



RFQ: 15-C-00027
EAST HANNA AVENUE MUNICIPAL BUILDING
RENOVATIONS - DESIGN-BUILD SERVICES
DESIGN CRITERIA PACKAGE



PREPARED BY:

EDWARD D. RICE, AIA – PROJECT ARCHITECT
CONTRACT ADMINISTRATION DEPARTMENT

CITY OF TAMPA

February 9, 2015

DESIGN CRITERIA:

The City of Tampa has prepared the Design Criteria Package for RFQ: 15-C-00027 for Design-Build Services related to the East Hanna Municipal Building Renovations. The scope shall include, but not be limited to the following:

- Programming
- Full design services
- Renovation of existing building and site
- Planning and coordination to assist the City in relocating three (3) City Departments to this facility at locations to be determined
- Development of GMP for construction
- Scheduling of all logistics

Total Project Budget: \$10 million.

In addition, the following pages contain the project overview and description of requirements:

1. Purpose

This document provides the criteria for the design and construction of facilities to relocate three (3) City Departments. The intent is to list the minimum design criteria per Department necessary for achieving this relocation.

This package is not a specification or prescriptive checklist and is not intended to replace the professional judgment by a competent licensed design professional after coordination with the end-user or installation section. Additionally, nothing in this document should preclude consideration and use of emerging technologies and commercially available products if they can be proven to result in a successful and satisfactory design for relocation of the three (3) City Departments.

2. Design Criteria

The design is based on providing facilities that meet the needs of relocating three (3) City Departments, as identified by the City of Tampa. These needs are based on mission and operation needs. The design should consider existing conditions and the current and future needs of the departments. It is imperative that the final designer and preparer of construction documents fully understand the operational requirements and design this facility accordingly.

Design build services shall include but not be limited to survey and verification of all existing conditions (prepare as-builts, including MEP, etc.), development of full programing and design to meet all program requirements, and construct all site amenities and facilities necessary to relocate the three (3) City Departments.

3. Site Development Criteria

The proposed site on the south side of the street at 2515 East Hanna Avenue, is a 11.2 acre area located between North 22nd Street and North 30th Street, within the incorporated City of Tampa, and excludes the area being used for an existing Verizon cell phone tower in the southeast corner of the site (Verizon access required). There is evidence of an abandoned railroad spur on site which previously serviced the building.

There are several buildings on the site, one single-story concrete block and metal manufacturing warehouse with office space and loading dock, one single-story metal maintenance warehouse building, two concrete block storage buildings, and one metal storage shed. The total area of the buildings (constructed between 1956 and 1973) is 135,432 square feet (SF), including 36,000 SF of office space.

The proposed site is fully fenced and paved for exterior storage and parking areas. The paved parking along Hanna Avenue includes 36 covered spaces (minimal clearance).

The proposed site is currently zoned IG (Industrial General).

Electric, water and sewer utilities are provided to the site.

Redevelopment of this property is to be designed for maximum efficiency of both the building and property use. In order to maximize the potential of this site, portions of the existing building(s) may need to be demolished with City approval.

Adjacent to this property, there are residential/multi-family and industrial developments to the south, and residential to the west, residential/multi-family and church to the north, and railroad tracks with county/city facilities and industrial to the east.

Minimum site criteria is as follows:

- Re-Surface Existing Asphalt Parking: +/- 340,000 SF
- Replace Fencing and Gates (min. 2): +/- 1,800 LF
- Security Fencing and Gates for TPD Impound: +/- 1,000 LF

4. Facilities Development Criteria for Relocating Proposed City Departments:

4.1 Office of the City Clerk - Archives and Records Service

Develop full program to confirm growth, ultimate square foot requirements. The Office of the City Clerk has approximately 8 employees to be relocated.

Approximate Space Requirements (conditioned space):

- Office Space: +/- 3,000 SF
- Storage (secure/hardened): +/- 2,000 SF
- File Retention (shelving for 36,000 boxes): +/- 25,000 SF
- Total Space Required: +/- 30,000 SF

4.2 Technology and Innovation Department - Data Center

Develop full program to confirm growth, ultimate square foot requirements. The Technology and Innovation Department has approximately 128 employees to be relocated along with their existing systems furniture.

Approximate Space Requirements (conditioned space):

- Reception/Waiting: +/- 5,000 SF
- Office Space: +/- 20,000 SF
- Computer Room: +/- 2,500 SF
- Training Room: +/- 2,500 SF (50 occupants)
- Break Room: +/- 750 SF
- Storage and Maintenance: +/- 15,000 SF
- Total Space Required: +/- 50,000 SF

4.3 Tampa Police Department – Impound and Property Logistics

Develop full program to confirm growth, ultimate square foot requirements. The Tampa Police Department has approximately 60 employees to be relocated.

Space Requirements (conditioned space unless otherwise indicated):

- Reception/Waiting: +/- 3,000 SF
- Office Space: +/- 17,000 SF
- Impound (enclosed/secured/unconditioned): +/- 25,000 SF
- Storage (including vault): +/- 15,000 SF
- Total Space Required: +/- 60,000 SF

5. Environmental Criteria

Prior to purchasing the property, the City of Tampa obtained a Phase I Environmental Assessment Report (dated May 5, 2014) prepared by OHC Environmental Engineering, Inc. Their assessment identified recognized environmental conditions related to the following:

- History of violations regarding the generation and disposal of hazardous materials;
- Lead dust identified in the building rafters;
- Asbestos-containing materials (ACM) identified in prior environmental reports in the following areas: air compressor building; the two-layered soffit material in the manufacturing building; the cloth wrap insulation binding for the chiller piping located outside of the manufacturing building on the northeast side of the site; the rolled floor covering located in the offices of the administration area; access door frames of the manufacturing/warehouse building;
- ACM identified during OHC's assessment as follows: drywall, joint compound, mastic, ceiling tile, and vinyl flooring within the warehouse/ manufacturing building and maintenance shop; mastic for tile in restrooms within the warehouse and manufacturing areas; fire-proofing in manufacturing and warehouse areas; fire-proofing in maintenance shop; insulation in air compressor building; and material related to door frames in manufacturing and warehouse building;
- Due to the date of construction (1956-1973), the presence of lead-based paint at the Property should be considered suspect. Further testing is required to determine the scope.

Phase II Assessment will be required to update the previous information and determine appropriate remediation.

Groundwater and soil contamination from petroleum, chlorinated solvents, and lead will be handled as a separate Remediation Contract and NOT be a part of this Contract's scope; except, coordination with the Remediation Contract will be required.

6. Appendix

- Hanna Site (aerial) with supplemental site information.
- Proposed Facility Layout (dated 3/12/14, prepared by City of Tampa Facility Management). Provided for general information only.
- Phase I Environmental Assessment Report (dated May 5, 2014) prepared by OHC Environmental Engineering, Inc.

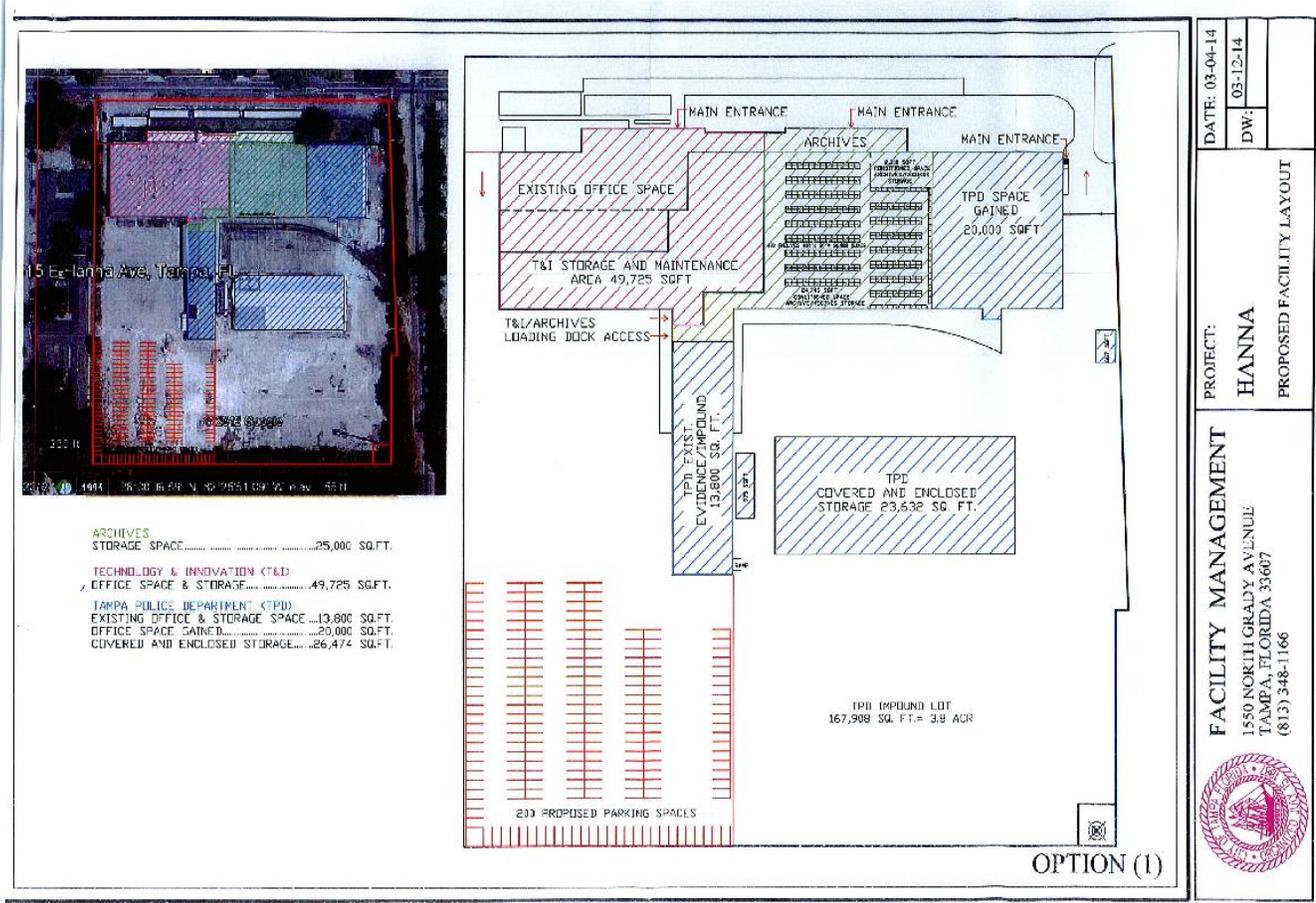
Hanna Site



Site Information:

- 135,432 sf facility
- 11.2 acre site

RFQ: 15-C-00027
East Hanna Avenue Municipal Building
Renovations - Design Criteria Package



Prepared For:

City of Tampa
Real Estate Division
306 East Jackson Street
Tampa, Florida 33602

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Vacant Warehouse Property
2515 East Hanna Avenue
Tampa, Hillsborough County, Florida

Date Issued: May 5, 2014
OHC Project Number: 140087

Prepared By:



5420 Bay Center Drive, Tampa, Florida 33609
Tel: 813.626.8156 Fax: 813.435-2389



May 5, 2014
OHC Project #: 140087

City of Tampa
Real Estate Division
306 East Jackson Street
Tampa, FL 33602

Attn: Mr. John Fernandez

Reference: **Phase I Environmental Site Assessment**
Vacant Warehouse Property – Midtown Campus
2515 East Hanna Avenue
Tampa, Hillsborough County, Florida

Dear Mr. Fernandez:

OHC Environmental Engineering Inc., (OHC) is pleased to provide the results of our Phase I Environmental Site Assessment (ESA) for the above-referenced Property. This assessment was performed in general accordance with ASTM E 1527-13 Standard Practice for Environmental Site Assessments.

This assessment included a site reconnaissance as well as research and interviews with representatives of the public, property management, and regulatory agencies. An assessment was made, conclusions stated, and recommendations outlined.

In addition, visual evaluations for mold and lead based paint were performed. A limited level asbestos screening was also performed.

OHC appreciates the opportunity to provide environmental services to City of Tampa. Please do not hesitate to contact us if you have questions about information in this report or if we can be of further assistance.

Sincerely,
OHC Environmental Engineering Inc.

James F. Rizk, MS, CIH
President

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EXECUTIVE SUMMARY

Scope of Work

OHC Environmental Engineering Inc. (OHC) has performed a Phase I Environmental Site Assessment (ESA) for the Vacant Warehouse Property located at 2515 East Hanna Avenue, Tampa, Florida (the "Property") in general accordance with the agreed scope of work. Unless otherwise agreed, the work is governed by provisions of ASTM E 1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process in order to identify Recognized Environmental Conditions (RECs) associated with the property. This Executive Summary is intended to provide a brief overview of the assessment and findings. A more complete understanding of this assessment can only be achieved by review of the entire report.

Findings

The Property consists of 11.21 acres improved with one single-story concrete block and metal manufacturing warehouse building with office space and a loading dock, one single-story metal maintenance/warehouse building, two concrete block storage buildings, and one metal storage shed. Additional improvements include a covered car port at the northern portion of the Property, asphalt-paved parking, landscaping, and a Verizon cell-phone tower at the southeastern corner of the Property. The total area of the buildings, which were constructed between 1956 and 1973, is 135,432 square feet (SF), including 36,000 SF of office space.

The site is situated within a mixed-used area consisting of light industrial, commercial, and residential development in Tampa, Florida. The Property is bound to the north by East Hanna Avenue followed by Epiphany Church (2514 East Hanna Avenue) and Grande Oaks Apartments (2604 East Hanna Avenue); to the northwest by East Hanna Avenue followed by Epiphany Arms Apartments, a low-income housing community (2508 East Hanna Avenue); to the northeast by CSX railroad followed by East Hanna Avenue and Nordlie of Tampa Bay, a florist wholesaler (2708 East Hanna Avenue); to the east by CSX railroad and a warehouse property (2705 East Hanna Avenue); to the southeast by CSX railroad followed by Tampa General Family Care Center Healthpark (5802 North 30th Avenue); to the south by Unisource warehouse building (2614 Henry Avenue); to the southwest by Graham Home, an assisted-living facility (2400 Henry Avenue); and to the west by Hanna Oaks, an assisted-living facility (2425 East Hanna Avenue).

The Property is currently a vacant warehouse building and is for sale due to a bankruptcy filing in 2008. The Property consisted of agricultural land between at least 1938 and 1949. Between 1956 and 1992, the Property was occupied by General Cable Corporation, a manufacturer of electrical and telephone cables. Electric Machinery Enterprises (EME), an electrical contracting company, occupied the Property between at least 1994 and 2011. A cell phone tower has occupied the Property since approximately 2004. A variety of companies, including EarthFirst Technologies, Incorporated, a biofuels company, operated at the Property's address between approximately 2004 and 2011. Some of the businesses included the following: operated E.M. Enterprises General Contractors, Inc., Prime Power Residential, Inc., EarthFirst Americas Incorporated, and possibly Cast Crete.

The assessment did identify historic use of significant quantities of hazardous substances at properties in the surrounding area. Three (3) adjacent addresses were listed in the regulatory records search provided by Environmental Data Resources, Inc. (EDR) as UST, RCRA NonGen, and EDR US Historical Auto Station facilities. These adjacent facilities, as well as other listed offsite facilities, do not present a potential adverse environmental impact to Property based on their distance,

gradient position or current regulatory status of the remaining facilities and do not appear to pose a recognized environmental condition to the Property at this time.

Historic Landfill #93 is located at the adjacent property (5802 North 30th Avenue) to the southeast, Florida Health Science Center. The landfill is approximately 175-200 feet southeast or downgradient of the Property. For this reason, the former landfill is not a recognized environmental condition to the Property.

No off-site Recognized Environmental Conditions were identified that were considered likely to impact the Property.

The Property is listed in EDR as a RCRA NonGen/NLR, RGA LUST, UST, AST, Financial Assurance, and FINDS facility. The reviewed information did reveal the presence of hazardous materials, storage tanks and other environmental hazards during the tenure of both General Cable Company and Electric Machinery Enterprises.

The assessment has identified both a Historic Recognized Environmental Condition (HREC) related to a former petroleum UST.

The assessment has identified Recognized Environmental Conditions (RECs) related to the following:

- Long-term use of hazardous chemicals;
- A history of poor housekeeping and/or violations regarding the generation and disposal of hazardous materials;
- The results of prior hazardous waste contamination assessments (performed for the Property owners and not submitted to state agencies) identified groundwater and soil contamination from petroleum, chlorinated solvents, and lead; and
- Past unreported releases to the onsite stormwater drainage system from a parts washer sink connected to a stormdrain between approximately 1956 and 1992.

Review of prior environmental reports prepared for the Property (1994-1996) and 2011 indicated additional environmental concerns as follows:

- A site plan in a report noted possible tanks as “500 gallon Unknown” and “500 gallon used oil” at the southern side of the maintenance shop. It is unknown if an AST or UST may have been located here at one time;
- Lead dust was identified in the building rafters; and
- Asbestos-containing materials (ACM) was identified in the compressor building; the two-layered soffit material in the manufacturing building; the cloth wrap insulation binding for the chiller piping located outside of the manufacturing building on the northeast side of the site; and the rolled floor covering located in the offices of the administration area; and the access door frames of the manufacturing/warehouse building. Please note the actual sampling locations and lab reports were not present in the reports reviewed.

Review of prior environmental reports prepared for the Property (1994-1996) and 2011 indicated the groundwater direction beneath the property is to the south and southeast. A partial perched water table is present at portions of the Property between 5-11 feet bls, just above a dense clay layer. This perched aquifer appears to fluctuate seasonally. Beneath this surficial aquifer lies a deeper aquifer where the groundwater table is encountered at approximately 27 feet below land surface (bls). Please note the soil and groundwater assessments performed between 1994 and 1996 installed soil borings and monitor wells between 3-13 feet bls. A Limited Subsurface Investigation performed in 2011 installed wells between 20-34 feet bls and encountered chlorinated solvents, which tend to “sink” rather than “float” like most petroleum constituents.

Since soil and groundwater contamination due to petroleum and hazardous substances were identified in prior subsurface investigations, the lateral and vertical extent of the dissolved contamination plumes have not been determined, and the groundwater beneath the Property is less than 50 feet bls, it is OHC's opinion that the possibility of vapor migration is unknown. Vapor migration may be considered a recognized environmental condition to the Property

The following suspect ACM was identified during OHC's assessment: drywall, joint compound, mastic, ceiling tile, and vinyl flooring within the warehouse/manufacturing building and maintenance shop; tile mastic inside the restrooms within the warehouse and manufacturing areas; fire-proofing in the manufacturing and warehouse areas; fire-proofing in the maintenance shop; insulation in the air compressor building; and door frames in the manufacturing and warehouse building.

OHC did not observe conspicuous visual or olfactory indications of the presence of mold; however, did observe obvious indications of significant water damage in the ceiling tiles of the offices and hallways inside the administration section of the manufacturing/warehouse building. The cause of the water-damage appears to be from possible past or current roof leaks, condensation from the HVAC unit, and possibly leakage from the fire sprinkler system.

Due to the date of construction (1956-1973), the presence of lead-based paint at the Property is considered suspect. Painted surfaces within the manufacturing/warehouse building and other structures were considered between good and poor. Some peeling was observed within a restroom inside the manufacturing building. Based on the non-residential use of the existing buildings, a lead-based paint (LBP) survey was not conducted at the Property.

Conclusions

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 of the Vacant Warehouse Property, 2515 East Hanna Avenue, Tampa, Florida 33610. Any exceptions to or deletions from this practice are described in Section 1.4 of this report. This assessment has revealed evidence of Recognized Environmental Conditions in connection with the Property.

The assessment has identified Recognized Environmental Conditions (REC) related to the following:

- Long-term use of hazardous chemicals;
- A history of poor housekeeping and/or violations regarding the generation and disposal of hazardous materials;
- The results of prior hazardous waste contamination assessments (performed for the Property owners and not submitted to state agencies) identified groundwater and soil contamination from petroleum, chlorinated solvents, and lead; and
- Past unreported releases to the onsite stormwater drainage system from a parts washer sink connected to a stormdrain between approximately 1956 and 1992.

Our assessment included additional services to evaluate asbestos-containing materials, possible lead based paint, lead in drinking water, radon and mold.

- Lead dust was identified in the building rafters;
- Asbestos-containing materials (ACM) was identified in prior environmental reports in the following areas: air compressor building; the two-layered soffit material in the manufacturing building; the cloth wrap insulation binding for the chiller piping located outside of the manufacturing building on the northeast side of the site; the rolled floor covering located in the offices of the administration area; access door frames of the manufacturing/warehouse building.

- ACM was identified during OHC's assessment as follows: drywall, joint compound, mastic, ceiling tile, and vinyl flooring within the warehouse/manufacturing building and maintenance shop; tile mastic inside the restrooms within the warehouse and manufacturing areas; fire-proofing in manufacturing and warehouse areas; fire-proofing in maintenance shop; Insulation in air compressor building; and door frames in manufacturing and warehouse building.
- Due to the date of construction (1956-1973), the presence of lead-based paint at the Property is considered suspect.

Recommendations

As a result of this assessment, OHC recommends further investigation of the Property as follows:

- Groundwater and Soil Contamination—Performance of a subsurface investigation to determine the lateral and vertical extent of the dissolved contamination plumes in cooperation with local and state regulatory agencies;
- Unknown buried tanks or drums—Performance of ground penetrating radar (GPR) or exploratory excavation of suspect area behind the maintenance shop and yards;
- Asbestos – Preparation of a comprehensive Asbestos Survey and implementation of an Operations & Maintenance Program (O&M). In addition, prior to any demolition or renovation activities a complete renovation or demolition level asbestos survey is required;
- Asbestos – Handling of suspect asbestos containing materials in accordance with EPA guidance and applicable regulations;
- Water Damage—Performance of an engineering inspection of the manufacturing/warehouse building (particularly the administrative section) and the roof of the building; repair of the source of moisture intrusion; and repair and replacement of damaged ceiling tiles and insulation;
- Lead Dust—Performance of testing, including an Environmental Risk Assessment, within the manufacturing/warehouse building.
- Lead-Based Paint—Performance of testing within the manufacturing/warehouse building to identify suspect lead-based paint.
- Legal Counsel—Seek legal counsel concerning the responsibility of past occupants (e.g., General Cable Company) regarding RCRA regulations (“cradle to grave”). The performance of contamination assessments by both General Cable Company and Electric Machinery Enterprises indicates both parties knew there was contamination at the site during the sale transactions in the early 1990s and subsequent Bankruptcy of 2008.
- Brownfields Program—Seek information concerning cleaning and funding through this government-funded cleanup program.

1.0 INTRODUCTION

The release of hazardous substances and requirements for related investigation, cleanup and management can impact cash flow, property use, property value, development schedule and cost, marketability and more. OHC Environmental Engineering Inc. (OHC) was retained by City of Tampa to conduct a Phase I Environmental Site Assessment (ESA) of the Vacant Warehouse Property located at 2515 East Hanna Avenue, Tampa, Hillsborough County, Florida (the Property).

1.1 Purpose

The purpose of this ESA was to identify existing or potential Recognized Environmental Conditions defined by ASTM Standard E-1527-13 as *“the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.”*, in connection with the Property. ASTM E1527-13 is a standard that parties may use to satisfy “all appropriate inquiry” obligations. Along with other requirements, “all appropriate inquiry” (AAI) must be satisfied to qualify for certain landowner liability protections under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This ESA was also performed to provide a basis for the Client to qualify for the *innocent purchaser, contiguous landowner, or bona fide prospective purchaser* limitations of (CERCLA). OHC understands that the findings of this study will be used by City of Tampa Developments, Inc. to evaluate contemplated acquisition of the Property.

1.2 Scope of Services

The scope of work for this ESA is in general accordance with the requirements of ASTM Standard E 1527-13 and supplemental instructions as identified in contract documents. Subject to limitations and deviations described at sections 1.4 and 7.5, respectively, OHC warrants that the findings and conclusions contained herein were accomplished in accordance with the methodologies set forth in the Scope of Work.

Additional Services

The services described below were requested in addition those described under ASTM 1527-13.

Asbestos

The assessment included a limited visual screening for asbestos-containing materials performed on the Property. No samples were collected or analyzed per the Scope of Work.

Lead-based Paint

The assessment included a limited visual assessment of accessible areas of the Property during completion of the site reconnaissance to provide comments concerning evidence of lead-based paint.

Radon

The assessment included determination of the radon zone in which the Property is located in accordance with research results available at EPA’s web site. EPA data provides a

screening tool which can assist property owners in evaluating risks, but does not provide site-specific information. Sampling to determine site-specific radon concentrations is not included within this assessment.

Mold

The assessment included a limited visual assessment of accessible areas of the Property during completion of the site reconnaissance to provide comments concerning evidence of mold growth observed during completion of our site reconnaissance.

1.3 Significant Assumptions

This assessment is based, in part, upon interviews and information obtained from others. In accordance with the scope of services, in the absence of knowledge or direct evidence to the contrary, OHC has assumed this information to be true and correct. However, OHC cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete.

Unless otherwise specified by the Client, it is assumed that no significant change in improvements, operations or activities is contemplated.

1.4 Limitations and Exceptions

No environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. The agreed scope of services is not intended to be exhaustive or all inclusive and does not represent a guarantee of the identification of all possible environmental risks. Rather, it is intended to develop a representative understanding of the property in order to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with a property, and recognizes reasonable limits of time and cost.

Conclusions and opinions expressed throughout this report are based upon information identified during the assessment. In accordance with the scope of services, OHC has observed representative areas of the property. No assessment or investigation was performed behind walls, inside plenums or in any other generally inaccessible areas. Conditions may exist on the property that could not be identified within the scope of the assessment or which were not reasonably identifiable from the available information. No sampling of soil or groundwater has been conducted. This report is intended to be used in its entirety and is subject to limitations inherent in the scope of services and expressed herein for purposes identified herein. Use for any other purpose is at the sole risk of the user and is without recourse to OHC Environmental Engineering Inc. The assessment is not intended to identify de minimis conditions that generally do not present a threat to human 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.

In order to qualify for defenses to CERCLA liability, property buyers are required to take action outside the scope of this assessment. When provided by the Client, related information has been incorporated into this assessment; however OHC Environmental Engineering Inc. cannot warrant our Client's compliance with these requirements. Likewise, the conclusions of this assessment will not allow others to qualify for defenses to CERCLA liabilities.

Some of the information provided in this report is based upon personal interviews, and research of available documents, records, and maps held by the appropriate government and private agencies. Review of this information is subject to the limitations of historical documentation, availability, and accuracy of pertinent records and the personal recollections of those persons contacted.

This report includes some information concerning regulatory compliance, but is not intended as a compliance audit and may not be considered as verification regulatory compliance.

Specific limitations and exceptions to this ESA are more specifically set forth below:

- Electricity was not available in the interior of the warehouse so lighting and visibility was limited in areas, thus, obscuring observations.
- Vegetation was overgrown in areas, especially near the railroad spurs, thus, obscuring observations.

Data Gaps

The objective of the assessment is to gather the information required to satisfy the purpose of the assessment, rather than completion of specific tasks. Data gaps occur when the information required by the practice cannot be obtained despite good faith efforts. The practice requires consultants to comment on the impact of significant data gaps on their ability to identify recognized environmental conditions.

The following significant data gaps were encountered:

- Mr. Jaime Jurado, the Current Owner of the Property since 1994, has not responded to information requests and was unavailable for interview.

1.5 Special Terms and Conditions

The conclusions and findings set forth in this report are strictly limited in time and scope to the date of the evaluations. The conclusions presented in the report are based solely on the services described therein, and not on scientific tasks or procedures beyond the scope of agreed-upon services or the time and budgeting restraints imposed by the Client. No subsurface exploratory drilling or sampling was done under the scope of this work. Unless specifically stated otherwise in the report, no chemical analyses have been performed during the course of this ESA.

OHC warrants that the findings and conclusions contained herein were accomplished in accordance with the methodologies set forth in the Scope of Work. There are no other warranties, express or implied.

2.0 SITE DESCRIPTION

2.1 Location and Legal Description

The address of the Property is 2515 East Hanna Avenue (the “Property”) and it is located on the south side of East Hanna Avenue, approximately 930 feet east of the intersection of East Hanna Avenue and North 22nd Street. According to the Hillsborough County Property Appraiser’s Office, the parcel Folio Number is 151014-0000 and the Parcel Identification Number is A-32-28-19-ZZZ-000005-67560.0. The complete legal description is provided in Appendix E.

According to the Hillsborough County Property Appraiser’s office, the Property is currently owned by Hanna Property Corporation, who purchased the Property in July 1994.

2.2 General Property and Vicinity Characteristics

The Property consists of a rectangular parcel and is zoned “IG” or “Industrial General” by the City of Tampa. The designated property use is “Light Manufacturing”.

Information obtained from the Hillsborough County Property Appraiser’s Office indicates the Property is 11.21-acres in size. The Property is located in mixed-use area of Hillsborough County that is characterized primarily by light industrial, commercial, and residential development. A low-income apartment complex, a church, and multi-family residences are located to the north; CSX railroad followed by warehouse/commercial development are located to the east and northeast; CSX railroad and a hospital are located to the southeast; a warehouse house and assisted-living facility are located the south; and an assisted-living facility to the west.

2.3 Current Use and Property Improvements

The Property consists of 11.21 acres improved with one single-story concrete block and metal manufacturing warehouse building with office space and a loading dock, one single-story metal maintenance/warehouse building, two concrete block storage buildings, and one metal storage shed. Additional improvements include a covered car port at the northern portion of the Property, asphalt-paved parking, landscaping, and a Verizon cell-phone tower at the southeastern corner of the Property. The total area of the buildings, which were constructed between 1956 and 1973, is 135,432 square feet (SF), including 36,000 SF of office space.

Property Description	
Nature of Property Use:	Light manufacturing
Land size in acres	11.21
Number of Buildings	Four (4) buildings and one (1) shed

Building 1:	
Date of Construction	1956 (
Building Usage	Warehouse/manufacturing and offices
Number of Stories	One (1)
Square Footage	107,731 SF (Hillsborough County Property Appraiser)
Foundation	Concrete slab-on-grade
Interior Construction	Masonry, metal, drywall, wood paneling
Exterior Construction	Masonry
Roof	Built-up tar and gravel
Building 2:	
Date of Construction	1959
Building Usage	Maintenance Shop/Warehouse
Number of Stories	One (1)
Square Footage	13,720 SF (Hillsborough County Property Appraiser)
Foundation	Concrete slab-on-grade
Interior Construction	Metal, drywall, wood paneling
Exterior Construction	Metal
Roof	Metal
Building 3:	
Date of Construction	1973
Building Usage	Storage
Number of Stories	One (1)
Square Footage	1,197 SF
Foundation	Concrete slab-on-grade
Interior Construction	Painted finish
Exterior Construction	Masonry
Roof	Built-up tar and gravel

Building 4:	
Date of Construction	~1973 (Source: aerial photographs)
Building Usage	Storage of transformers (Source: prior environmental reports)
Number of Stories	One (1)
Square Footage	30 SF
Foundation	Concrete slab-on-grade
Interior Construction	Painted finish, wood
Exterior Construction	Masonry
Roof	Built-up tar and gravel
Building 5:	
Date of Construction	~1973 (Source: aerial photographs)
Building Usage	Storage of air compressors (Source: prior environmental reports)
Number of Stories	One (1)
Square Footage	525 SF
Foundation	Concrete slab-on-grade
Interior Construction	Insulation
Exterior Construction	Metal
Roof	Metal

2.4 Current Use of Adjacent Properties

During the vicinity reconnaissance, OHC observed the following land use on properties in the immediate vicinity of the Property.

Adjacent Properties	
North:	Epiphany Church (2514 East Hanna Avenue) and Grande Oaks Apartments (2604 East Hanna Avenue);
Northeast:	CSX railroad followed by Nordlie of Tampa Bay, a florist wholesaler (2708 East Hanna Avenue);
Northwest:	Epiphany Arms Apartments, a church-affiliated, low-income housing community

	(2508 East Hanna Avenue);
South:	Unisource, a paper warehouse (2614 Henry Avenue);
Southeast:	Tampa General Family Care Center Healthpark (5802 North 30 th Avenue);
Southwest:	Graham Home, an assisted-living facility (2400 Henry Avenue);
East:	CSX railroad; and warehouse property (2705 East Hanna Avenue).
West:	Hanna Oaks, an assisted-living facility (2425 East Hanna Avenue).

3.0 USER PROVIDED INFORMATION

3.1 User Responsibilities

Section 101(35)(B) of CERCLA, as amended by the Small Business Liability Relief and Brownfield Revitalization Act requires defendants attempting to qualify for innocent landowner, bona fide prospective purchaser or contiguous landowner defenses to CERCLA liability to conduct specific inquiries not within the scope of the environmental professional’s responsibilities as identified in ASTM E1527-13. Section 6 of ASTM E1527-13 requires the “user” of the report to provide the results of these inquiries to the environmental professional. This information includes:

The existence of environmental cleanup liens, Activities and Use Limitations applicable to the Property, Specialized knowledge or experience of the “user”, Commonly known or reasonably ascertainable information about the Property, Relationship of the purchase price to fair market value if the Property were not contaminated, The degree of obviousness of the presence or likely presence of contamination at the Property.

Fulfillment of these used responsibilities is key to qualification for the identified defenses to CERCLA liability. OHC requested our Client to provide information to satisfy User Responsibilities as identified in Section 6 of the ASTM guidance.

Requested information was not received prior to the issuance of this report. The EPA requires purchasers who wish to rely on certain defenses to liability to consider these issues prior to acquisition of the property, but does not require disclosure to the environmental professional. When information is not provided, however, the EP must consider the significance of the resulting data gap. OHC does not consider the lack of user information to represent a significant data gap because due to the presence of prior environmental assessment documents available for the Property.

Information provided by the Client is included below:

3.2 Additional Owner, Property Manager, and Occupant Information

The following information was provided regarding the Owner, Property Manager and Occupants:

Property Owner:	Mr. Jaime Jurado, Hanna Properties Corporation and President of Electric Machinery Enterprises (EME)
Property Contact:	Mr. Brian Rettig, CBRE
Occupants:	None

4.0 RECORDS REVIEW

4.1 Standard Environmental Record Sources

Information from standard Federal and state and tribal environmental record sources was provided through Environmental Data Resources (EDR). Data from governmental agency lists are updated and integrated into one database, which is updated as these data are released. This integrated database also contains postal service data in order to enhance address matching. Records from one government source are compared to records from another to clarify any address ambiguities. The demographic and geographic information available provides assistance in identifying and managing risk. The accuracy of the geocoded locations is approximately +/-300 feet. A copy of EDR is presented in Appendix C.

In some cases, location information supplied by the regulatory agencies is insufficient to allow the database companies to geocode facility locations. These facilities are separately identified in the report as "Orphan Sites." There are 20 listed Orphan Sites in EDR. Review of available information indicates the sites are not at the Property or adjacent to the Property.

The following Federal and State databases were reviewed during the performance of this Phase I Environmental Site Assessment.

Federal Database Lists Reviewed			
Database	Search Distance in Miles	Identified on Subject Property	Identified off site
National Priority List (NPL)	1.0	0	0
Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS)	0.5	0	0
CERCLIS No Further Remedial Action Planned (NFRAP)	0.5	0	1
RCRIS Treatment, Storage and Disposal Facility (TSDF)	0.5	0	0
Resource Conservation and Recovery Information System (RCRA) Large Quantity Generator (LQG)	0.25	0	0
Resource Conservation and Recovery Information System (RCRA) Small Quantity Generator (SQG)	0.25	0	0
Resource Conservation and Recovery Information System (RCRA) Conditionally Exempt (CESQG)	0.25	0	0
RCRA NonGen/NLR	0.25	1	2
Emergency Response Notification System (ERNS)	Target Property	0	0

State of Florida Database Lists Reviewed			
Database	Search Distance in Miles	Identified on Subject Property	Identified off site
State Hazardous Waste Sites (SHWS) – CERCLIS equivalent	1.0	0	1
Solid Waste or Landfill Site (SWF/LF)	0.5	0	0

Leaking Underground Storage Tanks (LUST)	0.5	1	13
Underground Storage Tanks (UST) / Aboveground Storage Tank (AST)	0.25	2	14
State Priority List (Florida Site)	1.0	0	0
Priority Cleaners (FPC)	0.5	0	1
Brownfields Site/Area	0.5	0	1
Manufactured Gas Plants	1.0	0	1

The Property is listed in EDR as a RCRA NonGen/NLR, RGA LUST, UST, AST, Financial Assurance, and FINDS facility. Details concerning the listings will be described in this section under each respective category.

Three (3) adjacent addresses were listed as UST, RCRA NonGen, and EDR US Historical Auto Station facilities and will be described under their respective category. These adjacent facilities do not present a potential adverse environmental impact to Property based on their distance, gradient position or current regulatory status of the remaining facilities and do not appear to pose a recognized environmental condition to the Property at this time.

Evidence of the release of hazardous substances at the remaining listed sites within the minimum search distance was identified; however, the Property is not expected to have been impacted based on the distance from the Property, gradient position or current regulatory status. Further information regarding these sites is presented in Appendix C.

Federal RCRA Generators (RCRA-CESQG and RCRA NonGen/NLR)

- **Electric Machinery Enterprises, 2515 East Hanna Avenue**, is located at the Property and is listed as a RCRA NonGen/NLR. The EPA ID Number is 1000212851 and Florida ID Number is FLD004090791. According to review of EDR and FDEP’s Oculus database, the most recent registration was received on July 28, 2008 by the Owner/Operator, EarthFirst Technologies Inc. The prior Owner/Operator, Hanna Properties Corporation, registered the facility on July 1, 1994. Other listings included Electric Machinery Enterprises as a Conditionally Exempt SQG (form received May 5, 2008) and General Cable Company/Electric Machinery Enterprises as a LQG (form received Mach 31, 1992) for D001 wastes.

OHC reviewed Hazardous Waste files and complaints at the Hillsborough EPC to assess historical chemical use at the facility, compliance and inspection history, as well as general housekeeping at the Property.

Complaint notes for the property are presented as follows:

- Case opened on May 23, 1991 and closed on June 2, 1992—promiscuous dumping on property behind General Cable (*Please note this site was actually two blocks away from the Property*);
- Case opened January 6, 1994 and closed on April 11, 1994—observed one 40-gallon container, apparently with contents. The person responsible for the property, Mr. Cammisa, CES Engineering, Inc., was contacted. The lab results revealed the drum contained a dilute mixture of ethylene glycol and sodium hydroxide. The drum was later removed from premises.

Review of a letter from Mr. James H. Scarbrough, Chief, US EPA-Region IV, to Mr. Robert

McVety, FDER, Solid Waste Section, dated July 20, 1982 referenced a letter dated May 26, 1981 from General Cable Company, which asserted the company only used corrosive wastes and should be listed as a "SQG". Additionally, there are handwritten notes on the letter by a Hillsborough County EPC employee. The EPA letter retorted that the facility did produce corrosive wastes (D002) but no cyanide was used in the applications. The electroplating processes utilized tin and copper, which are not considered EP Toxic. A note on the letter indicated the facility generated approximately four (4) drums of methyl-ethyl-ketone (MEK) per month and corrosive waste in excess of 1,000 kg/month, thus was considered a LQG. Generators are allowed to accumulate waste for 90 days without needing additional permits. A note on the letter states the facility was subject to periodic inspections for storage of wastes and electroplating sludge (F006) production.

Review of Hillsborough County EPC Inspection form dated March 6, 2000 prepared by "Inspector D. Bruce" indicated findings as follows:

- The sink that discharged to the storm drain was repiped to the sanitary sewer. *This notation indicates an inspector at the Hillsborough County EPC was aware of this problem.*
- They will be mopping the floor with a mixture of water and mineral spirits. The water will be drummed and disposed by Magnum as "oily wastes."
- Receipts for used oil filter pick-up by Magnum were observed.
- Rags were being laundered by Industrial Services.
- Four unknown 5-gallon containers were identified as "paints." Drum issues were noted.

Copies of disposal manifests in the file indicated removal of 500 gallons of used oil, uncrushed oil filters, and antifreeze. Review of at Hillsborough County EPC telephone record dated April 12, 2000 noted two undefined-content drums were reportedly air compressor fluids and were removed offsite by Magnum for proper disposal.

A copy of a SQG Verification Inspection Report Part I-General for inspection dated February 3, 2000 noted the Facility (ID 2914428) is considered a CESQG facility. Pertinent information in the report is presented as follows:

- Contact name: Mr. Leon Williamson, Jr., Owner
- Facility description: Contractor for Electrical Installations" (SIC Code 1731) with 60 employees and six years at the location
- Property owner: Hanna Properties Corporation
- Tanks onsite: aboveground storage tanks
- Hazardous Waste problems: No waste determination, separation of wastes or receipts
- List of waste generation and disposal items include lead-acid and rechargeable batteries (exempt-recycled), fluorescent tubes (exempt-recycled), used oil, nonhalogenated solvents (70 pounds), and used oil filters (tanks aboveground-300 gallons max.).

A copy of a SQG Verification Inspection Report Part I-General for inspection dated December 1, 2005 noted the Facility (ID 2914428) is considered a CESQG facility. Pertinent information in the report is presented as follows:

- Contact name: Mr. Philip Dipaolo, Superintendent
- Facility description: Contractor for Electrical Installations" (SIC Code 1731) with 275 employees and 11 years at the location
- Property owner: Hanna Properties Corporation

- Tanks onsite: aboveground storage tanks
- Hazardous Waste problems: Failure to document used oil disposal, maintain disposal records onsite for three years, and unlabeled containers.
- List of waste generation and disposal items include lead-acid and rechargeable batteries (exempt-recycled), fluorescent tubes (exempt-recycled), used oil, nonhalogenated solvents (70 pounds), anti-freeze, and used oil filters. The maximum monthly and annual units allowed were considerable higher than the 2000 inspection.

A Warning Letter #312602 from Ms. Deborah Getzoff, FDEP-Southwest District to Mr. John Stanton, President, Electric Machinery Enterprises, Inc. and Earthfirst Technologies, inc., dated June 16, 2008 indicated the FDEP inspected the Property on May 5, 2008 and noted violations.

On May 5, 2008, Ms. Elizabeth Knauss, Environmental Manager, FDEP-SW, performed an inspection of Electric Machinery Enterprises, Inc. (EME), a subsidiary of Earthfirst Technologies, Inc. (ETI). A copy of the inspection report is presented in Appendix E. ETI was located on the premises as well as other subsidiaries which shared the same address. Ms. Knauss indicated at the time of the inspection the business was in the process of closing and the company's assets were in litigation with the Federal District Court. EME first notified of hazardous waste activity in 1995 based on management of spent mercury lamps (prior to adoption of Federal universal waste lamp regulations).

Ms. Knauss noted the facility consisted of a machine shop for cutting and assembling conduit and parts as well as the performance of vehicle maintenance. At the time of the inspection Ms. Knauss observed a parts washer (empty), several chemical containers, and spray cans stored in accordance with 40 CFR 262.11. She noted a large number of mercury containing lamps (fluorescent-containing and HID) that were stored in violation of 40 CFR 273.13.

Ms. Knauss noted in the report the parent company, ETI is a company that develops alternate fuels and equipment for waste treatment, including EarthFirst NextGas, Inc., which was formerly located at 13100 Belcher Road, Largo, Florida. It appears the FDEP inspected the Largo facility in the past (which claimed to process virgin oil and other virgin materials into synthesis of gas) and had issues with the company in 2002. The waste streams observed at the Largo facility included used oil and oily wastes. ETI had disclosed the company obtained used antifreeze from Howco Environmental Services for processing prior to 2002. It appears unknown if ETI performed processes at the Property, although company registrations as well as environmental documents (e.g., EPA Envirofacts FRS Facility Detail Report) list ETI as the Operator. Ms. Knauss did not observe any equipment in use at the Property (as previously observed at ETI's Largo facility); however, "several totes of liquid waste with the appearance of used oil were present outside the east side of the building." The containers were labeled "used oil", appeared to be cracked, and in extremely poor condition. The quantity of the containers was greater than 500 gallons and some containers were labeled "Howco." The storage of used oil in unlabeled containers, in poor condition, and without adequate secondary containment (e.g., capacity greater than the contents) is in violation of FAC Rule 62-710.401(6). Additionally, Ms. Knauss observed eight unlabeled blue plastic drums, cylinders of compressed flammable gas, including acetylene, and a flammable materials cabinet in the vicinity. The site representative, Mr. Stu Charlson, indicated the materials were brought to the facility by Earthfirst Nextgas; however, Mr. Charlson as well as Mr. Jaime Jurado, President, EME, stated later Earthfirst NextGas did not conduct any active operations at the location. OHC interviewed Mr. Leon A. Williamson, Jr., Attorney for EME, regarding ETI's activities at the Property. He indicated ETI owned EME, EFGI, and EM Construction, and used the Property for office purposes.

Review of FDEP letter to Mr. Mike Verdesco, Chief Restructuring Officer, Gulf Atlantic Capital Corporation, dated July 18, 2008, noted closure of Warning Letter #312602 based on receipt of disposal manifests for lamps, used oil, and other hazardous materials from Electric Machinery Enterprises. The letter indicated EME had vacated the Property. A letter from Michael X. Redig, FDEP-Southwest District to Bill Maloney, Chapter 11 Trustee, Electric Machinery Enterprises, dated August 26, 2009 indicated the facility was “closed.”

- **Unijax, 2614 East Henry Avenue**, is the adjoining property to the south (downgradient) and is listed as a RCRA-NonGen/NLR facility (EPA ID # 1001213177). Additionally, the facility is listed as FINDS FLR000034413. The facility’s registration was received on August 26, 1997. No violations are noted.

State Leaking Underground Storage Tank (LUST) Sites

Electric Machinery Enterprises, Inc., 2515 East Hanna Avenue, is located at the Property. According to review of EDR and FDEP’s Oculus database, General Cable removed a 1,000-gallon UST from the southeastern corner of the truck loading dock area in approximately 1970. During the closure of General Cable Company in 1992, the facility decided to obtain “closure” for the UST according to the current requirements. General Cable Company contracted Rodriguez Environmental, Inc. to perform a closure assessment; however, only soil screening was performed during the assessment. An apparent false positive Organic Vapor Analyzer (OVA) reading prompted the filing of a Discharge Reporting Form (DRF) on October 27, 1993, notifying a release of leaded gasoline.

Review of a letter from Ms. Christie Jacobs, Hillsborough County EPC to Mr. James Schwab, General Cable Company dated September 21, 1993, although the UST at the facility had been properly closed (i.e. removed), the soil screening performed indicated the presence of excessively contaminated soils pursuant to Chapter 17-770, FAC. For this reason, Ms. Jacobs requested the performance of a contamination assessment (CA).

On October 27, 1993, a Preliminary Contamination Assessment Report (PCAR) was conducted by SRS Environmental, Inc. (SRS), which included a Closure Assessment Form to properly document tank closure activities. SRS advanced soil borings surrounding the former tank pit and installed one 2-inch by 7 feet temporary monitor well at the southeast corner (downgradient) of the pit. No excessively petroleum contaminated soil in accordance with Chapter 17-770, FAC was encountered; however, excessive total volatile organic aromatics (VOAs) [1,190 ug/L] and naphthalenes (602.7 ug/L) were identified after analysis by EPA Method 602 (Volatile Organic Aromatics) and 610 (Polynuclear Aromatic Hydrocarbons).

Review of Contamination Assessment Report for General Cable Company, 2515 East Hanna Avenue, Tampa, prepared by SRS, dated March 4, 1994, indicates three monitor wells (2-inch by 12-13 feet) and two piezometers were installed during the assessment. The wells were installed on top of the green clay layer and groundwater ranged between 4.53-5.81 feet below land surface (bls) at this time (January-February 1994). The groundwater direction beneath the site was determined to be southeast. Groundwater was collected and analyzed by EPA Methods 602, 610, 239.2 (lead), 418.1 (Total Recoverable Petroleum Hydrocarbons [TRPH]), and 8011 (Ethylene Dibromide) and indicated total VOAs (382.7 ug/L), naphthalenes (388.3 ug/L), and TRPH (6,900 ug/L) in excess of the standards set in Chapter 17-770, FAC. No “excessively contaminated soil” was encountered during the assessment. SRS requested implementation of a Monitoring Only Plan (MOP) for the site, which was approved by the Hillsborough County EPC on April 19, 1994 based on the following: the UST had been removed, no excessively contaminated soil was identified onsite, and groundwater

analytical data revealed contamination concentrations within allowable MOP levels, per FDEP policy.

Groundwater monitoring at the Property was conducted by LRG Environmental Services, Inc. (LRG) between March 29, 1996 and February 28, 1997. During this period, LRG indicated the groundwater direction beneath the site was to the northeast. Please note all other assessments at the site have shown a southerly or southeasterly groundwater direction. The FDEP designated the site as “No Further Action” status on July 22, 1997.

State Underground Storage Tank (UST) and Aboveground Storage Tank (AST) Sites

- **Electric Machinery Enterprises, 2515 East Hanna Avenue**, Facility ID # 9400233, is the Property and is listed as a UST and AST facility. One 1,000-gallon UST was removed in 1970. One 1,500-gallon double-wall Enviro-vault AST and one (1) dispenser were installed in November 1994 and placed temporarily out-of-service on November 6, 2007. The AST removal is listed in the Storage Tank Facility Registration Form as September 11, 2009 and was reportedly sold to Motorworks LLC, Mulberry, Florida.
- **Unijax, 2614 East Henry Avenue**, is the adjoining property to the south and is downgradient of the Property. One 1,000-gallon diesel UST and one 300-gallon waste oil UST were removed in December 1991. No records of petroleum contamination were noted in review of EDR and FDEP’s Oculus database.
- **Florida Health Sciences Center, 5802 North 30th Street**, Facility ID # 8624921, is address for the adjacent property to the southeast. Review of FDEP’s Oculus database indicates the actual tank facility is located approximately 675 feet to the east of the Property. One 750-gallon fuel oil, one 12,000-gallon unleaded gas UST, one 12,000-gallon diesel UST, one 800-gallon leaded gas UST, one 1,000-gallon AST, and one 8,000-gallon AST were removed in 1991.

Other EDR Databases

EDR lists proprietary databases and non-standard ASTM searches. Review of the databases did not indicate notable information except the listing of Electric Machinery Enterprises as a FINDS facility. An EDR US Historic Auto Station facility is listed for 2705 East Hanna Avenue, which is located approximately 80 feet to the east and cross-gradient to the Property.

4.2 Additional Environmental Record Sources

4.2.1 County Recorder/ Assessor

According to the Hillsborough County Clerk of the Courts – Circuit Court Office and an Environmental Lien and Activity Use Limitation (AUL) Search performed by EDR, no environmentally-related liens, engineering controls and institutional controls, or deed restrictions have been recorded against the Property and no environmentally related easements are known to exist.

The last recorded real estate transaction transpired between G.K. Technologies, Inc. and Hanna Properties Corporation on July 15, 1994 (recorded on July 22, 1994), Book 7466/Page 1120.

4.2.2 Fire/Police Officials

OHC contacted Ms. Marguerite Brennan, City of Tampa Fire Rescue, regarding inspection and fire response records. Ms. Brennan provided the last inspection records dated 2009 and 2010, which noted the inspection for the fire alarm system was “satisfactory” and the inspection was due for the sprinkler standpipe system. Fire inspection record dated August 3, 2010 notes “occupancy changed from industrial to office suite.” No additional information was provided. A copy of the report is included in Appendix E.

4.2.3 Other Agencies

OHC reviewed the Florida Health Department’s Database for septic tanks. No records of septic tanks are indicated for the Property.

OHC reviewed Southwest Florida Water Management District’s (SWFWMD) online well construction and Environment Resource Permitting Database for records related to the Property. No records were identified in the database.

OHC reviewed the United States Department of Labor, Occupational Safety and Health Administration database for complaints concerning the Property. One complaint was identified for Electric Machinery Enterprises (NAICS: 238210/Electrical Contractors) for silica exposure. The complaint was lodged on July 22, 2004 and appears to be an offsite location (850 34th Street South, St. Petersburg). The case was closed on September 9, 2004 and no monetary penalties were applied.

Review of EPA’s Envirofacts Multi-System Database indicated Electric Machinery Enterprises as a RCRA (FLD004090791), Toxic Release Inventory System (33610GNRLC2515E), Florida FIESTA Data Maintenance (57412) facilities. The listed SIC codes include: 1731 (Electrical Work), Drawing and Insulating of Nonferrous Wire (3357), and Special Industry Machinery, Not Elsewhere Classified (3559). The listed owner is Hanna Properties Corporation and the Parent Corporation is GK TECHNOLOGY INC. The listed Operator is EARTHFIRST TECHNOLOGIES INCORPORATED.

4.3 Physical Setting

4.3.1 Topography

The Property is located in Section 32, Township 28 South, and Range 19, in the city of Tampa, Florida. Based on the United States Geological Survey (USGS) “Sulphur Springs, Florida” 7.5-minute topographic quadrangle map, dated 1949, photorevised in 1995, and observations made during the site inspection, the Property slopes to the south/southeast. Regional topography in the area appears to slope to the south/southeast toward McKay Bay (0.26-mile southeast) or northeast toward the Hillsborough River (0.68-mile northeast). According to the contour lines on the topographic map, the Property is located approximately 50 feet above mean sea level (MSL).

The Property is depicted as developed with one large L-shaped structure and a smaller rectangular structure. The remaining portion of the Property is depicted as cleared land. Surface waters are not depicted on or adjacent to the Property, nor are production wells or other significant surface features depicted on the USGS map.

4.3.2 Soils and Geology

Based on the soil survey maps published by the USDA Soil Conservation Service for Hillsborough County Florida (1989) the northern portion of the property consists of Tavares-Millhopper soils and the southern portion of the property consists of Zolfo fine soils. Tavares-Millhopper soils are nearly level to gently sloping, moderately well-drained soils located in low-lying areas on uplands and on low ridge on the flatwoods. Zolfo soils are nearly level and somewhat poorly drained soils located on broad, low ridges on the flatwoods.

According to Limited Subsurface Investigation for Electrical Machine Enterprises, 2515 East Hanna Avenue, Tampa, Florida, prepared by PES Associates Environmental & Engineering Services, Dedham, Massachusetts, dated June 16, 2011, the geology consists of light brown fine sand between zero (0) and 10 feet below land surface (bls); dark brown or gray, moist clay between 10 and 15 feet bls; white or light brown fine sand between 15 and 19 feet bls; white fine sand, weather stone and light brown fine sand between 20 and 24 feet bls; light brown moist clay and fine sand between 24 and 29 feet bls; white, crumbly, fine sand and coarse gravel between 29 and 34 feet bls. Depth to groundwater at the time was approximately 27 feet bls.

According to Contamination Assessment Report for General Cable Company, 2515 Hanna Avenue, Tampa, Florida, prepared by SRS Environmental, Inc. (SRS), Tampa, Florida, dated February 28, 1994, the geology consists of very light brown fine sand and some shell fragments between zero (0) and 1 feet bls; brown fine to coarse gravel between 1 and 2 feet bls; dark brown, fine sand, trace silt with an area of gravel between 2 and 7 feet bls; brown, fine sand, some silt between 7 and 9 feet bls; yellow-brown, fine sand, trace silt between 9 and 11 feet bls; orange-green clayey fine sand between 11 and 12 feet bls; and orange-green fine sandy clay between 12 and 14 feet bls. During the assessment, SRS installed monitor wells between 10 and 15 feet, noting a solid white and green clay confining layer at approximately 12 feet bls and the mean depth to the water table (4—5 feet bls).

Hillsborough County lies in the Gulf Coastal Lowlands Province which was formed by deposition of marine units. Terrain in Hillsborough County is generally flat-lying and is closely related to Pleistocene and Pliocene sea-level stands. The geology of Hillsborough County consists of a complex series of interbedded limestone, dolostone, sand, and clay units. The units range in age from Eocene to Holocene. Underlying the Pleistocene deposits lie the Miocene Hawthorn Formation, consisting of sandy clays and indurated sandstone. The Hawthorn Formation ranges between 90 feet thick at the southern tip of Hillsborough County to approximately 50 feet thick in Central Hillsborough County. The Hawthorn Formation overlies the Tampa Limestone, which is also of Miocene age. The Tampa Limestone is made up of hard, sand, fossiliferous limestone, and is 150 feet thick in the southern portion of Hillsborough County. The Tampa Limestone lies at depths between 100 and 200 feet. The Suwannee Limestone underlies the Tampa Limestone and is approximately 180 feet below land surface.

4.3.3 Hydrology

Based on the topography of the Property and vicinity, localized groundwater may vary but is presumed to be south/southeast toward McKay Bay (0.26-mile southeast) or possibly northeast toward the Hillsborough River (0.68-mile northeast). Localized and regional groundwater flow may be influenced by factors such as underground

structures, seasonal fluctuations, soil and bedrock geology, production wells, and other factors beyond the scope of this study.

Review of Contamination Assessment Report for General Cable Company, 2515 Hanna Avenue, Tampa, Florida, prepared by SRS Environmental, Inc. (SRS), dated February 28, 1994 indicates the groundwater direction beneath the Property to be south or southeast. This concurs with other prior assessment reviewed for the Property, except for LRG's groundwater monitoring reports (1996-1997).

No operating springs were observed during the Property reconnaissance. One four-inch irrigation or well used for manufacturing by the former General Cable Company was observed at the southwestern side of the warehouse/manufacturing building. Additionally, two 2-inch PVC monitor wells were observed at the western portion of the Property and one 2-inch PVC monitor well was observed at the northeastern portion of the Property. Review of Southwest Florida Water Management District's (SWFWMD) well construction database did not indicate well permits for the wells so the depths are unknown.

The surficial aquifer system is located beneath the Property and is considered an otherwise undefined aquifer that is present at the land surface. The surficial aquifer system consists mostly of beds of unconsolidated sand, shelly sand, and shell and extends from the water table to the upper parts of the Hawthorn Group. Locally, in south-central Florida, limestone beds form an important and highly permeable part of the system. In certain places, clay beds are sufficiently thick and continuous to divide the system into two or three aquifers; mostly, however, the system is undivided. Complex interbedding of fine and coarse-textured rocks is typical of the system.

In the vicinity of the Property, clay frequently hydraulically separates the undifferentiated sediments from the underlying limestone of the Tampa Member of the Hawthorn Group. The Tampa limestone is a sandy limestone, varying from white to light tan in color, and contains abundant chert and shell molds.

Groundwater in the surficial aquifer system is under unconfined, or water table, conditions practically everywhere. Locally, thin clay beds create confined or semi-confined conditions within the system. The Floridan aquifer system underlies almost all of Florida, and is comprised of a series of limestones that range from middle Eocene to Miocene in age.

According to available information, the public water system operated by the City of Tampa serves the Property. Review of the City of Tampa Water Quality Report dated 2012 indicates the Hillsborough River is the surface water source that supplies most of Tampa's drinking water, an average of 65 million gallons per day. During the dry season, usually April through June, Tampa's river supply may be supplemented by the City of Tampa's Aquifer Storage and Recovery (ASR) system and regional groundwater, surface water and desalinated seawater purchased from Tampa Bay.

4.3.4 Flood Zone

A review of the Flood Insurance Rate Maps, published by the Federal Emergency Management Agency, was performed. According to Panel Number 218 of 801, Community Panel Number 120057C0218H, dated August 28, 2008, the Property is located in Flood Zone X. Zone X regions consist of areas with a 0.2 percent chance of annual flooding.

4.3.5 Wetlands

OHC reviewed the National Wetlands Maps, published by the United States Fish & Wildlife Service, for wetland areas located on or near the Property. Wetlands areas were not observed on the Property or in the mapping database.

4.3.6 Oil and Gas Exploration

OHC reviewed the Florida Geological Survey, Regional Oil and Gas Map for oil and gas exploration wells. Oil and gas exploration wells were not observed on the Property or immediate vicinity.

4.4 Historical Use

Review of available historical records indicates the Property was developed with agriculture in approximately 1938. A warehouse/manufacturing building was constructed in 1956 and was occupied by General Cable Company between approximately 1956 and 1992. Electric Machinery Enterprises occupied the Property between 1994 and 2008, although the office remained open until approximately 2011. A cell tower has occupied the Property since approximately 2004. Between approximately 2004 and 2008, Earthfirst Technologies, Inc., and affiliated companies (including Cast Crete) occupied the Property. The Property is currently vacant and for sale due to bankruptcy.

The reviewed information did reveal the presence of hazardous materials, storage tanks and other environmental hazards during the tenure of both General Cable Company and Electric Machinery Enterprises. The assessment has identified both a Historic Recognized Environmental Condition (HREC) related to a former petroleum UST and Recognized Environmental Conditions (REC) related to the following: long-term use of hazardous chemicals; a history of poor housekeeping and/or violations regarding the generation and disposal of hazardous materials; the results of prior hazardous waste contamination assessments (performed for the Property owners and not submitted to state agencies) indicating groundwater and soil contamination from petroleum, chlorinated solvents, and lead; and a past unreported release to the onsite stormwater drainage system from a parts washer sink connected to a stormdrain between approximately 1956 and 1992.

4.4.1 Aerial Photographs

Available aerial photographs provided by EDR, Inc. and Google Earth were reviewed for the years 1938, 1957, 1965, 1969, 1973, 1975, 1980, 1984, 1991, 1995, 1999, 2005, 2006, 2007, 2010, and 2013. Copies are included in included in Appendix B.

Aerial Photographs
<p>Date: 1938 Scale: 1"=500' Source: EDR Property: The photograph indicates apparent agricultural development. Citrus groves are observed at the western portion and cleared land and a path are observed at the eastern portion of the property. The Property is bordered by a road along the northern boundary and a railroad along the eastern boundary. Surrounding Area: The photograph indicates a road followed by citrus groves and small rectangular structures to the north and northeast. Additional citrus groves are observed to the west and south of the Property. A railroad followed by citrus groves, cleared land, and beyond by rows of interconnected structures (County Hospital).</p>
<p>Date: 1957 Scale: 1"=500' Source: EDR Property: The photograph indicates a large rectangular structure at the northern portion of the property. A railroad spur leads from the east to the rear of the structure. Paving and vehicles are observed at the western portion while cleared land is observed at the southeastern portion. Rows of stacked materials or structures are observed at the southwestern corner of the property. Surrounding Area: The photograph indicates woods to the west, cleared land and rectangular structures to the south, several small rectangular structures to the east across the railroad, and citrus groves to the north.</p>
<p>Date: 1965, 1969 Scale: 1"=500' Source: EDR Property: The photograph indicates an extended wing on the southern side of the rectangular structure. An additional elongated structure is observed to the south at the central portion of the property. A small rectangular structure is observed at the southwestern corner of the main structure. Paving and rows of vehicles are observed at the western and northern portions of the property. Rows of small rectangular objects line the majority of the central and southern portions of the property as well as the eastern boundary. Train cars are observed on the spur. Surrounding Area: No changes are observed from the 1957 photograph except elongated structures are observed to the east, a cleared parcel to the southeast, an additional small rectangular structure to the south, and a two rectangular structures with a circular driveway is observed to the north.</p>
<p>Date: 1973, 1975 Scale: 1"=500' Source: EDR Property: No changes are observed from the previous photographs (1965 and 1969) except a small rectangular structure is observed along the northeastern boundary. Surrounding Area: No changes are observed from the previous photographs (1965 and 1969) except a circular path or track is observed to the northeast of the Property.</p>
<p>Date: 1980, 1984, 1991 Scale: 1"=500' Source: EDR</p>

Property: No changes are observed from the previous photographs (1973 and 1975).
Surrounding Area: No changes are observed from the previous photographs (1973 and 1975) except a large rectangular structure is observed at the property to the southeast and northeast of the Property. A few rectangular structures and a parking lot are observed to the west (1991, 1995).

Date: **1995**

Scale: 1"=500'

Source: EDR

Property: No changes are observed from the previous photographs (1980, 1984, and 1991) except the rows of materials are absent. A few rows of trailers are observed at the southwestern corner and southern boundary of the property. Most of the parked vehicles are observed at the northern boundary.

Surrounding Area: No changes are observed from the previous photographs (1980, 1984, and 1991).

Date: **1999**

Scale: 1"=500'

Source: EDR

Property: No changes are observed from the previous photograph (1995) except less trailers and activity are observed at the rear of the main structure and property.

Surrounding Area: No changes are observed from the previous photograph (1995) except structures and a parking lot are observed to the northwest of the property.

Date: **2005, 2006, 2007, 2010**

Scale: 1"=500'

Source: EDR

Property: No changes are observed from the previous photograph (1999).

Surrounding Area: No changes are observed from the previous photograph (1999) except a swimming pool is observed at the adjacent property to the north.

Date: **2013**

Scale: Unknown

Source: Google Earth

Property: No changes are observed from the previous photographs (2005-2007, 2010) except the Property appears inactive. No vehicles are rows/piles of structures are observed.

Surrounding Area: No changes are observed from the previous photographs (2005-2007, 2010).

The Property appeared as agricultural land in 1938. The main warehouse/office building and railroad spur were observed in the photograph dated 1957. An expansion of the main structure was observed in aerial photograph dated 1965. The current configuration, which indicates two small storage structures, was observed between 1973 and 2013. The piles and rows of construction materials were observed between 1957 and 1991. The rear yard indicated trailers and less activity in photographs dated 1991-2010. The Property appeared inactive in photograph dated 2013.

The surrounding area appeared as agricultural in nature in aerial photograph dated 1937 and 1957. Commercial structures began emerging in the 1960s and continued through present day.

No obvious indications of on-site environmental concerns were not identified during the review of historical aerial photographs.

4.4.2 Fire Insurance Maps

OHC requested historical Sanborn Fire Insurance maps for the Property from EDR, and was subsequently informed that no such maps for the Property or immediate vicinity are maintained in the collection, which ranges from 1887-1994. A copy of the “no coverage” notification is included in Appendix B of this report.

4.4.3 Historical Street Directories

EDR provided historical street directories published by R. L. Polk for East Hanna Avenue and East Henry Avenue approximately every five years between 1955 and 2013. Although searched, no coverage in the city directories was indicated between 1920 and 1949. Additionally, OHC cross-referenced EDR’s search with the review provided in Phase I ESA, Electronic Machine Enterprises, prepared by PES Associates Environmental & Engineering Services, Dedham, Massachusetts, dated January 24,2011. The findings are presented in the following table:

YEAR	ON-SITE	ADJOINING PROPERTIES
1955	No listing	N – No listing E – No listing S – 2400 East Henry Avenue (Edward Graham & Gaines Home) W – No listing
1959, 1962	General Cable Corporation (2515 East Hanna Avenue)	N – No listing E – 2705 East Hanna Avenue (Go for Cash Lumber Co., Gatlin Lumber Co.) S – 2400 East Henry Avenue (Graham Rest Home) and 2614 East Henry Avenue (Tampa Paper Company) W – No Listing
1969	General Cable Corporation (2515 East Hanna Avenue)	N – 2604 East Hanna Avenue (Residence) E – 2705 East Hanna Avenue (Go for Cash Lumber Co., Gatlin Lumber Co.) S – 2400 East Henry Avenue (Graham Rest Home); 2614 East Henry Avenue (Tampa Paper Company); and 2616 East Henry Avenue (Sucorn Syrups & Sugars Inc.) W – No Listing
1974	General Cable Corporation (2515 East Hanna Avenue)	N – 2604 East Hanna Avenue (Residence); 2510 East Hanna Avenue (Epiphany of Our Lord Convent); 2514 East Hanna Avenue (Epiphany of Our Lord Church and Catholic School) E – 2705 East Hanna Avenue (Go for Cash Lumber Co., Gatlin Lumber Co.) S – 2400 East Henry Avenue (Graham Rest Home) ; 2614 East Henry Avenue (Unijax); 2616 East Henry Avenue (CPC Intl. Inc.)

YEAR	ON-SITE	ADJOINING PROPERTIES
		W – No Listing
1978	General Cable Corporation (2515 East Hanna Avenue)	N – 2604 East Hanna Avenue (Residence); 2510 East Hanna Avenue (Epiphany of Our Lord Convent); 2514 East Hanna Avenue (Epiphany of Our Lord Church and Catholic School) NE – 2708 East Hanna Avenue (Clow Corporation Warehouse-under construction) E – 2705 East Hanna Avenue (Go for Cash Lumber Co., Gatlin Lumber Co.) S – 2400 East Henry Avenue (Graham Rest Home); 2614 East Henry Avenue (Unijax Inc.-paper manuf.); 2616 East Henry Avenue (vacant) W – No Listing
1983	General Cable Corporation (2515 East Hanna Avenue)	N – 2604 East Hanna Avenue (Residence); 2510 East Hanna Avenue (Epiphany of Our Lord Convent); 2514 East Hanna Avenue (Epiphany of Our Lord Church and Catholic School) NE – 2708 East Hanna Avenue (Clow Corporation Warehouse-under construction) E – 2705 East Hanna Avenue (Go for Cash Lumber Co., Gatlin Lumber Co.) S – 2400 East Henry Avenue (Graham Rest Home); 2614 East Henry Avenue (Unijax Inc.-dealers); 2616 East Henry Avenue (Unijax overflow) W – No Listing
1988	General Cable Corporation (2515 East Hanna Avenue)	N – 2604 East Hanna Avenue (Residence); 2510 East Hanna Avenue (Epiphany of Our Lord Convent); 2514 East Hanna Avenue (Epiphany of Our Lord Church and Catholic School) NE – 2708 East Hanna Avenue (Franco Roma Foods-wholesale) E – 2705 East Hanna Avenue (Go for Cash Lumber Co., Gatlin Lumber Co.) S – 2400 East Henry Avenue (Graham Rest Home); 2614 East Henry Avenue (Unijax Inc.-dealers); 2616 East Henry Avenue (Unijax overflow) W – 2425 East Hanna Avenue (Hanna Oaks Retirement Home)
1993	Not Verified (2515 East Hanna Avenue)	N – 2604 East Hanna Avenue (Residence); 2510 East Hanna Avenue (Epiphany of Our Lord Convent); 2514 East Hanna Avenue (Epiphany of Our Lord Church and Catholic School) NE – 2708 East Hanna Avenue (Franco Roma Foods-wholesale) E – 2705 East Hanna Avenue (Annette's

YEAR	ON-SITE	ADJOINING PROPERTIES
		Burial Vault & Service, Back to the Foundation, Corrine S. Custom Cabinets, Crazed Pottery, Gatlins Go For Cash Lumber, Parts Unlimited, Rons Cabinets, Lorenzo & Luis Garage) S – 2400 East Henry Avenue (Graham Rest Home); 2614 East Henry Avenue (Unijax Inc.-dealers); 2616 East Henry Avenue (Unijax overflow) W – 2425 East Hanna Avenue (Hanna Oaks Retirement Home)
1999	CG Engineering, EM Enterprises Inc. Electric Machinery Enterprises Inc. EME Modular Structure Inc., West Coast Precast Inc. (2515 East Hanna Avenue)	N – 2604 East Hanna Avenue (Residence); 2510 East Hanna Avenue (no listing); 2514 East Hanna Avenue (Epiphany of Our Lord Church and Catholic School) NW – 2508 East Hanna Avenue (Epiphany Arms Apts.) NE – 2708 East Hanna Avenue (no listing) E – 2705 East Hanna Avenue (Vacant, A Tran Paint & Body) S – 2400 East Henry Avenue (Graham Rest Home); 2614 East Henry Avenue (Unisource Inc.-dealers) W – 2425 East Hanna Avenue (Hanna Oaks Retirement Home)
2004	Electric Machinery Enterprises, West Coast Precast (2515 East Hanna Avenue)	N – 2604 East Hanna Avenue (Residence); 2510 East Hanna Avenue (no listing); 2514 East Hanna Avenue (Epiphany of Our Lord Church and Catholic School) NW – 2508 East Hanna Avenue (Epiphany Arms Apts.) NE – 2708 East Hanna Avenue (no listing) E – 2705 East Hanna Avenue (New World Bakery, Gatlin’s Go for Cash Lumber, Lorenzo & Luis Garage, Jose’s Custom Body & Paint, E. Law Millwork, Ramone Rubio) S – 2400 East Henry Avenue (Graham Home Mental Healthcare); 2614 East Henry Avenue (Unisource Inc.-dealers); 2616 East Henry Avenue (overflow) W – 2425 East Hanna Avenue (Hanna Oaks Retirement Home)
2008	Denouement Strategies Inc., EM Enterprises Modular Division, EME International Corp. Lozano Appraisal Service, Prime Power of Tampa, TEK Source USA	N – 2604 East Hanna Avenue (Residence); 2514 East Hanna Avenue (Epiphany of Our Lord Church and Catholic School) NW – 2508 East Hanna Avenue (Epiphany Arms Apts.) NE – 2708 East Hanna Avenue (Nordlie Tampa Bay) E – 2705 East Hanna Avenue (New World Bakery, Gatlin’s Go for Cash Lumber, Lorenzo & Luis Garage, Jose’s Custom Body & Paint, M&M Desserts)

YEAR	ON-SITE	ADJOINING PROPERTIES
	Inc. (2515 East Hanna Avenue)	S – 2400 East Henry Avenue (Graham Home Mental Healthcare); 2614 East Henry Avenue (Unisource Inc.-dealers) W – 2425 East Hanna Avenue (Hanna Oaks Retirement Home)
2009	Earth First Technologies, Electric Machinery Enterprises (2515 East Hanna Avenue)	N – 2604 East Hanna Avenue (Residence); 2514 East Hanna Avenue (Epiphany of Our Lord Church and Catholic School) NW – 2508 East Hanna Avenue (Epiphany Arms Apts.) NE – 2708 East Hanna Avenue (Nordlie Tampa Bay) E – 2705 East Hanna Avenue (Jose’s Custom Body & Paint, Hanna’s Anytime Locksmith) S – 2400 East Henry Avenue (Graham Home Mental Healthcare); 2614 East Henry Avenue (Unisource Inc.-dealers) W – 2425 East Hanna Avenue (Hanna Oaks Retirement Community)
2013	No listing (2515 East Hanna Avenue)	N – 2604 East Hanna Avenue (Grande Oaks Apts.); 2514 East Hanna Avenue (Epiphany of Our Lord Church and Catholic School) NW – 2508 East Hanna Avenue (Epiphany Arms Apts.) NE – 2708 East Hanna Avenue (Nordlie Tampa Bay) E – 2705 East Hanna Avenue (7 Day 24 Hours Emergency Locksmith) S – 2400 East Henry Avenue (Graham Home Mental Healthcare); 2614 East Henry Avenue (Unisource Inc.-dealers) W – 2425 East Hanna Avenue (Hanna Oaks)

No listing was indicated in the city directory dated 1955. General Cable Company was listed in the city directories 1955—1988. No listing was noted in the city directory dated 1993 but later Electric Machinery Enterprises is listed 1999—2009. Various other companies (Earth Technologies, TEK Source Limited, etc.) are noted in the Millennium.

Listings noted for the surrounding area have indicated a church and school (1974—2013), church-affiliated apartments (1999-2013), two retirement or assisted-living facilities (1959-2013 and 1988-2013), a residence (1969-2009), an apartment complex (2013), a paper warehouse (1959-2013), a lumber company (1959-2008), a multi-tenant warehouse with a locksmith, bakery, etc. (Millennium), food or flower warehouse (1978-2013), and auto body shops (1993-2009). Please note the auto body shops are located to the east (cross-gradient) of the Property and are not considered a recognized environmental condition.

4.4.4 Historical Topographic Maps

OHC obtained historical topographic maps for Sulphur Springs, Florida from EDR for the years 1949, 1956, 1981, and 1995. Copies of the historical topographic maps are included in Appendix B.

Topographic Maps
<p>Date: 1949 Source: EDR Property: The map depicts the Property as wooded or vegetated land at the western portion and cleared land at the eastern portion. The Property is bordered to the north by a street and a railroad borders the eastern boundary. Surrounding Area: The map indicates a road followed by citrus groves, a small structure, and a path to the north; a railroad to the east followed by structures to the northeast and beyond rows to the southeast; cleared land to the south and woods to the west of the Property.</p> <p>Date: 1956 Source: EDR Property: The map depicts wooded land at the western portion, cleared land at the eastern portion, and a railroad spur leading from the eastern boundary to the northwestern portion of the Property. No structures are observed. Surrounding Area: The map is similar to the previous map (1949) except the structures beyond to the east are labeled "County Hospital" and a "County Cemetery" is observed beyond to the southwest. Beyond the vicinity of the Property, the area appears "shaded" or developed.</p> <p>Date: 1981 Source: EDR Property: The map indicates a large L-shaped structure and small rectangular structure at the northern portion of the property. A railroad spur leads from the Seaboard Coast Line at the eastern boundary to rear of the main structure. Surrounding Area: The map indicates a road followed by several irregular-shaped structures to the north; a railroad to the east followed by elongated structures; a rectangular structure to the south; and wooded land to the west.</p> <p>Date: 1995 Source: EDR Property: No changes are observed from the previous map (1981). Surrounding Area: No changes are observed from the previous map (1981) except additional structures are observed to the east and a large rectangular structure is observed to the southeast.</p>

4.4.5 Building Records

OHC reviewed the City of Tampa Planning and Development, Building Department's database and permit records provided by EDR for building history at the Property. Records dated 1994-2004 were identified for the Property, although the City's online database did not provide dates. A summary of highlights is presented as follows: commercial site inspection (1995); installation of dispenser with lining (1996); flat roof with 4-ply B/U gravel, \$295,000 (1998); installation of 800 amp service, \$8,000 (2004); MFG Plant for warehouse, agent-EM Enterprises aka GK Technologies Inc. (1994); one self-contained aboveground 1,500-gallon fuel tank, J&M Pump (no date); and T-Mobile Antenna install for Hanna Properties Corp-active permit (no date). The City of Tampa Building Department was contacted regarding archived building records for the Property. A representative indicated there are no available files prior to 1990.

4.4.6 Zoning/Land Use Records

Review of the City of Tampa's Zoning Atlas Map, Number E14, dated October 9, 2009 indicated the Property is located in Zone "IG" or "Industrial General." Additionally, the map noted the Property as a "Landmark." The City of Tampa defines "IG" as for areas of light manufacturing, wholesaling, warehousing, assembly or product processing, heavy equipment and vehicular repairs and other light industrial uses.

4.4.7 Property Tax Files

Review of the Hillsborough County Tax Collector's database indicated Hanna Properties Corporation paid the real estate taxes in 2001 and 2009. Due to the bankruptcy, Bayview Asset Management LLC paid the delinquent real estate taxes in 2010 and 2011. The database indicates \$43,453.07 is "unpaid" for 2012 and \$38,351.56 is "unpaid" for 2013. The assessed value for the Property in 2013 is \$1,576.139. No additional information of interest was included in the file.

4.4.8 Recorded Land Title Records

Review of a 50-year chain of title was not included in the scope of the assessment.

4.4.9 Additional Historical Record Sources

Historical photographs of General Cable Corporation, which occupied the Property between 1956 and 1992, were obtained through the Florida Department of State, Florida Memory, Division of Information and Library Service's collection. The photographs, which were taken in 1957, are provided in Appendix E.

OHC reviewed available articles of interest concerning General Cable Corporation, Electric Machinery Enterprises, and EarthFirst Technologies, to provide information concerning onsite operations.

Review of "Tampa cable plant to close in mid-May" published in the "Tampa Tribune" on February 14, 1992 noted the 36-year old General Cable Corporation plant was closing in May 1992 and would be displacing 117 workers. Back in the 1950s, the company produced telephone cords and power cords. The article noted in the "heyday" of the 1970s, the company produced telephone wires for use inside buildings. General Cable, based in South Plainfield, New Jersey, indicated the closure of the Florida plant was due to overcapacity in the industry and competition from American Telephone & Telegraph. General Cable is a division of Penn Central Corporation, a Cincinnati-based holding company with interests in industrial products, the defense industry, insurance, and energy.

Review of "EarthFirst Technologies, Inc. Completes Acquisition of Electric Machinery Enterprises, Inc." published in Business Wire on August 20, 2004 noted the completion of a common stock exchange agreement between EarthFirst Technologies, Inc. (EFTI) and Electric Machinery Enterprises (EME), in which EME would be a wholly owned subsidiary of EFTI. The article noted EME is a 70-year-old company based in Tampa which provides electrical contracting services as a prime contractor and subcontractor, electrical support, power generation stations, water and sewage plants. A branch, EME Modular Structures, inc., is engaged in construction

of concrete modular buildings and EME General Contractors constructs and services cellular phone towers domestically and abroad.

Various articles concerning EarthFirst Technologies note an interconnected web of companies with various names. Overall, EarthFirst Technologies is described as a company that is engaged in developing and commercializing technologies for the production of alternative fuel sources and the destruction and/or remediation of liquid and solid waste

Review of Worldwide Company Profile's website notes the Company's solid waste division, operated through World Environmental Solutions Company, Inc. (WESCO), a wholly owned subsidiary, remained focuses on the commercialization of its "Solid Waste Remediation Plant" in Mobile, Alabama. This unit is known as the "Catalytic Activated Vacuum Distillation Process ("CAVD") Reactor". This plant can process rubber tires on a demonstration basis extracting carbon and other raw materials for resale. This process efficiently disposes of the tires in an environmentally compliant manner that allows raw materials from those waste products to be recycled and reused. This process also requires significantly less energy and causes significantly less CO2 emissions to produce certain of its by-products than standard commercial methods.

According to "Cast-Crete Completes Merger" in the Tampa Bay Business Journal dated July 20, 2006, EarthFirst Technologies and Cast-Crete merged into one company. According Phase I ESA for Electric Machinery Enterprises, 2515 East Hanna Avenue, Tampa, Florida, prepared by PES Associates Environmental & Engineering Services, Dedham, Massachusetts, dated January 24, 2011 a concrete casting company occupied the Property. Remnants of concrete castings were observed at the southern portion of the Property.

No other research was conducted or deemed necessary for this assessment.

4.4.10 Prior Assessment Reports

OHC reviewed excerpts of prior environmental reports prepared 1994-1996 and in 2011. These reports were prepared on behalf of the sales transaction between General Cable Company (GCC) and Electric Machinery Enterprises (EME). Also, the existence of reports are mentioned in these reports but were not available for review. Please note the Hillsborough County EPC and FDEP were not notified of any assessments, spills, or evidence of releases at the Property. More recently, a Phase I and Phase II ESA were prepared for EME in 2011 following the 2008 bankruptcy.

OHC has not confirmed or critically reviewed this report or underlying methodology and shall have no liability for the adequacy, accuracy or completeness of information derived from this report. Excerpts of prior assessments are presented in Appendix D. The following reports were reviewed:

Limited Subsurface Investigation for Electrical Machine Enterprises, 2515 East Hanna Avenue, Tampa, Florida, prepared by PES Associates Environmental & Engineering Services, Dedham, Massachusetts, dated June 16, 2011;

- Phase I ESA for Electric Machinery Enterprises, 2515 East Hanna Avenue, Tampa, Florida, prepared by PES Associates Environmental & Engineering Services (PES), Dedham, Massachusetts, dated January 24, 2011;

- Draft Environmental Site Assessment (ESA) for General Cable Company Facility, 2515 East Hanna Avenue, Tampa, Florida, prepared by Lagos & Associates, Inc. (Lagos), Temple Terrace, Florida, dated June 1994.
- Workplan for the Site at 2515 East Hanna Avenue, Tampa, Florida, prepared by Pilko & Associates, Inc. (Pilko), Woodland Hills, California, dated November 1994.
- Field Investigation of Tampa, Florida Site, prepared by Pilko & Associates, Inc. (Pilko), Woodland Hills, California, dated February 1996.

A summary of the Lagos ESA report dated 1994 is presented as follows:

The Lagos report was prepared on behalf of EME and consisted of historical and regulatory review for the facility, a site visit, and a limited soil and groundwater investigation. At the time the Property consisted of a manufacturing/warehouse building with administrative offices, a raw materials storage building, a forklift storage and maintenance building, and a paint shed. Lagos' Site plan notes "asbestos air compressor building" at the southwestern corner of the manufacturing building; former drawing solution tanks at the eastern side of the manufacturing building; a transformer building, and an open storage yard (waste oil, new MEK, and used MEK) at the southwestern portion of the Property. The current maintenance shop was labeled "cable test/tin plating" and the dock extension from the main building was labeled "wrapping and lagging area" and "cord set area."

Chemicals used or identified in testing included: motor oil and lubricating oils, lead dust in the building rafters (identified by Cammisa Engineering), lead sludge (formerly used for jacketing prior to PVC), tin, MEK, solvents (1,1 dichloroethane, 1,1,1 trichloroethane) in drawing solution muds and possibly from the paint shed, fluoroboric acid, and stannous fluoroborate. The report noted "gasoline and diesel were stored in a UST onsite."

Other reports referenced in the Lagos report included: Site Closure Report, General Cable Company, prepared by Integrated Environmental Services, Inc. (IES) dated June 14, 1993; Contamination Assessment Report, Former General Cable Company, prepared by SRS Environmental, Inc. dated February 28, 1994; City of Tampa Wastewater Discharge Permit—Hookers Point Advanced Wastewater Treatment Plant; SARA Title III Reporting-Toxic Chemical Release Inventory Reporting Forms for MEK, Copper, lead, antimony, and barium, SWFWMD Water Use Permit to withdraw an average 1,4000 gallons of groundwater per day for lawn and landscaping; and FDEP Division of Air Resources Management, Annual Operating Report for Air Pollutant Emitting Facility. Please note when OHC contacted the City of Tampa and requested a wastewater permit, OHC was told that no records were available.

At the time of the ESA, the adjacent properties included a church, a residence, Hillsborough County Crisis Center, CSC railroad, and Trans Pain Body Shop.

Oil staining was visible in areas on the concrete floor and the outside pavement. The report noted the transformers onsite were not liquid-filled except six small inside the building.

The stormwater drained from the west to east were discharge to a drainage ditch located along the railroad.

Soil borings were advanced to depths 3-12 feet bls at the following areas: hazardous material storage yard; paint shed; former UST pit; eastern fence line and stormwater discharge pipe area; vicinity of former drawing solution storage tank; former cooling tower; area between manufacturing building and former air compressor area. Although the report is not clear, it appears the groundwater was collected from a temporary monitor well installed in the former UST pit and to the south of the manufacturing building.

Lagos reports the results of the soil and groundwater investigation as follows:

- Analysis results for a groundwater sample collected between the manufacturing building and the former compressor indicated a Lead concentration of 220 micrograms/Liter (ug/L), Cis/Trans-1,2-Dichloroethylene concentration of 4,200 ug/L, and MEK concentration of 15,000 ug/L. The Primary Drinking Water Standard for Lead is 15 ug/L, Cis-1,2-Dichloroethylene is 70 ug/L, and Trans-1,2-Dichloroethylene is 100 ug/L.
- Analysis results for a groundwater sample collected from the temporary well installed in the former UST area indicated a MEK concentration of 4,600 ug/L.
- Analysis results for a soil sample collected between the manufacturing building and the former compressor indicated a Total Petroleum Hydrocarbon (TPH) concentration of 29,000 mg/kg.
- Analysis results for a soil sample collected from the drainage ditch soil (east of the facility) in the area of the storm sewer discharge indicated a Lead concentration of 420 mg/kg, and TPH concentration of 830 mg/kg.

An asbestos containing material (ACM) survey was conducted and 21 samples were collected and analyzed. ACM was identified at the Property. Please note during Lago's walk-through tour, Mr. Mike Cammisa stated that ACM was identified at the southeast door that accesses the manufacturing building as well as the northeast and southwest access door frames.

The report recommended further site investigation to determine the extent of the areas of concern identified. The asbestos survey indentified ACM as follows: the compressor building, the two-layered soffit material in the manufacturing building, the cloth wrap insulation binding for the chiller piping located outside of the manufacturing building on the northeast side of the site; and the rolled floor covering located in the offices of the administration area.

A summary of the Pilko's Workplan dated November 1994 is presented as follows:

The report noted that groundwater was encountered at five feet bls during Lago's investigation and that soil samples had been mostly collected between the surface and 3 feet bls.

Pilko's Workplan recommended soil and groundwater sampling at various areas of the Property as follows: stormwater discharge/drainage ditch, former UST area, inside manufacturing building, former maintenance shop area, former MEK solvent still, former MEK/ink labeling process area, former tin-electroplating area. The suggested depths in each boring were 2 and 4 feet bls with temporary monitor wells installed at various locations.

A summary of the Field Pilko Field Investigation dated February 1996 is presented as follows:

Pilko's report is basically consists of a file review of prior reports to compile the findings into a succinct summary. A copy of the report is presented in Appendix E. Pilko's report indicated the area between the manufacturing building and the former air compressor area appeared to be "localized impact." Overall, the report concluded that in several areas of the Property, "no further investigations" were warranted in the areas of the former lead press pit, stormwater drainage ditch, former MEK recovery still, maintenance shop, MEK/ink labeling area, and more.

Please note that within Pilko's report dated 1996 was a Site Plan of soil boring, monitor well, and three photo locations (including photographs) of storm drains with free product, oily wastes in stormwater ditch along the eastern boundary, and a stormwater drainage schematic for the trough between the maintenance shop and the western side of the loading dock extension. The Site Plan was drafted by Florida Environmental Management, Winter Park, Florida, in January 1995. Apparently, it was discovered that the parts cleaning sink in the maintenance shop was directly connected to the stormwater system instead of the sewage system. Additionally, no apparent reporting of the spill or release incident was performed to environmental agencies.

Additionally, a site plan in the Pilko report noted "500 gallon Unknown" and "500 gallon used oil" at the southern side of the maintenance shop. It is unknown if an AST or UST may have been located here at one time.

A summary of the Phase I ESA prepared by PES dated 2011 is summarized as follows:

The Phase I ESA was performed for EME. The site visit was conducted on December 8, 2010 and Mr. Jaime Jurado, EME, provided a tour of the facility. PES reviewed prior environmental reports prepared by Pilko (1996) and Lagos (1994). The report noted the occupants as EME, who primarily used the Property for storage of electrical materials and vehicle maintenance; EarthFirst Technologies; a concrete casting company (not named); and a cell tower.

PES observed suspect ACM, referencing the previous Lagos report. PES did not observe flaking, chipping, and/or peeling of suspect lead-based paint (LBP). PES did not observed any mold growth in the interior or exterior of the buildings.

PES identified Historic Recognized Conditions (HRECs) based on the known presence of past contamination at the Property and the presence of an AST, UST, and LUST site.

PES identified Recognized Environmental Conditions (RECs) based on the following: the presence of large amounts of hazardous materials, hazardous waste, and petroleum products; historical use of hazardous materials; and the drainage sink in the maintenance shop's past environmental concerns.

A summary of the Limited Subsurface Investigation (Phase II ESA) prepared by PES dated 2011 is summarized as follows:

On May 24, 2011, PES advanced five soil borings and installed monitor wells in three of the soil borings to (30 ft, 34 ft, and 20 ft). The monitor well (MW-2) installed was 20 feet deep was "dry."

Groundwater collected from MW-4 (downgradient-located south of the transformer building) indicated 47.8 ug/L tetrachloroethylene (PCE); MW-3 (located south of the

railroad spur, between the warehouse building and maintenance shop) indicated 2.7 ug/L PCE; and MW-1 (upgradient-located at the northern boundary near East Hanna Avenue) indicated 0.40 ug/L PCE. The Primary/Secondary Drinking Water Standard is 3 ug/L. Other solvents such as 1,1-dichloroethane (3.3 ug/L) and cis-1,2-dichloroethylene (0.5 ug/L) and VOAs like acetone (19.0 ug/L) and toluene (0.94 ug/L) were identified in MW-3.

PES concluded low levels of chlorinated solvents and toluene were detected in the deeper installed wells, as opposed to prior assessment which installed wells in the shallow aquifer. This suggests historic releases of chlorinated solvents may have occurred.

PES discussed the release anonymously with Ms. Zoe Kulakowski, FDEP-Bureau of Waste Cleanup and Ms. Nell Tyne, FDEP-SW, who relayed there is no “specific reporting requirement” for the facility. They indicated the release would “most likely fall under the Brownfields program; however any detected contamination must be dealt with in a ‘responsible manner.’” The definition of “responsible” appears to include additional assessment and adherence to Chapter 62-880, FAC. Both regulators concurred the facility is unlikely to qualify for state-funded reimbursement programs (e.g., dry-cleaning, petroleum storage tank). Ms. Tyne indicated that recent owners are not automatically exempt from responsibility for remediation, but need to demonstrate they qualify as innocent purchasers. PES noted the FDEP could not clearly indicate whether or not current or future Site Owners could be held responsible for site assessment or remediation.

PES recommended the following: retaining legal counsel to determine the extent of lender liability regarding the site; collecting groundwater samples from deeper wells (MW-1 and MW-4) for TPH and lead analyses.

Groundwater samples were collected from the three new monitor wells and from two previously installed wells at the Property.

Groundwater at the Property was determined to be at a depth of 27 feet bls. A partial perched water table is present at portions of the Property between 5-11 feet bls, just above the dense clay layer. PES suggested there were clear signs of prior water at this depth, indicating the extent of the perched water as being seasonal. Based on historical reports (groundwater at 7 feet bls) support the water table as being “perched” rather than permanent.

4.5 Historical Use Information on Adjoining Properties

Based on review of the sources referenced above historical uses of the adjoining properties are summarized below:

North:

The area to the north appeared as agricultural and residential land between at least 1938 and the late-1950s. Between at least the mid-1960s and the present, the Epiphany of Our Lord Church (2510-2514 East Hanna Avenue) operated a convent, church, and school. A church-affiliated, low-income apartment complex (2508 East Hanna Avenue) occupied the property to the northwest between at least the late-1990s and the present. Various cold-storage food or florist warehouses occupied the property (2708 East Hanna Avenue) to the northeast between at least the late-1970s and the present.

- South:** The area to the south appeared as agricultural land in approximately 1938. Between at least the mid-1950s and the present, an assisted-living facility (2400 East Henry Avenue) and warehouse (2614-2616 East Henry Avenue), specializing in paper products (and for short time, syrups) occupied the property.
- East:** The area to the east appeared as Seaboard Coastline Railroad followed by agricultural land between at least 1938 and the late-1950s when a warehouse (2705 East Hanna Avenue) was constructed. A lumber business occupied the property between the late-1950s and approximately 2008. Various other tenants occupied the premises, such as an auto painting and body shop, auto garage, locksmith, and bakery, occupied the property between the early-1990s and 2013. Between at least 1980 and the Present, the Florida Health Science Center, affiliated with Tampa General Hospital, has occupied the adjacent property (5802 North 30th Avenue) to the southeast.
- West:** The area to the west appeared as agricultural land in approximately 1938. Between at least 1957 and the mid-1980s, the area appeared as wooded land. Between approximately the late-1980s and the present, Hanna Oaks assisted-living facility has occupied the property (2425 East Hanna Avenue).

4.6 Data Failure

The objective of historical research is to develop a history of the previous uses of the Property and surrounding area, in order to help identify the likelihood release of hazardous substances as a result of past activities. The agreed scope of work requires the assessor to attempt to identify use of the Property at 5-year intervals from 1940 to the present, or, if the Property was already developed in 1940, to the first date of development, but recognizes that data failure frequently occurs, making this impossible. When data failure occurs, ASTM E 1527-13 requires the assessor to document the data failure and assess the potential impact on the ability of the EP to identify recognized environmental conditions.

Information developed in the course of this assessment is adequate to satisfy the requirements of the scope of assessment. No related data failure has been identified.

5.0 SITE RECONNAISSANCE

5.1 Methodology

Except as identified in section 1.4, Limitations and Exceptions, site reconnaissance included observation of the periphery of the Property and all structures and the Property was viewed from all adjacent thoroughfares. Ms. Chyrisse Tabone, Senior Environmental Scientist, OHC, performed a site visit at the Property on April 16, 2014. Ms. Tabone was provided access and a guided tour by Mr. Brian Rettig, CBRE.

The outside perimeter of each building was observed and interior reconnaissance included all public areas such as lobbies, hallways and similar areas intended to be used by occupants or the public, all utility rooms, building maintenance and repair areas, as well as a representative sample of occupied spaces and all areas in which hazardous substances were known, either currently or previously, to be used, stored, generated, disposed of or released.

5.2 Observations

5.2.1 Solid Waste Disposal

The Property is currently a vacant warehouse and no indication of on-site disposal of solid waste was observed. Review of Phase I ESA for Electric Machinery Enterprises, 2515 East Hanna Avenue, Tampa, Florida, prepared by PES Associates Environmental & Engineering Services, Dedham, Massachusetts, dated January 24, 2011, indicated a solid waste compactor was located between the warehouse/manufacturing building and the maintenance shop. Additionally, PES observed several dumpsters throughout the Property. During the site reconnaissance, construction debris was noted at the rear of the Property but no indication of landfill activities was observed. Metal posts at the southern boundary were labeled "Metal" and "Trash Only" suggesting recycling bins once occupied the area.

5.2.2 Potable Water

The Property is connected to the water supply provided by the City of Tampa. According to review of the City of Tampa Water Quality Report dated 2012, the drinking water supplied to the Property is within state and federal standards, including lead and copper. Water sampling was not conducted at the site to verify water quality.

5.2.3 Wastewater

The property is connected to the City of Tampa's municipal sewer system. OHC contacted Ms. Theresa Burns, City of Tampa, Wastewater Department, for information pertaining to wastewater permits. Ms. Burns indicated there is a wastewater permit for "domestic sewage" dated August 1963. The Department does not have any records indicating the Property discharged chemicals or hazardous waste to the sewage system. OHC reviewed the Florida Health Department's Database for septic tanks. No records of septic tanks are indicated for the Property.

5.2.4 Wells and Cisterns

No cisterns were observed at the Property. One 4-inch irrigation or well used for manufacturing by the former General Cable Company was observed at the

southwestern side of the warehouse/manufacturing building. The well appeared to be connected to a water treatment system.

Two 2-inch PVC monitor wells were observed at the western portion of the Property and one 2-inch PVC monitor well was observed at the northeastern portion of the Property, which was freshly marked with an arrow and spray paint "23D." OHC inquired to Mr. Brian Rettig, CBRE and Mr. Leon Williamson, Attorney for EME, about the monitor well but both parties were unaware of recent groundwater monitoring and/or environmental assessments at the Property. Square cuts and patching of asphalt-paving were observed at the Property which corresponded with the location of soil borings advanced in PES's Limited Subsurface Investigation performed in June 2011.

Review of Southwest Florida Water Management District's (SWFWMD) well construction database did not indicate well permits for the wells so the depths are unknown.

5.3 Potential Environmental Conditions

5.3.1 Hazardous Substances and Petroleum Products

At the time of OHC's site visit, the facility was vacant. Approximately six five-gallon buckets of petroleum products (lubes, oils) and three small propane tanks were observed in the maintenance shop. One 250-gallon propane tank was observed within the Verizon cell tower compound.

5.3.1.1 Unlabeled Containers and Drums

No unlabeled containers or drums were observed during the site reconnaissance.

5.3.1.2 Secondary Containment

No hazardous substances or related secondary containment were observed during site reconnaissance. A concrete pad for the former AST was observed to the southwest of the maintenance shop.

5.3.1.3 Disposal Locations of Regulated/ Hazardous Waste

At the time of OHC's site visit, the facility was vacant. No hazardous wastes are currently generated at the Property.

5.3.2 Evidence of Releases

Areas of stained concrete and asphalt were observed throughout the Property noting evidence of the use and storage of hazardous substances and/or petroleum products, consistent with the historical and regulatory review of the Property. Storm trenches and drains were observed near the garage doors of the maintenance shop and throughout the Property. A laundry tub sink was observed in the maintenance shop with staining.

5.3.3 Polychlorinated Biphenyls (PCBs)

Older transformers and other electrical equipment can contain polychlorinated biphenyls (PCBs) at a level that subjects them to regulation by the U.S. EPA. PCBs in electrical equipment are controlled by United States Environmental Protection Agency regulations 40 CFR, Part 761. Under the regulations, there are three categories into which electrical equipment can be classified:

- Less than 50 parts per million (PPM) of PCBs – “Non-PCB” transformer
- 50 ppm-500 ppm – “PCB-Contaminated” electrical equipment
- Greater than 500 ppm – “PCB” transformer

PCBs can also be present in hydraulic equipment such as elevators, auto lifts and dock levelers. The small building to the southeast of the manufacturing/warehouse building formerly housed large transformers for General Cable Company. Three pole-mounted transformers were observed at the northeastern, southeastern, and northwestern corners of the Property. Small electrical transformers and electrical equipment were observed within the manufacturing/warehouse building. The pole-mounted transformers are owned and operated by Tampa Electric Company (TECO). Labels to the content of the transformers were not observed. Based on the age of the structures at the Property, the fluids may be considered suspect of PCB. No indication of staining, leaks or fire damage was observed on or around the bases of these three units.

No hydraulic auto lifts or elevators were observed during the site visit.

5.3.4 Landfills

No evidence of on-site disposal stockpiled soils, dumping or other evidence of landfills was identified. A pile of wooden pallets and concrete debris was observed near the southern portion of the yard.

5.3.5 Surface Water

No evidence of on-site pits, ponds, or lagoons was observed or reported during the site reconnaissance. A possible catch basin or sump was observed at the western side of the loading dock. A ditch lies along the western boundary near the CSX railroad. Storm drain gratings were observed near the maintenance shop and throughout the asphalt-paved areas.

5.3.6 On-Site Above Ground Storage Tanks and Underground Storage Tanks

Evidence of past above ground and underground storage tanks was observed during the site reconnaissance.

	TANK ID NUMBER	
	1	2
Type of Tank	UST	AST
Year Installed	UNK	1994

	TANK ID NUMBER	
	1	2
Capacity (Gallons)	1,000	1,500
Contents	UNK	Diesel
Tank Construction Material	Steel	Steel, double-wall
Spill Prevention	UNK	Spill bucket, dispenser liners
Monitoring	UNK	Visual inspection
Status	Removed 1970	Removed 2009

UNK=Unknown
 UST=Underground storage tank
 AST=Aboveground storage tank

It is unknown if additional USTs, ASTs, or oil water separators were historically used at the Property, especially based on the tenure (36 years) of General Cable Company.

Three small propane tanks were observed in the maintenance shop and one 250-gallon propane tank was observed within the Verizon cell tower compound. Please note propane tanks are not considered “regulated tanks” by the environmental agencies.

5.3.7 Radiological Hazards

No radiological substances or equipment were observed or reported to be stored on the Property.

5.3.8 Additional Hazard Observations

OHC looked for evidence of additional hazards. No additional hazards were observed on the Property.

5.4 Observation of Adjacent Properties

No additional conditions of environmental concern were identified during reconnaissance of adjoining properties.

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6.0 INTERVIEWS

6.1 Current Owner

OHC attempted to contact Mr. Jaime Jurado, the current owner of the Property via telephone and email. OCH forwarded a copy of a Pre-Survey Questionnaire to Mr. Jurado to assist in identifying recognized environmental conditions associated with the Property. To date, no response has been received. This may be considered a data gap.

OHC did speak with Mr. Jurado's attorney, Mr. Leon Williamson, concerning the last decade's occupation and use of the Property. Mr. Williamson indicated he was considered the "House General Council" for EME. He indicated EME, EMG Construction, and EFGI, were purchased by EarthFirst Technologies in approximately 2004. He recalls at this time Verizon constructed the cell tower at the Property. He said during the last decade Verizon has occupied the Property.

Mr. Williamson indicated that EarthFirst Technologies did not operate any processing on the premises and used the facility for office purposes. Regarding Cast-Crete, he indicated the company did not perform concrete casting at the rear of the Property but that "another tenant" operated on the premises.

Mr. Williamson was aware of past environmental assessments performed at the Property. He was not aware of the recently spray-painted monitor well or if any recent testing has been performed at the Property.

6.2 Key Site Manager

Mr. Brian Rettig, First Vice President, Brokerage Services, CBRE, provided OHC access to the Property and a guided tour on April 16, 2014. The key site manager, Mr. Brian Whitaker, provided the following information:

- Mr. Rettig indicated he has been familiar with the Property since the offices officially closed in 2011. He indicated the Property has been vacant and "for sale" since this time.
- Mr. Rettig noted the Property consists of administrative offices at the northern side of the manufacturing/warehouse building. The administrative section is divided into the eastern and western wings, which consist of offices, kitchen/breakroom, restrooms, a weight room with showers.
- Mr. Rettig is unaware of any current environmental assessments (e.g., groundwater sampling) being performed at this time. He is aware of past environmental assessments performed during the sales transaction between EME and General Cable Company in the mid-1990s and the Phase I/Phase II ESAs performed in 2011.
- Mr. Rettig believes the water-stained ceiling tiles are possibly from past or current roof leaks at the facility.
- Mr. Rettig believes the administrative section of the manufacturing/warehouse building was part of the EME's renovation or build-out performed in 1994.

6.3 Current and Past Occupants

The Property is a vacant warehouse/manufacturing facility and has been unoccupied since 2011. Past historical use is described in Section 4.4.

6.4 Local Government Officials

OHC contacted Ms. Theresa Burns, City of Tampa, Wastewater Department, for information pertaining to wastewater permits. Ms. Burns indicated there is a wastewater permit for “domestic sewage” dated August 1963. The Department does not have any records indicating the Property discharged chemicals or hazardous waste to the sewage system.

OHC contacted Mr. Alex Awad, City of Tampa, Stormwater Engineering Department, for information pertaining to stormwater lines in the area and records of any complaints. Mr. Awad indicated the stormwater system at the Property at Hanna Avenue consists of a piped system (54-inch diameter) which crosses under the CSX railroad track and travels to the north, tying into the line at Rowlett Park Drive. From Rowlett Park Drive the stormdrain travels north and across Sligh Avenue and eventually drains into the Hillsborough River.

OHC contacted Ms. Brenda Cattanach, Enforcement Coordinator, Waste Management Division, Hillsborough County Environmental Protection Commission (EPC), concerning hazardous waste files for the Property. Ms. Cattanach indicated there were records regarding facility inspections regarding hazardous waste complaints, Small Quantity Generator (SQG) Inspections, USTs, and Contamination Assessments. The facility is not under “Enforcement” and is not considered a Solid Waste facility. She indicated the files are available and may be reviewed in person. OHC did comply and performed a file review at the Hillsborough County EPC.

OHC contacted Ms. Elizabeth Knauss, FDEP-Southwest District, Compliance Assurance Program, regarding her past hazardous waste inspection to Electric Machinery Enterprises and Earth Technologies. She indicated the facility was closing at the time. She indicated that based on observations noted during the site inspection it appeared Earth Technologies had initiated its alternative energy/biofuel production on the premises. She was unaware of any performance of contamination assessments at the Property approximately 20 years ago or reporting of spill incidences. Regarding the adjacent property (2705 East Hanna Avenue) to the east, Ms. Knauss noted although the FDEP has not inspected the property, there are records for County inspections. A summary is presented as follows:

- Facility 45954 (formerly 2914529)—Gatlins Auto Sales—Not a hazardous waste generator but wastes consisted of LDEB-fluorescent lamps—inspected 12/21/2007—out-of-business—2007;
- Facility 46724—Lorenzo Garage—Conditionally Exempt SQG for LDEB fluorescent lamps, used oils, and uncrushed oil filters—Active site—2005.
- Facility 46725—Cecil E. Law—Not a hazardous waste generator but wastes consisted of LDEB fluorescent lamps and NRIG-absorbents with ignitable solvent—out-of-business—2007.

- Facility 42781—So Fresh Paint and Body—Not a hazardous waste generator but wastes consisted of PMIP-Ignitable Paint Wastes and SRLS-Solvents on rags—out-of-business—No inspection date noted.
- Facility 49662—Jose Body Repair—Unverified Generator Status—out-of-business—2005.
- Facility 113865—Gatlins Go for Cash Inc.—Unverified Generator Status—2005.

OHC contacted Ms. Ana Gibbs, FDEP-Southwest District, concerning available records for the Property. She indicated FDEP's Oculus database has the available records posted and the agency normally forwards its records to the Hillsborough EPC. She noted the FDEP has records as follows: Air Permits (AIR_0570264) for General Cable Company and Hazardous Waste Records (FLD004090791) for Electric Machinery Enterprises, and Storage Tank Records (FAC ID# 9400233) for Electric Machinery Enterprises, Inc.

OHC contacted Mr. Ronald Cope, Hillsborough County EPC, Waste Management Division, regarding records for the Property. Mr. Cope indicated no current EPC solid waste complaint investigations, current permitting, or monitoring were identified for the Property. The Property is not the subject of an EPC Director's Authorization or Brownfield's Redevelopment project.

OCH contacted Mr. Greg Cowden, Hillsborough County EPC, Solid and Hazardous Waste Section, Waste Management Division, provided information regarding Historic Landfill #93 located at the adjacent property (5802 North 30th Avenue) to the southeast, Florida Health Science Center. According to a memorandum dated June 14, 1984, an anonymous caller indicated

“about 15-20 years ago, he was part of a construction/maintenance crew that buried waste from the Hillsborough County Hospital” that consisted of “acids, IV wastes, embalming fluids, and various hospital wastes”. The location was noted as being “buried in a field behind the hospital, which is now a parking lot, and across from the cable company.” The memorandum noted “They dug 3—4 pits 6 feet deep and filled them with hospital waste. They did not hit any water while digging.”

The memorandum noted there is a non-community well (Permit #6296147) at the property located at 2920 East Henry Avenue. Hillsborough County EPC memorandum dated June 26, 2009 notes

“COT EOC emergency potable well should be tested for those Parameters/constituents associated with medical wastes that Could potentially impact the water well.”

According to maps provided by Mr. Cowden, the location of former Landfill #93 is approximately 175-200 feet southeast or downgradient of the Property. For this reason, the former landfill is not a recognized environmental condition to the Property.

OHC contacted Ms. Lora Webb, Engineering Specialist II, Air Management Division, Environmental Protection Commission, regarding air permits for General Cable Company. Excerpts of air permitting information is provided in Appendix E.

Review of Hillsborough County EPC inspection report prepared by Mr. Victor San Augustin dated December 15, 1986 described the facility as a company that “produces wires for the telephone industry.” He noted that copper or tin wire is extruded to the desired gauge size, PVC is then extruded on the wire, and ink is printed on the wire. The ink as supplied contained 90 percent MEK by weight. Mr. San Augustin observed “fugitive emissions” and observed the following: the facility utilized a natural gas steam boiler (20 HP), sodium hydroxide, and fluoboric acid in its electroplating process. The electrolyte solution contained stannous fluoborate. He noted MEK, which was used for printing and cleaning, was vaporized but pure MEK was distilled in a tank.

Review of files at the Hillsborough County EPC indicated General Cable received a Warning Notice and Consent Order on July 16, 1985. A letter from Mr. R. L. Boren, Plant Manager, General Cable to the Hillsborough County EPC dated August 16, 1985 noted air permit applications for the facility’s electro-plating/scrubber and wire jacketing/banding operation. A check was enclosed for \$690 to the Board of County Commissioners and a \$200 was enclosed for the FDER.

Review of the Consent Order Case No. 50131VSA1 indicated General Cable had seven production lines to produce wire for the communication industry with five exhaust stacks with 300 cfm packed bed scrubbers for airborne contaminant venting. The scrubbers, which were installed in approximately 1981, were used to remove flouboric acid fumes and caustic soda fumes from the electro-tin building. General Cable Company’s operation was subject to regulations under Title 40 CFR and Hillsborough County EPC, and Chapter 17-2, FAC. An inspection performed on January 31, 1985 indicated the company was operating the facility without proper permitting.

Review of Hillsborough County EPC inspection report prepared by Mr. Carolos C. Gonzalez dated December 15, 1986 noted Mr. Cammisa provided copies of two permits for the facility which indicated results of the emission testing in June 1985 and February 1986. The air emissions were considered to be “low levels” since not all of the lines were in operation at the time. The inspection noted “MEK odor was evident at the ink band . MEK is used to think the ink [sic] and the odor appeared to be localize to the ink band area and appeared to be contained inside the building. Mr. Cammisa stated that most lines use PVC which melts.” The report described the operation as follows:

“The electroplating operation had six (6) copper wire electro-plating [lines] with tin that use “alkaline rinses and fluoroboric acid, water prior to electroplating with 6 volts and 1,300 amps. The process is repeated at least three (3) times to insure that enough tins have been fixed to the wire. The finished wire is rolled in a spool. The scrubber for the electroplating operations is a dual pack scrubber (4000 CFM) and uses an alkaline solution.

The jacketing operation consists of three (3) lines were all were running. There are hoods at each of the line extruders. The jacketing uses PVC

stored in outside silos. There are two PVC silos for the insulating lines. A rail car was being unloaded on the insulating silos. No V.E. was noted. Apparently the silos have no control device and the displaced air is recirculated. Polyethylene is brought in 1,460 pound boxes. The extruders use electrical heating. There are no control devices at the jacketing lines.”

Review of Hillsborough County EPC inspection report prepared by Ms. Noel Morera dated March 9, 1993 noted the facility was no longer in operation. Only a couple of administrative personnel were observed in the office and all of the manufacturing equipment had been removed.

6.5 Other Interviews

No other interviews were performed as part of this assessment.

7.0 ADDITIONAL SERVICES

7.1 Asbestos-Containing Materials (ACM)

Based on the date of construction (1956-1973) construction materials may contain asbestos and the Occupational Safety and Health Administration (OSHA) regulation 29 CFR 1926.1101, requires certain construction materials to be presumed to contain asbestos, for purposes of this regulation. All thermal system insulation (TSI) and surfacing material that are present in a building constructed prior to 1981 and have not been appropriately tested are presumed asbestos containing material (PACM).

According to the EPA, ACM and PACM that is intact and in good condition can, in general, be managed safely in-place under an Operations and Maintenance (O&M) program until removal is dictated by renovation, demolition, or deteriorating material condition. Prior to any disturbance of the construction materials within this facility, a more complete ACM survey is recommended.

The potential for the presence of friable ACM was evaluated based on the age of the improvements, dates of renovation and other relevant information. It should be noted that asbestos may still be utilized in some non-friable products, such as sheet vinyl flooring, vinyl floor tiles, floor tile mastic, joint compound, asbestos-cement board and roofing materials, as these materials may still be manufactured and installed in the United States. The level of the preliminary evaluation performed was not designed to comply with the survey requirements of the Asbestos Hazard Emergency Response Act (AHERA), 40 Code of Federal Regulations (CFR) Part 763, National Emission Standard for Hazardous Air Pollutants (NESHAP) 40 CFR 61, Occupational Safety and Health Administration (OSHA) 29 CFR Part 1926.1101, or other local, state or federal regulations, but has been conducted per accepted industry practices to satisfy the scope of work of the rating agencies and/or lenders. A finding in this report of "ACM is not a significant concern" or "No significant asbestos was identified" should not be interpreted as "the building is asbestos free."

Review of Hillsborough County EPC's UST Inspection report by Ms. Christie Jacobs dated December 30, 1993 noted "two buildings are filled with asbestos and are located to the [cannot read handwriting] of the UST location and to the southwest of the UST location." Review of Draft Environmental Site Assessment (ESA) for General Cable Company Facility, 2515 East Hanna Avenue, Tampa, Florida, prepared by Lagos & Associates, Inc. (Lagos), Temple Terrace, Florida, dated June 1994 indicated an asbestos survey was conducted and 21 samples were collected and analyzed. ACM was identified at the Property and the report recommended further site investigation to determine the extent of the areas of concern identified. The asbestos survey identified ACM as follows: the compressor building; the two-layered soffit material in the manufacturing building; the cloth wrap insulation binding for the chiller piping located outside of the manufacturing building on the northeast side of the site; and the rolled floor covering located in the offices of the administration area. Please note during Lago's walk-through tour, Mr. Mike Cammisa stated that ACM was identified at the southeast door that accesses the manufacturing building as well as the northeast and southwest access door frames.

The following suspect asbestos containing materials were identified as a result of this assessment:

SUSPECT ACM				
Suspect ACM	Estimated Quantity of ACM (SF/LF)	Friable Yes/No	Physical Condition	Action
Drywall, joint compound, mastic, ceiling tile, vinyl flooring—Offices within the warehouse and manufacturing areas; maintenance building.	Unknown	No	Fair	Survey/O&M
Mastic for tile—restrooms within the warehouse and manufacturing areas	Unknown	No	Fair	Survey/O&M
Fire-proofing in manufacturing and warehouse areas	Unknown	No	Fair	Survey/O&M
Fire-proofing in maintenance shop	Unknown	No	Poor	Survey/O&M
Insulation in air compressor building	Unknown	No	Poor	Survey/O&M
Door frames in manufacturing and warehouse building	Unknown	No	Poor	Survey/O&M

Since no comprehensive asbestos survey reports are available for review and the identification of ACM is unknown, OHC recommends a thorough asbestos survey of the facility. In addition, implementation of an Operations and Maintenance (O&M) program should be developed to manage the asbestos-containing materials in place found at the facility. The intent of the O&M program is to minimize the potential exposure of building occupants to airborne asbestos fibers.

7.2 Lead-Based Paint

Due to the date of construction (1956-1973), the presence of lead-based paint at the Property is considered suspect. Painted surfaces within the manufacturing/warehouse building and other structures were considered between good and poor. Some peeling was observed within a restroom inside the manufacturing building. Based on the non-residential use of the existing buildings, a lead-based paint (LBP) survey was not conducted at the Subject Property.

7.3 Radon

The US EPA has prepared a map to assist National, State, and local organizations to target their resources and to implement radon-resistant building codes. The map divides the country into three Radon Zones. Zone 1 being those areas with the average predicted indoor radon concentration in residential dwellings exceeding the EPA Action limit of 4.0 picoCuries per Liter (pCi/L). It is important to note that the EPA has found homes with elevated levels of radon in all three zones, and the EPA recommends site specific testing in order to determine radon levels at a specific location. However, the map does give a valuable indication of the propensity of radon gas accumulation in structures. Review of the EPA Map of Radon Zones places the Property in Zone 2, where average predicted radon levels are between 2.0 and 4.0 pCi/L.

7.4 Lead in Drinking Water

The Property is connected to the water supply provided by the City of Tampa. According to review of the City of Tampa Water Quality Report dated 2012, the drinking water supplied to the Property is within state and federal standards, including lead and copper. Water sampling was not conducted at the site to verify water quality.

7.5 Mold

As part of this assessment, OHC performed a limited visual inspection for the conspicuous presence of mold. Molds are decomposers of organic materials, and thrive in humid environments, and produce spores to reproduce, just as plants produce seeds. When mold spores land on a damp spot indoors, they may begin growing and digesting whatever they are growing on in order to survive. When excessive moisture or water accumulates indoors, mold growth will often occur, particularly if the moisture problem remains undiscovered or unaddressed. Building materials including drywall, wallpaper, baseboards, wood framing, insulation and carpeting often play host to such growth. Moisture control is the key to mold control. Molds need both food and water to survive; since molds can digest most things, water is the factor that limits mold growth.

OHC looked for evidence of the presence of conspicuous mold or observed water intrusion or accumulation during completion of site reconnaissance. OHC did not observe conspicuous visual or olfactory indications of the presence of mold; however, did observe obvious indications of significant water damage in the ceiling tiles of the offices and hallways inside the administration section of the manufacturing/warehouse building. The cause of the water-damage appears to be from possible past or current roof leaks, condensation from the HVAC unit, and possibly leakage from the fire sprinkler system.

OHC recommends an engineering inspection of the manufacturing/warehouse building (particularly the administrative section) and the roof of the building.

7.6 Vapor Migration

Vapor migration refers to the movement of hazardous substances or petroleum products in any form, including for example, solid and liquid at the surface or subsurface, and vapor in the subsurface. Intrusive pathways of vapor from subsurface or groundwater contamination at or near the Property have the potential to adversely impact the indoor air quality at the Property.

Since soil and groundwater contamination due to petroleum and hazardous substances were identified in prior subsurface investigations, the lateral and vertical extent of the dissolved contamination plumes have not been determined, and the groundwater beneath the Property is less than 50 feet bls, it is OHC's opinion that the possibility of vapor migration is unknown. Vapor migration may be considered a recognized environmental condition to the Property

8.0 FINDINGS AND CONCLUSIONS

8.1 Findings

This assessment is intended to identify the presence or likely presence of hazardous substances or petroleum products at the property under conditions that indicate an existing or past release, or a material threat of a release. OHC's findings are categorized as *Recognized Environmental Conditions*, *Historical Recognized Environmental Conditions*, *Controlled Recognized Environmental Conditions* and *De Minimis Conditions* as defined in the scope of work.

The Property consists of 11.21 acres improved with one single-story concrete block and metal manufacturing warehouse building with office space and a loading dock, one single-story metal maintenance/warehouse building, two concrete block storage buildings, and one metal storage shed. Additional improvements include a covered car port at the northern portion of the Property, asphalt-paved parking, landscaping, and a Verizon cell-phone tower at the southeastern corner of the Property. The total area of the buildings, which were constructed between 1956 and 1973, is 135,432 square feet (SF), including 36,000 SF of office space.

The site is situated within a mixed-used area consisting of light industrial, commercial, and residential development in Tampa, Florida. The Property is bound to the north by East Hanna Avenue followed by Epiphany Church (2514 East Hanna Avenue) and Grande Oaks Apartments (2604 East Hanna Avenue); to the northwest by East Hanna Avenue followed by Epiphany Arms Apartments, a low-income housing community (2508 East Hanna Avenue); to the northeast by CSX railroad followed by East Hanna Avenue and Nordlie of Tampa Bay, a florist wholesaler (2708 East Hanna Avenue); to the east by CSX railroad and a warehouse property (2705 East Hanna Avenue); to the southeast by CSX railroad followed by Tampa General Family Care Center Healthpark (5802 North 30th Avenue); to the south by Unisource warehouse building (2614 Henry Avenue); to the southwest by Graham Home, an assisted-living facility (2400 Henry Avenue); and to the west by Hanna Oaks, an assisted-living facility (2425 East Hanna Avenue).

The Property is currently a vacant warehouse building and is for sale due to a bankruptcy filing in 2008. The Property consisted of agricultural land between at least 1938 and 1949. Between 1956 and 1992, the Property was occupied by General Cable Corporation, a manufacturer of electrical and telephone cables. Electric Machinery Enterprises (EME), an electrical contracting company, occupied the Property between at least 1994 and 2011. A cell phone tower has occupied the Property since approximately 2004. A variety of companies, including EarthFirst Technologies, Incorporated, a biofuels company, operated at the Property's address between approximately 2004 and 2011. Some of the businesses included the following: operated E.M. Enterprises General Contractors, Inc., Prime Power Residential, Inc., EarthFirst Americas Incorporated, and possibly Cast Crete.

The assessment did identify historic use of significant quantities of hazardous substances at properties in the surrounding area. Three (3) adjacent addresses were listed in the regulatory records search provided by Environmental Data Resources, Inc. (EDR) as UST, RCRA NonGen, and EDR US Historical Auto Station facilities. These adjacent facilities, as well as other listed offsite facilities, do not present a potential adverse environmental impact to Property based on their distance, gradient position or current regulatory status of the remaining facilities and do not appear to pose a recognized environmental condition to the Property at this time.

Historic Landfill #93 is located at the adjacent property (5802 North 30th Avenue) to the southeast, Florida Health Science Center. The landfill is approximately 175-200 feet southeast or downgradient of the Property. For this reason, the former landfill is not a recognized environmental condition to the Property.

No off-site Recognized Environmental Conditions were identified that were considered likely to impact the Property.

The Property is listed in EDR as a RCRA NonGen/NLR, RGA LUST, UST, AST, Financial Assurance, and FINDS facility. The reviewed information did reveal the presence of hazardous materials, storage tanks and other environmental hazards during the tenure of both General Cable Company and Electric Machinery Enterprises.

The assessment has identified both a Historic Recognized Environmental Condition (HREC) related to a former petroleum UST.

The assessment has identified Recognized Environmental Conditions (RECs) related to the following:

- Long-term use of hazardous chemicals;
- A history of poor housekeeping and/or violations regarding the generation and disposal of hazardous materials;
- The results of prior hazardous waste contamination assessments (performed for the Property owners and not submitted to state agencies) identified groundwater and soil contamination from petroleum, chlorinated solvents, and lead; and
- Past unreported releases to the onsite stormwater drainage system from a parts washer sink connected to a stormdrain between approximately 1956 and 1992.

Review of prior environmental reports prepared for the Property (1994-1996) and 2011 indicated additional environmental concerns as follows:

A site plan in a report noted possible tanks as “500 gallon Unknown” and “500 gallon used oil” at the southern side of the maintenance shop. It is unknown if an AST or UST may have been located here at one time.

- Lead dust was identified in the building rafters; and
- Asbestos-containing materials (ACM) was identified in the compressor building; the two-layered soffit material in the manufacturing building; the cloth wrap insulation binding for the chiller piping located outside of the manufacturing building on the northeast side of the site; and the rolled floor covering located in the offices of the administration area; and the access door frames of the manufacturing/warehouse building. Please note the actual sampling locations and lab reports were not present in the reports reviewed.

Review of prior environmental reports prepared for the Property (1994-1996) and 2011 indicated the groundwater direction beneath the property is to the south and southeast. A partial perched water table is present at portions of the Property between 5-11 feet bls, just above a dense clay layer. This perched aquifer appears to fluctuate seasonally. Beneath this surficial aquifer lies a deeper aquifer where the groundwater table is encountered at approximately 27 feet below land surface (bls). Please note the soil and groundwater assessments performed between 1994 and 1996 installed soil borings and monitor wells between 3-13 feet bls. A Limited Subsurface Investigation performed in 2011 installed wells between 20-34 feet bls and encountered chlorinated solvents, which tend to “sink” rather than “float” like most petroleum constituents.

Since soil and groundwater contamination due to petroleum and hazardous substances were identified in prior subsurface investigations, the lateral and vertical extent of the dissolved contamination plumes have not been determined, and the groundwater beneath the Property is less than 50 feet bls, it is OHC's opinion that the possibility of vapor migration is unknown. Vapor migration may be considered a recognized environmental condition to the Property

The following suspect ACM was identified during OHC's assessment: drywall, joint compound, mastic, ceiling tile, and vinyl flooring within the warehouse/manufacturing building and maintenance shop; tile mastic inside the restrooms within the warehouse and manufacturing areas; fire-proofing in the manufacturing and warehouse areas; fire-proofing in the maintenance shop; insulation in the air compressor building; and door frames in manufacturing and warehouse building.

OHC did not observe conspicuous visual or olfactory indications of the presence of mold; however, did observe obvious indications of significant water damage in the ceiling tiles of the offices and hallways inside the administration section of the manufacturing/warehouse building. The cause of the water-damage appears to be from possible past or current roof leaks, condensation from the HVAC unit, and possibly leakage from the fire sprinkler system.

Due to the date of construction (1956-1973), the presence of lead-based paint at the Property is considered suspect. Painted surfaces within the manufacturing/warehouse building and other structures were considered between good and poor. Some peeling was observed within a restroom inside the manufacturing building. Based on the non-residential use of the existing buildings, a lead-based paint (LBP) survey was not conducted at the Property.

8.1.1 On-Site Recognized Environmental Conditions

The assessment has identified Recognized Environmental Conditions (REC) related to the following:

- Long-term use of hazardous chemicals;
- A history of poor housekeeping and/or violations regarding the generation and disposal of hazardous materials;
- The results of prior hazardous waste contamination assessments (performed for the Property owners and not submitted to state agencies) indicating groundwater and soil contamination from petroleum, chlorinated solvents, and lead; and
- Past unreported releases to the onsite stormwater drainage system from a parts washer sink connected to a stormdrain between approximately 1956 and 1992.
- The lateral and vertical extent of the dissolved contamination plumes has not been determined, and the groundwater beneath the Property is less than 50 feet bls, so the possibility of vapor migration is unknown.

Additional investigations are recommended as further described at Section 8.3.

8.1.2 Off-Site Recognized Environmental Conditions

Three (3) adjacent addresses were listed as UST, RCRA NonGen, and EDR US Historical Auto Station facilities in EDR. These facilities do not present a potential adverse environmental impact to Property based on their distance, gradient

position or current regulatory status of the remaining facilities. The adjacent facilities do not appear to pose a recognized environmental condition to the Property at this time

Historic Landfill #93 is located at the adjacent property (5802 North 30th Avenue) to the southeast, Florida Health Science Center. According to a memorandum dated June 14, 1984, an anonymous caller indicated “about 15-20 years ago, he was part of a construction/maintenance crew that buried waste from the Hillsborough County Hospital” that consisted of “acids, IV wastes, embalming fluids, and various hospital wastes”. The location was noted as being “buried in a field behind the hospital, which is now a parking lot, and across from the cable company.” The memorandum noted “They dug 3-4 pits 6 feet deep and filled them with hospital waste. They did not hit any water while digging.”

According to maps provided by Mr. Cowden, Hillsborough Count EPC, the location of former Landfill #93 is approximately 175-200 feet southeast or downgradient of the Property. For this reason, the former landfill is not a recognized environmental condition to the Property.

No off-site Recognized Environmental Conditions were identified that were considered likely to impact the Property.

8.1.3 Historical Recognized Environmental Conditions (HREC)

A Historical Recognized Environmental Condition is a past release of any hazardous substance or petroleum products that has occurred in connection with the Property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted residential us criteria established by a regulatory authority, without subjecting the Property to any required controls (e.g. property use restriction, AULs, institutional controls, or engineering controls). For example, prior contamination known to have been cleaned up under regulatory oversight and given closure with no regulatory controls would be characterized as a Historical Recognized Environmental Condition.

The following Historical Recognized Environmental Condition was identified during the course of this assessment:

According to review of EDR and FDEP’s Oculus database, General Cable removed a 1,000-gallon UST from the southeastern corner of the truck loading dock area and to the west of the maintenance building in approximately 1970. Due to the closure of General Cable Company in 1992, the facility decided to obtain “closure” for the UST according to the requirements at that time. General Cable Company contracted Rodriguez Environmental, Inc. to perform a closure assessment; however, only soil screening only was performed during the assessment. An apparent false positive Organic Vapor Analyzer (OVA) reading prompted the filing of a Discharge Reporting Form (DRF) on October 27, 1993 notifying a release of leaded gasoline.

According to a letter from Ms. Christie Jacobs, Hillsborough County EPC to Mr. James Schwab, General Cable Company dated September 21, 1993, although the UST at the facility had been properly closed (i.e. removed), the soil screening performed indicated the presence of excessively contaminated soils pursuant to Chapter 17-770, FAC. For this reason, Ms. Jacobs requested the performance of a contamination assessment (CA).

On October 27, 1993, a Preliminary Contamination Assessment Report (PCAR) was conducted by SRS Environmental, Inc. (SRS), which included a Closure Assessment Form dated October 27, 1993 to properly document tank closure activities. SRS advanced soil borings surrounding the former tank pit and installed one 2-inch by 7 feet temporary monitor well at the southeast corner (downgradient) of the pit. No excessively petroleum contaminated soil in accordance with Chapter 17-770, FAC was encountered; however, excessive total volatile organic aromatics (VOAs) [1,190 ug/L] and naphthalenes (602.7 ug/L) were identified after analysis by EPA Method 602 (Volatile Organic Aromatics) and 610 (Polynuclear Aromatic Hydrocarbons).

SRS prepared a Contamination Assessment Report for General Cable Company in March 1994 and requested implementation of a Monitoring Only Plan (MOP) for the site, which was approved by the Hillsborough County EPC on April 19, 1994. Groundwater monitoring at the Property was conducted by LRG Environmental Services, Inc. (LRG) between March 29, 1996 and February 28, 1997. The FDEP designated the site as "No Further Action" status on July 22, 1997.

No further action regarding the HREC is warranted.

8.1.4 Controlled Recognized Environmental Conditions (CREC)

A Controlled Recognized Environmental Condition is a Recognized Environmental Conditions resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (e.g., as evidenced by the issuance of a NFA letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (e.g., property use restrictions, AULs, institutional controls, or engineering controls. For example, prior contamination known to have been cleaned up under regulatory oversight and given closure with regulatory controls, but could still pose an ongoing or future obligation on the owner would be characterized as a Controlled Recognized Environmental Condition.

No Controlled Recognized Environmental Conditions were identified during the assessment.

8.1.5 De Minimus Conditions

De minimus conditions as defined by ASTM "generally do not present a threat to human health or the environment and that generally would not be subject to enforcement action if brought to the attention of appropriate regulatory agencies." A de minimus condition is not considered a REC.

De minimus conditions were not identified during the course of this assessment.

8.1.6 Additional Services

This assessment also included additional services identified at Section 7. The following related Issues of Concern were identified:

- Suspect ACM, evidence of water intrusion, and suspect lead-based paint.

8.2 Conclusions

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 of the Vacant Warehouse Property, 2515 East Hanna Avenue, Tampa, Florida 33610. Any exceptions to or deletions from this practice are described in Section 1.4 of this report. This assessment has revealed evidence of Recognized Environmental Conditions in connection with the Property.

The assessment has identified Recognized Environmental Conditions (REC) related to the following:

- Long-term use of hazardous chemicals;
- A history of poor housekeeping and/or violations regarding the generation and disposal of hazardous materials;
- The results of prior hazardous waste contamination assessments (performed for the Property owners and not submitted to state agencies) indicating groundwater and soil contamination from petroleum, chlorinated solvents, and lead; and
- Past unreported releases to the onsite stormwater drainage system from a parts washer sink connected to a stormdrain between approximately 1956 and 1992.

Our assessment included additional services to evaluate asbestos-containing materials, possible lead based paint, lead in drinking water, radon and mold.

- Lead dust was identified in the building rafters;
- Asbestos-containing materials (ACM) was identified in prior environmental reports in the following areas: air compressor building; the two-layered soffit material in the manufacturing building; the cloth wrap insulation binding for the chiller piping located outside of the manufacturing building on the northeast side of the site; the rolled floor covering located in the offices of the administration area; access door frames of the manufacturing/warehouse building.
- ACM was identified during OHC's assessment as follows: drywall, joint compound, mastic, ceiling tile, and vinyl flooring within the warehouse/manufacturing building and maintenance shop; mastic for tile—restrooms within the warehouse and manufacturing areas; fire-proofing in manufacturing and warehouse areas; fire-proofing in maintenance shop; Insulation in air compressor building; and door frames in manufacturing and warehouse building.
- Due to the date of construction (1956-1973), the presence of lead-based paint at the Property is considered suspect.

8.3 Recommendations

As a result of this assessment, OHC recommends further investigation of the Property as follows:

- Groundwater and Soil Contamination—Performance of a subsurface investigation to determine the lateral and vertical extent of the dissolved contamination plumes in cooperation with local and state regulatory agencies;

- Unknown buried tanks or drums—Performance of ground penetrating radar (GPR) or exploratory excavation of suspect area behind the maintenance shop and yards;
- Asbestos – Preparation of a comprehensive Asbestos Survey and implementation of an Operations & Maintenance Program (O&M). In addition, prior to any demolition or renovation activities a complete renovation or demolition level asbestos survey is required;
- Asbestos – Handling of suspect asbestos containing materials in accordance with EPA guidance and applicable regulations;
- Water Damage—Performance of an engineering inspection of the manufacturing/warehouse building (particularly the administrative section) and the roof of the building; repair of the source of moisture intrusion; and repair and replacement of damaged ceiling tiles and insulation;
- Lead Dust—Performance of testing, including an Environmental Risk Assessment, within the manufacturing/warehouse building.
- Lead-Based Paint—Performance of testing within the manufacturing/warehouse building to identify suspect lead-based paint.
- Legal Counsel—Seek legal counsel concerning the responsibility of past occupants (e.g., General Cable Company) regarding RCRA regulations (“cradle to grave”). The performance of contamination assessments by both General Cable Company and Electric Machinery Enterprises indicates both parties knew there was contamination at the site during the sale transactions in the early 1990s and subsequent Bankruptcy of 2008.
- Brownfields Program—Seek information concerning cleaning and funding through this government-funded cleanup program.

9.0 REFERENCES

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Groundwater Monitoring Data, Second Quarter-July 1996, for General Cable Site, Tampa, Florida, prepared by LRG Environmental Services, Ft. Lauderdale, dated July 25, 1996.

Groundwater Monitoring Data, Third Quarter-October 1996, for General Cable Site, Tampa, Florida, prepared by LRG Environmental Services, Ft. Lauderdale, dated December 29, 1996.

Hillsborough County Property Appraiser, 315 Court Street, Tampa, Florida – Property cards and tax map

Limited Subsurface Investigation for Electrical Machine Enterprises, 2515 East Hanna Avenue, Tampa, Florida, prepared by PES Associates Environmental & Engineering Services, Dedham, Massachusetts, dated June 16, 2011

Phase I ESA for Electric Machinery Enterprises, 2515 East Hanna Avenue, Tampa, Florida, prepared by PES Associates Environmental & Engineering Services, Dedham, Massachusetts, dated January 24, 2011

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United States Department of Agriculture, Soil Conservation Service, *Soil Survey of Hillsborough County, Florida*, dated 1989, accessed via Internet, April 2014.

United States Environmental Protection Agency, *EPA Map of Radon Zones (Document EPA-402-R-93-071)*, accessed via Internet, April 2014.

United States Fish & Wildlife Service – National Wetlands Inventory Map, accessed via the Internet, April 2014.

Worldwide Company Profiles, (<http://listofcompanies.co.in/tag/technologies/page/71/>)

Agencies Contacted:

- City of Tampa Planning & Development Services – Engineering
- City of Tampa Planning & Development Services – Permits
- City of Tampa Planning & Development Services – Zoning
- City of Tampa Utilities
- Tampa Fire and Rescue
- Hillsborough County Environmental Protection Commission (EPC)
- Hillsborough County Property Appraiser
- Website, City of Tampa Code Compliance
- Website, City of Tampa Utilities Department
- Website - Florida Department of Environmental Protection (FDEP)
- Website – Environmental Protection Agency (EPA)
- Website—Southwest Florida Water Management District (SWFWMD)
- Website – United States Department of Labor, Occupational Safety and Health Administration

10.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

Since information provided by the Client is critical to conformance with the requirements for all appropriate inquiry, this conclusion is specific only to Client who engaged the work, and may not be relied upon by any other party for any reason or under any condition.

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

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

- The results of additional inquiries required under §312.22 of 40 CFR 312 were not provided to the environmental professional. All appropriate inquiry does not require submission of this information to the environmental professional, but without this information we are unable to make a declaration regarding related conformance with the requirements of 40 CFR 312.

In order to qualify for *innocent landowner*, *contiguous property owner*, or *bona fide prospective purchaser* protections under CERCLA, any user of this assessment should assure conformance with these requirements.

James F. Rizk, MS, CIH
President

Chyrisse P. Tabone, Ph.D
Senior Environmental Scientist

11.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

11.1 Definition of an Environmental Professional

An Environmental Professional means: (1) a person who possesses sufficient specific education, training, and experience necessary to exercise professional judgment to develop opinions and conclusions regarding conditions indicative of releases or threatened releases (see §312.1(c)) on, at, in, or to a property, sufficient to meet the objectives and performance factors in §312.20(e) and (f). (2) Such a person must: (i) hold a current Professional Engineer's or Professional Geologist's license or registration from a state, tribe, or U.S. territory (or the Commonwealth of Puerto Rico) and have the equivalent of three (3) years of full-time relevant experience; or (ii) be licensed or certified by the federal government, a state, tribe, or U.S. territory (or the Commonwealth of Puerto Rico) to perform environmental inquiries as defined in §312.21 and have the equivalent of three (3) years of full-time relevant experience; or (iii) have a Baccalaureate or higher degree from an accredited institution of higher education in a discipline of engineering or science and the equivalent of five (5) years of full-time relevant experience; or (iv) have the equivalent of ten (10) years of full-time relevant experience. (3) An environmental professional should remain current in his or her field through participation in continuing education or other activities. (4) The definition of environmental professional provided above does not preempt state professional licensing or registration requirements such as those for a professional geologist, engineer, or site remediation professional. Before commencing work, a person should determine the applicability of state professional licensing or registration laws to the activities to be undertaken as part of the inquiry identified in §312.21(b). (5) A person who does not qualify as an environmental professional under the foregoing definition may assist in the conduct of all appropriate inquiries in accordance with this part if such person is under the supervision or responsible charge of a person meeting the definition of an environmental professional provided above when conducting such activities.

11.2 Relevant Experience

Relevant experience, as used in the definition of environmental professional in this section, means: participation in the performance of all appropriate inquiries investigations, environmental site assessments, or other site investigations that may include environmental analyses, investigations, and remediation which involve the understanding of surface and subsurface environmental conditions and the processes used to evaluate these conditions and for which professional judgment was used to develop opinions regarding conditions indicative of releases or threatened releases (see §312.1(c)) to the subject property.

Resumes for the Environmental Professionals involved in this project are included in Appendix F.