site. Approximately 7000 tons of waste and hazardous material was removed from the site. Member contributions include conducting groundwater monitoring, installation of additional monitoring wells, and supervising subcontractors at the site.

Perkins Coie, LLC — Member of the Kimley-Horn team responsible for performing environmental due diligence (Phase I ESAs) for numerous properties in Louisiana and Georgia. These sites consisted of industrial facilities located adjacent to large-scale port facilities and asphalt batch plants. Member contributions included performing site reconnaissance and drafting final reports.

Rybovich Spencer Boat Works, West Palm Beach, FL — Member of the Kimley-Horn team responsible for performing the environmental due diligence, site assessment, and remedial design for the re-development a boat manufacturing and repair facility. Supervised and coordinated the subsequent site assessment activities in support of a remedial design for the site. Developed a remedial approach for the site that incorporated elements of the proposed site development and construction, which were approved by the FDEP. Developed corresponding soil management plans and construction dewatering plans for the site to be implemented during construction.

South Florida Regional Transit Authority (SFRTA) – Member of the Kimley-Horn team responsible for conducting environmental due diligence associated with a maintenance and storage facility for the City of Fort Lauderdale Downtown Transit Circulator Project. Deliverables for the project included Phase I and II ESAs.

TD Bank, Palm Beach, Broward, and Miami-Dade Co., FL — Member of the Kimley-Horn team responsible for conducting Phase I and II environmental site assessments, soil management plans, and dewatering plans for over 40 sites in South Florida. Many of these sites involved delineating petroleum contamination in soil and groundwater associated with operating and/or closed gasoline fueling stations. Member contributions included supervising all relevant subcontractors, proper sampling of contaminated media, drafting final reports, oversight of health and safety of all team members, and interaction with regulatory agencies.

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Walmart Stores, Inc. — Member of the Kimley-Horn team responsible for conducting Phase I and II environmental site assessments, source removal, soil management plans, dewatering plans, groundwater monitoring, and site remediation at over 50 sites in California, Georgia, Florida, and the Carolinas. Common identified issues of concern included pesticide and arsenic contamination, muck and wetlands, former industrial and commercial sites with solvent and petroleum contamination, Brownfields properties, and past un-permitted landfill and disposal operations with waste and debris. Member contributions included supervising all relevant subcontractors, proper sampling of contaminated media, oversight of health and safety of all team members, drafting final reports for legal counsel review, and coordination with state and local regulatory agencies.

OTHER RELEVANT EXPERIENCE

Geotechnical Experience at two proposed Nuclear Power Plants, Wadsworth, TX and Waynesboro, GA — Member of the MACTEC team providing geotechnical services for the construction of nuclear power plants in Texas and Georgia. Member contributions include supervising occupational health and safety of the drilling team, classification of soil samples at standard sampling intervals, and maintaining boring logs according to NRC regulations. Data collection included the use of soft sediment coring utilizing split spoon, piston, and Shelby tube methods.

RECENT PUBLICATIONS AND PRESENTATIONS

Davis, L.A., Leonard, L.A., Snedden, G.A., 2008, Hydrography and bottom boundary layer dynamics: Influence on inner shelf sediment mobility, Long Bay, N.C.: Southeastern Geology v. 45, no. 3, p. 97-110.

Davis, L.A. and Leonard, L.A., 2007, Hydrography and bottom boundary layer dynamics: Influence on inner shelf sediment mobility, Long Bay, N.C, GSA Abstracts with Programs 2007 Savannah, v. 39, no. 2, p. 74.

updated: January 2014



Kimley-Horn
and Associates, Inc.

Brady J. Walker

Professional Credentials

Bachelor of Science, Biology, Denison University, 2004

Authorized Gopher Tortoise Agent (Permit No. GTA-11-00004)

Professional Organizations

Society of Wetland Scientists

Special Qualifications

- Has nine years of experience, (**as of 2013**) including extensive field work throughout peninsular Florida in upland, freshwater, and estuarine environments
- Proficient in AutoCAD 2010 and ArcView GIS 10.0
- Extensive knowledge of Trimble Sub-Meter GPS System
- PADI-certified scuba diver

Project Experience

Districtwide Environmental Services, FDOT District Four – Served as project lead for threatened and endangered species surveys including gopher tortoises and Florida scrub-jays for the widening of US 1 in St. Lucie and Indian River County. Also identified and delineated wetlands along the US-1 corridor in St. Lucie and Indian River County.

Districtwide Environmental Services, FDOT District Four – Served as project lead for threatened and endangered species surveys including gopher tortoises and Florida scrub-jays for the widening of I-95 in Indian River County. Also identified and delineated wetlands and performed a wood stork foraging analysis along the I-95 project corridor in Indian River County.

Phase I Environmental Site Assessment, Boys and Girls Club of Indian River County – Conducted a Phase I on an existing building that the Club acquired from the City of Vero Beach.

Mosquito Control District General Environmental Services, St. Lucie County, FL — Conducted permitting through the Department of Environmental Protection (DEP) and US Army Corps of Engineers (USACE) to remove exotic vegetation and enhance County parks throughout St. Lucie County along the Intracoastal Waterway.

Gopher Tortoise Relocation, St. Lucie County, FL — Led permitting of approximately 80 acres of County land in St. Lucie County and the field relocation of approximately 60 gopher tortoises on the same site. Also conducted numerous gopher tortoise surveys throughout Brevard, Indian River, St. Lucie, Palm Beach, and Broward counties.



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Alternative Energy Project, Osceola County – Conducted extensive wetland delineations and endangered species surveys on 20,000 acres in Osceola County. Endangered species surveys included Audubon's crested caracara, sandhill cranes, Florida grasshopper sparrow, bald eagle, southeastern American kestrel, snail kite.

I-4/Kirkman Road Interchange Environmental Resource Permit Modification, Orange County – Assembled a permit modification package for the proposed interchange work to account for a shift in the interchange alignment from what was previously permitted in 2010.

Florida's Turnpike Lake Worth to Jupiter PD&E Study, Palm Beach County, FL — Aided in the preparation of the endangered species assessment, wetland assessment, and contamination assessment reports as part of the environmental and engineering services Kimley-Horn provided to develop a PD&E study for the Turnpike.

Turnpike Mainline Widening PD&E Study and Design, Boynton Beach to Lake Worth, Florida's Turnpike Enterprise — The project involved preparation of an environmental resource permit and Section 404 dredge and fill permit for the proposed widening of this segment of Florida's Turnpike and a new interchange at Lake Worth Road. Services included wetland delineation, mitigation coordination, listed species evaluations, USACE Rapanos data preparation, and coordination with the South Florida Water Management District and the U.S. Army Corps of Engineers. Aided in the preparation of the environmental assessment and contamination reports as well.

Districtwide Categorical Exclusion Reviews, FDOT District Three — Served as project analyst. Kimley-Horn completed more than 40 Type I and programmatic categorical exclusion checklists for the Florida Department of Transportation. The projects varied from bridge repair and replacement to sidewalks and trail projects. Throughout this districtwide categorical exclusion review, Kimley-Horn also completed two PD&E re-evaluations. The categorical exclusion checklist required site analysis of wetlands, listed species, cultural resources, and contamination. Several projects required coordination with the U.S. Fish and Wildlife Service and Florida Fish and Wildlife Conservation Commission to address potential listed species issues and to obtain concurrence of "no adverse effect." Kimley-Horn completed all the documentation to demonstrate that the project impacts were minor and could meet the requirements to categorically exclude the project from the National Environmental Policy Act.

Boynton Beach Community Redevelopment Agency (CRA) Mangrove Mitigation Monitoring, Boynton Beach, FL — Project manager. Kimley-Horn was involved with the permitting for the expansion of Boynton Beach Boulevard and the Promenade, as well as



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providing environmental services for the related impacts to natural resources associated with the project and the creation of tidal wetland mitigation area. Through coordination with the local, state, and federal agencies, Kimley-Horn designed a mitigation area to fully replace the wetland functions lost with the extension of the promenade and Boynton Beach Boulevard. Kimley-Horn then performed five years of successful monitoring, making maintenance suggestions to the CRA, and received release from monitoring requirements in 2011.

Lake Worth Beach Redevelopment, Lake Worth, FL — Assisted in the preparation of Coastal Construction Control Line (CCCL) permitting for the redevelopment of the public beach access. Coordinated with Florida Fish and Wildlife Commission (FWC) and Florida Department of Environmental Protection (FDEP) to ensure lighting throughout the site was compatible with sea turtles nesting on the beach as well as human health and safety standards.

Oakland Park Environmental Services (Cherry Creek Environmental Assessment and Dredging & Sleepy River Dredging), Oakland Park, FL — Served as project analyst. Provided project management, environmental assessment, and permitting services for the City of Oakland Park. Environmental services included conducting an alternatives analysis and environmental assessment of Cherry Creek and Coral Lakes headwaters, permit support documentation to dredge portions of the water and preparation of associated mitigation plans, and support during the bidding process, as well as construction phase services during the duration of the contractor's work to maintain permit compliance.

Pompano Beach Airpark Continuing Services (including Runway 15-33 Rehabilitation), Pompano Beach, FL — Served as environmental analyst and assisted with the permitting and successful relocation of 21 gopher tortoises as part of a runway expansion project. Also conducted surveys for burrowing owls throughout the airport and permitted and conducted the "take" of several burrowing owl nests in conjunction with runway expansion projects. Set up starter burrows and T-perches for the owls to relocate to.

Sugar Sand Park Design, Boca Raton, FL — As environmental analyst, conducted numerous surveys for endangered flora and fauna. Used the information collected during surveying and site assessments to assist the City of Boca Raton in preparing a Preserve Area Management Plan for this City Park. The management plan included aspects of endangered plant identification, endangered species surveys, fire management techniques, and pedestrian nature trails.

Downtown Bus Rapid Transit Stations PS&E (Formerly known as Downtown San Diego Transit Plan and DT Transit PA&ED, and DT Transit PS&E), San Diego, CA — Environmental analyst. KHA is currently performing a comprehensive study of the transit system within downtown San Diego. The scope includes conceptual design of BRT corridors and stations,



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gathering and processing of Automatic Passenger Count (APC) data from the transit operator to identify travel patterns and connection activity, and assessment of the possible use of the BRT routes to function as a downtown shuttle system. KHA developed conceptual plans for major transit centers at each end of the downtown corridor, including a new major intermodal transfer center at Smart Corner (Park and Broadway Trolley Station). KHA also recommended a complete reconfiguration of the local transit network in the downtown area to reduce system operating costs.

I-215/Van Buren PA&ED and PS&E Phases (LNR), Riverside County, CA — Conducted onsite pre-application meetings with the U.S. Army Corps of Engineers and the California Department of Fish and Game for this interchange widening project and prepared the associated state and federal wetland impact applications for these agencies.

Non-Motorized Transportation Pilot Program (NTPP) for Terra Linda-North San Rafael Improvements and Northgate Gap Closure Bikeway, San Rafael, CA — As an environmental analyst, assisted in the preparation of environmental clearance documentation (Categorical Exclusion under NEPA and Categorical Exemption under CEQA) for the project. Coordinated the production of technical reports for two bicycle and pedestrian facilities within the City of San Rafael.

South Bay BRT Advanced Planning for Otay Mesa Segment, San Diego, CA — Prepared an IS/MND, Habitat Assessment Report, and Jurisdictional Delineation Report for a proposed multi-lane bus guideway through the Cities of Chula Vista and San Diego.

Walmart Stores, Statewide, FL — Has provided environmental services for multiple Florida Walmart sites. The following examples represent work performed for Walmart:

- **Walmart Supercenter, Davie, FL** — Lead environmental analyst in wetland permitting through Broward County and the U.S Army Corps of Engineers. Delineated and permitted impacts to over 17 acres of wetlands on the 36 acre property. Negotiated with both the County and the USACE to conduct mitigation in an off-site mitigation bank in Dade County. Received both County and Federal wetland impact permits in less than six months.
- **Walmart Supercenter, Beverly Hills, FL** — Lead environmental analyst for the permitting and relocation (backhoe excavation) of 72 gopher tortoises offsite to a permitted recipient site in Bushnell, Florida.



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- **Walmart Supercenter, Homosassa, FL** — Lead environmental analyst for the permitting and relocation (backhoe excavation) of 24 gopher tortoises offsite to a permitted recipient site in Bushnell, Florida.<

University of South Florida Polytechnic Gopher Tortoise Survey, Relocation Permit, and Off-Site Relocation, Lakeland, FL — Assisted in the permitting and relocation (backhoe excavation) of 35 gopher tortoises offsite to a permitted recipient site in Kissimmee, Florida.

Six-Acre Wetland Mitigation Area, Palm Beach County, FL — Conducted construction oversight, as well as baseline monitoring through year two monitoring of an approximately six-acre freshwater marsh creation area in Palm Beach County.