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**ENVIRONMENTAL SITE ASSESSMENT
AND ASTM DATABASE REVIEW**

**PANAMA CITY WELLNESS CENTER SITE
LOCATED AT 1212 W. 19TH STREET,
PANAMA CITY, BAY COUNTY, FLORIDA 32405**

Presented in:

April 2016

Prepared by:

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INTRODUCTION

This report presents the observations and conclusions of **Storm L. Richards & Associates, Inc.** staff regarding the potential for the site involved in this study of having undergone events involving hazardous or toxic materials. Land uses were determined by official records searches, site visits, and personal communications. Regulatory agency databases were used for information regarding Federal, State of Florida Department of Environmental Protection, or Bay County designations related to hazardous or toxic wastes, fuel spills or groundwater contamination, and environmental violations. **Storm L. Richards & Associates, Inc.** is providing the results of the All Appropriate Inquiries (AAI), hereinafter referred to as the Inquiries, by an environmental professional, as specified in 40 CFR Part 312 (Standards and Practices for All Appropriate Inquiries; Final Rule) in order to meet the new requirements as follows:

- Interviews with past and present owners, operators, occupants, and property managers of the subject property/-ies as available
- Review of historical sources of information on the subject property/-ies readily obtainable
- Review of Federal, state, tribal, and local government records relative to the subject property/-ies and other properties in the area
- Visual inspections of the subject property/-ies and adjoining properties
- Commonly known or reasonably ascertainable information on the subject property/-ies, and
- Degree of obviousness of the presence or likely presence of contamination at the subject property/-ies and the likelihood to define contamination as specified in this report.

Additional inquiries may include the following:

- Searches conducted for environmental clean-up liens when accessible
- Assessments of any specialized knowledge or experiences of the prospective landowner (or grantee), if divulged
- An assessment of the relationship of the purchase price to the fair market value of the property/-ies if the prospective landowner (or grantee) chooses to divulge; and
- Commonly known or reasonably ascertainable information regarding the property/-ies and area.

ENVIRONMENTAL SITE ASSESSMENT

Storm L. Richards & Associates, Inc. was authorized to conduct the Environmental Site Assessment (ESA) of the Panama City Wellness Center site located at 1212 W. 19th Street, Panama City, Bay County, Florida.

A site review by a Certified Environmental Consultant was conducted in April 2016. The Environmental Site Assessment was conducted on the subject property, adjacent properties, and surrounding areas as prescribed by ASTM E1527-05 and E1527-13 Standards.

Without exceptions to or deletions from the Standards of ASTM E 1527-05 and E1527-13, this assessment was conducted in order to determine if the subject site has been significantly environmentally impaired due to current or past usage or by activities on adjacent and/or surrounding properties which would significantly impact the subject site. This assessment has revealed no apparent evidence of recognizable environmental conditions with the property.

PURPOSE

This Environmental Site Assessment ASTM E1527-05 and E1527-13 report documents the regulatory review along with interviews with facility operators and regulatory documentation. Observations of the subject site and surrounding properties are also discussed. The purpose of this effort is to:

- Document past and present land uses on the subject site and adjacent properties based on readily available information in the public records and site observations.
- Determine the likelihood of soil and groundwater contamination of the subject site based on the reviewed evidence. In assessing the potential for, or presence of soil and groundwater contamination within the survey area, we performed the following services:
 - a. Visual reconnaissance of the subject site and surrounding properties within a minimum search distance of one-mile radius from the subject site.
 - b. Review of aerial photographs, topographical maps and city directories.
 - c. Interviews with facility owners, managers and regulatory personnel to obtain information regarding the current and historical activities on the property and surrounding areas.
 - d. Review of various regulatory agency records and files, which included the following:
 - ◆ Comprehensive Environmental Response, Compensation and Liability Act Index (CERCLIS)
 - ◆ Facility Systems Index List (FINDS)
 - ◆ National Priorities List (NPL)
 - ◆ Resource Conservation and Recovery Act System List (RCRIS)
 - ◆ Site Enforcement Tracking System
 - ◆ RCRA Administrative Action Tracking System (RAATS)
 - ◆ Toxic Release Inventory (TRI)

- ◆ Solid Waste Facilities
- ◆ Stationary Tank inventory System List (STI)
- ◆ Leaking Underground Storage Tanks (LUST)
- ◆ Florida Sites List
- ◆ Emergency Response Notification System List (ERNS)
- ◆ Florida Department of Environmental Protection
- ◆ No other reports were made available

Scope of Services: The scope of services provided by **Storm L. Richards & Associates, Inc.** included the following activities:

1. A review of commercial or industrial uses which might identify suspicious or environmentally damaged areas of activities in which potentially environmentally damaging activities might have taken place on the subject site or in the immediate area which may impact the subject site. Those activities searched included the storage, manufacture, and disposal of hazardous or toxic materials from a Federal, state, or regional level.
2. Onsite inspections in April 2016 of the parcel to identify any visibly damaged or contaminated areas on this site.
3. A review of Florida Department of Environmental Protection (FDEP) files to show any past or current underground tank use or the storage, manufacture, or releases of any contaminants that might be listed for the subject site.
4. A search of a master list and the contamination detail report of hazardous waste sites in Florida, prepared by the Florida Department of Environmental Protection (FDEP) district office and the Federal Environmental Protection Agency also was conducted to show any citations that might be listed for the subject site.
5. Further review of Florida Department of Environmental Protection (FDEP) (Tallahassee) records in April 2016 to search for any citations for the subject site. See Appendix C— Environmental Data Resources, Inc. Database Report for a detailed listing and general description of Federal, State, and local databases searched.

Purpose of Study: The purpose of this assessment was to determine if any recognizable environmental conditions are associated with the subject site. The term “recognizable environmental condition” means the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substance(s) or petroleum product(s) into any structures on the subject site or into the ground, groundwater, or surface water of the property in a condition which exceeds standards which could cause liabilities for developing the subject site. The term includes hazardous substances or petroleum products in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to the public health or the environment and that generally would not be the

subject of an enforcement action if brought to the attention of appropriate governmental agencies.

Limitation and Exceptions of Assessment: The professional services of **Storm L. Richards & Associates, Inc.** have been performed, the findings obtained, and the recommendations prepared in accordance with customary principles and practices in the field of environmental sciences. This warranty is *in lieu* of all other warranties either expressed or implied. **Storm L. Richards & Associates, Inc.** is not responsible for the independent conclusions, opinions, and/or recommendations made by others based on the limited field exploration and records review presented in this report.

It should be noted that all environmental assessments are inherently limited in the sense that conclusions are drawn and recommendations developed from information obtained from limited research and site evaluation. Subsurface conditions were not field investigated as part of this study and may differ from the conditions implied by the observations. Additionally, the passage of time may result in a change in the environmental characteristics present at this site and surrounding properties.

In the professional judgment of **Storm L. Richards & Associates, Inc.**, the geology/hydrogeology of Florida is such that sources located at distances greater than 0.25 mile do not generally pose a recognizable environmental condition that will result in a significant adverse economic/environment threat to the subject site.

In accordance with the standards of the ASTM E1527-05 and E1527-13, **Storm L. Richards & Associates, Inc.**, referring to the Environmental Data Resources, Inc. Database Report (Appendix C), is utilizing the following approximate minimum search distances for the conduct of this assessment:

Federal NPL List	1.0 mile
Federal Delisted NPL List	1.0 mile
Federal CORRACTS List	1.0 mile
Federal ROD List	1.0 mile
Federal FUDS List	1.0 mile
Federal DOD List	1.0 mile
Federal CONSENT List	1.0 mile
INDIAN RESERV	1.0 mile
Manufactured Gas Plants	1.0 mile
Federal UMTRA List	0.5 mile
Federal ODI List	0.5 mile
Federal CERCLIS List	0.5 mile
Federal RCRA-TSD List	0.5 mile
Federal CERCLIS/NFRAP List	0.5 mile
Federal US BROWNFIELDS	0.5 mile
Federal US ENG CONTROLS List	0.5 mile
Federal US INST CONTROL List	0.5 mile

INDIAN LUST	0.5 mile
Federal RCRA-LQG List	0.25 mile
Federal RCRA-SQG List	0.25 mile
Federal MINES List	0.25 mile
INDIAN UST	0.25 mile
Federal NPL Liens List	subject site
Federal TRIS List	subject site
Federal TSCA List	subject site
Federal FINDS List	subject site
Federal RAATS List	subject site
Federal ERNS List	subject site
Federal HMIRS List	subject site
Federal SSTS List	subject site
Federal PADS List	subject site
Federal MLTS	subject site
State FL SITES List	1.0 mile
State SHWS List	1.0 mile
State ENG CONTROLS List	0.5 mile
State INST CONTROL List	0.5 mile
State SWF/LF List	0.5 mile
State LUST List	0.5 mile
State VCP List	0.5 mile
State PRIORITY CLEANERS List	0.5 mile
State DEDB List	0.5 mile
State BROWNFIELDS List	0.5 mile
State FL CATTLE DIP VATS List	0.5 mile
State UST List	0.25 mile
State AST List	0.25 mile
State DRY CLEANERS List	0.25 mile
State SPILLS List	subject site
State Wastewater List	subject site

The performance of the Environmental Site Assessment and ASTM Database Review cannot wholly eliminate the uncertainty regarding the potential of not identifying a recognizable environmental condition on the subject site.

The subject Panama City Wellness Center site is located at 1212 W. 19th Street, Panama City, Bay County, Florida. Limiting conditions include any area covered by subsurface evaluation of the site, any material not exposed at the site, any material not observed at the site, and any analysis which could have been completed by laboratory analysis which, however, is not a

contracted portion of this project. Any documentation not represented in the Environmental Data Resources, Inc. Database Report which includes reasonable collection of records with Federal, state, and local documentation is a limiting condition of this report. A limiting condition of this assessment is that the primary concern is the evaluation of significant environmental impacts to the subject site that would cause major environmental liabilities. Additional limiting conditions include those activities which may have occurred, but were not listed in the database review or observed during site investigation.

The methodology of **Storm L. Richards & Associates, Inc.**, to address the presence of a recognizable environmental condition with these limiting conditions, included reviewing historic aerial photographs and interviewing individuals knowledgeable of the property over the desired period of time.

SITE BACKGROUND

Site Location and Description

The subject Panama City Wellness Center site is located at 1212 W. 19th Street, Panama City, Bay County, Florida. The subject property is located along W. 19th Street (See Maps included in Appendix C—Environmental Data Resources, Inc. Database Report).

The subject parcel is developed and currently is a two (2) story site.

Current Use of Property

The Panama City Wellness Center site is currently undergoing renovation.

Prior Uses of Property

Aerial photographs suggest that prior to the development of the Panama City Wellness Center, the property appeared to be undeveloped in a mixed use commercial area.

Adjacent Properties

The subject site is bordered to the south by Saddai Shrine. To the west, the property is bordered by 19th Street Auto Center. To the north, the property is bordered by vacant and multifamily property. To the east, the property is bordered by vacant land.

Surrounding Area

The surrounding land uses were evaluated to establish the search distance for each potential source in accordance with ASTM E1527-05 and E1527-13. The surrounding land uses are predominantly multifamily residential, mixed use commercial and service businesses and institutional (Shriners' complex). Our site reconnaissance confirmed the results of the EPA, FDEP and County database evaluations.

SITE HISTORY

Aerial Photographs

Aerial photographs were reviewed for the subject site and surrounding properties. The aerial photographs reviewed for this report were as follows: 1953, 1964, 1970, 1980, 1984, 1993, 1999, 2007, & 2010. These aerial photographs are included in this report.

Year	Scale	Details	REC for Subject Site
1953	Aerial Photo. Scale: 1"=500'	Flight Year: 1953	None
1964	Aerial Photo. Scale: 1"=500'	Flight Year: 1964	None
1970	Aerial Photo. Scale: 1"=500'	Flight Year: 1970	None
1980	Aerial Photo. Scale: 1"=500'	Flight Year: 1980	None
1984	Aerial Photo. Scale: 1"=1000'	Flight Year: 1984	None
1993	Aerial Photo. Scale: 1"=500'	Flight Year: 1993	None
1999	Aerial Photo. Scale: 1"=500'	Flight Year: 1999	None
2007	Aerial Photo. Scale: 1"=500'	Flight Year: 2007	None
2010	Aerial Photo. Scale: 1"=500'	Flight Year: 2010	None

USGS Topographical Maps

USGS Topographical Maps were reviewed for the subject site and surrounding properties. The USGS topographical maps were evaluated and are included in this report.

City Directory Search

There were City Directories available for this subject location. The property and adjacent properties being largely developed as multifamily residential, mixed use commercial and service and institutional (Shriners' complex).

Deed and Lease Title Search

This is to be provided by others.

MAPS AND GENERAL INFORMATION

USGS Map

The Topographic map suggests that the terrain for the site and surrounding area is gently sloping with some topographic relief. The site is located at an elevation of 32 feet ngvd (National Geodetic Vertical Datum).

SCS Map

The U.S. Department of Agriculture’s (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

The following information is based on Soil Conservation Service STATSGO data.

Soil Component Name:	Soil Surface Texture:	Hydrologic Group	Soil Drainage Class
Pamlico	Muck	Class D – Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.	Very poorly drained
Chipleay	Sand	Class C – Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.	Somewhat poorly drained
Leon	Sand	Class B/D – Drained/undrained hydrology class of soils that can be drained and are classified.	Poorly drained
Troup	Sand	Class A – High infiltration rates. Soils are deep, well drained to excessively drained sands and gravels.	Somewhat excessively drained
Albany	Sand	Class C – Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.	Somewhat poorly drained
Osier	Sand	Class A/D – Drained/undrained hydrology class of soils that can be drained and are classified.	Poorly drained
Foxworth	Sand	Class A – High infiltration rates. Soils are deep, well drained to excessively drained sands and gravels.	Moderately well drained

FEMA Map

The subject site is not located within an apparent flood zone location.

Target Property County
BAY, FL

FEMA Flood Electronic Data
YES – Refer to the Overview Map and Detail Map

Flood Plain Panel at Target Property:

12005C – FEMA DFIRM Flood data

Additional Panels in search area: Not Reported

Site Utilities

A review of the public records indicated that the site has available sewer, potable water and electrical utilities.

REGULATORY REVIEW

Federal, State and local regulatory agency database reviews conducted in accordance with ASTM E1527-05 and E1527-13 did not reveal any significant facilities, which are potential sources of soil and groundwater contamination within the survey area at this time. A one-mile search radius was established for this site for the regulatory records review. The site search criteria is as follows, based on ASTM Standards:

- NPL and CERCLA facilities within a 1 mile radius
- TSD facilities within a 1 mile radius
- LUST facilities within a ½ mile radius
- RCRIS (SQG) facilities adjacent to the site.
- STI facilities adjacent to the site.

In order to determine if this property had ever been the site of a violation of environmental regulations, various Federal, State, and county agencies were contacted. A master list of hazardous waste sites in Florida, prepared by the Federal Environmental Protection Agency (EPA), the Florida Department of Environmental Protection (FDEP), and local agencies does not show any violation entries for the subject Panama City Wellness Center site. The subject site is not an identified Superfund expenditure site and there are no Federal Environmental Protection Agency (EPA) listings on the EPA-GMS-ID inventory sheets for Bay County on the subject site. There are no citations for underground storage tank spills for this site, and there are no citations for spills from small-quantity generators or large-quantity generators on the subject site. An Environmental Data Resources, Inc. environmental database investigation was also conducted for the subject property (See Appendix C—Environmental Data Resources, Inc. Database Report for a detailed listing and general description of Federal, State, and local databases searched):

SUMMARY OF FEDERAL & STATE DATABASES

Database	Description
NPL	The National Priorities (NPL) is the USEPA's database of uncontrolled or abandoned hazardous waste facilities that have been listed for priority remedial actions under the Superfund Program.
DELISTED NPL	The National Priority List Deletions List (Delisted NPL) is where the National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes criteria that the EPA uses to delete sites from NPL where no further response is appropriate.
RCRA CORRACTS /TSD	The USEPA maintains a database of RCRA facilities that are undergoing corrective action. A "corrective action" order is issued when there has been a release of hazardous waste or constituents into the environment from an RCRA facility.
ROD	The Records of Decision (ROD) List contains documents mandating a permanent remedy at an NPL Superfund site containing technical and health information to aid cleanup.
FUDS	The Formerly Used Defense Sites Properties (FUDS) List includes locations of formerly used defense site properties where the U.S. Army Corps of Engineers is actively working or will take the necessary cleanup actions.
DOD	The Department of Defense (DOD) Federal Lands List consists of Federally owned or administered lands which have any area equal to or greater than 640 acres of the U.S., Puerto Rico, and the U.S. Virgin Islands.
CONSENT	Superfund (CERCLA) Consent Degrees (CONSENT) include major legal settlements that establish responsibility and standards for cleanup at NPL Superfund sites. They are released periodically by U.S. District Courts after settlement by parties to litigation matters.
MANU- FACTURED GAS PLANTS	The Manufactured Gas Plants (Manufacture Gas Plants) List defines the existence and location of Coal Gas sites. For a technical description of the types of hazards which may be found at such sites, contact the EDR customer service representative.
UMTRA	The Uranium Mill Tailings Sites (UMTRA) List is compiled by the Federal Department of Energy. Uranium ore was mined by private companies for government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remained after uranium was extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards were recognized.
ODI	The Open Dump Inventory (ODI) List is compiled by the USEPA. An open dump is defined as a disposal facility that does not comply with Part 257 or Part 258 Subtitle D Criteria.

CERCLIS	The CERCLIS database is a compilation of facilities which the USEPA has or is currently investigating for a release or threatened release of hazardous substances pursuant to the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) of 1980. NFRAP (No Further Remedial Action Planned) refers to facilities that have been removed and archived from its inventory of sites.
RCRA Non-CORRACTS /TSD	The RCRA Non-CORRACTS/TSD database is a compilation by the FDEP of facilities which reportedly treat, store or dispose of hazardous waste. The RCRA Non-CORRACTS/TSD database does not include RCRA facilities where corrective action is required.
CERCLIS -NFRAP	CERCLIS-NFRAP (No Further Remedial Action Planned) refers to facilities that have been removed and archived from its inventory of sites.
US BROWNFIELD	The US BROWNFIELDS database is a listing of Brownfields sites that include Brownfields properties addressed by Targeted Brownfields Assessments supplement and work with other efforts to promote cleanup and redevelopment of Brownfields, as per signed agreements.
US ENG CONTROLS	The US Engineering Controls (US ENG CONTROLS) Sites List is a listing of sites with engineering controls in place, including various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or that affect human health.
US INST CONTROLS	The Federal Sites with Institution Controls (US INST CONTROLS) is a listing of sites with institutional controls in place, including administrative measures such as groundwater use restrictions, construction restrictions, property use restrictions, and post-remediation care requirements to prevent exposure to contaminants remaining on-site.
RCRA Generators (LQG, SQG)	The Resource Conservation and Recovery Act (RCRA) Generators database, maintained by the USEPA, lists facilities that generate hazardous waste as part of their normal business practices. Generators are listed as either large, small, or conditionally exempt. Large quantity generators (LQG) produce at least 1000 kg/month of non-acutely hazardous or 1 kg/month of acutely hazardous waste. Small quantity generators (SQG) produce 100-1000 kg/month of non-acutely hazardous waste. Conditionally exempt small quantity generators (CESQG) are those that generate less than 100 kg/month of non-acutely hazardous waste.
MINES	The Mines (MINES) Master Index File List contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

NPL Liens	The Superfund Liens (NPL Liens) List is maintained by the EPA. The USEPA has the authority to file liens against real property in order to recover remedial vacation expenditures or when the property owner receives notification of potential liability.
TRIS	The Toxic Chemical Release Inventory System (TRIS) List is maintained by the EPA. The TRIS list identifies facilities which release toxic chemicals to the air, water, and land in reportable quantities.
TSCA	The Toxic Substances Control Act (TSCA) List is maintained by the EPA. The TSCA List identifies manufacturers and importers of chemical substances including the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.
FINDS	The Facility Index System/Facility Identification Initiative Program Summary Report (FINDS) contains both facility information and “pointers” to other sources that contain more detail.
RAATS	The RCRA Administrative Action Tracking System (RAATS) List is maintained by the EPA. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the USEPA. Data entry in the RAATS database was discontinued after September 30, 1995 due to a decrease in agency resources. The USEPA retains a copy of the database for historical records.
ERNS	The Emergency Response Notification System (ERNS) is a listing compiled by the USEPA on reported releases of petroleum and hazardous substances to the air, soil and/or water.
HMIRS	The Hazardous Materials Information Reporting System (HMIRS) is maintained by the USDOT. HMIRS records and stores information on reported releases of oil and hazardous substances.
SSTS	The Section 7 Tracking Systems (SSTS) List is compiled by the EPA. Section 7 of the Insecticide, Fungicide, and Rodenticide Act requires all registered pesticide-producing establishments to submit a report to the EPA by March 1 annually. Each establishment must report the types and amounts of pesticides, active ingredients, devices being produced, and those having been produced and sold or distributed in the past year.
PADS	The PCB Activity Database System (PADS) is maintained by the EPA. PADS identifies generators, transporters, commercial storers and/or brokers and disposers of PCBs who are required to notify the EPA of such activities.
MLTS	Material Licensing Tracking System (MLTS) List is maintained by the Nuclear Regulatory Commission and contains a list of sites possessing/using radioactive materials.

Database	Description
STATE	
FL SITES	The Florida Sites (FL SITES) list is a summary status report compiled by the FDEP of other existing lists whose purpose is to track the progress of department activities as they relate to the listed sites.
SHWS	The State Hazardous Waste Sites (SHWS) records are the state's equivalent to CERCLIS. SHWS records identify priority sites planned for cleanup.
ENG CONTROLS	The State Engineers Controls Registry (ENG CONTROLS) is a database of all contaminated sites in the State of Florida which are subject to engineering controls encompassing a variety of engineered remedies to contain and/or reduce contamination, and/or physical barriers intended to limit access to property.
INST CONTROL	The Institutional Controls (INST CONTROLS) List is a database of all contaminated sites in the State which are subject to institutional and engineering controls.
SWF/LF	The FDEP maintains a database of Solid Waste Landfills located within the state. The database information may include the facility name, class, operation type, area, estimated operational life, and owner.
LUST	The FDEP maintains a database of sites with documented releases from Underground Storage Tanks (USTs) known as Leaking Underground Storage Tanks (LUST) sites.
VCP	The Voluntary Cleanup (VCP) Sites List is a list of sites slated for cleanup maintained by the FDEP.
PRIORITY CLEANERS	Priority Ranking List (PRIORITY CLEANERS) sites are listed by the FDEP to clean up properties that are contaminated as a result of the operations of a dry-cleaning facility.
DEDB	Ethylene Dibromide Database (DEDB) lists sites contaminated with ethylene dibromide (EDB), a soil fumigant detected in drinking water wells.
Brownfields	The FDEP maintains a list of Brownfields sites with signed rehabilitation agreements.
FL CATTLE DIP VATS	Florida Cattle Dipping Vats (FL CATTLE DIP VATS) is a list of cattle-dipping vat sites maintained by the FDEP. These vats used an arsenic solution to eradicate ticks. This solution is harmful to humans and vat areas may have contaminated groundwater in the vicinity. Other possible contaminants are BHC, DT, DDE, and Toxaphene.

UST	Registered Underground Storage Tanks (UST) List includes sites where there is presence of underground stationary petroleum storage tanks, therefore bringing the potential for environmental problems.
AST	Registered Aboveground Storage Tanks (AST) List includes sites where there is presence of aboveground stationary petroleum storage tanks, therefore bringing the potential for environmental problems.
DRY CLEANERS	Dry Cleaning Facilities (DRY CLEANERS) sites are listed by the FDEP.
SPILLS	The State Oil and Hazardous Materials Incidents List (SPILLS) is maintained by the FDEP and includes statewide oil and hazardous materials inland incidents.
WASTE WATER	The Wastewater (WASTEWATER) Facility Regulation Database List is maintained by the FDEP and includes domestic and industrial wastewater facilities.

The following table summarizes the site-specific information provided by the Environmental Data Resources, Inc. Database Report for identified facilities.

Environmental Data Resources, Inc. Database Listed Facilities

Facility Name & Location	Estimated Distance/Direction	Database Listings
1220 W. 19 th St.	0.125 mile/SSW	EDR Hist Auto
1304 W. 19 th St.	0.125 mile/WSW	EDR Hist Auto
Bay Cnty School Bd – North 2001 Northside Dr.	1/4 mile/ENE	AST
GP Greenwood SS 2002 Lisenby Ave.	1/2 mile/WNW	CLEANUP SITES; DWM CONTAM; RESP PARTY
U.S. Postal Service-Vehicle 1315 W. 17 th St.	1/2 mile/SSW	FF TANKS; NPDES; CLEANUP SITES; DWM CONTAM
Amoco Service Stn #60208 1127 Airport Rd.	1/2 mile/NNE	LUST; UST; FINDS; RCRA NonGen/NLR; CLEANUP SITES; DWM CONTAM; ECHO
Freeman Service Center 1025 W. 23 rd St.	1/2 mile/NNE	LUST; UST; NPDES
Sunshine JR Corp. Office 1521 June Ave.	1/2 mile/S	LUST; UST
Chevron #47826 1214 Airport Rd.	1/2 mile/N	LUST; UST; CLEANUP SITES; DWM CONTAM
Faircloth Radiator & Auto Sv 1322 W. 23 rd St.	1/2 mile/NNW	RESP PARTY

There are historic auto service sites located near the subject site with no violations found. These sites individually or collectively are not considered significant recognizable environmental conditions or emission sites because of distance from the subject site, agency documentation (no violations found) and no point source of service centers or auto repair on the subject site (See Appendix C—Environmental Data Resources, Inc. Database Report for a detailed listing).

Based on documentation review and survey, no known or listed potentially hazardous materials appear to exist on the subject site in an apparent condition which would cause spillage, leakage, or violate Federal or state environmental laws for the subject site. The subject Panama City Wellness Center was not listed in any of the databases searched by Environmental Data Resources, Inc. (See Appendix C—Environmental Data Resources, Inc. Database Report).

Citations do exist for properties near the site, but it is not anticipated that these citations will impact the subject site. The citations were reviewed and are documented in this report. The Environmental Data Resources, Inc. Database Report is the document of record for all citations for the subject site. This abbreviated evaluation report is not intended to be an unabridged report for the Environmental Data Resources Inc. Database Report document. Therefore, the document of record for citations and detailed information is the Environmental Data Resources, Inc. Database Report (see Appendix C—Environmental Data Resources, Inc. Database Report).

Unmappable orphan sites are sites which cannot be geocoded or plotted due to a lack of sufficient information or inaccurate information in the Federal and State databases. There may be addresses for the sites which lack street numbers or correct municipalities and there occasionally may be post office boxes (not actual physical locations) or there may be approximate locations which are vague and imprecise. Details on unmappable orphan sites are listed in Appendix C—Environmental Data Resources, Inc. Database Report.

REVIEW OF HAZARDS

Chemical and Raw Materials

Our site reconnaissance did not show evidence the presence of industrial chemicals onsite. There appears to be a low risk of contamination from onsite disposal of chemical or raw materials and no further action is recommended.

Asbestos Containing Materials

A ban on asbestos products went into effect in 1979. The walls of the subject site appear to be constructed of concrete masonry units. Interior spaces are generally painted gypsum board with orange peel finish, carpet, vinyl or ceramic tile flooring, open or suspended acoustic tile ceilings, and fluorescent lights. No popcorn acoustical ceilings or wall finishes were noted during the site observations. There is no evidence of asbestos or ACM on the subject site (See Appendix B—Site Photography).

Mold and Mildew

A mold and mildew survey was not performed as part of this report. Cleaning and maintenance of all walls is recommended using Environmental Best Management Practices.

Lead Based Paint

Lead is typically found in oil-based enamels. The hazard associated with lead based paints is related to exposure and disposal. The construction of the subject site is relatively new and no lead based paint was observed on the site. No further action is recommended.

Hazardous Substances

Based on our site reconnaissance and interviews with persons knowledgeable with the subject site, there have been no hazardous substance activities on the site. No signs of leachate, discolored vegetation, or foul odors were noticed. There appears to be a low risk of contamination from hazardous substances and no further action is recommended.

Landfills

There are no known significant landfills within a mile of the subject property. No further action is recommended.

Pits, Sumps, Drywells and Catch Basins

No sumps were observed on the property (except for drainage catch basins). No signs of discolored vegetation, leachate, or odor were noticed. Therefore, there appears to be a low risk of contamination and no further action is recommended.

Onsite Aboveground and Underground Storage Tanks

Our site evaluation did not reveal aboveground or underground storage tanks on the subject site. The risk of contamination from onsite aboveground or underground tanks appears to be low and no further action is recommended.

Offsite Storage Tanks

There were leaking storage tanks within the search distances which do not appear to be significant recognizable environmental conditions or emission sites. No further action is recommended.

Dry Cleaning Facilities

A 1/4 mile search radius was established for the regulatory records review for dry cleaning facilities. No significant recognizable environmental conditions were located and no further action is recommended.

Polychlorinated Biphenyl's (PCBs)

EPA regulation Title 40 CFR Part 761 governs the removal of electrical transformers containing greater than 500 ppm PCB. No sign of discolored vegetation, leachate, or odor was noticed. The risk of PCB contamination from the electrical transformers appears to be low and no further action is recommended. There were transformers observed on or near the subject site; however, currently PCB-containing transformers are not known to be in use in this area of Florida.

FIELD ACTIVITIES

Storm L. Richards & Associates, Inc. visited the subject Panama City Wellness Center site located at 1212 W. 19th Street, Panama City, Bay County, Florida, in April 2016 to look for the presence, storage, or manufacture of hazardous or toxic materials. No such materials appeared to be present in the field investigation on the subject parcel in an apparent condition which would cause spillage, leakage, or violate Federal or State environmental laws for the subject site. A review of other parcels was made to confirm agency documentation. Sites reported in the ASTM E1527-05 and E1527-13 Review were field observed and individually or collectively they did not appear to be significant to the subject Panama City Wellness Center site.

During site inspection, the property, existing buildings, structures, and equipment were inspected visually and no apparent discernible potential signs of contamination including such as stained soils, odoriferous soils, dead vegetation, sheen on surface water bodies, leaking aboveground tanks and/or drums, vents for underground storage tanks, wells, or waste disposal facilities were observed. There was no obvious discharge noted on or near the subject Panama City Wellness Center site.

Adjacent businesses and land uses were identified to ascertain any potential impact they might have to the environmental integrity of the subject Panama City Wellness Center site and a visual inspection was made to look for noticeable signs of contamination. There were no visible signs of apparent contamination on the subject site. The overview map in the database report in Appendix C shows the location of the subject site as well as any other sites with reference to the subject site. The subject site was not listed in any of the databases searched by Environmental Data Resources, Inc. in their database report.

CONCLUSIONS AND RECOMMENDATIONS

The purpose of this report is to provide an assessment of the potential for, or presence of soil and groundwater contamination of the subject Panama City Wellness Center site based on historic and current onsite and offsite uses of hazardous, industrial and petroleum products.

Information developed during this Environmental Site Assessment and ASTM Database Review survey indicates that no known or listed potentially hazardous materials appear to exist on the subject site in an apparent condition which would cause spillage, leakage, or violate Federal or State environmental laws for the subject site.

In conclusion, the onsite evaluation, aerial photo interpretation, and database evaluation are for the subject Panama City Wellness Center site located at 1212 W. 19th Street, Panama City, Bay County, Florida. No apparent significant indication of hazardous materials problems or violations of Federal, State, or local environmental laws for the subject site were observed. This evaluation suggests minimal risk to the subject Panama City Wellness Center site with respect to hazardous material contamination.

This Environmental Site Assessment and ASTM Database Review having been prepared in compliance with environmental standards presents the results of the initial review by **Storm L. Richards & Associates, Inc.** of the documents and information provided, and is intended only for use by the client and/or agents/assigns, prepared in accordance with an agreement between the client and **Storm L. Richards & Associates, Inc.** for consulting services. Our conclusions regarding the site are based on observations of existing conditions, our interpretation of site history, current available data, and site usage. No borings, soil or groundwater sampling, or chemical testing was conducted for this investigation. Therefore, conclusions regarding the conditions of the site do not represent a warranty that all areas within the site areas are of the same quality as may be inferred from observable site conditions and readily available site history. This Environmental Site Assessment and ASTM Database Review is not designed to provide data accumulation, chemical or radiological analyses, or inferences as to surface/subsurface soil contamination or the conditions of surface or groundwater at the site. In making this review and subsequent onsite inspections, **Storm L. Richards & Associates, Inc.** does not assume any of the legal responsibilities of the design architects and engineers or contractors for this project, nor is any other warranty or representation either expressed or implied included or intended.

A regulatory review of the property and surrounding areas revealed that there were no facilities within the search distances that are potential sources of significant soil and groundwater contamination. There appears to be little or no risk of contamination stemming from previous onsite or offsite activities and no further action is recommended at this time.

As this review is general in nature and intended to give an overall opinion, any hazardous waste statements made, likewise, provide an opinion only of the probable hazards which could be anticipated at the site based on our research and site inspections.

PERSONS PERFORMING THE ESA

The persons performing the Environmental Site Assessment were Dr. Jeanne Fillman-Richards, C.E.C., C.E.I., and Dr. Storm L. Richards, C.E.C., C.E.I.



Jeanne Fillman-Richards, Ph.D., C.E.C., C.E.I.
President, Storm L. Richards & Associates, Inc.
Certified Environmental Consultant
Certified Environmental Inspector



Storm L. Richards, Ph.D., C.E.C., C.E.I.
Certified Environmental Consultant
Certified Environmental Inspector
Florida Association of Environmental Professionals, Member



WARRANTY AND LIMITATIONS

Storm L. Richards & Associates, Inc.'s field observations and research reported are considered sufficient in detail and scope to form the basis for a Phase 1 environmental assessment of this property. **Storm L. Richards & Associates, Inc.** warrants that the findings and conclusions contained herein have been promulgated in accordance with generally accepted environmental methods only for the site described in this report at the the time of its preparation. Changes in the state of the art or in applicable regulations cannot be anticipated have not been addressed in this report.

These non-intrusive environmental methods have been developed to provide the client with information regarding apparent indications of existing or potential environmental conditions relating to the subject property and are necessarily limited to the conditions observed at the time of the site visit and research. The material reported herein is considered sufficient in detail and scope to determine the potential for soil or groundwater contamination of the subject site.

No other warranties are implied or expressed.

APPENDIX A

Topographic Map

APPENDIX B

Site Photography



APPENDIX C

Environmental Data Resources, Inc. Database

Sanborn Map Report

Aerial Photography

APPENDIX D

ASTM Questionnaire

ASTM QUESTIONNAIRE

Question	Owner			Occupants (if applicable)			Observed During Site Visit	If yes, provide description
	Yes	No	Unk	Yes	No	Unk		
1a. Is the property used for an industrial use?	Yes	No	Unk	Yes	No	Unk	Yes	<u>No</u>
1b. Is any adjoining property used for an industrial use?	Yes	No	Unk	Yes	No	Unk	Yes	<u>No</u>
2a. Did you observe evidence or do you have any prior knowledge that the property has been used for an industrial use in the past?	Yes	No	Unk	Yes	No	Unk	Yes	<u>No</u>
2b. Did you observe evidence or do you have any prior knowledge that any adjoining property has been used for an industrial use in the past?	Yes	No	Unk	Yes	No	Unk	Yes	<u>No</u>
3a. Is the property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing or recycling facility (if applicable, identify which)?	Yes	No	Unk	Yes	No	Unk	Yes	<u>No</u>
3b. Is any adjoining property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing or recycling facility (if applicable, identify which)?	Yes	No	Unk	Yes	No	Unk	Yes	<u>No</u>
4a. Did you observe evidence or do you have any prior knowledge that the property has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing or recycling facility (if applicable, identify which)?	Yes	No	Unk	Yes	No	Unk	Yes	<u>No</u>
4b. Did you observe evidence or do you have any prior knowledge that any adjoining property has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing or recycling facility (if applicable, identify which)?	Yes	No	Unk	Yes	No	Unk	Yes	<u>No</u>
5a. Are there currently any damaged or discarded automotive or industrial batteries, pesticides, paints or other chemicals in individual containers of >5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the property or at the facility?	Yes	No	Unk	Yes	No	Unk	Yes	<u>No</u>

ASTM QUESTIONNAIRE

Question	Owner			Occupants (if applicable)			Observed During Site Visit		If yes, provide description
	Yes	No	Unk	Yes	No	Unk	Yes	<u>No</u>	
5b. Did you observe or do you have any prior knowledge that there have been previously any damaged or discarded automotive or industrial batteries, pesticides, paints or other chemicals in individual containers of >5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the property or at the facility?	Yes	No	Unk	Yes	No	Unk	Yes	<u>No</u>	
6a. Are there currently any industrial drums (typically 55 gal (208 L)) or sacks of chemicals located on the property or at the facility?	Yes	No	Unk	Yes	No	Unk	Yes	<u>No</u>	
6b. Did you observe evidence or do you have any prior knowledge that there have been previously any industrial drums (typically 55 gal (208 L)) or sacks of chemicals located in the property or at the facility?	Yes	No	Unk	Yes	No	Unk	Yes	<u>No</u>	
7a. Did you observe evidence or do you have any prior knowledge that fill dirt has been brought onto the property that originated from a contaminated site?	Yes	No	Unk	Yes	No	Unk	Yes	<u>No</u>	
7b. Did you observe evidence or do you have any prior knowledge that fill dirt has been brought onto the property that is of an unknown origin?	Yes	No	Unk	Yes	No	Unk	Yes	<u>No</u>	
8a. Are there currently any pits, ponds or lagoons located on the property in connection with waste treatment or waste disposal?	Yes	No	Unk	Yes	No	Unk	Yes	<u>No</u>	
8b. Did you observe evidence or do you have any prior knowledge that there have been previously, any pits, ponds, or lagoons located on the property in connection with waste treatment or waste disposal?	Yes	No	Unk	Yes	No	Unk	Yes	<u>No</u>	
9a. Is there currently any stained soil on the property?	Yes	No	Unk	Yes	No	Unk	Yes	<u>No</u>	
9b. Did you observe evidence or do you have any prior knowledge that there has been previously any stained soil on the property?	Yes	No	Unk	Yes	No	Unk	Yes	<u>No</u>	
10a. Are there currently any registered or unregistered storage tanks (above or underground) located on the property?	Yes	No	Unk	Yes	No	Unk	Yes	<u>No</u>	
10b. Did you observe evidence or do you have any prior knowledge that there have been previously, any registered or unregistered storage tanks (above or underground) located on the property?	Yes	No	Unk	Yes	No	Unk	Yes	<u>No</u>	
11a. Are there currently any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property?	Yes	No	Unk	Yes	No	Unk	Yes	<u>No</u>	

ASTM QUESTIONNAIRE

Question	Owner			Occupants (if applicable)			Observed During Site Visit		If yes, provide description
	Yes	No	Unk	Yes	No	Unk	Yes	<u>No</u>	
11b. Did you observe evidence or do you have any prior knowledge that there have been previously any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property?	Yes	No	Unk	Yes	No	Unk	Yes	<u>No</u>	
12a. Is there currently evidence of leaks, spills or staining by substances other than water, or foul odors, associated with any flooring, drains, walls, ceilings, or exposed grounds on the property?	Yes	No	Unk	Yes	No	Unk	Yes	<u>No</u>	
12b. Did you observe evidence or do you have any prior knowledge that there have been previously any leaks, spills, or staining by substances other than water, or foul odors, associated with any flooring, drains, walls, ceilings, or exposed grounds on the property?	Yes	No	Unk	Yes	No	Unk	Yes	<u>No</u>	
13a. If the property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that contaminants have been identified in the well or system that exceed guidelines applicable to the water system?	Yes	No	Unk	Yes	No	Unk	Yes	<u>No</u>	
13b. If the property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that the well has been designated as contaminated by any government environmental health agency?	Yes	No	Unk	Yes	No	Unk	Yes	<u>No</u>	
14. Does the owner or occupant of the property have any knowledge of environmental liens or governmental notification relating to past or recurrent violations of environmental laws with respect to the property or any facility located on the property?	Yes	<u>No</u>	Unk	Yes	No	Unk			
15a. Has the owner or occupant of the property been informed of the past existence of hazardous substances or petroleum products with respect to the property or any facility located on the property?	Yes	<u>No</u>	Unk	Yes	No	Unk			
15b. Has the owner or occupant of the property been informed of the current existence of hazardous substances or petroleum products with respect to the property or any facility located on the property?	Yes	<u>No</u>	Unk	Yes	No	Unk			
15c. Has the owner or occupant of the property been informed of the past existence of environmental violations with respect to the property or any facility located on the property?	Yes	<u>No</u>	Unk	Yes	No	Unk			
15d. Has the owner or occupant of the property been informed of the current existence of environmental violations with respect to the property or any facility located on the property?	Yes	<u>No</u>	Unk	Yes	No	Unk			

ASTM QUESTIONNAIRE

Question	Owner			Occupants (if applicable)			Observed During Site Visit		If yes, provide description
	Yes	No	Unk	Yes	No	Unk	Yes	No	
16. Does the owner or occupant of the property have any knowledge of any environmental site assessment of the property or facility that indicates the presence of hazardous substances or petroleum products or contamination of the property or recommend further assessment of the property?	Yes	<u>No</u>	Unk	Yes	No	Unk			
17. Does the owner or occupant of the property know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substance or petroleum products involving the property by any owner or occupant of the property?	Yes	<u>No</u>	Unk	Yes	No	Unk			
18a. Does the property discharge waste water (not including sanitary waste or storm water) onto or adjacent to the property and/or into a storm water system?	Yes	No	Unk	Yes	No	Unk	Yes	<u>No</u>	
18b. Does the property discharge waste water (not including sanitary waste or storm water) onto or adjacent to the property and/or into a sanitary sewer system?	Yes	No	Unk	Yes	No	Unk	Yes	<u>No</u>	
19. Did you observe evidence or do you have any prior knowledge that any hazardous substances or petroleum products, unidentified waste materials, tires, automotive or industrial batteries been dumped above grade, buried, or been burned on the property?	Yes	No	Unk	Yes	No	Unk	Yes	<u>No</u>	
20. Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCBs?	Yes	No	Unk	Yes	No	Unk	Yes	<u>No</u>	

Government Records/Historical Sources Inquiry (See guide, Section 10)

21. Do any of the following federal, state or local government record systems list the property or any property within the search distance noted below (where available)?

	Approximate Minimum Search Distance		Yes	No
	Miles	(kilometers)		
Federal NPL site list	1.0	(1.6)	Yes	<u>No</u>
Federal Delisted NPL site list	0.5	(0.8)	Yes	<u>No</u>
Federal CERCLIS list	0.5	(0.8)	Yes	<u>No</u>
Federal CERCLIS NFRAP site list	0.5	(0.8)	Yes	<u>No</u>
Federal RCRA CORRACTS facilities list	1.0	(1.6)	Yes	<u>No</u>
Federal RCRA non-CORRACTS TSD facilities list	0.5	(0.8)	Yes	<u>No</u>
Federal RCRA generators list	property and adjoining properties		Yes	<u>No</u>
Federal institutional control/engineering control registries	property only		Yes	<u>No</u>
Federal ERNS list	property only		Yes	<u>No</u>
State and tribal lists of hazardous waste sites identified in investigation or remediation			Yes	No
State and tribal equivalent NPL	1.0	(1.6)	Yes	<u>No</u>
State and tribal equivalent CERCLIS	0.5	(0.8)	Yes	<u>No</u>
State and tribal landfill and/or solid waste disposal site lists	0.5	(0.8)	Yes	<u>No</u>
State and tribal leaking storage tank lists	0.5	(0.8)	Yes	No
State and tribal registered storage tank lists	property and adjoining properties		Yes	No
State and tribal institutional control/engineering control registries	property only		Yes	<u>No</u>
State and tribal voluntary cleanup sites	0.5	(0.8)	Yes	<u>No</u>
State and tribal Brownfield sites	0.5	(0.8)	Yes	<u>No</u>

ASTM QUESTIONNAIRE

22. Based upon a review of fire insurance maps or local street directories, all as specified in the guide, are any buildings or other improvements on the property or on an adjoining property identified as having been used for an industrial use or uses likely to lead to contamination of the property?

Yes

No

Unavailable

Result

The Site Visit questionnaire was completed by

Name

Dr. Storm L. Richards, Ph.D., C.E.C., C.E.I.

Title

Principal

Firm

Storm L. Richards & Associates, Inc.

Address

1804 Maple Avenue

Sanford, Florida 32771-3358

407-323-9021 / 803-547-3093

Phone number/Fax number

Date

Relationship to site

Relationship to user (for example, principal, employee, agent, consultant)

Consultant

The Government Records and Historical Sources Inquiry questionnaire was completed by

Name

Dr. Storm L. Richards, Ph.D., C.E.C., C.E.I.

Title

Principal

Firm

Storm L. Richards & Associates, Inc.

Address

1804 Maple Avenue

Sanford, Florida 32771-3358

407-323-9021 / 803-547-3093

Phone number/Fax number

Date

Relationship to site

Relationship to user (for example, principal, employee, agent, consultant)

Consultant

ASTM QUESTIONNAIRE

Copies of the completed questionnaires have been filed at:

Storm L. Richards & Associates, Inc.

Copies of the completed questionnaires have been mailed or delivered to:

Preparer represents that to the best of the preparer's knowledge the above statements and facts are true and correct and to the best of the preparer's actual knowledge no material facts have been suppressed or misstated

Signature _____  _____

It is the user's responsibility to draw conclusions regarding affirmative or unknown answers.



APPENDIX E

Principal Resume

STORM L. RICHARDS & ASSOCIATES, INC.
ENVIRONMENTAL ASSESSMENTS, FEASIBILITY STUDIES, & PERMITTING
1804 MAPLE AVENUE
SANFORD, FLORIDA 32771-3358
Email: slra@bellsouth.net
(407) 323-9021 FAX: (803) 547-3093

DR. JEANNE FILLMAN-RICHARDS, President
DR. STORM L. RICHARDS, Principal

PROFESSIONAL SUMMARY

Storm L. Richards, Ph.D., C.E.C., C.E.I.
Principal

Dr. Richards has an extensive background in federal, state, county, and city planning. He has directed and coordinated planning projects for the Federal Aviation Administration, the United States Postal Service, the Office of Navajo Land Development, the Suwannee River Water Management District, the Seminole County Expressway Authority, Seminole County, the City of Ocala, and Greiner Engineering, Inc., prior to being a principal in **Storm L. Richards & Associates, Inc.** in June of 1989.

PROFESSIONAL EXPERIENCE

Dr. Richards has over twenty-five years' experience in environmental management with federal, state, local, and private planning agencies. Dr. Richards has coordinated planning and environmental projects involving environmental wetland boundaries, jurisdictional determinations for federal, state, regional, and local agencies. His academic and professional experience includes comprehensive planning, water resource planning, hazardous waste management, underground storage tank monitoring and management, environmental planning and mitigation, transportation, administrative, and archaeological investigations.

CREDENTIALS

Registered Environmental Property Assessor (national). Awarded by the National Registry of Environmental Professionals in June 1993—Registered Environmental Property Assessor Registration Number REPA 2960.

FLORIDA DBE • NATIONAL ASSOCIATION OF ENVIRONMENTAL PROFESSIONALS
FLORIDA ASSOCIATION OF ENVIRONMENTAL PROFESSIONALS • NATIONAL ENVIRONMENTAL ASSESSMENTS ASSOCIATION
FLORIDA ENVIRONMENTAL ASSESSORS ASSOCIATION • THE ASSOCIATION OF AMERICAN GEOGRAPHERS
FLORIDA SOCIETY OF GEOGRAPHERS • REGISTER OF PROFESSIONAL ARCHAEOLOGISTS • FLORIDA ARCHAEOLOGICAL COUNCIL
FLORIDA WILDLIFE COMMISSION AUTHORIZED GOPHER TORTOISE AGENTS GTA-09-00148C & GTA-09-00149C

CREDENTIALS
(Continued)

Florida Certified Environmental Auditor. Awarded by the National Registry of Environmental Professionals in June 1993—Official Professional Environmental Registration Number CFEA 9.

C.E.C. (Certified Environmental Consultant) status earned in April 1990. Awarded by the National Association of Environmental Professionals—Certification No. 03562.

Ph.D./Urban Regional Planning and Urban Geography—University of Florida—1987.
Dissertation title: Rural-Urban Fringe—Continuum or Dichotomy? A Study of the High-Growth Area, Seminole County, Florida.

M.A./Geography-Archaeology—University of Florida—1978.

B.A./Anthropology-Archaeology (with honors)—University of Florida—1973.

He is a member of the National Association of Environmental Professionals, Florida Association of Environmental Professionals, National Environmental Assessors Association, Florida Environmental Assessors Association (ex-Member of the Board of Directors), Society of Professional Archaeologists, Florida Archaeological Council, and the Florida Association of American Geographers.

PROFESSIONAL SUMMARY

Storm L. Richards & Associates, Inc. has completed Environmental Assessments in the Southeastern United States for the U.S. Postal Service including in Atlanta, Georgia; New Orleans, Louisiana; and Brooksville, Florida. The firm completed a detailed Environmental Assessment for a runway project for the Central Florida Regional Airport in Sanford, Florida, and the TICO/Space Center Executive Airport in Titusville, Florida, and Level One (1) Environmental Assessment on the Daytona Beach Regional Airport in Daytona Beach, Florida. **Storm L. Richards & Associates, Inc.** has conducted numerous individual Environmental Assessments for private development projects in Florida and the Southeastern United States, including detailed hazardous waste assessments, underground storage tank inventories, and local, state, and federal designations. As professional archaeologists, also completed four separate Archaeological/Cultural Resource studies at the behest of a private developer for the State of Florida in Indian River County and has conducted a fifth such study in Orange County, Florida. Six other Archaeological Assessments were conducted in Central Florida associated with the Florida Turnpike Authority. Dr. Richards has coordinated Environmental Assessments for the Orlando International Airport, St. Lucie County International Airport, Bartow Regional Airport, Vero Beach Airport, Ft. Myers-Page Field & International Airport, and the City of Lake City Airport while working for Greiner Engineering, Inc. He has also completed federal

PROFESSIONAL SUMMARY
(Continued)

Environmental Assessments for the U.S. Postal Service in Seminole, St. Lucie, and Broward Counties in Florida, and in Shelby County, Tennessee.

Dr. Richards has also completed Environmental Assessments and feasibility studies for several land development companies in Central Florida, including hazardous waste inventories, Threatened and Endangered Species assessments, and wetland jurisdiction and mitigation projects. **Storm L. Richards & Associates, Inc.** has successfully completed numerous gopher tortoise and Threatened and Endangered Species projects in Florida. **Storm L. Richards & Associates, Inc.** has also completed Wetland Inventories, Environmental Assessments, and Threatened and Endangered Species Inventories for 10 borrow pits in Central Florida in connection with the Southern Connector and Eastern Beltway projects for Hubbard Construction Company.

SUMMARY OF PROJECTS COMPLETED BY
STORM L. RICHARDS & ASSOCIATES, INC.

- Environmental Assessments for United States Postal Service facilities in Seminole, St. Lucie, Hernando, and Broward Counties in Florida; in Atlanta, Georgia; in New Orleans, Louisiana; and in Memphis, Shelby County, Tennessee. Included in these assessments was a detailed review of threatened and endangered species. A detailed archaeological study was completed for the Seminole County Facility. The Environmental Assessments complied with Federal guidelines of environmental significance in a comprehensive fashion.
- Detailed large-area Environmental Assessment and Wetlands Inventory for runway project at the Central Florida Regional Airport, Sanford, Florida, for the U.S. Army Corps of Engineers. Completed jurisdictional determination for all jurisdictional property (approximately 1,800 acres) at the Central Florida Regional Airport, which was approved by the U.S. Army Corps of Engineers and considered binding for a five-year time period.
- Completed preliminary wetland evaluation, threatened and endangered species review, and archaeological/cultural resources assessment for the approximately 900 acre land acquisition site for the Daytona Beach International Airport.
- Environmental Assessment/Development of Regional Impact Studies for the Federal Aviation Administration regarding the Extension (2500'x 150') to Runway 7L-25R and Relocation of Instrument Landing System project for the Daytona Beach International Airport.

**SUMMARY OF PROJECTS COMPLETED BY
STORM L. RICHARDS & ASSOCIATES, INC.**
(Continued)

- Environmental Assessment and habitat evaluation including threatened and endangered species inventory and jurisdictional wetland review of approximately two hundred (200) acre parcel adjacent to and north of Runway R-27 of the Melbourne Regional Airport for the Melbourne Regional Airport/Allied Aviation development site.
- Wetland mitigation project for Grumman Aerospace Corporation Joint Stars project site, Melbourne, Florida.
- Detailed Environmental Assessment meeting Federal Aviation Administration requirements for runway project at the TICO/Space Center Executive Airport, Titusville, Florida. This Environmental Assessment included archaeological survey, wetlands inventory, threatened and endangered species inventory, and planning.
- Phase One (1) Environmental Assessment for the Daytona Beach Regional Airport, Daytona Beach, Florida.
- Detailed Environmental Assessment meeting requirements of the Federal Aviation Administration for the Central Florida Regional Airport, Sanford, Seminole County, Florida. This Environmental Assessment included archaeological survey, wetlands inventory, threatened and endangered species survey, socioeconomic inventory, and planning.
- Coordinated Environmental Assessments for the Orlando International Airport, Orlando, Florida.
- Conducted Environmental Assessment for the St. Lucie County International Airport.
- Coordinated Environmental Assessment for the Bartow Regional Airport, Bartow, Florida.
- Conducted Environmental Assessment for the Vero Beach Airport, Vero Beach, Florida.
- Performed Environmental Assessment for the Ft. Myers-Page Field Airport, Ft. Myers, Florida.
- Participated in a large-scale gopher tortoise relocation project at the Braniff-Com Air site at Orlando International Airport, Orlando, Florida

**SUMMARY OF PROJECTS COMPLETED BY
STORM L. RICHARDS & ASSOCIATES, INC.**
(Continued)

- Environmental Assessments, threatened and endangered species inventories, wetlands jurisdictional reviews, and archaeological/cultural resource assessments for Hubbard Construction Company project sites in Seminole, Orange, and Duval Counties, Florida, on an ongoing basis since 1989.
- Performed threatened and endangered species inventory including flagging of gopher tortoise burrows and presented gopher tortoise habitat management plan for Valkaria Airport, Palm Bay, Florida.
- Coordinated mixed-waste relocation project at Central Florida Regional Airport, Sanford, Florida.
- Coordinated resolution of sludge and wastewater matter for Grumman Aerospace Corporation facility located at the Melbourne Regional Airport, Melbourne, Florida.
- Coordinated mitigation compliance for the Stormwater Treatment Pond at the Central Florida Regional Airport, Sanford, Florida, under St. Johns River Water Management District Permits No. 4 117-0263AG and 12-117-0045AG, including designing Retention Pond Mitigation Program and coordinating the planting of the plant species on site.
- Performed Environmental Assessment on a tenant of the Central Florida Regional Airport, Sanford, Florida, to evaluate possible environmental concerns and delineate mitigation actions.
- Conducted gopher tortoise and commensal species relocation project at St. Lucie County International Airport taxiway project site.
- Did gopher tortoise and listed species excavation and relocation project at Central Florida Regional Airport temporary tower site.
- Conducted inventories including wetlands review and flagging, as well as performed gopher tortoise and listed species excavation and relocation project the Grumman Aerospace Corporation testing facility and Control Tower Access Road sites located at the Melbourne Regional Airport, Melbourne, Brevard County, Florida.
- Conducted major (over 600 burrows) gopher tortoise and commensal species excavation and relocation project at the Melbourne Regional Airport Runway 9L-27R widening project, Melbourne, Brevard County, Florida.

**SUMMARY OF PROJECTS COMPLETED BY
STORM L. RICHARDS & ASSOCIATES, INC.**
(Continued)

- Designed Gopher Tortoise Habitat Management Plan for Melbourne Regional Airport Runway 9L-27R widening project, Melbourne, Brevard County, Florida.
- Consulting under Hubbard Construction Company for the Orlando International Airport toward resolution of permit compliance and reduction of turbidity conditions at the South Access Road project, coordinating with the Florida Department of Environmental Regulation.
- U.S. Army Corps of Engineers recovery project in Dade County, Florida: Phase One (1) Environmental Assessments on destroyed school sites in Homestead/Dade County, Florida, related to destruction of Hurricane Andrew.
- Provide archaeological and environmental serves on a continuing basis including wetland reviews, threatened and endangered species inventories, and hazardous materials surveys to airports including the following: Daytona Beach International Airport, Melbourne Regional Airport, Central Florida Regional Airport, Space Center Executive Airport, Merritt Island Airport.
- Identification of wetlands on State of Florida Department of Natural Resources conservation and recreation land property acquisition in Orange County and Osceola County, Florida.
- Conducted gopher tortoise and commensal species excavation and relocation project for proposed Cardinal Creek Subdivision in Seminole County, Florida, including Gopher Tortoise Habitat Management Plan for recipient site.
- Excavated 130 gopher tortoise burrows and relocated gopher tortoises and commensal species at the Central Florida Regional Airport in Seminole County, Florida, for South Access Road project, including Gopher Tortoise Habitat Management Plan.
- Environmental Assessment and Habitat Evaluation including threatened and endangered species inventory, wetland map review, and archaeological site potential of approximately two thousand (2,000) acre area broken down into sixteen (16) development opportunity areas at the Space Center Executive (TICO) Airport, Titusville, Brevard County, Florida.
- Environmental overview of wetlands/uplands associated with approximately 900 acre property acquisition project south of the Daytona Beach International Airport, Daytona Beach, Florida.

**SUMMARY OF PROJECTS COMPLETED BY
STORM L. RICHARDS & ASSOCIATES, INC.**

(Continued)

- Compliance, maintenance, and monitoring of permit conditions of Management and Storage of Surface Waters Individual Permit No. 4-009-0416 GM, issued to the City of Melbourne Airport Authority by Florida Game and Fresh Water Commission for the Melbourne International Airport, Melbourne, Florida. The project includes plantings as well as replacement plantings in areas of non-desirable species encroachment.
- Performed Phase One (1) Environmental Overview of proposed commercial/industrial property acquisition area adjacent to Daytona Beach International Airport in 2400/2500 blocks of Belleview Avenue, Daytona Beach, Florida.
- Conducted Environmental Assessment and Habitat Evaluation of approximately 2,000 acre parcel divided into 16 development opportunity areas located on and nearby the Space Center Executive (TICO) Airport, including threatened and endangered species identification inventory, preliminary wetland jurisdictional determination, and prioritization of potential archaeological and/or historically significant site potential for the purposes of conceptual planning for the Titusville-Cocoa Airport Authority, Titusville, Brevard County, Florida.
- Conducted environmental and permit inventory of Hangar Access Road project at Valkaria Airport, Palm Bay, Brevard County, Florida.
- Phase One (1) Environmental Assessment on proposed acquisition Parcels 35, 36, and 36B related to South Access Road project for the Central Florida Regional Airport, Sanford, Florida.
- Request for wetland jurisdictional determination on proposed South Access Road project site (Parcels 35, 36, and 36B) at the Central Florida Regional Airport, Sanford, Florida.
- Conducted wetland determination and flagging of wetland line on approximately 24 acre Whisper Lakes project site located on the South Orange Blossom Trail in unincorporated Orange County, Florida.
- Consultation regarding closure, removal, and filling of underground fuel storage tank site including follow-up temporary monitoring methodology at Central Florida Regional Airport, Sanford, Florida.
- Performed field inventory of east/west swale drainage ditch at northeast end of paved runway at Arthur Dunn Airport, Titusville, Brevard County, Florida.

**SUMMARY OF PROJECTS COMPLETED BY
STORM L. RICHARDS & ASSOCIATES, INC.**
(Continued)

- Conducted wetland inventory and coordinated request for non-jurisdictional determination status on proposed driving range/golf course site in Oviedo, Seminole County, Florida.
- Reviewed status of presence of Florida scrub jays (*Aphelocoma coerulescens coerulescens*) relative to site of Hangar Access Road project at Valkaria Airport, Palm Bay, Brevard County, Florida.
- Performed inventory of gopher tortoises (*Gopherus polyphemus*) related to South Access Road project site at Central Florida Regional Airport, Sanford, Florida.
- Performed additional wetland flagging regarding South Access Road project at the Central Florida Regional Airport, Sanford, Florida.
- Created environmental methodology for wetlands/uplands associated with approximately 900 acre acquisition project south of the Daytona Beach International Airport, Daytona Beach, Florida.
- Requested wetland jurisdictional determination on Parcel 33 pertaining to South Access Road project at the Central Florida Regional Airport, Sanford, Florida.
- Environmental services regarding cleanup, agency coordination, documentation, and continual site inspection relating to hydraulic fuel spill at Disney road and bridge project at C-1 canal, Osceola County, Florida.
- Environmental Assessment and evaluations including federally-designated Florida scrub jay (*Aphelocoma coerulescens coerulescens*) presence at the Melbourne International Airport, Melbourne, Brevard County, Florida, for purposes of master planning.
- Field environmental inventories including habitat evaluation, flagging, and gopher tortoise (*Gopherus polyphemus*) survey for proposed FAA/NOAA radar site at MacDill Air Force Base, Tampa, Florida, for the Southern Regional Headquarters of the Federal Aviation Administration.
- Environmental services including review of environmental policy relevance to Airport tenant lease agreements and revision of lease agreements for the Central Florida Regional Airport, Sanford, Florida. Also reviewed were compliance regulations of the federal Environmental Protection Agency and the Florida Department of Environmental Protection as applicable to lease agreements and policy directives.

**SUMMARY OF PROJECTS COMPLETED BY
STORM L. RICHARDS & ASSOCIATES, INC.**
(Continued)

- Conducted habitat evaluation on gopher tortoise (*Gopherus polyphemus*) relocation site and approach zone at western end of runway at Melbourne International Airport, Melbourne, Florida.
- Conducted threatened and endangered species inventory on White Sands Cove project in Seminole County, Florida.
- Excavated and relocated gopher tortoises (*Gopherus polyphemus*) under generic permit at site of proposed FAA/NOAA radar facility at MacDill Air Force Base, Tampa, Florida, for the Federal Aviation Administration.
- Performed wetland, archaeological, and threatened and endangered species reviews on the Daytona Beach International Airport site in Daytona Beach, Florida, for Master Plan project.
- Conducted environmental services including gopher tortoise (*Gopherus polyphemus*) permitting, excavating, and relocating on Watts Farm property in Seminole County, Florida.
- Consultation and preliminary recommendations for tenant compliance review matter for tenant site at the Central Florida Regional Airport, Sanford, Florida.
- Federal Aviation Administration Environmental Assessment Supplement on additional proposed approximately 2-acre acquisition site (Parcel 33) for the South Access Road project at the Central Florida Regional Airport, Sanford, Florida.
- Conducted site inventory, review of Airport policy, review and documentation of U.S. Army Corps of Engineers document on tanks adjacent to tenant site, and coordination of subsurface testing regarding tenant matter at the Central Florida Regional Airport, Sanford, Florida.
- Performed wetland assessment and overall environmental assessment with threatened and endangered species inventory, including report, flagging, site visits, and site review on approximately 76-acre parcel located at Lake Butler Road and McKinnon Road in Windermere, Orange County, Florida.
- Environmental Assessment to meet requirements of the Federal Aviation Administration for the proposed permanent tower project at the Central Florida Regional Airport, Sanford, Florida. This project was done directly for the Federal Aviation Administration.

**SUMMARY OF PROJECTS COMPLETED BY
STORM L. RICHARDS & ASSOCIATES, INC.**
(Continued)

- Performed field inventory including flagging and mapping of gopher tortoise (*Gopherus polyphemus*) burrows at the Valkaria Airport Runway 14-32 Rehabilitation and Entrance Road Improvement Project site, Palm Bay, Brevard County, Florida.
- Management and Storage of Surface Waters under Individual Permit No. 4-009-0416 GM wetland impacts monitoring project (Mitigation Area #2) report submitted to the St. Johns River Water Management District for the Melbourne International Airport/Grumman S.I.T.F.—Phase 2 Site at the Melbourne International Airport, Melbourne, Brevard County, Florida.
- Field review and technical report on proposed wetland mitigation for the Federal Aviation Administration Weather Facility at the Immigration and Naturalization Service (INS) Processing Center located at Krome Avenue in Miami, Florida.
- Environmental services/wetland site evaluation including quadrant evaluation and recommended mitigation conceptual plan for Mitigation Area #1 located west of tower access road site of the Melbourne International Airport/Grumman S.I.T.F.—Phase 2 Site at the Melbourne International Airport, Melbourne, Brevard County, Florida.
- Conducted inventory of gopher tortoise burrows (*Gopherus polyphemus*), including flagging at construction site for International Arrivals Building at the Central Florida Regional Airport, Sanford, Florida.
- Environmental services including harvesting, preparation, planting, fertilizing, and tasks included as maintenance for Monitoring Area #2 of the Melbourne International Airport/Grumman S.I.T.F.—Phase 2 Site at the Melbourne International Airport, Melbourne, Florida.
- Performed field investigation of the South Access Road project site including Biological Opinion review, agency coordination, and documentation regarding possible presence of bald eagle (*Haliaeetus leucocephalus*) nests within zones of protection relative to the site at the Central Florida Regional Airport, Sanford, Seminole County, Florida.
- Field review and report on areas for development at the Melbourne International Airport, Melbourne, Florida, including wetlands survey, protected species inventory, and review of documentation for Master Planning purposes.

**SUMMARY OF PROJECTS COMPLETED BY
STORM L. RICHARDS & ASSOCIATES, INC.**
(Continued)

- Mitigation project for the South Access Road project at the Central Florida Regional Airport, Sanford, Florida.
- Consultation regarding strict policy relating to representation of aviation authorities over tenants in environmental issues involving Central Florida Regional Airport tenants in potential conflict-of-interest situations.
- Did field survey and report on threatened and endangered species inventory for proposed site of Checkers Drive-In Restaurant in Orange City, Volusia County, Florida.
- Review of proposed permit modification project regarding FAA Weather Facility located at the Immigration and Naturalization Service (INS) Processing Center at Krome Avenue, Miami, Florida, for the Federal Aviation Administration.
- Conducted protected species relocation project for the International Arrivals Building site at the Central Florida Regional Airport, Sanford, Seminole County, Florida.
- Field review and documentation in areas including biotic communities, endangered and threatened species, wetlands, and hazardous/toxic materials on or near the Melbourne International Airport, Melbourne, Brevard County, Florida, for Master Planning purposes in project with Howard, Needles, Tammen, & Bergendoff.
- Performed threatened and endangered species inventory including report for Krystal Restaurant site in Lake Mary, Seminole County, Florida.
- Conducted threatened and endangered species inventory including report for site of Briar Corporation in Seminole County, Florida.
- Coordinated with the U.S. Fish and Wildlife Service in conducting clearing of trees and vegetation project without adverse impact on federally-protected Florida scrub jays (*Aphelocoma coerulescens coerulescens*), the project being associated with FAA requirements and construction activities at Valkaria Airport, Brevard County, Florida.
- Provided agency coordination, meetings, field review, and technical reports related to FAA Environmental Assessment documents for compliance of Part 5050.FA assessment for extended safety area site project at the Melbourne International Airport, Melbourne, Brevard County, Florida.

**SUMMARY OF PROJECTS COMPLETED BY
STORM L. RICHARDS & ASSOCIATES, INC.**
(Continued)

- Consultation, agency coordination, and evaluation regarding federally-protected Florida scrub jays (*Aphelocoma coerulescens coerulescens*) at Valkaria Airport, Brevard County, Florida.
- Field review and report on threatened and endangered species inventory on proposed expansion of Air Cargo facility parking and drainage improvement area at the Melbourne International Airport, Melbourne, Brevard County, Florida.
- Performed threatened and endangered species inventory including letter report on Dean Woods PUD site in Orange County, Florida.
- Prepared letter report regarding wetland jurisdictional determination of proposed approximately twenty (20) acre Cardinal Glen development site in Seminole County, Florida, to St. Johns River Water Management District.
- Conducted threatened and endangered species inventory including report for proposed Mayfair Club development site in Sanford, Seminole County, Florida.
- Conducted jurisdictional wetland review for Dean Woods PUD site in Orange County, Florida.
- Conducted threatened and endangered species inventory including report for the U.S. Fish and Wildlife Service on proposed University Pines subdivision site near the Orange County/Seminole County line in Orange County, Florida.
- Performed threatened and endangered species inventory including report for Seminole County Natural Resources Officer on proposed Handy Way site near Winter Springs, Seminole County, Florida.
- Conducted field review and produced technical report and mitigation proposal for the FACC Weather Facility at the Immigration and Naturalization Service (INS) Processing Center located at Krome Avenue, Miami, Florida, for the Federal Aviation Administration.
- On-site relocation of gopher tortoises (*Gopherus polyphemus*) and commensal species at Handy Way site near Winter Springs, Seminole County, Florida.

**SUMMARY OF PROJECTS COMPLETED BY
STORM L. RICHARDS & ASSOCIATES, INC.**
(Continued)

- Prepared revised FAA Specification FAA-SO-1203: Wetlands Reclamation/Immigration and Naturalization Service (INS) Processing Center, Krome Avenue, Miami, Florida, for the Federal Aviation Administration.
- On-site relocation of gopher tortoises (*Gopherus polyphemus*) and commensal species at Apollo Boulevard Access Road site to proposed Air Cargo Facility at the Melbourne International Airport, Melbourne, Brevard County, Florida.
- Wetland mitigation project and planting of herbaceous species in approach zone and planting of forested wetland vegetation species coordinated with the St. Johns River Water Management District at the Central Florida Regional Airport, Sanford, Seminole County, Florida.
- Conducted threatened and endangered species inventory including report on proposed approximately twenty (20) acre Cardinal Glen site in Seminole County, Florida.
- Conducted jurisdictional wetland inventory on proposed Mayfair Club development site in Sanford, Seminole County, Florida.
- Performed threatened and endangered species inventory including report on Magnolia Cove Subdivision site in Seminole County, Florida.
- Conducted wetland inventory including report on proposed approximately twenty (20) acre Cardinal Glen site in Seminole County, Florida.