G&S Good Environmental, Inc.
Consultants In: Phase I & II Environmental Site Assessments • Soil & Groundwater Testing
Tank Closure • Asbestos Surveys • Indoor Air Quality • Contamination Assessments

Reference: **Phase I Environmental Site Assessment**
1980 Cameron Avenue
Sanford, Seminole County, Florida
G&S Project No. 6700-001-01
G&S Report No. 9924

G&S Good Environmental, Inc. (G&S) has completed the Phase I Environmental Site Assessment (ESA) Report in significant compliance with the American Society for Testing and Materials (ASTM) Format E1527-05 for the above-referenced property. The purpose of this evaluation was to identify recognized environmental conditions as described in ASTM E1527-05.

Based on the results of the Phase I ESA conducted at the referenced property, G&S found evidence of recognized environmental conditions (RECs) associated with the subject property. Based on our current findings it is our opinion that further environmental assessment is warranted at this time.

- The subject property was formerly improved with a railroad spur line that was utilized for the transportation of vegetables. Some historic railroad operations involved the use of chemicals that may have resulted in presence today of contamination. The most commonly reported contamination along rail lines includes metals, pesticides (such as lead arsenate), and constituents of oil or fuel (petroleum products). These chemicals have been associated with normal railroad operations and are likely to be found anywhere along the line. It would not be uncommon to find arsenic present in the soil along a right-of-way from old railroad ties dipped in an arsenic solution, arsenic weed-control sprays, and arsenic-laced slag used as railroad bed fill. Lubricating oil and diesel that dripped from the trains are likely sources of the petroleum product found along the lines. Other sources of contaminants associated with historic railroad operation may include coal ash from engines and creosote from ties. G&S reviewed a report completed by Universal Engineering, dated December 24, 2019, that shows elevated arsenic levels in a nearby area. G&S recommends that soil and groundwater sampling occur at the subject property.

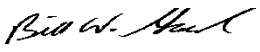
- G&S observed two (2) monitoring wells located in the former railroad spur lines. No records are available on the installation or analytical sampling for the monitoring wells.

- G&S observed a former aboveground storage tank area located on the subject property. It is our understanding that the ASTs were used for fueling heavy equipment that was stored on the property. G&S also observed one temporary monitoring well located next to the former AST area. No records are available on the installation or analytical sampling for the monitoring well. G&S recommends soil and groundwater testing surrounding the former ASTs.

Please contact our office if you have any questions regarding this report.

Respectfully submitted,

G&S Good Environmental, Inc.



Bill W. Good, P.G.
Professional Geologist

Environmental Summary

1.0 SUMMARY

The subject property investigated by G&S Good Environmental, Inc. (G&S) as part of this Phase I Environmental Site Assessment (ESA) consists of approximately 14.82 +/- acres of warehouse and vacant land property located at 1980 Cameron Avenue, Sanford, Seminole County, Florida. More specifically, the subject property is described in the Seminole County Tax Parcel Identification 33-19-31-300-139B-0000, 33-19-31-300-0050-0000, and 33-19-31-300-139B-0000. Please refer to the USGS Site Location Map presented in Appendix A-1 and the 2019 Aerial Photograph presented in Appendix A-2 for additional site information.

Based on our field observations, historical research, public records review and interviews conducted in accordance with American Society for Testing and Materials (ASTM) Format E1527-05, the findings of this Phase I ESA are as follows:

1. We found evidence of recognized environmental conditions with respect to past uses of the subject property based on our field observations, historical research, public records review and interviews.

The subject property was formerly improved with a railroad spur line that was utilized for the transportation of vegetables. Some historic railroad operations involved the use of chemicals that may have resulted in presence today of contamination. The most commonly reported contamination along rail lines includes metals, pesticides (such as lead arsenate), and constituents of oil or fuel (petroleum products). These chemicals have been associated with normal railroad operations and are likely to be found anywhere along the line. It would not be uncommon to find arsenic present in the soil along a right-of-way from old railroad ties dipped in an arsenic solution, arsenic weed-control sprays, and arsenic-laced slag used as railroad bed fill. Lubricating oil and diesel that dripped from the trains are likely sources of the petroleum product found along the lines. Other sources of contaminants associated with historic railroad operation may include coal ash from engines and creosote from ties. G&S reviewed a report completed by Universal Engineering, dated December 24, 2019, that shows elevated arsenic levels in a nearby area. G&S recommends that soil and groundwater sampling occur at the subject property.

G&S observed two (2) monitoring wells located in the former railroad spur lines. No records are available on the installation or analytical sampling for the monitoring wells.

G&S observed a former aboveground storage tank area located on the subject property. It is our understanding that the ASTs were used for fueling heavy equipment that was stored on the property. G&S also observed one temporary monitoring well located next to the former AST area. No records are available on the installation or analytical sampling for the monitoring well. G&S recommends soil and groundwater testing surrounding the former ASTs.

2. We found evidence of petroleum product or hazardous materials storage or use at the subject property.

   G&S observed two aboveground storage tanks located within the barn in the western section of the subject property. The ASTs are located on concrete and undercover. G&S recommends that they are placed in secondary containment. G&S did not observe any obvious staining or discharges. G&S does not recommend any testing at this location at this time.

3. G&S found no evidence indicating the presence of obvious surface discharges such as stained soil or pavement, indications of solid or liquid waste dumping or disposal, USTs, ASTs, polychlorinated biphenyls (PCBs), drums, septic tanks, drinking water wells, seeps, unusual odors, pits, ponds, lagoons, stressed vegetation, or roads/paths with no outlet likely to have been used for disposal of hazardous wastes or petroleum products on the subject property with the following exception.

   G&S observed two monitoring wells located in the former railroad spur lines. No records are available on the installation or analytical sampling for the monitoring wells.

   G&S observed a former aboveground storage tank area located on the subject property. It is our understanding that the ASTs were used for fueling heavy equipment that was stored on the property. G&S also observed one temporary monitoring well located next to the former AST area. No records are available on the installation or analytical sampling for the monitoring well.

   G&S observed two aboveground storage tanks located within the barn in the western section of the subject property. The ASTs are located on concrete and undercover. G&S recommends that they are placed in secondary containment. G&S did not observe any obvious staining or discharges. G&S does not recommend any testing at this location at this time.

4. We found evidence indicating the presence of facilities within the ASTM minimum search distance that contained six (6) leaking underground storage tanks (LUSTs) and no leaking aboveground tanks (LASTs) based on G&S' regulatory agency contact and field observations. (Please refer to Table 3 for a listing of these facilities). Based on the proximity to the subject property, apparent groundwater/surface water flow patterns and /or regulatory status, none of these facilities are not, in our opinion, RECs.

5. We found evidence indicating the presence of sixteen (16) facilities within the ASTM minimum search distances that formerly or currently generate(d) hazardous waste or use(d) hazardous materials based on our regulatory agency contact and field observations. Based on the proximity to the subject property, apparent groundwater/surface water flow patterns and /or regulatory status, none of these facilities are not, in our opinion, RECs.

Based on the conclusions of the Phase I ESA conducted at the referenced property, G&S found evidence of recognized environmental conditions (RECs) associated with the subject property. Based on our current findings, it is our opinion that environmental assessment is warranted at this time.

- The subject property was formerly improved with a railroad spur line that was utilized for the transportation of vegetables. Some historic railroad operations involved the use of chemicals that may have resulted in presence today of contamination. The most commonly reported contamination along rail lines includes metals, pesticides (such as lead arsenate), and constituents of oil or fuel (petroleum products). These chemicals have been associated with normal railroad operations and are likely to be found anywhere along the line. It would not be uncommon to find arsenic present in the soil along a right-of-way from old railroad ties dipped in an arsenic solution, arsenic weed-control sprays, and arsenic-laced slag used as railroad bed fill. Lubricating oil and diesel that dripped from

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