

1 Introduction

1.1 Overview

Water & Air Research, Inc. (Water & Air), was contracted to perform a Phase I environmental assessment of the Plattus (Plattus) property, 550 West King Street (King Street), St. Augustine, Florida (also referred to as the subject property). According to the St. John's County Property Appraiser's internet site, the subject property is tax parcel #112610-0000 and is owned by Mr. Stephan Plattus. This work was performed in September 2005 at the request of Mr. Jason Fort with the Fort Group Development Corporation (Fort Group).

The property is currently undeveloped with the exception of concrete steps and pad from a former structure with the remainder of the site generally covered in vegetation. No current uses were identified during this assessment.

1.2 Purpose and Reliance

The purpose of this work has been to render an opinion regarding potential for contamination that could require cleanup and thereby affect property value or ability to sell the property. This work was requested by a developer and the focus of the environmental assessment has been to identify issues that would impact the use or value of the property. Environmental compliance issues have been addressed to a lesser extent because compliance issues typically affect property value to a lesser extent than do contamination issues.

A finding that potential for contamination exists is not equivalent to finding contamination but rather that more information is needed. In cases where potential contamination issues are identified, no further opinion can be rendered without additional technical work, which is beyond the scope of this Phase I assessment. In some cases, additional work includes obtaining and reviewing regulatory files. In other cases, additional work can include testing of soils and/or groundwater at the property.

This report is intended for the sole use of the Fort Group and their designees as needed to assist with financial decisions related to the property. No other use is intended or appropriate. This work is not intended for release to the public or to public agencies.

1.3 Technical Assessment Methods (Scope)

This assessment has been performed in accordance with standards of care generally accepted by professionals in performing this type of technical work. Standard of care guidance for this type of work, such as guidance promulgated by the American Society for Testing and Materials (ASTM) in ASTM E1527-00, has been considered, and all relevant aspects of the ASTM guidance have been followed as this work has been conducted. However, the ASTM reporting format has not been followed.

The scope of technical work included acquiring and reviewing written, photographic, and oral information; making observations; and applying professional judgment. Technical work included a property visit, interviews with people familiar with the subject property, a review of readily available historical documents and aerial photographs, and a review of readily available regulatory information. Also, a database compilation of state and federal lists that inventory possible nearby contamination sites was obtained and reviewed.

Simon Cordery, Environmental Scientist, visited the property in September 2005 and prepared this report, which was reviewed by Scott Burgard, P.G. Summaries of Mr. Cordery's and Mr. Burgard's experience and qualifications are appended.

Observations of the property were made during the site visit. In addition, activities on adjacent properties were observed to the extent possible without trespassing in order to comment on the potential for on-site impacts from contamination originating off-site.

Information collected and/or reviewed during the completion of this Phase I assessment included an environmental database search prepared by Environmental Data Resources, Inc. (EDR), U.S. Geological Survey topographic maps, and historical aerial photos. Sanborn Fire Insurance Company maps were sought through the University of Florida map library. Maps were found and reviewed for 1924 and 1930 revised to 1965.

Sources of all information on which technical opinions are based are referenced or appended to allow reconstruction of this assessment by other environmental professionals.

1.4 Limitations, Exceptions, and Special Terms

This technical work was performed by persons experienced in this type of work. The work is reasonable and sufficient to enable a professional opinion to be rendered regarding potential for contamination that could affect property value and to document

existing, observable environmental conditions at the subject property. However, although reasonable care has been exercised in performing this work, the opinions rendered are limited by availability, accuracy, and completeness of information obtained using reasonable effort and within the scope and limitations imposed by budget and schedule. It is possible that additional information regarding historical activities at the property, if known, could affect the opinions rendered. Further, the opinions rendered are limited by conditions that could be observed.

Information provided by others has been sought and relied on as accurate, unless judged to be flawed or otherwise inappropriate. In many cases, there is no opportunity to independently verify such information, and the accuracy of this Phase I assessment is limited by the extent to which information provided is accurate. A property tour and historical information was provided by Mr. Plattus, owner of the subject property since 1999.

Information obtained by interviewing individuals has been attributed to respective sources throughout the text; no separate discussion or documentation of interviews is included.

No environmental testing has been completed during this Phase I assessment update and no conclusion regarding subsurface contamination can be made.

The scope of this Phase I assessment is limited to considerations within the scope of ASTM E1527-00. No attempt has been made to address non-scope issues.

No chain of title or other legal ownership documents were provided by Mr. Fort, and none was reviewed for this Phase I assessment. Unless stated elsewhere in this report, property history is believed to be documented sufficiently to provide an adequate understanding of historical activity at the property. According to Mr. Plattus, no environmental liens are in place and no regulatory enforcement actions are pending against the subject property.

2 Property Description

2.1 Location

The Plattus property is approximately 1.75 miles west of the historic center of St. Augustine, St. John's County, Florida. The physical address for the subject property is 550 West King Street, St. Augustine, Florida. The property is shown on the U.S. Geological Service (USGS) St. Augustine, Florida, 7.5 Minute Series Topographic Map. A portion of the topographic

map indicating the location of the subject property and the surrounding area is included as Figure 1.

2.2 Property Features and Layout

The Plattus property and surrounding properties are shown in Figure 2. According to a site map provided by Mr. Fort, the Plattus property occupies approximately 0.36 acres.

The property is shaped like an irregular triangle with the longest side facing King Street. The property has a set of concrete steps and a slab from a former structure, but is otherwise undeveloped. Some mature trees are on the subject property with the remainder covered in vegetation. No rail lines enter the Plattus property; however, a rail line runs along the west boundary. Access to the subject property is from King Street.

The property is not fenced or gated.

A drainage swale runs north/south along the east boundary. Some pooled rainwater was observed in low areas in the west and east portions of the subject property. No other water bodies were observed.

Based on observation, the Plattus property could receive stormwater run-on from adjacent properties. The property is not currently served by municipal services. Mr. Plattus stated that he believed the site had been on the municipal potable water system. The area in the vicinity of the subject property is served by municipal electric, potable water, and sanitary sewer services. A septic system is expected to be onsite that served a former church on the subject property.

2.3 Vicinity Description and Adjoining Properties

Land use in the vicinity is a combination of single-family residential and commercial properties. West of the subject property is a spur of the Florida East Coast rail line. Farther west is a restaurant on the south side of King Street and single family residences on both the north and south sides of King Street. North of the subject property is the rail line cited above. Farther north are residences. King Street bounds the property to the south. Farther south is a vacant residence and a city park with Oyster Creek beyond. East of the subject property on the north side of King Street is a vacant lot. Farther east is a barber shop, restaurant, and former cleaners with North Whitney Street beyond. East of the subject property on the south side of King Street are residences, a church, and a former seafood market with South Whitney Street beyond.

Based on observation, the land in the vicinity of the subject property slopes downward to the east.

2.4 Current On-Site Activities

The property is currently unoccupied and no activities were observed during the site visit. Concrete steps and slab remain in the central portion of the property from a former church. No ongoing commercial, industrial, or other activities currently occur at the property.

2.5 Prior On-Site Activities

Based on Sanborn map coverage, the site was improved (residence) since at least 1930. According to Mr. Plattus, the site had been used as a church from the mid-1950s to approximately 1979. The site had been unoccupied until 1999 when Mr. Plattus bought the parcel. Mr. Plattus stated the vacant building had been used by indigents while it was vacant. Mr. Plattus had the structure razed in 2003 to prevent unauthorized use. Mr. Plattus was not aware of any activities on the subject property prior to the 1950s. Based on the Sanborn Fire insurance maps, two small domiciles appear to be in the northeast portion of the subject property. Without property boundary lines shown, the location of these structures on or relative to the the subject property can only be approximated. The Sanborn map is appended.

3 Records Review

3.1 Review of Regulatory Lists and Files

A database search was conducted for the area surrounding the subject parcel to identify nearby properties that may be contamination sites or of other regulatory interest. The databases contain information provided by state and federal agencies. The specific lists reviewed and the search radius used for each list follows. A copy of the database search report is included as an appendix.

Database List	Radius	Database Description
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Database List	Radius	Database Description
CERCLIS	0.5 mile	Abandoned, inactive, or uncontrolled hazardous/toxic waste sites that are proposed for or being screened for inclusion on the NPL compiled in the Comprehensive Environmental Response, Compensation, and Liability Information System
NPL	1.0 mile	National Priorities List (Superfund sites)
RCRIS TSD	0.5 mile	Transporters, treaters, storers, disposers of hazardous waste compiled in the Resource Conservation and Recovery Act (RCRA) Information System
RCRIS Generators	Adjacent Properties	Generators of hazardous waste, including large quantity generators (LQG) and small quantity generators (SQG)
ERNS & HMIRS	Adjacent Properties	Reported releases of oil or hazardous substances
CORRACTS	1.0 mile	Hazardous waste handlers with RCRA corrective action activity
TSCA	Adjacent Properties	Facilities that manufacture/import certain chemicals on the Toxic Substances Control Act list
PADS	Adjacent Properties	Facilities that handle polychlorinated biphenyls (PCBs)
SHWS	1.0 mile	State inventory of hazardous waste sites
SW/LF	0.5 mile	State inventory of solid waste disposal facilities, including landfills
AST	Subject property	Facilities with registered aboveground storage tanks
UST	Adjacent Properties	Facilities with registered underground storage tanks

Database List	Radius	Database Description
LUST	0.5 mile	Facilities/sites with leaking underground tank reports

Of the various lists included in the database search, the ones that relate most to potential releases of contaminants that might impact the subject property are the following: Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS), Emergency Response Notification System (ERNS), National Priority List (NPL), state analogs to these federal lists (i.e., SWHS), leaking underground storage tank (LUST) lists, and state landfill lists.

The subject property is not listed in any of the databases searched.

Two LUST sites were identified within approximately 0.5 mile of the subject property. Based on the expected direction of groundwater flow and distance to the subject property, potential to impact the subject property can be ruled out for both of these sites.

One RCRA generator and dry cleaner at the same address is listed within approximately one-quarter mile of the subject property. Based on expected flow of groundwater and distance to the subject property, impact to the subject property can be ruled out for this site. This site shows no violations and no impact to the subject property is expected from this designation alone.

A coal gas site was identified within approximately one mile of the subject property. Based on the distance from the subject property and its location on the far side of the San Sebastian River, no impacts to the subject property are expected.

No other sites or designations listed in the database were found that would be expected to impact the subject property.

A list of Orphan Sites, which could not be mapped due to limited address information, was reviewed. Using partial names and addresses provided in the database report, no sites were identified that would be expected to impact the subject property.

Based on the history of the site, no additional regulatory information was determined to be necessary.

3.2 Review of USGS Topographic Maps, Soils and Hydrogeologic Information

The United States Geological Survey (USGS) St. Augustine, Florida Quadrangle, 7.5-Minute Series Topographic map dated 1956 and photorevised in 1988 was reviewed. The map is based on aerial photographs taken in 1952 and 1983. A structure is shown on the subject property. Structures consistent with residences are shown on the properties east and west. All major roadways and the rail line are shown. No other significant features were observed.

Based on the topographic map, land surface elevation at the subject property is approximately 15 feet National Geodetic Vertical Datum (NGVD). The surrounding topography in the vicinity is gently sloping with higher elevations west and lower elevations to the south toward Oyster Creek, approximately 500 feet away and toward the east. Based on indicated elevations of land and water surfaces, shallow groundwater can be expected within 10 feet of land surface at the subject property. No site-specific information is available on depth to groundwater.

No site-specific information is available on direction of groundwater flow. Various surface and subsurface features, groundwater withdrawals, and seasonal fluctuations in rainfall can affect groundwater flow direction. However, shallow groundwater flow often tends to follow ground surface slope from higher to lower elevations. Based on USGS topographic map information, shallow groundwater is expected to generally flow south.

According to the *Soil Survey of St. John's County, Florida*, issued by the U.S. Department of Agriculture Soil Conservation Service in October 1983, near-surface soils at the subject and surrounding properties are classified as Astatula-Urban land complex.

The Astatula-Urban land complex is characterized as excessively-drained, nearly level to sloping sand in broad upland ridges and Urban land. Astatula surface soils are typically a layer of very dark grayish brown fine sand approximately 6 inches thick. The subsurface layer is approximately 80 inches of fine sand grading from a yellowish and dark grayish brown to yellow. Urban land consists of streets, sidewalks and other man-made features and the surrounding areas of disturbed soils.

The soil survey maps are based on topographic features and limited regional testing. It is not likely that any soils on the subject property were sampled during the soil survey.

3.3 Review of Sanborn Fire Insurance Company Maps

Maps produced by the Sanborn Fire Insurance Company (Sanborn) were sought for information regarding prior property use. These maps typically are limited to properties within the boundaries of cities with populations greater than 2,000 and to selected properties outside incorporated areas included as "specials" if they are considered significant by Sanborn. Industrial uses such as manufacturing plants are examples of properties that a fire insurance company would consider significant. Maps were found for the subject property for 1924 and 1930 revised to 1965. No development is shown on the 1924 map. Two domiciles are shown on what is believed to be the northeast corner of the subject property on the 1930 map. Without formal boundary lines the location of these structures on the subject property or relative to the subject property cannot be confirmed. The rail line is present adjacent west. Surrounding properties are residential. No other significant features were observed.

3.4 Review of Historical Aerial Photographs

Aerial photographs from 1949, 1964, 1979, and 1992 were obtained from the University of Florida Marston Science Library and were reviewed. No older photographs were readily available. It is likely that older photographs exist and could be obtained given sufficient time. However, based on other historical information obtained, older photographs are not expected to indicate any additional significant activities at the Plattus property. A 2004 aerial photograph was obtained from the St. John's County Property Appraiser's website and reviewed. The scale of the photographs, while sufficient to characterize general land use activities, does not allow for detailed examination to determine specific activities and land use.

1942 1"= 3,334'. A small structure occupies the northeast corner of the subject property. Adjacent and nearby properties have structures consistent with residences. The rail line to the west and King Street are present. The scale of the photograph does not allow for identification of details and features. No other significant features were observed.

1960 1"= 3,334'. The appearance of the subject and surrounding properties are similar to the 1942 aerial photograph. The park adjacent to the south across King Street is present. No other significant features were observed since the previous aerial photograph.

1971 1"= 3,334'. The structure first observed in the 1942 aerial photograph is no longer present on the subject property. A structure is present on the footprint of the concrete slab on the subject property. No other significant changes were observed on the subject property. Conditions at surrounding properties are similar to the previous aerial photograph.

1980 1"= 3,334'. No significant changes were observed on the subject or surrounding properties. No significant features were observed since the previous aerial photograph.

1993 1"= 3,334'. The vegetation appears thicker since the previous aerial photograph. No other significant changes were observed on the subject property. No other significant features were observed since the previous aerial photograph. Site and surrounding property conditions are generally consistent with current conditions.

No nearby or on-site environmental concerns, such as large denuded areas or waste disposal areas, were observed in the aerial photograph review. The scale of readily available aerial photograph did not allow for detailed identification of specific properties and features.

3.5 Review of Prior Environmental Assessments and Reports

Mr. Plattus stated he was not aware of any previous environmental work at, or technical reports related to, the subject property.

4 Site Reconnaissance

4.1 Chemical Storage and Waste Generation

No current activities occur at the subject property and no wastes are generated. No wastes other than discarded beverage containers were observed on the subject property during the site visit. Mr. Plattus stated he had removed items left behind by indigents. The razed structure rubble was removed by a contractor. Based on the history of the property as a church and residence, no wastes would be expected to be generated for impact to property.

4.2 Information Related to Underground and Aboveground Storage Tanks

No USTs were observed on the subject property, indicated in the database search, or known by Mr. Plattus to exist. No indications of USTs, such as fill ports or vent pipes, were

observed during this update. Information for USTs at adjacent properties is available in Section 3.1.

No aboveground storage tanks (ASTs) were observed at the Plattus property.

4.3 Property Tour

The property was visited in September 2005. All portions of the Plattus and outdoor portions of adjacent properties were observed. All areas of the property were reasonably accessible. The property is generally cleared with a set of concrete steps and pad remaining from a former church near the center of the property. The only other manmade property feature is a drainage swale near the east property boundary. A sales sign was observed near the south boundary with King Street.

No indications of large spills or leaks were observed at the property. No soil staining, odors, visibly stressed vegetation, or other visible signs of contamination impacts were observed on the property.

No electrical transformers that could be possible sources of polychlorinated biphenyls (PCBs) were observed on the subject property.

Standing water was observed in the east and west portions of the property. Based on the type of vegetation, it is reasonable to assume the mounded rail line base material inhibits drainage on the west portion of the property. No sheens were observed on any standing water on the subject property.

The area surrounding the subject property is served by municipal electric, sanitary sewer, and water. No water well is known to exist on the subject property. Mr. Plattus believed a septic system associated with the former church exists somewhere on the subject property.

Stormwater percolates and moves across the subject property to a drainage swale along the east boundary. According to Mr. Plattus, this swale was constructed by St. John's County as a drainage basin. Based on site topography, stormwater from the adjacent rail line may flow onto the subject property.

No obvious depressions or evidence of earthmoving activities possibly indicating on-site waste disposal were observed. Mr. Plattus indicated areas on the subject property he had mounded or graded to facilitate access to the property and to aid drainage.

Activities on adjacent properties were observed during a windshield tour of the vicinity. Surrounding properties are residential, commercial, and non-profit uses. No significant outdoor chemical use, waste storage, or generation could be observed on other nearby properties.

A rail line runs along the west boundary of the subject property. Historically, rail lines were cleared of vegetation using herbicides containing arsenic and by fire suppression. It is not known if herbicides containing arsenic were used at this portion of the line. The subject property may have received runoff from the rail line during rain events.

5 Interview Information

Information obtained by interviewing individuals has been attributed to respective sources throughout the text, and no separate discussion or documentation of interviews is included.

6 Principal Findings

1. The Plattus property address is 550 West King Street in St. Augustine, Florida. Based on Sanborn maps and historical aerial review, the property was developed with two domiciles since at least 1930 until they were removed and replaced with a structure used as a church from the 1950s to the late 1970s. The church structure was razed in 2003. No activities prior to 1930 are known. The subject property is currently unoccupied.
2. Land uses in the immediate vicinity of the property are residential, commercial, and non-profit. Additional information on nearby sites is available in Section 4.3.
3. A database search of government files identified no nearby property with the potential to impact the Plattus property.
4. There is no current chemical use at the subject property. No indications of chemical or petroleum use or spills were observed. Based on known past uses of the property, no chemical uses are expected.
5. No evidence of past or present UST or AST use on the subject property was observed or identified during this update.
6. Municipal electric, water, and sanitary sewer serve the surrounding area.
7. Ground surface at the subject property and vicinity slopes gently down to the east. Shallow groundwater is expected to

be encountered within approximately 10 feet of ground surface. Groundwater flow direction is expected to be generally toward the south based on topographic information. The west portion of the subject property has vegetative species consistent with wet areas.

8. No known regulatory actions are pending against the subject property.
9. A rail line is adjacent to the subject property. Historically, herbicides that contained arsenic were used to control weeds along rail lines. It is not known if arsenic was used on this rail line. The subject property may receive run-on from the rail line during rain events and impact to the subject property cannot be ruled out.

7 Opinion and Conclusion

A Phase I environmental site assessment for the Plattus property has been performed in conformance with generally accepted industry standards by persons experienced in performing this type of technical work. As explained in the Section 1, a finding of potential for contamination does not imply that contamination actually exists.

At the Plattus property in St. Augustine, Florida, no potential contamination issues associated with activities at the subject property have been identified.

Potential contamination associated with activities at nearby properties has been identified. Historical use of herbicides containing arsenic along rail line corridors was common practice as a means of suppressing vegetation. It is not known if arsenic was used on the adjacent rail line. Run-on to the subject property from the rail line during a storm event cannot be ruled out.

No other recognized environmental issues likely to impact the subject property have been identified during this Phase I assessment.

8 Signatures of Environmental Professionals

Simon Cordery, B.S.

Date

Scott Burgard, P.G.

Date

9 References

Aerial photographs obtained from the St. John's County Property Appraisers Office internet site.

Aerial Photographs Obtained from the University of Florida Marston Science Library, Gainesville, Florida.

Stephan Plattus, owner of the subject property, 904-812-0129, Personal Communication.

Environmental Data Resources, Inc., 8606 Allisonville Road, Suite 300, Southport, California, 46250, Database Report.

U.S. Geological Survey (USGS) St. Augustine, Florida, 7.5 minute series topographic maps.

Soil Survey of St. John's County Area, Florida. U.S. Department of Agriculture Soil Conservation Service in October 1983

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