

EXHIBIT 6

**ENVIRONMENTAL SITE ASSESSMENT
FOR THREE COUNTY PARCELS
0048-16-0002, 0049-01-0004
AND 0049-01-0005,
AT THE INTERSECTION OF
CATTLEMEN ROAD AND PORTER WAY,
SARASOTA COUNTY, FLORIDA**



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Ardaman & Associates, Inc.

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April 2, 2010
File No. 10-8216

TO: Sarasota County Capital Management Services
1001 Sarasota Center Boulevard
Sarasota FL 34240

Attention: Ms. Carolyn Eastwood, P.E.

SUBJECT: Environmental Site Assessment for Three County Parcels 0048-16-0002, 0049-01-0004 and 0049-01-0005, at the Intersection of Cattlemen Road and Porter Way, Sarasota County, Florida

Ladies and Gentlemen:

As requested, our firm has completed a Phase I Environmental Site Assessment (ESA) at the above-referenced property. This report will present the results of our historical data review and field exploration, as well as our environmental conclusions and recommendations.

This ESA report was prepared for the exclusive use of Sarasota County Government and their consultants, for use in the assessment and evaluation of the environmental condition of the subject property, in accordance with generally accepted practices. No other warranty, expressed or implied, is made.

It is a pleasure being of assistance to you. Please contact our office when we may be of further service to you, or should you have any questions concerning this report.

Very truly yours,

ARDAMAN & ASSOCIATES, INC.
Certificate of Authorization No. 5950


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ENVIRONMENTAL SITE ASSESSMENT
"Three County Parcels,
0048-16-0002, 0049-01-0004 and 0049-01-0005,
At the Intersection of Cattlemen Road and Porter Way,
Sarasota County, Florida"

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1.0 SUMMARY

Ardaman & Associates, Inc. has prepared this Phase I Environmental Site Assessment on the subject property, identified as Three (3) County Parcels, Cattlemen Road at Porter Way, to determine if there is sufficient reason to suspect that significant quantities of toxic or hazardous materials and/or wastes have affected the environmental condition of the soil or groundwater at the site.

This report was prepared for Sarasota County Government. Ardaman & Associates, Inc. has performed this Environmental Assessment in general conformance with the scope and limitations of ASTM Practice E 1527-05. Any exceptions to, or deletions from this practice are presented in Section 11 of this report. The limitations of the Phase I Assessment are presented in Section 2.4. Resumes of key personnel conducting this assessment are presented in Appendix 16.8. Ashby Hoover, Jr., P.E. is a qualified environmental professional and a Licensed Engineer in the State of Florida with 19 years of experience in environmental issues.

The subject property is located on the east side of Cattlemen Road in the vicinity of Bahia Vista Street and Porter Way extending east to Interstate 75. The property includes physical addresses of 1185 and 1301 Cattlemen Road, as well as 6050 and 6052 Porter Way. The general physical setting of the property is commercial/light industrial. The property consists of three (3) county parcels, Parcels 0048-16-0002, 0049-01-0004 and 0049-01-0005 encompassing 24.91± acres. The site visit was performed by Ashby Hoover, Jr., Project Engineer on March 29 thru April 1, 2010. The property is currently used for multiple purposes primarily associated with Sarasota County Government offices and storage areas. Other operations on-site include the Sarasota County History Center and Mictron, an aerospace, medical and automotive components manufacturer with extensive machining operations on-site. The current use of the property includes Sarasota Government offices and operations at 1185 and 1301 Cattlemen Road and Sarasota County History



Center at 6052 Porter Way. Operations at 6050 Porter Way are machining and assembly operations for Micron Industries.

Based on historical documents, the property was already utilized for agricultural purposes with limited row crops and pastureland as early as 1948. What appears to be a residential structure was then present near the southeast corner of Porter Way and Cattlemen Road in 1957 and the subject property appears generally vacant and apparently utilized as pastureland by 1967. Subsequent development of the existing structures include a structure at 1185 in 1987, the 1301 Cattlemen Road development between 1969 and 1990 and the two (2) structures on Porter Way were developed in the late 1960's to early 1970's.

Current uses of adjoining properties include a packing house identified in the 1948 aerial to the north, a multi-tenant commercial office and storage structure to the northwest, Verizon exchange building, residences and a commercial office facility to the west across Cattlemen Road, a body shop, automotive repair and multi-tenant facility and the Red Cross offices to the south and I-75 with commercial and light industrial ventures located across the right-of-way for Interstate 75 to the east.

The past uses of adjoining properties were generally agricultural or residential until their existing state of development.

The regulatory review revealed that a portion of the subject property previously identified as Scott Paint was a regulated facility with reported petroleum discharge and inappropriate disposal practices which were documented and overseen by the Florida Department of Environmental Protection. At this time, all discrepancies with regard to the FDEP were satisfied and no further action is required by the FDEP effective February 26 of 2002.



The adjacent Verizon exchange building is a regulated petroleum storage tank facility with prior underground storage tank with no reported discharges or contamination and a currently utilized above ground Convault tank. No non-compliance issues are currently on file for this facility and no discharges have been reported.

The adjacent former Burnup & Sims facility located just north of the subject property was previously a storage tank facility with reported contamination. That facility has been granted a No Further Action status.



Conclusions

Based on the information gathered, the following areas of environmental interest or concern were identified:

- Portions of Parcel 0048-16-0002 have been utilized for manufacturing purposes and historical discharges and inappropriate disposal practices were reported for Area I (Scott Paint) of the property. Nevertheless, assessment of these areas has revealed no significant impacts, and the FDEP has granted a No Further Action status for the former Scott Paint.
- Machining and electronics assembly has occurred on Parcel 0049-91-0004 of the property. While current housekeeping practices are exceptional, even the operator indicated that this was not always so. Prior cleanup was reported for the Mictron site, however, confirmation sampling could not be confirmed. Historically solvents were utilized at the site and a small burial area is suspected. Potential exists for negative impact to soils or groundwater as a result of historical and ongoing operations.

This assessment has revealed evidence of recognized environmental conditions, as discussed above, in connection with the subject site.

Recommendations

Ardaman & Associates, Inc. recommends further investigation of the environmental condition of the subject property at this time, specifically related to ongoing and historical use of the site for machining and electronics production.



2.0 INTRODUCTION

2.1 Purpose

Sarasota County proposes to redevelop the subject property which they already own. Therefore, a Phase I Environmental Site Assessment was conducted in order to evaluate current environmental status. Therefore, Ardaman & Associates, Inc. has prepared this Environmental Site Assessment on the subject property identified as Three (3) County Parcels, Cattlemen Road at Porter Way, to determine if there is sufficient reason to suspect that significant quantities of toxic or hazardous materials and/or wastes have affected the environmental condition of the soil or groundwater at the site.

Specifically, the intent of the Phase I is to identify recognized environmental conditions associated with the property. Recognized environmental conditions include the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substance or petroleum products into structures on the property, or into the ground, groundwater or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to the public health or the environment and that generally would not be subject of an enforcement action if brought to the attention of appropriate governmental agencies. The limitations of the Phase I Assessment are presented in Section 2.4. Resumes of key personnel conducting this assessment are presented in Appendix 16.8. Mr. Hoover is a qualified environmental professional and a registered engineer in the state of Florida with 19 years of experience in environmental issues.



2.2 Detailed Scope of Services

The scope of our services has included the following items:

1. Review of geologic and hydrologic data pertaining to the site.
2. Conducting interviews relevant and knowledgeable persons concerning the site.
3. Review of aerial photographs and property history to determine the uses of the site prior to its existing state of development.
4. Contact of county, regional, state, and federal enforcement and regulatory agencies to identify registered hazardous materials generators, storage facilities, complaints or enforcement actions within a ½-mile radius.
5. Examination, including a site walk on March 29 through April 1, 2010 and photo documentation, of the property for evidence of toxic or hazardous materials, use, disposal, spills, or storage on-site and adjacent to the site.
6. Drive-by of the area within a ½-mile radius of the site to identify any potential sources of contamination.
7. Preparation of this report to document the results of our data gathering and analyses, and to present our environmental conclusions and recommendations.

Potential issues beyond the scope of this study include: asbestos-containing materials, radon, lead-based paint, lead in drinking water, wetlands (with the exception of the presence of hazardous or toxic materials in those areas), regulatory compliance, cultural and historic resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, and high voltage power lines. Should you be interested in addressing one or more of these issues, Ardaman & Associates, Inc. would be pleased to provide you with a proposal for the necessary studies.



2.3 Significant Assumptions

It is assumed that all answers to questions in interviews and questionnaires were provided in good faith and to the extent of his or her knowledge.

The estimated groundwater flow direction is based on the assumption that the groundwater flows in the same direction as the surface topography as determined from the U.S.G.S. topographic map. This is not always the case as drainage features and subsurface conditions can greatly alter the groundwater flow direction.



2.4 Limitations and Exceptions

This Phase I Environmental Assessment presents the results of Ardaman & Associates, Inc's, initial review of the documents and information provided, and is intended only for use by the above mentioned client. It was prepared in accordance with an agreement between the client and Ardaman & Associates, Inc. for consulting services. Should additional documents and information become available, it may be necessary for re-evaluation of our conclusions. The conclusions of this report are based on available data.

The records reviewed for this investigation are limited to those that are Reasonably Ascertainable and are Practically Reviewable as defined by the ASTM Standard Practice E1527-05. Regulatory agency records may contain inaccuracies or may be mis-filed. We have attempted to ascertain all pertinent records regarding the subject property, however, pertinent records may exist that were not able to be reviewed.

Our conclusions regarding the site are based on observations of existing conditions, our interpretation of site history, current available data and site usage. The assessment of a property may require the review of publicly available documents prepared by a third party. Ardaman & Associates, Inc. makes no warranty as to the accuracy of these documents. No borings, soil or groundwater sampling or chemical testing were conducted specifically for this Phase I Environmental Assessment. Therefore, conclusions regarding the conditions of the site do not represent a warranty that all areas within the site area are of the same quality as may be inferred from observable site conditions and readily-available site history.

This Phase I Assessment is not designed to provide information concerning improvements to the property in particular, the contents or construction materials of buildings and support facilities. Conclusions drawn from the results of this assessment should recognize the limitations of the methods utilized.

This report is not intended to be taken, in any manner, to include any critique or evaluation of the present land use activities or the structural, mechanical or electrical systems which may be incorporated into the project. It is not intended to be an opinion with respect to any legal relationship or responsibilities as between the architect, the engineers, the contractor, potential purchaser or the owner of the project. While we have reviewed some documents, any statement which we make related thereto is based on our experience as engineers and is not intended to be deemed a legal opinion or conclusion. In making this review and subsequent on-site inspections, Ardaman & Associates, Inc., does not assume any of the legal responsibilities of the design architects and engineers, or contractors for this project, nor is any other warranty or representation either expressed or implied, included or intended.

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

It is important to realize that a finding of "No Recognized Environmental Conditions" or an opinion that no further inquiry is recommended is not a guarantee that contamination is not present anywhere on the property. Even an exhaustive study may fail to detect the presence of contamination if no observable or readily ascertainable evidence is present indicating the presence of the problem. This investigation was intended to meet or exceed good commercial and customary practice as it existed in this locale at the time this investigation was performed.



It should be noted that this Phase I ESA (related to "All Appropriate Inquiry") is not all that is needed in order to limit cleanup liability or response costs under CERCLA. There are other requirements both prior to and after purchase of the property. Please consult an environmental attorney if limiting CERCLA liability is a concern.

2.5 Special Terms and Conditions

A copy of the proposal for services including contractual conditions and limitations between Sarasota County Government (the User of this report) and Ardaman & Associates, Inc. is included in Appendix 16.7.

2.6 User Reliance

This report presents the results of Ardaman & Associates, Inc's assessment as described herein, and is intended only for use by Sarasota County Government, their constituents and their consultants for the purpose of evaluating the property relative to real estate transactions related to the property. Other parties may not rely on this report without the express written permission of Ardaman & Associates, Inc. The users of this report are bound by the limitations and conditions as described in Section 2 and Appendix 16.7.



3.0 Site Description

3.1 Location and Legal Description

As shown in Figure 1, Appendix 16.1, the subject property is located on the east side of Cattlemen Road near its intersection with Porter Way and Bahia Vista Street in Sarasota, Florida. The subject property is located with current physical addresses of 1185 Cattlemen Road, 1301 Cattlemen Road and 6050 and 6052 Porter Way. The three (3) parcels comprising the subject property are located in the east one-quarter (E1/4) of Section 25, Township 36 South, Range 18 East, Sarasota County, Florida. The site is superimposed on the 1973, Bee Ridge, Florida U.S.G.S. quadrangle map (photo-revised 1987) in Figure 2, Appendix 16.1. Site elevation ranges from roughly 25 feet of elevation adjacent to the drainage ditch which runs through the subject property to 32 feet of elevation along Cattlemen Road.

The subject property is bounded by commercial development to the north which includes a landscape company, auto sales facility and multi-tenant office and warehouse facility, by a Verizon exchange building, residential properties and commercial office plaza across Cattlemen Road to the west, by a body shop, auto repair facility, multi-tenant facility and Red Cross Operation Center to the south and by Interstate 75 to the east. The site may be accessed via multiple access points directly from Cattlemen Road, Bahia Vista Street, Packinghouse Road and Porter Way.

A site sketch of the facility is included as Figure 3, Appendix 16.2. It should be noted that a boundary survey was not provided to Ardaman & Associates, Inc. for purposes of this assessment. Therefore, the boundaries were approximated utilizing Sarasota County Plat Maps, aerial photographs and landmarks in the field. The property is approximately 24.91 acres in size.



3.2 Site and Vicinity General Characteristics

The subject property is currently utilized for Sarasota County Government offices and storage areas, Sarasota County History Center and by a commercial/light industrial tenant, Micron. A drive-by of the area within a ½-mile radius of the site revealed a variety of residential commercial and light industrial facilities. The immediately adjacent businesses and properties are located on the site sketch as shown in Figure 3, Appendix 16.2. Properties around the subject site are primarily commercial office, storage and light industrial facilities. The general setting of the subject property is commercial and light industrial.

A few businesses in the vicinity are suspected to be small quantity generators of hazardous waste, however, no suspected large quantity generators were identified in close proximity to the site. Furthermore, no inappropriate disposal practices were observed in the immediate vicinity of the subject property which would suggest negative environmental impact to the subject site as a result of ongoing operations. Nevertheless, many of these facilities in close proximity to the site including the on-site facility, Micron, are likely to have utilized currently regulated substances and generated wastes products prior to current regulatory scrutiny and enforcement of RCRA regulations. Therefore, historical handling and disposal practices with regard to those facilities specifically Hilton Industries and Micron are unknown.

Two (2) facilities with unregulated above ground tanks were also noted to the east of the subject site. No evidence of discharge was observed.

As found during the area drive-by, there were no sources of contamination identified as having a high potential to harm the environmental condition of the subject site.



3.3 Current Use of the Property

The subject property is currently utilized for multiple purposes. Therefore, the buildings and portions of the subject property will be discussed alphabetically as shown in Figure 3. Parcel 0048-16-0002 with a building identified as Building F at 1185 Cattlemen Road also includes parking Lot I which is the former location of Scott Paints and a stormwater retention pond. Parcel 0049-01-0004 includes Buildings G and H with physical addresses of 6050 and 6052 Porter Way. Parcel 0049-01-0005 includes Buildings A through E of the 1301 Cattlemen Road County Complex.

3.4 Description of Improvements on the Site

The current improvements on the subject property at 1301 Cattlemen include Buildings A and D, two-story structures including approximately 48,000 total square feet of County office area, Building B including approximately 4800 square feet of County office area and Building C including approximately 6,160 square feet of building area. Building E, located just south of the original complex includes approximately 13,000 square feet of enclosed area which was the former location of Cox Lumber with a physical address of 1451 Cattlemen Road. Building F on the property is a currently vacated County office and storage building which is a 2-story structure encompassing approximately 3,800 total square feet of building area. Building G of the subject property is the current location of Mictron, a rental tenant. That structure is approximately 9,500 square feet in area. Building H of the property is currently utilized by the Sarasota County History Center and is approximately 10,900 square feet of building area. Heating and cooling for all facilities were found to be electrically powered. Potable water and municipal sewer service is provided to the subject property. Intermittent areas of asphalt pavement, landscaped areas, natural areas, drainage ways and street right-of-way are located within the boundaries of the subject properties. Three (3) wells were noted on-site.



3.5 Current Uses of Adjoining Properties

The uses of the adjoining properties are indicated on the site sketch, as shown in Figure 3 in Appendix 16.2. The adjoining properties to the north of the subject include multiple tenant commercial operations, auto sales and a landscaping company. Properties to the west of the subject site across Cattlemen Road include a Verizon exchange building, residential development and a commercial office plaza. Properties to the south of the subject site include a body shop and automotive repair as well as a multi-tenant commercial facility and the Red Cross Operations building. Properties to the east of the subject property include Interstate 75 right-of-way, Hilton Industries, Danny Via Plumbing and Wilhelm Landscaping.



4.0 USER PROVIDED INFORMATION

4.1 Title Records

Sarasota County representatives did not provide Ardaman & Associates, Inc. with title information. An Environmental title search was not commissioned by Ardaman & Associates, Inc. for purposes of this investigation. It has been our experience that a chain-of-title search rarely reveals information regarding the environmental condition of a property that cannot be obtained from other sources.

Copies of printouts from the Sarasota County Property Appraiser Internet site (www.sc-pa.com) are included in Appendix 16.4. The subject property includes multiple addresses as discussed previously with Parcel Nos. 0048-16-0002, 0049-01-0004 and 0049-01-0005. Multiple purchase dates are noted for the facilities as well as date of building construction.

4.2 Environmental Liens or Activity and Use Limitations

As indicated in the Environmental Site Assessment User Information Questionnaire included in Appendix 16.7, Ms. Carolyn Eastwood, representing Sarasota County Government was not aware of any environmental liens or activity and use limitations regarding the subject property such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law regarding the subject property. In order to claim All Appropriate Inquiry (AAI), the user of this report is required to investigate liens or activity and use limitations.

4.3 Specialized Knowledge

Ms. Eastwood indicated that she did not have any specialized knowledge regarding the subject property.



4.4 Valuation Reduction for Environmental Issues

Ms. Eastwood was not aware of the purchase price of the subject property being significantly lower than comparable properties in the area due to environmental issues.

4.5 Owner, Property Manager, and Occupant Information

Ms. Eastwood identifies the current owner of the subject properties as Sarasota County. The current property manager and occupants were not identified. Mr. Ed Stopponi with a phone number of 941-650-8639 was identified as the contact person for site reconnaissance.

4.6 Purpose of Phase I Assessment

Ms. Eastwood states that the reason for performing this investigation is that the site is being considered for future redevelopment of currently owned county properties.

4.7 Other

Sarasota County Government has provided Ardaman & Associates, Inc. with access to previous environmental studies related to the property and some of the adjacent sites. The following is a summary of the reports reviewed.

A Phase I Site Assessment was conducted on the 11.2 acre parcel 0049-01-0004. The report was prepared for Boyle Engineering by Dunkelberger Engineering and Testing, Inc. An asbestos survey and lead assessment were also conducted at the same time. The report was dated April 17, 2006. At the time of the investigation, both buildings G and H were operated as Micron. The operations by Micron continued in Building G, but had recently ceased in Building H. Operations on-site included precision machining of steel, brass and plastic, manufacturing of microwave tubes and office and support space. Findings of the report were as follows:



“This assessment has revealed no evidence of recognized environmental conditions in connection with the property. The following, while not environmental conditions by definition per ASTM E 1527-05, will need to be considered from the standpoint of expected interior renovation of the east building and possible future development of the property:

- 1) Any remodeling involving the removal of the fume hoods, removal of the asbestos-lined sink, or modification of drywall will require that all regulated ACM be abated by a Florida Licensed Asbestos Abatement Contractor prior to any disturbance of the material, demolition, or renovation of the building affecting these areas.**
- 2) Any renovations planned for the parking lots that would disturb the lead-based yellow paint striping require appropriate engineering controls and proper disposal of the lead-based paint material.**
- 3) Two irrigation water supply wells are located on the site, one adjacent to the west side of the west building and one adjacent to the east side of the east building. If not used as part of future development we recommend that the wells and any others that may be found, be abandoned in accordance with Rule 62-532.500(4) of the Florida Administrative Code. Abandonment of the wells under these regulations consists of removing any associated pumps, cutting any portions of the well that stick up flush with the ground surface and filling in the open hole section of the well with cement grout from bottom to top.**
- 4) Some manufacturing equipment and containers of chemicals including anhydrous methyl alcohol, xylenes, photo developer, benzene, acetone, and floor wax stripper are present within the east building. Being properly stored and containerized these do not present an environmental concern to the site. However, they should be removed prior to the seller vacating the property. The machine shop appeared to have adequate housekeeping practices. It appears that new and spent regulated materials are handled in a responsible manner and continuing operations at the machine shop should not present an environmental concern to the subject site.**
- 5) It was suggested during the interview with Mr. Ron Smith that approximately 120 square feet of the paved parking area south of the east building that failed by subsidence may be underlain by buried construction debris. It would be prudent to pursue a limited subsurface exploration of the asphalt underlayment at this location to determine the nature of any materials that may exist there.**



It is important to realize that all but the most exhaustive studies could fail to locate a localized event of toxic or hazardous waste uncontrolled dumping. This notwithstanding and given the information presented herein and level of investigation performed, we find no evidence to justify further environmental study of the site.

This executive summary is not to be used alone. The report must be read in its entirety.”

A subconsultant, RET Associates performed an asbestos survey and lead based paint evaluation. Asbestos containing materials were found to be present in an insulating lining on the underside of a sink basin, in panel and countertop materials within fume hood enclosures and in joint compound used in interior drywall. No lead was detected in paint samples from inside the building, however, yellow parking lot paint was found to contain lead. With regard to the asbestos identified, it was reportedly located in the east building with an address at that time of 6060 Porter Way. The asbestos containing materials may have been removed during renovations for occupation by the Sarasota County History Center.

An asbestos report was also provided by Sarasota County Government relative to an asbestos survey of the Sarasota County building at 1301 Cattlemen Road including Buildings A, B, C, D and E. The report was prepared by OHC Environmental Engineering dated September 11, 2000. Seven (7) of the materials sampled and analyzed for purposes of the investigation contained asbestos which included 12” x 12” tiles of multiple colors. It did reveal the presence of asbestos over approximately 15,300 square feet. Additionally, two (2) samples were assumed to contain asbestos which included a vibration damper and metal door insulation entailing roughly 535 square feet. All materials containing asbestos were reported to be in good condition and therefore potential for release in an undisturbed condition is minimal.



A third report provided by Sarasota County Government was relative to Phase I and Phase II Environmental Assessments conducted on an adjacent property near the northwest corner of the site with an address of 1177 Cattlemen Road. The facility was then operated as King Lighting and is now a multi tenant commercial facility including a garage door installation company, cabinet company, swimming pool designer, general contractor and a countertop manufacturer. The facility was occupied by Hilton Industries, King Lighting Supply and Hagenbeck Wallace. The report was dated June of 1994 and was conducted by EAC, Inc.

A former capacitor manufacturer was located on the site which reportedly utilized chlorinated solvents in their processes. The facility was also a historical RCRA facility listed as a small quantity generator. Due to observations made at the time of the Phase I and former occupants of that site, as well as the close proximity adjacent to Scott Paint, a Phase II was recommended. The eastern half of the facility evaluated by EAC is now a portion of the subject property, Parcel 0048-16-0002. The Phase II included soil borings and groundwater assessment. Six (6) temporary wells were installed on the site in identified areas of concern. The six (6) borings and temporary monitor wells were installed as follows; two (2) in the immediate vicinity of an on-site drainfield, two (2) at the rear of the facility in the immediate vicinity of observed soil staining and one (1) each along the southern boundary of the subject site adjacent to the Scott Paint facility and in the immediate vicinity of an above ground sludge tank on that site, adjacent to the former tank Hank Swain Productions (Building F). Soil samples revealed a net positive OVA reading of 7 parts per million (ppm) in one (1) boring, therefore, no soils analytical analysis was conducted.

Groundwater Analysis was conducted according to EPA Method 601 and 602 for volatile organics and acetone. Acetone was detected in Monitor Well TMW-1 at 21 micrograms per liter ($\mu\text{g/L}$) which is below the Groundwater Cleanup Target Level (GWCTL) currently in force of 6,300 $\mu\text{g/L}$. In



addition, the metals Arsenic, Barium and Chromium were detected in TMW-3 at 6, 22 and 7 µg/L, which is below the GWCTL of 10, 2000 and 100 µg/L. The constituents Arsenic, Barium and Selenium were detected in TMW-6 at 10, 11 and 7 µg/L, which is at or below the GWCTL's of 10, 1000 and 50 µg/L, respectively. The conclusions and recommendations were as follows:

“Based on this information EAC recommends that no additional assessment be conducted at the subject property.”



5.0 Records Review

5.1 Standard Environmental Record Sources

Ardaman & Associates, Inc. contacted representative's or reviewed the records of the county, regional, state and federal regulatory and enforcement agencies indicated in Table 1 below. These agencies were contacted to determine whether any hazardous waste generators contaminated sites, storage tanks, spills, violations, complaints or enforcement actions were present or had occurred within a 1/2-mile radius of the subject property. Select regulatory agencies records encompass a 1-mile radius of the subject property.

Table 1

	GOVERNMENT RECORDS SEARCHED	SEARCH DISTANCES	REGULATORY LAST UPDATED	REGULATORY REVIEW DATE
U S E P A	NPL	1-Mile	01/12/10	02/01/10
	Delisted NPL	½-Mile	01/12/10	02/01/10
	RCRA CORRACTS	1-Mile	01/30/10	02/01/10
	RCRA non-CORRACTS TSD	½-Mile	01/30/10	02/01/10
	CERCLIS	½-Mile	01/14/10	02/02/10
	Toxic Release Inventory (TRI)	½-Mile	01/15/10	02/02/10
	ERNS	½-Mile	02/01/10	02/02/10
	FINDS	½-Mile	06/06/00	-
	SARA TITLE III (SECTION 302)	½-Mile	06/17/98	-
	SARA TITLE III (SECTION 313)	½-Mile	06/17/98	-
F D E P	Petroleum Contamination/Cleanup	½-Mile	01/11/10	01/29/10
	Storage Tank Facility Info	½-Mile	01/11/10	01/29/10
	National Priorities List	1-Mile	10/30/09	02/01/10
	State-Funded Cleanup	½-Mile	12/03/09	02/01/10
	Hazardous Waste Generator Listing	½-Mile	02/08/10	02/08/10
	Dry Cleaning Facilities	½-Mile	01/11/10	02/01/10
	Drycleaning Solvent Cleanup Program	½-Mile	January/10	02/01/10
	Solid Waste Facilities	½-Mile	01/11/10	02/01/10
	Domestic Wastewater Facilities	½-Mile	01/11/10	02/01/10
	Industrial Wastewater Facilities	½-Mile	01/11/10	02/01/10
	Brownfield Sites	½-Mile	01/11/10	02/01/10
	Institutional Controls	½-Mile	01/11/10	02/01/10
	Property Owner Notification of	½-Mile	01/29/10	02/01/10
	ADS	½-Mile	-	-
	COUNTY	½-Mile	-	03/18/2010



A detailed description of reviewed data bases and files are included in Appendix 16.5. Also included in the Appendix is a list of specific sites identified within the search radius as specified in Table 1.

Generally, listed facilities that are greater than 1000 feet from the subject property, and/or those that do not have confirmed contamination problems, will not likely impact the subject site. Specific listings of sites that have the potential to adversely impact the subject property are discussed below. It is the opinion of Ardaman & Associates, Inc. that any site identified in our search as listed in Appendix 16.5, but not specifically addressed below, is not likely to adversely impact the subject property.

No NPL, CERCLIS or Non-CORRACTS TSD facilities as regulated by the USEPA were identified within the search radii. One (1) facility with corrective actions was identified within a 1-mile radius. That facility is the DMB Sarasota, former Fairchild Westin, located approximately ½-mile to the north of the subject property. Ongoing corrective actions are in place at the facility with ongoing remediation. Due to groundwater flow, ongoing remedial activities and intervening distance, no negative impact to the subject site is anticipated.

One (1) RCRA generator facility also as regulated by the USEPA, was identified on the subject site which is the former Hilton, Hagenbeck Wallace, King Lighting facility, located at 1177 Cattlemen Road. Recall that the most easterly portion of this former property includes right-of-way and pond area on Parcel 0048-16-0002. That facility was previously identified as a small quantity generator and most recently identified as a non-handler of hazardous waste. Additionally, the Phase II Investigation as previously discussed revealed no impacts to soils or groundwater related to volatile organic compounds. A review of the generator file revealed that an inspection of the facility had been conducted in November of 2002 and the only recommendation made was that proper storage of mercury vapor lamps should be instituted.



One (1) additional immediately adjacent site is also identified as a generator facility by the USEPA. That facility is former Dave's Body Shop located just south of the subject property at 1527 Cattlemen Road. This facility is currently identified as closed with no outstanding violations.

A review of the Florida Department of Environmental Protection (FDEP) database of petroleum storage tank (STI) facilities revealed that the former Scott Paint in Area I of the subject property was previously identified as a storage tank facility with reported contamination. Many of the files for the facility have been archived. The following is a summary of the documents reviewed.

A preliminary Environmental Site Assessment of the Scott Paint facility was conducted by ESE Engineering in September of 1992. The purpose of the assessment was to evaluate whether or not soil and groundwater had been impacted at the former manufacturing plant as a result of manufacturing of paints and storage of paints and associated chemicals at the site for some 20 to 25 years. Three (3) monitor wells were installed and three (3) soil samples and groundwater samples were collected for analysis. Groundwater flow was found to be in a generally easterly to northeasterly direction toward a nearby drainage canal to the east. No significant soil impacts were identified, however, groundwater samples collected revealed detection of 1-Dichloroethane, Xylenes and Ethyl Benzene, as well as Barium and Chromium. Detected concentrations of Ethyl Benzene and Xylene exceeded Florida Guidance concentrations enforced at the time.

The FDEP reviewed the report and requested that a Contamination Assessment be conducted to include additional groundwater analysis and a complete history of materials utilized, stored and manufactured at the facility. A consent order was subsequently entered into by the FDEP and the facility operator, Mr. Scott Wagner.



A sampling report was later submitted in August of 1994, reiterating a groundwater flow to the east northeast and presenting updated groundwater concentrations as requested by the FDEP. The metals, Barium, Chromium and Lead were found at concentrations below the Florida maximum contaminant levels in place at the time. Ethyl Benzene and Xylene were non-detect in all samples collected. Based on the laboratory results, ESE recommended that the FDEP grant a no further action status. Finally, the FDEP approved quarterly monitoring until two (2) consecutive quarterly sampling events revealed no exceedances of guidance concentrations. The second sampling event was conducted as detailed in a report dated December of 1994. Groundwater flow again was in a east northeasterly direction. All analytes were below the detection limit of the lab. The next quarterly sampling event was tentatively scheduled for February of 1995.

Subsequently, Sarasota County was considering acquisition of the site and Ardaman & Associates, Inc. conducted soils and groundwater assessment and analysis on behalf of the county, prior to site acquisition. The results of the laboratory analysis revealed soils contamination existed at the site based on organic vapor analysis. Monitor wells installed revealed significant quantities of volatile organics in a number of wells. The findings were subsequently reported to the FDEP. The monitoring only status was subsequently rescinded.

A number of remedial activities including groundwater remediation, groundwater injections and excavation of soils for off-site appropriate disposal were subsequently conducted and during redevelopment of the site for the proposed Bahia Vista pond and Packing House Road improvements, a number of buried drums were identified at the site. Again, excavation activities were conducted and a number of drums were hauled off for appropriate hazardous waste disposal. Confirmation soil and groundwater sampling was then conducted for the benefit of the FDEP and a No Further Action status for the facility was granted effective February 26, 2002. A recent call



placed to Ms. Cynthia Williams of the FDEP Southwest District Office revealed that the facility is no longer active. She is not aware of any ongoing concerns associated with this site. According to the FDEP, their file is closed.

One (1) adjacent facility is also identified as a former storage tank site and a discharge was previously reported. That facility is the former Burnup & Sims, Inc., located just across the former railroad right-of-way to the north of the subject property. According to the facility file, the tank was removed and a closure report was conducted in December of 1990. A 10,000 underground storage tank was removed from the site. A Preliminary Contamination Assessment (PCAR) report was provided which revealed no significant groundwater impacts and a groundwater flow toward the south southeast. Due to the low contaminant concentrations, a No Further Action status was granted by the FDEP effective August of 1991.

The next closest registered tank facility is the Verizon exchange located across Cattlemen Road to the northwest of the subject property. Previously, two (2) underground tanks were in use at the facility for vehicular diesel and emergency power generation. The tanks were removed in 2001 and a Closure Assessment was conducted with no significant soil or groundwater impacts identified. Sarasota County indicated that no further assessment was necessary. The remaining tank on the site is a 6,000 gallon above ground Convault storage tank for storage of diesel for an emergency generator. The facility is currently in compliance with no contamination reported.

One remaining facility of interest within the 1000 foot radius, which was a former storage tank site with reported contamination is the Federal Express facility at 2033 Cantu Court. The tanks at the Federal Express facility were previously located approximately 400 feet from the southern approach to the subject property. A Contamination Assessment Report was submitted in 1990 after elevated



concentrations of contaminants were identified at the site and the tanks were ultimately taken out of service in 1994. Subsequent assessment and remedial activities, as well as quarterly monitoring were conducted at the site for a period of time and a No Further Action status was granted to the facility in 1995. Monitor wells at the site were finally abandoned in 2003.

Further review of the FDEP database did not reveal any regulated Solid Waste Facilities (SWF) within the search radius. A number of Industrial Facilities (IF) were identified within a ½-mile radius of the site, however, none are in close proximity to the subject property such that negative environmental impact to the subject property is anticipated.

One (1) Abandoned Dump Site (ADS) identified as northeast of Packinghouse and Palmer Roads was identified. This facility is in excess of a 1000 feet from the closet approach to the subject site. Simply due to intervening distance, it is not anticipated to negatively impact the subject property.

One (1) area within a ½-mile radius of the site is identified as a Brownfield site which is located at the southwest corner of Fruitville Road and Cattlemen Road. Three (3) facilities in the immediate vicinity include the former Workman Electronics, DMB Sarasota and Peterson Manufacturing. Due to ongoing assessment activities, as well as some remedial actions and a groundwater flow generally in a northeasterly direction, no negative impact to the subject property is anticipated as a result of this Brownfield designation.

A review of Sarasota County Hazardous Waste files was also conducted for facilities in close proximity to the subject site. One (1) file was observed for Micron at 6050 Porter Way. An inspection was conducted at the facility in January of 2005 and again in February of last year. An inspection report indicated that the facility is a conditionally exempt small quantity generator and is



connected to a sanitary sewer system. Both reports indicated excellent, clean and documentation of a well run shop. In the 2009 inspection, there was some noted improper labeling of waste drums at the site. No discharges were identified.

A review of Sarasota County complaint and enforcement action files was conducted at Sarasota County Water Resources Department. Some of the reports were relative to the Scott Paint operation as previously discussed. A number of complaints were identified in 1987. In March, there was a complaint of odor and smoke emitting from the stack at Mictron building at 6050 Porter Way. Smoke was observed and the machine was immediately shut down for repairs. No enforcement action was taken. In May of the same year, there was again a complaint of intermittent odor, however, no violations were found and no actions were taken. In August of 1997, county employees working at building E were found to be spraying paint in the ditch south of the subject property. The area was subsequently cleaned up and the case was closed. Finally, in 1997, the same creek flowing south of the 1301 Cattlemen complex, was found to be turbid with silt discharging to the creek from construction activities located west of the property. Sediment control was installed and the case was closed.

5.2 Additional Environmental Record Sources

Other than those sources identified in the Table 1 above, no additional record sources were reviewed.

Information obtained from the regulatory agencies indicates that portions of the subject property and immediately adjacent sites have been reported as generators of hazardous waste and the former Scott Paint operation on Area I of the subject property had reported petroleum discharge and evidence of hazardous materials which were subsequently remediated to the satisfaction of the



FDEP. A number of tank facilities in the vicinity have had reported contamination, however, due to assessment and remediation activities, none of the off-site tank facilities is likely to negatively impact the subject property.

5.3 Physical Setting Sources

U.S.G.S. 7.5 Minute Topographic Map

The subject site is superimposed on the 1973, Bee Ridge, Florida U.S.G.S. quadrangle map (photo-revised 1987) in Figure 2, Appendix 16.1. Site elevation ranges from approximately 25 to 32 feet above the National Geodetic Vertical Datum of 1929. According to the U.S.G.S. quadrangle map as shown in Figure 2, the direction of surficial groundwater flow on the subject property on the west side of the drainage ditch is generally easterly, while the groundwater flow on the west side of the drainage is to the west. Local drainage improvements can severely affect the localized groundwater flow direction.

Ardaman & Associates, Inc. did not conduct field measurements to determine the directional flow of the surficial groundwater as part of this Phase I ESA.

Soil Conservation Service - Soil Map

Soils

The U.S.D.A. Soil Conservation Survey (SCS) for Sarasota County, Florida (1991) identifies the soils on majority of the subject property as "EauGallie and Myakka fine sands." Low lying areas on the southern portion of the site are identified as "Holopaw fine sand" (depressional), and "Delray fine sand", depressional.



EauGallie and Myakka fine sands are nearly level, poorly drained, and are on broad flatwoods. Typically, the EauGallie soils consist of black to gray fine sand to a depth of 22 inches. From 22 to 44 inches, the subsoil is dark reddish brown to dark brown fine sand coated with organic matter. The next 4 inches is light gray fine sand and the lower subsoil to a depth of 66 inches is grayish brown sandy loam. The substratum soils down to 80 inches or more are gray fine sandy loam. The Myakka soil is gray to grayish brown fine sand to a depth of 60" and the substratum is pale brown fine sand to a depth of 80" or more. Permeability is rapid in the sandy surface and subsurface layers and moderate to moderately rapid in the sandy subsoil of both soils and slow or moderately slow in the loamy parts of the EauGallie soil.

Holopaw fine sand, depressional soils are nearly level, very poorly drained, and are found in depressions. Typically, the surface and subsurface layers are gray to grayish brown fine sands to a depth of 50 inches. The subsoil to a depth of 66 inches is grayish brown sandy loam with pockets of brown fine sand. The substratum consists of olive gray loamy fine sand to a depth of 80 inches or more. Also included are soils that are similar to the Holopaw soil but have a surface layer of muck or mucky fine sand less than 15 inches thick. Permeability is rapid in the surface layers and moderately slow or moderate in the subsoil.

Delray find sand, depressional soils are nearly level, are very poorly drained, and in depressions on flatwoods. Typically, the surface layer is black fine sand about 30 inches thick. The subsurface layer is light brownish gray fine sand to a depth of about 54 inches. The subsoil to a depth of 80 inches or more consist of olive gray fine sandy loam. Permeability is rapid in the surface layers and moderate or moderately rapid in the subsoil.



Ardaman & Associates, Inc. did not perform soil sampling to determine soil profiles or investigate the presence of radon-generating materials in the site soil as part of this Phase I ESA.

Hydrology

The SCS identifies the water table for EauGallie and Myakka fine sands in this area, under natural conditions, as at a depth of 6 to 18 inches below the surface during the wet season and as being within a depth of 40 inches for 2 to 6 months. The water table recedes to a depth of 40 inches or more during extended dry periods.

The SCS states that the Holopaw soil is ponded for 6 to 9 months or more each year. The water table is within 12 inches of the surface for 2 to 4 months of the year and at a depth of 12 to 40 inches during most of the remainder of the year.

The SCS states Delray fine sand, depressional, is ponded for 6 to 9 months or more each year, and within 12 inches depth during most of the remainder of the year.

In most areas, man-made drainage systems affect the natural water table elevations.

5.4 Historical Use Information on the Subject Property

Aerial Photograph Review

Aerial photographs of the property from 1948 to the most recent, 2009, were examined to determine any obvious uses of the subject property during this time. Copies of select aerial photographs can be found in Appendix 16.4.



In the earliest available photograph taken in 1948 (1" = approximately 660'), Cattlemen Road is present along the west side of the property. Bahia Vista Street extends only westerly from Cattlemen and Porter Road (Porter Way) extends eastward from Cattlemen. All three (3) parcels of the subject property appear to be generally undeveloped and natural. Some portions of Parcel 0048-16-0002 just east of the north/south ditch through the site include what appear to be row crops. The portion of the subject property south of Porter Way may be utilized as cattle pasture at this time. A few rural residential structures are located west of the subject property with agricultural fields to the east, pastureland to the south and a railroad right-of-way with Packinghouse located north of that right-of-way just north of the subject property.

By 1957 (1"= 200'), Cattlemen Road now appears as a paved 2-lane roadway on the west side of the property. A warehouse type structure appears to the northwest of the subject site at the current location of 1177 Cattlemen Road. The portion of the subject property south of Porter Way appears to have been cleared of most trees except along the central ditch and what appears to be improved pasture with drainage swales covers most of the property south of Porter Way. The northern portion of the site along the ditch remains densely vegetated with improved pasture located east of the ditch, north of Porter Way. The packinghouse remains active with numerous railroad cars on the right of way. What appears to be a small residential structure is located just southeast of the intersection of Porter Way and Cattlemen Road. There appears to be a detached garage or small shed at the far southeast corner of that lot.

By 1960 (1" = 200'), the structure previously located on the subject property is no longer present and the low lying area at the southeast corner of the site is now overgrown somewhat with vegetation. It appears that cattle are present south of Porter Way on the subject property and on the adjacent property to the east. The Packinghouse facility to the north appears inactive.



By 1967 (1" = 200'), the subject property remains undeveloped and appears to be utilized as pasture. The warehouse type structure just northwest of the subject property has been razed and the southern portion of the subject property is continuing to overgrow with trees and ground cover. The packinghouse to the north may be active at this time as there are a number of rail cars located south of the Packinghouse facility.

By 1972 (1" = 200'), numerous structures are now present on the subject property. Referring to Figure 3, Building D, the west half of Building E, Building F and Building H are present as currently constructed. At the location of Building A, a large metal building is oriented perpendicular to Cattlemen Road. Surrounding properties are essentially unchanged. The body shop to south is present at this time.

By 1978 (1" = 200'), the metal building located at the current location of Building A, now has a metal covered walkway which extends to Building B, which is now present. The Scott Paint initial building at Parking Lot I and Building G are present at this time.

By 1983 (1" = 200'), Building G has expanded to the south of the original building structure and the Scott building has also expanded easterly to approximately two-thirds the way across the property. Building E has expanded to its existing configuration with warehousing and open covered storage area located east of the initial building.

By 1988 (1" = 200'), the A Building of the 1301 complex is present to its current configuration and Building C is now present east of Building B. The Scott Paint facility at Parking Lot I has once again expanded to nearly encompass the entire lot extending eastward to the drainage easement.



By 1990 (1" = 200'), the Red Cross building to the south of the subject property is present.

The 1993 aerial (1" = 200') is essentially unchanged.

By 1995 (1" = 200'), the Scott Paint building on Parking Lot I, is no longer present, however, there are cars clearly parked on the former building slab. An additional parking lot is present east of Building C across the drainage ditch. The 1998 aerial (1" = 200') is essentially unchanged.

By 2002 (1" = 200'), the Cattlemen Road, Bahia Vista intersection is constructed to its current configuration with a large stormwater retention pond present east of Packinghouse Road. A new paved parking area is present in the vicinity of the former Scott Paint facility.

The 2004, 2006, 2007, 2008 and 2009 aerials were reviewed on the Sarasota County GIS website. No significant changes have occurred to the subject property or surrounding sites since approximately 2002.

With regard to off-site structures in the vicinity of the subject property, the packinghouse to the north of the subject site is already present in the 1948 aerial and portions of that packinghouse remain utilized today. The structures of 1177 and 1155 Cattlemen Road first appeared in the 1957 aerial. That structure was subsequently removed and the existing structures were built sometime between 1967 and 1972. The Verizon phone exchange building across Cattlemen Road to the west of the subject property first appeared in the 1978 aerial. Residential structures were present on the west side of Cattlemen Road from as early as 1948. The body shop to the south of the subject property first appeared in 1972 and the Red Cross structure to the southeast of the subject property first appeared by 1990. Buildings to the east of the subject property include Hilton Industries at 6055



Porter Way which first appeared in 1978, the Danny Via Plumbing at 6111 Porter Way which first appeared in 1972 and the Wilhelm Landscaping at 5921 which also first appeared in the 1972 aerial photograph. Interstate 75 was first noted in the 1978 aerial photograph.

In summary, the aerial photographs revealed that the subject property was primarily utilized for agricultural purposes most likely as improved pasture and for a short period of time, with row crops located just east or approaching the eastern boundary of the subject property adjacent to the large stormwater retention pond. Subsequent to that time, it appears that a small residence was located on the property, however, by the 1970's construction of the existing buildings was first noted. It appears that many of the structures may have been utilized for commercial and light industrial purposes prior to occupation by the County.

Sanborn Fire Insurance Map Review

A review of available Sanborn Fire Insurance Maps is typically conducted as they often identify facilities storing hazardous or flammable materials. No Sanborn Maps were available for the vicinity of the subject property.

City Directory Review

A review of available Polk City and Hill-Donnelly Cross Reference Directories for the Sarasota area was conducted in order to determine current and prior occupants of the subject property and surrounding sites. Assorted directories from 1964 through 2007 were reviewed.

In the earliest directory for 1964, entries for Cattlemen Road terminated at 1010 which is a the Stockyard located to the north and west of the subject property and only residential entries were noted for Porter Road. No listings are apparent for the subject site through 1968. Entries for the



subject property appear as early as 1972. The following are listings of former and current occupants of the subject property. The vicinity of Building A previously included a metal building which later incorporated Building B. Historical listings for this location with an address of 1401 Cattlemen Road include Lawrence Cabinets, Klingall Aluminum, United Screen, Blue Aqua Pools and Sarasota County offices when the facility became part of the County Annex in the mid 1980's. Building B of the subject property previously included some of the entries for Building A prior to county acquisition. Building C may have been utilized by some of those companies as well, also prior to county acquisition. Currently, Sarasota County Real Property Acquisition occupies that building.

Building D of the subject site was built in approximately 1972 and was noted in the directories to include Sarasota County Environmental Services, Pollution Control, Engineering Department, Transportation Department, Utilities, Public Health and Natural Resources. Prior to construction of the existing building, there was a listing for the address of 1301 Cattlemen Road in 1970 and 1971 which was listed as Don Hill Press, Inc.

Building E of the subject property initially had an address of 1451 Cattlemen Road and has included a number of commercial ventures, HT Moser, Inc., Ace Welding, J. & A. Corporation and Casey's, Alice's and Bernards Restaurants. By 1981, Cox Lumber occupied the site until acquisition of the property by the County in the mid 1990's.

Building F of the subject property was constructed in 1967 and has been listed for occupation from the early 1970's through the late 1990's by Video Production Services and Swain Hack Productions, motion picture producers.



Building G of the subject property was built in approximately 1978 and was renovated on the south half of the building in 1983. Occupants of that site have only been listed as Mictron. The adjacent building at 6052 originally had the same address of 6050 Porter Way and included other operations by Mictron and Tube Computers. Currently that location is occupied by the Sarasota County History Center.

Of particular note relative to adjacent sites, the building at 1177 Cattlemen Road was initially operated as Hilton Industries as is the existing structure at 6055 Porter Way. These immediately adjacent sites do conduct manufacturing activities that may have included utilization of cutting oils and solvents which could impact surrounding sites if inappropriately disposed. Recall, the prior assessments of the site at 1177 identified no significant impacts to that property.

Historical Topographic Map Review

A review of historical U.S.G.S. topographic maps was conducted as they often indicate structures and other land uses which may identify potential areas of concern. Maps for the years 1947, 1973 and 1987 were reviewed. In the earliest map from 1947, Cattlemen Road is identified as a secondary roadway along the western boundary of the subject property. Porter Road is identified as a dirt road at this time. No structures are physically identified on the subject site. Portions of the subject property are identified as woods or brushwoods and a large intermittent lake is identified over approximately two-thirds of the subject property south of Porter Way. The drainage ditch currently located on the site is not representative on the U.S.G.S. map. The packinghouse and rail line form the northern boundary of the subject property. Much of the surrounding area appears to be pastureland or cleared agricultural fields.



By the 1973 map, Porter Road is now identified as a light duty surfaced roadway. Building F, Building D, Building H, Building E and the building which previously existed at the location of Building A are present. The Scott Paint building is also noted. Much of the property is now identified as clear of trees and drainage ditches clearly shown bisecting the property. Residential development is generally located west of Cattlemen Road.

By the 1987 revision to the map, Building B is now present as is Building G. Commercial properties are located on the east side of Cattlemen Road south and north of the subject property and east of Interstate 75, which is now noted. Residential development is generally located west of the Cattlemen roadway.

5.5 Historical Use Information on Adjoining Properties

The same aerial photographs, City Directories, and topographic maps which were reviewed relative to the subject site were reviewed with regard to adjacent properties. Based on these reviews, the adjoining property to the north was originally a packinghouse as early and prior to 1948. Those structures remain today and are currently utilized as a landscaping business and an auto sales facility. The adjoining property to the northwest was originally a portion of Hilton Industries and is now utilized as multi-tenant facility. Prior assessments of that property have not revealed any negative environmental impacts. Adjacent properties across Cattlemen Road to the west have typically included residential dwellings until recently when a small office plaza was constructed. To the northwest, the Verizon exchange building was constructed in the early 1970's and has included underground and currently includes above ground storage tanks. No reported discharges are active for that facility.



Adjacent properties to the south have historically included a body shop and auto repair facility across a drainage ditch that is therefore hydraulically separated from the subject property. The Red Cross operations building is present to the southeast of the subject property. Properties bounding the subject site to the east include the I-75 right-of-way and at the northeast Hilton Industries, Danny Via Plumbing and Wilhelm Landscaping. These facilities have included a number of tenants over the years to include a trailer manufacturer, a marine service facility, auto repair facilities and a cable supply company. Due to the nature of the business conducted at Hilton Industries, there is potential for historical discharges which could potentially impact the subject site.



6.0 SITE RECONNAISSANCE

6.1 Methodology and Limiting Conditions

Ashby Hoover, Jr., Project Engineer and representative of Ardaman & Associates, Inc. visited the subject property on March 29 and 31 and again on April 1, 2010 for purposes of conducting site reconnaissance. During interior inspection of the buildings, the Ardaman representative was accompanied by Luiz who provided access to locked areas.

The periphery of the property was observed to the maximum extent practicable and several transects were made across the property. The property was viewed from all adjacent public thoroughfares. All roads or paths with no apparent outlet on the property were investigated. The periphery and interior of all structures was inspected.

Limiting conditions for the site reconnaissance included the fact that inspection of Parcel 0049-01-0004 revealed that the site is a low lying area. During site inspections, much of this area was inundated with ankle to knee deep water. Therefore, observations of underlying conditions could not be made in this area of the site. However, this area of the property is essentially undeveloped and natural with some de grubbing and historical clearing of the understory.

6.2 General Site Setting

The subject property is located on the east side of Cattlemen Road both north and south of the intersection with Porter Way. The property consists of approximately 24.91 acres of land developed with a number of county office buildings and facilities, parking areas, landscaped areas, stormwater retention pond and a tenant occupied machining building.



6.3 Exterior Observations

The subject property is extremely irregular in shape and comprised of three (3) county parcels east of Cattlemen Road. Terrain is irregular but generally sloping from Cattlemen Road toward the drainage easement on the west half of the site and sloping very gently from the eastern boundary of the site toward the drainage easement and retention pond on the east half of the site. A drainage ditch forms a portion of the southern boundary and a drainage easement bisects the site northerly from the south extending to the pond located on Parcel 0048-16-0002. The outfall structure then flows to another open ditch which moves northerly through the site and exits the far northeast corner flowing east under I-75. Exterior areas of the property are well maintained including grassed and landscaped areas with the exception of the southern portion of Parcel 0049-01-0004, which includes some undisturbed areas, natural vegetation and numerous mature trees. A number of transformers are present on the property both pad mounted and pole mounted. Three (3) wells were observed on the site; one at 1301 Cattlemen Road and two on the Porter Way properties. A sewage lift station is present to the east of Buildings A and D and two enclosed storage sheds are present on the property adjacent to Building B and Building H.

Portions of the property just east of Building F are utilized for storage of concrete culvert within a fenced enclosure and a former parking lot located south of Building E is utilized for storage of supplies and equipment. Amongst the stored materials was a pallet of numerous 5-gallon buckets and two (2) 55-gallon drums. A third drum is located within a fenced enclosed area. None of these drums are labeled. The contents of these drums should be determined. They should be appropriately disposed or stored within secondary containment. No leaks, however, were observed of any of the stored drums on the site.



6.4 Interior Observations

The interior of the buildings was inspected in the presence of county personnel. Buildings A and D are utilized for Sarasota County offices to include Air Quality/Storage Tank Management, Finance, Building Permits, Code Enforcement, Health, Permitting, Surveying and Mapping. Building D which is connected with an enclosed hallway includes Coastal Resources, Natural Resources, Resource Protection, Utilities Engineering and Zoning. A single elevator is located within Building A which is hydraulically driven. It does appear that the feed for the elevator is underground encased in a steel pipe. A review of the elevator log since 2002 revealed no problems or evidence of leakage of the unit.

Buildings A and D are climate controlled with exterior compressors and interior air handling units. Typical office supplies, inks and toners are utilized and stored throughout the building. A small lab with limited chemicals and reagents is located on the east side of the building.

Building B is currently the site of Environmental County Wellness Center and Service Center. Some medical waste is generated within the facility in the form of sharps. Medical waste is appropriately stored on-site and picked up for appropriate disposal by Stericycle every other month. Climate control is via an electrically powered external air compressor and handling unit located on the north side of the building.

Building C of the subject property houses Real Property Acquisition. The slab of the building is at two (2) separate levels and it appears that roll up doors were previously present at the northwest and southwest sides of the building suggesting that this area of the building may previously have been utilized for vehicular access or possibly vehicle maintenance. One (1) of the occupants of the building thought it might have previously been used for vehicle maintenance, however review of City



Directories would not suggest that such a facility was present at this location. The building may have been designed for warehousing and vehicular access. Nevertheless, a strange odor was noted upon entering the building which occupants of the building indicated they had not experienced previously. This building is climate controlled with a number of exterior compressors and interior air handling units. A subsequent call to Mr. Gary Patton with Sarasota County verified that the building was not used for vehicle maintenance.

Building E of the subject property appears to have been constructed in three (3) phases that includes officing area on the west side for County personnel working in resource management. The eastern half of the building which is enclosed is utilized for warehousing of equipment and supplies. All materials appear to be appropriately stored with no evidence of discharges. The eastern most carport extension of the building includes vehicular, boat and other equipment and supplies storage. This building is climate controlled with electric heating and air conditioning units with exterior compressors and interior air handlers.

Building F of the subject property is a two-story concrete structure previously utilized by a film production company that is currently only utilized for storage purposes of fixtures and office equipment. This building is climate controlled with electrically powered heating and air conditioning units with exterior compressor.

Building G of the subject property is the only non county tenant of the subject site. The current occupant of that building is Mictron which built and occupied the site since the early 1970's. Mictron also previously occupied Building H which was subsequently purchased by the County approximately 4 years ago. The Mictron building is a single story concrete block building on structural slab. A small office is present at the north end of the building with the remaining areas of



the building utilized for precision milling and machining of steel, brass and plastic parts. The operation was observed to be extremely clean and virtually no evidence of inappropriate discharges to the floor or exterior area of the building were noted. The milling machines are self contained units which filter the coolant and cutting fluids. The fluids are replenished as necessary and the machines are typically serviced during holiday periods. The cuttings from the machines are typically placed in 55-gallon drums and allowed to drain once removed from the milling machines. The metal cuttings are then allowed to drain for a period of time and then placed within a waste storage unit on the exterior southeast corner of the building, where they continue to drain into drip pans and are later removed for recycling purposes. Virgin cutting oils and coolant as well as spent oils and fluids are also stored within the waste storage cabinet. Waste oils are picked up on a regular basis by Howco. The waste has been determined to be non-hazardous. Floor mop water and other water generated by the process is evaporated on-site and sludge is also disposed through Howco as a non-hazardous waste.

A parts washer is present on-site which is serviced on a regular basis by SafetyKleen. A number of 55-gallon drums of coolant, cutting oils and a 5-gallon drum of Acetone were observed appropriately stored within the facility.

Building H of the subject property was previously utilized by another Mictron operation which primarily assembled electronic components. The building has been occupied since approximately 2006 by Sarasota County History Center which stores books, research materials and artifacts. Nothing of environmental significance was identified in Building H. This building is climate controlled by a number of electrically powered air conditioning compressors with interior air handling units.



The property was found as shown in the site photographs in Appendix 16.3. Areas of environmental interest or concern include historical machining operations on the property primarily at 6050 and 6052 Porter Way. While operations today are well managed, historical machining operations utilized cutting oils and solvents which could impact subsurface soils and groundwater if improperly handled.

The representative did not observe any areas of chemically distressed vegetation, stained soil, unusual stains or uncommon cracks in the paved areas, evidence of landfills or burial pits, or underground or above-ground storage tanks. No unusual odors were noticed during the site visit.

The representative did not observe any evidence of surface water contamination such as an oil sheen, turbidity, odor, or distressed vegetation or distressed aquatic life.



7.0 INTERVIEWS

7.1 Interview with Owner

An interview was conducted with the designated owner's representative, Ed Stoppani. Mr. Stoppani arranged for access to the buildings. He was not aware of any environmental issues or concern in any of the structures, other than the asbestos in some tiles in Buildings A and D. He was not aware of any underground tanks or inappropriate discharges to the property.

7.2 Interview with Past Owners

No past owners were interviewed concerning their knowledge of the property.

7.3 Interview with Site Manager

Ralph, the operations manager for Mictron was interviewed during site reconnaissance. He has worked at the site for 33 years and indicated that the operation had been ongoing on the property for 40± years. Basically, 6050 was used as a machine shop throughout its history and the adjacent building at 6052 was utilized for assembly of electronics. Spills have occurred historically at the site and solvents and cutting oils have been utilized for many, many years. A cleanup was conducted in the late 1980's or early 1990's, but Ralph had no record of that cleanup. He thought that it was done for the benefit of Sarasota County. Some oil residual had been inappropriately discharged to the soils. An attempt at remediation was conducted by application of microbes. Ultimately, the area was excavated for off-site thermal treatment. Ralph was unaware of any confirmation sampling or analysis conducted for soils or groundwater following the remediation episode. Currently, wastes are stored within the premises and then are transferred to a locked storage unit with secondary containment and drip pans on the southeast corner of the building. The waste hauler was described as Howco and SafetyKleen services the on-site parts washing equipment. While current practices were quite good, Ralph indicated that historical practices were not always as today. He indicated



that the owner was very environmentally conscious, however, spills and discharges may have occurred. Solvents were historically utilized at the facility.

7.4 Interviews with Occupants

The remaining on-site operations are limited to county offices. Interviews with individual department managers and occupants were not conducted.

7.5 Interviews with Local Government Officials

Sarasota County Water Resources personnel were contacted in order to gain access to records, specific to complaint and enforcement action files. Sarasota County Air Quality Storage Tank Management was contacted regarding storage tank and petroleum contamination site files. Investigation of those files are discussed in the Regulatory section of this report.

7.6 Interviews with Others

Mr. Jeff LaHurd at Sarasota County History Center was interviewed during the historical investigation of the property. The History Center does occupy Building H at 6052 Porter Way. Mr. LaHurd was not aware of any environmental conditions or issues of environmental concern related to the property.



8.0 FINDINGS

Based on the information gathered, the following areas of environmental interest or concern were identified:

- Portions of Parcel 0048-16-0002 have been utilized for manufacturing purposes and historical discharges and inappropriate disposal practices were reported for Area I (Scott Paint) of the property. Nevertheless, assessment of these areas has revealed no significant impacts, and the FDEP has granted a No Further Action status for the former Scott Paint.
- Machining and electronics assembly has occurred on Parcel 0049-91-0004 of the property. While current housekeeping practices are exceptional, even the operator indicated that this was not always so. Prior cleanup was reported for the Mictron site, however, confirmation sampling could not be confirmed. Historically solvents were utilized at the site and a small burial area is suspected. Potential exists for negative impact to soils or groundwater as a result of historical and ongoing operations.

This assessment has revealed evidence of recognized environmental conditions (REC) as discussed above specifically related to the former and ongoing Mictron operation. While the Scott Paint facility represents a historical REC, the FDEP has indicated that no further investigation of that site is necessary.

9.0 OPINION

This AAI investigation has identified conditions indicative of releases or threatened releases of hazardous substances on, at, in or to the subject property. Appropriate cleanup documentation could not be provided by the Mictron tenant and no evidence of cleanups were identified in County or State records reviewed.

No data gaps in this investigation were identified that would significantly impact Ardaman & Associates, Inc. conclusions concerning the subject property.



Ardaman & Associates recommends further investigation of the environmental condition of the subject property, specifically related to historical operations at the Mictron site in the vicinity of Buildings G and H.

10.0 CONCLUSION

We have performed a Phase I Environmental Assessment in conformance with the scope and limitations of ASTM Practice E 1527-05. Any exceptions to, or deletions from this practice are presented in Section 11 of this report. This assessment has revealed evidence of recognized environmental conditions, as discussed above, in connection with the subject site.

11.0 DEVIATIONS

As allowed by ASTM E1527 Section 7.1.2.1, we have modified the standard search distances for several environmental record sources for this Phase I Environmental Site Assessment. The search distances used for the Regulatory Records Review section are as follows:

REGULATORY RECORD	SEARCH DISTANCES USED	ASTM STANDARD DISTANCES
EPA and FDEP NPL	1 Mile	1 Mile
EPA CERCLA	1/2-Mile	1/2-Mile
RCRA non-CORRACTS TSD Facility	1/2-Mile	1 Mile
RCRA CORRACTS TSD Facility	1-Mile	1-Mile
EPA ERNS	1/2-Mile	Property
EPA RCRA Generators	1/2-Mile	Property and Adjoining Property
FDEP Waste Cleanup File	1/2 Mile	1 Mile
FDEP Stationary Tank Inventory Database	1/2-Mile	Property and Adjoining Property
FDEP Petroleum Storage Tanks and Contamination Database	1/2-Mile	1/2-Mile
FDEP Solid Waste Facility Directory	1/2-Mile	1/2-Mile



12.0 ADDITIONAL SERVICES

No additional services were performed as part of this investigation.

13.0 REFERENCES

1. United States Department of the Interior - Geological Survey, Bee Ridge, Florida - 1973 Sarasota County, 7.5 Minute Series (Topographic), revised 1987.
2. United States Department of Agriculture, Soil Conservation Service, Soil Survey of Sarasota County, Florida, 1991.
3. R. L. Polk & Co., Sarasota, Florida City Directory, various years.
4. Hill-Donnelly Cross Reference Directory, Sarasota-Bradenton and Vicinity, various years.

14.0 Signatures of Environmental Professionals

The signatures of the Environmental Professionals associated with this report are on the first page of the document.

15.0 Qualifications of Environmental Professionals

The resumes of the Environmental Professionals associated with this report are presented in Appendix 16.8.

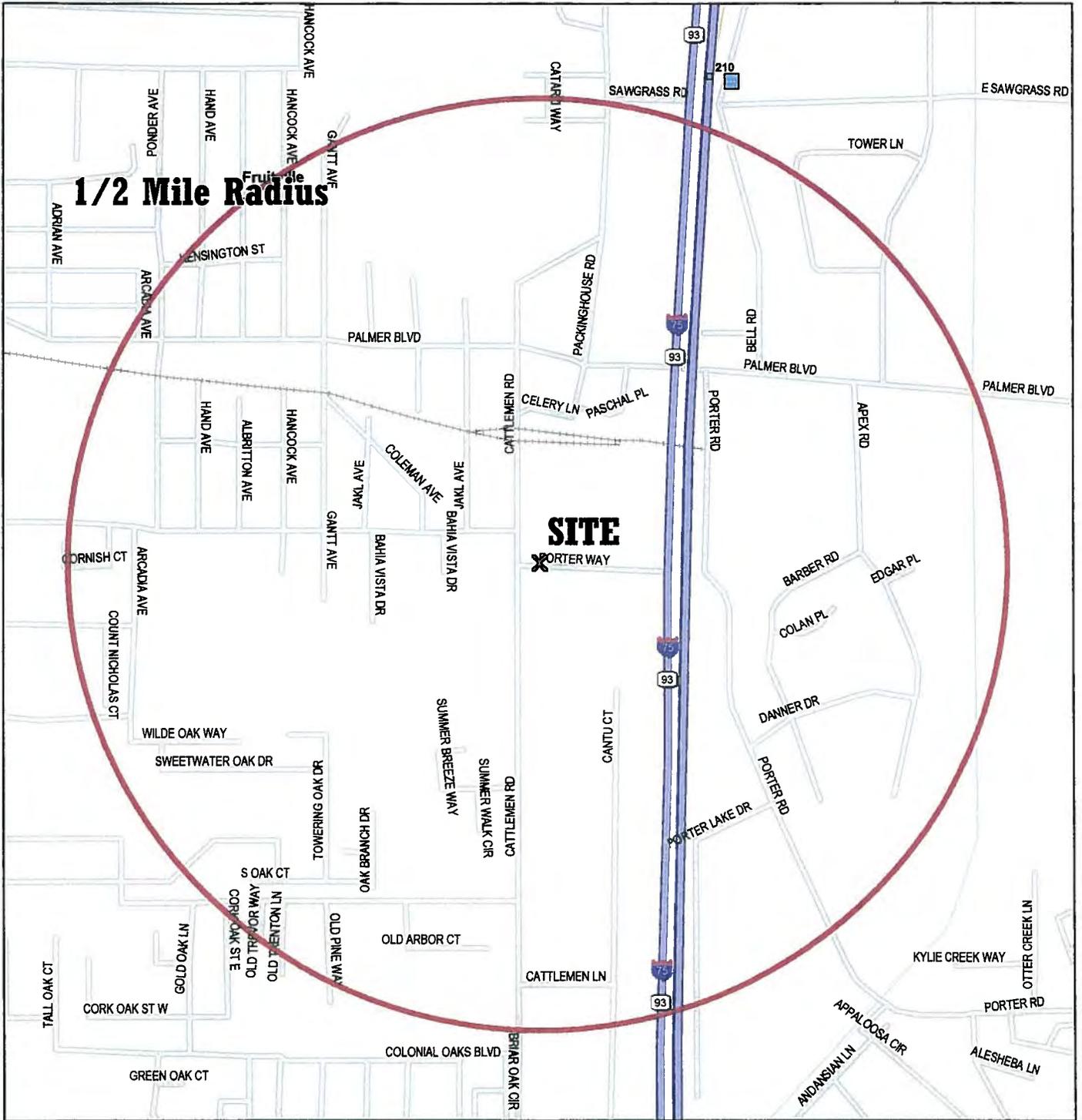
We declare that, to the best of our knowledge and belief, we meet the definition of *Environmental Professional* as defined by §312.10 of 40 CFR 312 and we have the specific qualifications based on education, training, and experience to assess a *property* of the nature history, and setting of the subject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



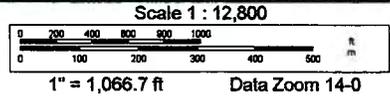
APPENDICES

APPENDIX 16.1

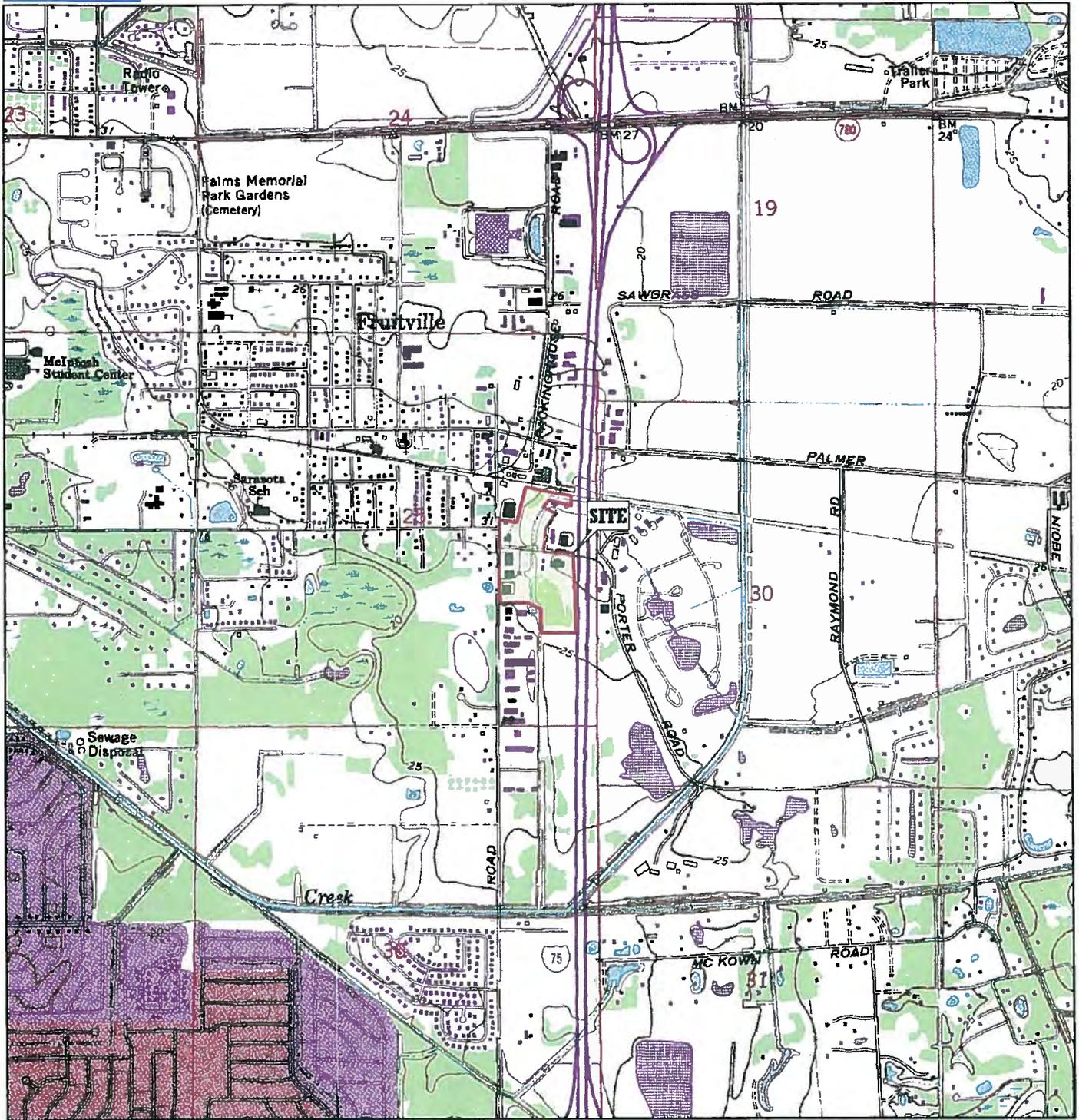
SITE (VICINITY) MAP AND U.S. TOPOGRAPHIC MAP



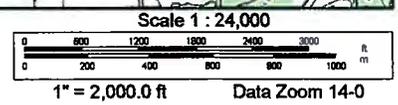
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 Ardaman & Associates, Inc. Geotechnical, Environmental and Materials Consultants	Location Of Site In Region County Parcels Sarasota County, Florida	
	Drawn By: KGS Date: 3/31/10	File No. 10-8216
Approved By:		



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 www.delorme.com



 <p>Ardaman & Associates, Inc. Geotechnical, Environmental and Materials Consultants</p>	<p>Location Of Site On U.S.G.S. Map</p> <p>County Parcels</p> <p>Sarasota County, Florida</p>	
	<p>Drawn By: KGS</p>	<p>Date: 3/31/10</p>
<p>Approved By:</p>	<p>Figure No. 2</p>	

APPENDIX 16.2

SITE PLAN



SCALE: NTS

Commercial Office

Residential

Verizon

BAHIA VISTA

CATTLEMEN ROAD

0049-01-0005

E

A

D

Supply & Equipment Storage

1301

Storage Shed

Lift Station

B

Parking Lot

F

1185

Multi-Tenant Commercial

0048-16-0002

PORTER WAY

Retention

Well

PACKINGHOUSE ROAD

Retention

DRAINAGE EASEMENT

POND

Intake

Auto Sales

6050

G

Waste Storage

0049-01-0004

Undeveloped Wooded

Hilton Industry

Landscape Company

Landscape Company

H

6052

Storage Shed

Plumbing

Multi-Tenant Commercial

Body Shop & Automotive Repair

Red Cross

I-75

Ardaman & Associates, Inc.
Geotechnical, Environmental and
Materials Consultants

Site Sketch

County Parcels

Sarasota County, Florida

DRAWN BY: KGS CHECKED BY: DATE: 3/31/10

FILE NO. 10-8216 APPROVED BY: FIGURE: 3

APPENDIX 16.3
SITE PHOTOGRAPHS

Site Photographs



West boundary of subject property as seen looking south from 1185 Cattlemen Road.



South boundary of subject property as seen looking east from Cattlemen Road and the southwest corner of the site.

Site Photographs



West boundary of Parcel 0049-01-0004 as seen looking north from south boundary along drainage easement.



Near southern boundary of site looking west from southeast corner of site adjacent to Red Cross.

Site Photographs



East boundary of subject property as seen looking south from Porter Way.



East boundary of subject property as seen from Porter Way looking north.

Site Photographs



Northern most boundary of site seen looking west from I-75 right-of-way adjacent to historic railroad right-of-way.



Portion of east boundary of site looking south along Packinghouse Road.

Site Photographs



Three 55 gallon drums and numerous buckets and small tanks of unknown substance are stored near Building E.



A hydraulically operated elevator is in service in Building A.

Site Photographs



The waste storage unit at Micron is appropriately secured with containment.



Several wells were identified on site. If they will be impacted by construction, or otherwise unused, they should be appropriately abandoned.

Site Photographs



Unregulated above ground tanks were observed on adjacent properties of Wilhelm Landscape and Hilton Industries.



Limited amounts of litter, debris, clothing and construction related items were identified in overgrown areas of the site and in drainage areas.

APPENDIX 16.4
HISTORICAL RESEARCH DOCUMENTATION



**Sarasota County
Property Appraiser**

PA@SC-PA.com
Bill Furst

2010 Detail Information for Parcel 0048-16-0002

[Search](#) [Print](#) [Nearby IDs](#) [Districts](#) [2009 Tax Bill](#)

Ownership

SARASOTA COUNTY
OFFICE OF MNGMT & BUDGET
PO BOX 8
SARASOTA, FL 34230-0008

Situs Address

1185 CATTLEMEN RD
SARASOTA, FL 34232

Parcel Description

PORTION OF LOTS 64 & 65 DESC A...

View Another Parcel

- -

Parcel Characteristics

Land Area: 314,022 (square feet)
Incorporation: UNINCORPORATED
Subdivision Code: 0687
Use Code: N/A
Sec/Twp/Rge: 25-36S-18E
Census (FIPS): 121150013021
Zoning: ILW

Code Lookups

Choose Code Type

2009 << Prior ID **Change Year** Next ID >> 2010

2010 Values *(Available Mid July)*
Just (Market) Value: N/A
Land Value: N/A
Improvement Value: N/A
Assessed Value: N/A
Homestead: No
Exemptions: N/A
Total Taxable: N/A

Property records have been updated with 2010 information. To view your 2009 values, please click the 2009 button above.



[Buildings](#) [Exemptions](#) [Value Changes](#) [Documents](#) [Transfers](#)

Improvements *(Preliminary)*

Total Building Area: 3,790
Total Living Area: 3,640
Living Units: 0
Bed / Bath: Bed/3 Bath
Pool: No
Year Built: 1967

Last Sale/Transfer

Sale Price: Non-Sale Transfer
Date Sold: 3/2/1998
Sales Qual. Code: 1
Deed Type: WD
Grantor: HACK SWAIN PRODUCTIO
ORBook/ORPage: 3074/1111

Update Date: 3/25/2010 12:31:00 AM

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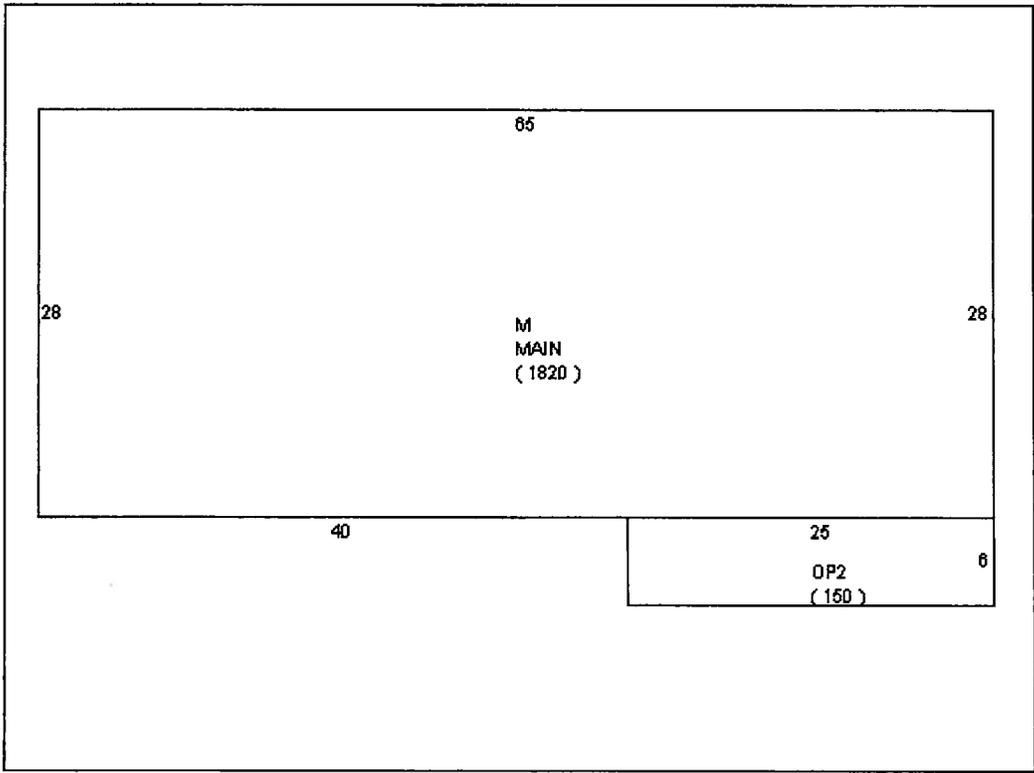
PA@SC-PA.com
Bill Furst

2010 Building Details for Parcel 0048-16-0002

Preliminary Characteristics, Subject to Change

2009
Single Card Parcel
2010

Building Type:	GOVERNMENT BUILDING
Property Address:	1185 CATTLEMEN RD
Building Size:	3,640 SQFT Finished Area / 3,790 SQFT Total Building Area
Year Built:	1967 (1972 Effective Year Built)
Units / Stories:	0 Units / 2 Stories
Rooms:	0 Bedrooms / 3 Bathrooms / 0 Half Baths / 0 Total Rooms
Frame:	MASONRY OR Poured CONCRETE LOAD-BEARING WALLS
Prime Exterior Wall:	CONCRETE BLOCK - PLAIN
Roof Structure:	VERY LOW PITCH SHED ROOF, OR MOSTLY SHED & PT FLAT
Roof Cover:	BUILT-UP TAR & GRAVEL
Heat Type:	HEAT & AIR CONDITIONING, DUCTED OR PACKAGE
Fireplaces:	0



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2010 Building Sub Areas for Parcel 0048-16-0002

Sub Area	Sub Area Description	Sub Area Size
M	SECOND STORY AREA	1,820
MAIN	MAIN/PRIMARY BUILDING AREA 1.0	1,820
OP2	OPEN PORCH AVERAGE	150

2010 Building Sub Yard Items for Parcel 0048-16-0002

Yard Item Description	Year Built
FENCE,CHAIN LINK 6 FEET HIGH	1995
PAVING-CONCRETE	1985
FENCE,CHAIN LINK 4 FEET HIGH	1980
PAVING-ASPHALT	1980
PAVING-ASPHALT	1967

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Bill Furst

Transfer History for Parcel [0048-16-0002](#)

Sale Date	Sale Price	Validity	Instrument No.	Grantor/Seller	Deed Type
3/2/1998	\$100	1	3074/1111	HACK SWAIN PRODUCTIONS INC	WD

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[Show Qualification Codes](#)

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2010 Detail Information for Parcel 0049-01-0005

Ownership

SARASOTA COUNTY
OFFICE OF MNGMT & BUDGET
PO BOX 8
SARASOTA, FL 34230-0008

Situs Address

1301 CATTLEMEN RD
SARASOTA, FL 34232

Parcel Characteristics

Land Area: 282,741 (square feet)
Incorporation: UNINCORPORATED
Subdivision Code: 0687
Use Code: N/A
Sec/Twp/Rge: 25-36S-18E
Census (FIPS): 121150013031
Zoning: GU

Parcel Description

BEG AT NW COR OF TRACT 66, TH ...

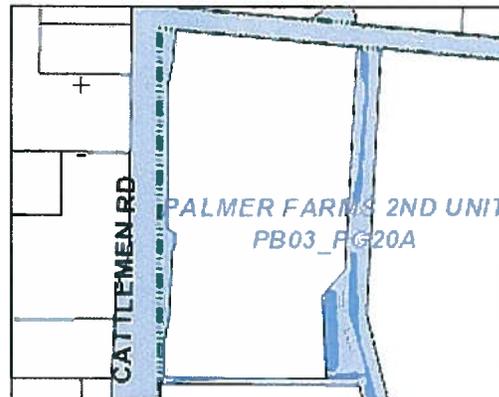
Parcel has Tangible Personal Property

[Click here to view Associated Personal Property](#)

2010 Values *(Available Mid July)*

Just (Market) Value: N/A
Land Value: N/A
Improvement Value: N/A
Assessed Value: N/A
Homestead: No
Exemptions: N/A
Total Taxable: N/A

Property records have been updated with 2010 information. To view your 2009 values, please click the 2009 button above.



Improvements *(Preliminary)*

Total Building Area: 78,484
Total Living Area: 70,689
Living Units: 0
Bed / Bath: 0 Bed/4 Bath
Pool: No
Year Built: Various (3 card parcel)

Last Sale/Transfer

Sale Price: \$192,000
Date Sold: 11/1/1979
Sales Qual. Code: 1
Deed Type: OT
Grantor:
ORBook/ORPage: 1344/0668

Update Date: 3/25/2010 12:31:00 AM

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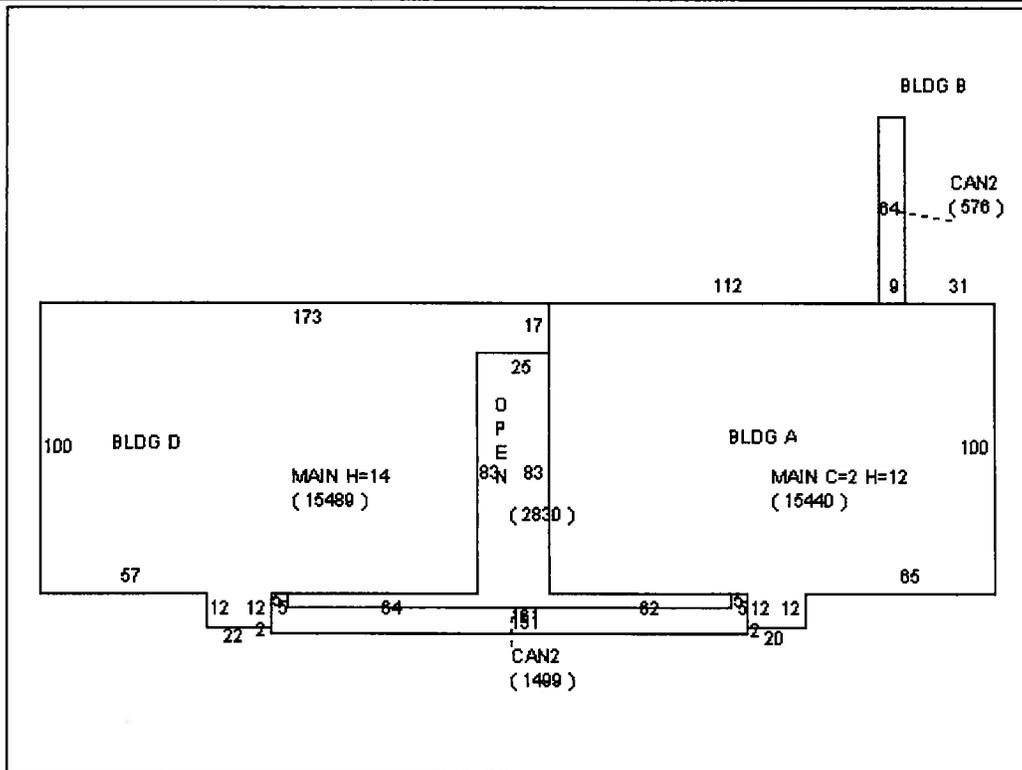
PA@SC-PA.com
Bill Furst

2010 Building Details for Parcel

Preliminary Characteristics, Subject to Change

Card 1 of 3

Building Type:	GOVERNMENT BUILDING
Property Address:	1301 CATTLEMEN RD
Building Size:	46,369 SQFT Finished Area / 48,444 SQFT Total Building Area
Year Built:	1969 (1990 Effective Year Built)
Units / Stories:	1 Units / 1 Stories
Rooms:	0 Bedrooms / 2 Bathrooms / 0 Half Baths / 30 Total Rooms
Frame:	MASONRY OR POURED CONCRETE LOAD-BEARING WALLS
Prime Exterior Wall:	STUCCO CEMENT BASED
Roof Structure:	MOSTLY HIP, SOME GABLE
Roof Cover:	ASPHALT OR ASPHALT/FIBERGLASS BASE SHINGLES
Heat Type:	HEAT & AIR CONDITIONING, DUCTED OR PACKAGE
Fireplaces:	0



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2010 Building Sub Areas for Parcel 0049-01-0005

Sub Area	Sub Area Description	Sub Area Size
MAIN	MAIN/PRIMARY BUILDING AREA 1.0	15,489
MAIN	MAIN/PRIMARY BUILDING AREA 1.0	15,440
MAIN	MAIN/PRIMARY BUILDING AREA 1.0	15,440
CAN2	CANOPY - AVERAGE WITH PAVEMENT - .20	1,499
CAN2	CANOPY - AVERAGE WITH PAVEMENT - .20	576

2010 Building Sub Yard Items for Parcel 0049-01-0005

Yard Item Description	Year Built
PAVING-ASPHALT	1985
FENCE,CHAIN LINK 6 FEET HIGH	1982
ELEVATOR SPECIAL FEATURE	1969

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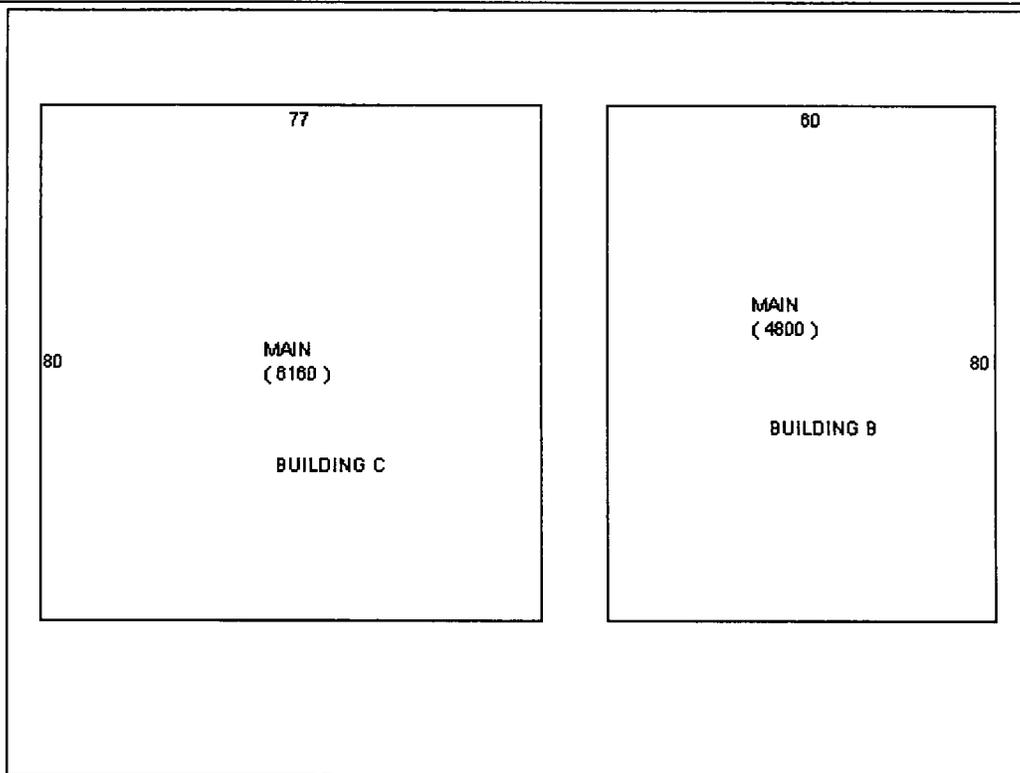
PA@SC-PA.com
Bill Furst

2010 Building Details for Parcel

Preliminary Characteristics, Subject to Change

Card 2 of 3

Building Type:	STORAGE/WAREHOUSE
Property Address:	1301 CATTLEMEN RD
Building Size:	10,960 SQFT Finished Area / 10,960 SQFT Total Building Area
Year Built:	1985
Units / Stories:	1 Units / 1 Stories
Rooms:	0 Bedrooms / 2 Bathrooms / 0 Half Baths / 6 Total Rooms
Frame:	FIREPROOF STRUCTURAL STEEL COLUMNS AND BEAMS
Prime Exterior Wall:	METAL SIDING
Roof Structure:	MOSTLY HIP, SOME GABLE
Roof Cover:	METAL, GALVANIZED
Heat Type:	HEAT & AIR CONDITIONING, DUCTED OR PACKAGE
Fireplaces:	0



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2010 Building Sub Areas for Parcel 0049-01-0005

Sub Area	Sub Area Description	Sub Area Size
MAIN	MAIN/PRIMARY BUILDING AREA 1.0	6,160
MAIN	MAIN/PRIMARY BUILDING AREA 1.0	4,800

2010 Building Sub Yard Items for Parcel 0049-01-0005

Yard Item Description	Year Built

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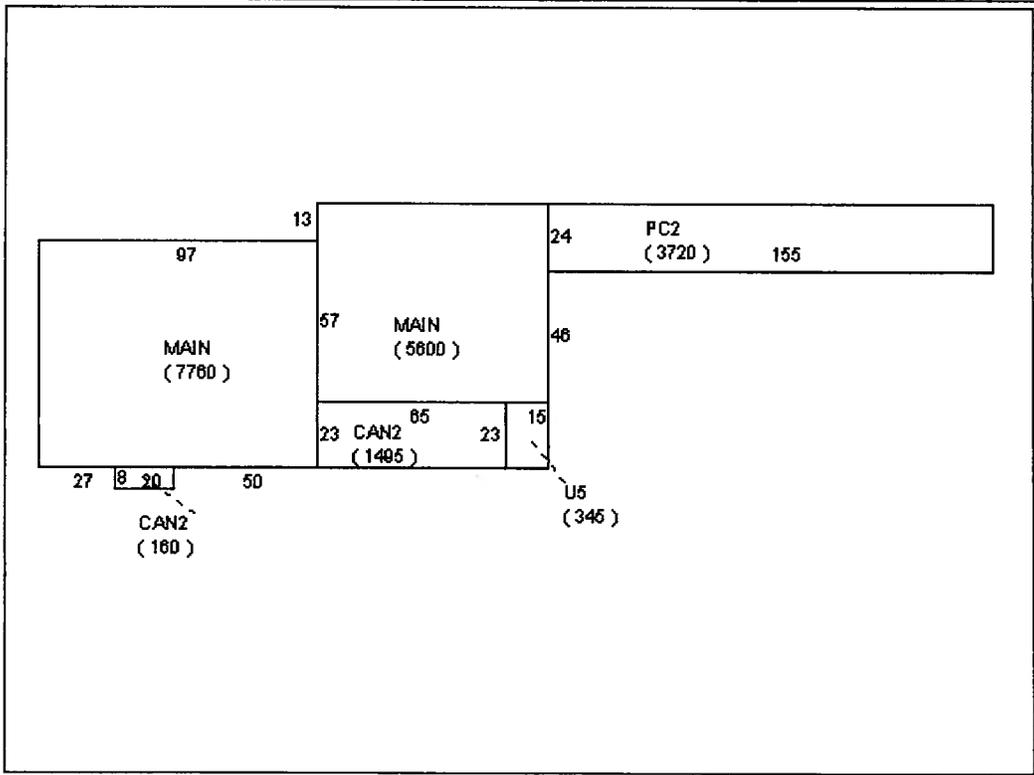
PA@SC-PA.com
Bill Furst

2010 Building Details for Parcel 0049-01-0005

Preliminary Characteristics, Subject to Change

2009
< Prev Card
Card 3 of 3
Next Card >
2010

Building Type:	GOVERNMENT BUILDING
Property Address:	1301 CATTLEMEN RD
Building Size:	13,360 SQFT Finished Area / 19,080 SQFT Total Building Area
Year Built:	1985
Units / Stories:	0 Units / 1 Stories
Rooms:	0 Bedrooms / 0 Bathrooms / 0 Half Baths / 0 Total Rooms
Frame:	FIREPROOF STRUCTURAL STEEL COLUMNS AND BEAMS
Prime Exterior Wall:	STUCCO CEMENT BASED
Roof Structure:	VERY LOW PITCH SHED ROOF, OR MOSTLY SHED & PT FLAT
Roof Cover:	METAL, GALVANIZED
Heat Type:	HEAT & AIR CONDITIONING, DUCTED OR PACKAGE
Fireplaces:	0



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2010 Building Sub Areas for Parcel 0049-01-0005

Sub Area	Sub Area Description	Sub Area Size
MAIN	MAIN/PRIMARY BUILDING AREA 1.0	7,760
MAIN	MAIN/PRIMARY BUILDING AREA 1.0	5,600
PC2	CARPORT AVERAGE	3,720
CAN2	CANOPY - AVERAGE WITH PAVEMENT - .20	1,495
U5	UTILITY AVERAGE	345
CAN2	CANOPY - AVERAGE WITH PAVEMENT - .20	160

2010 Building Sub Yard Items for Parcel 0049-01-0005

Yard Item Description	Year Built

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Sarasota County
Property Appraiser

PA@SC-PA.com
Bill Furst

Transfer History for Parcel [0049-01-0005](#)

Sale Date	Sale Price	Validity	Instrument No.	Grantor/Seller	Deed Type
11/1/1979	\$192,000	1	1344/0668		OT

[Show Deed Types](#)

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Sarasota County
Property Appraiser

PA@SC-PA.com
Bill Furst

2010 Detail Information for Parcel 0049-01-0004

Ownership

SARASOTA COUNTY
OFFICE OF MNGMT & BUDGET
PO BOX 8
SARASOTA, FL 34230-0008

Situs Address

6052 PORTER WAY
SARASOTA, FL 34232

Parcel Characteristics

Land Area: 488,919 (square feet)
Incorporation: UNINCORPORATED
Subdivision Code: 0687
Use Code: N/A
Sec/Twp/Rge: 25-36S-18E
Census (FIPS): 121150013031
Zoning: ILW

Parcel Description

PART OF LOTS 67 & 69 DESC AS B...

Parcel has Tangible Personal Property

Click [here](#) to view Associated Personal Property

2010 Values	<i>(Available Mid July)</i>
Just (Market) Value:	N/A
Land Value:	N/A
Improvement Value:	N/A
Assessed Value:	N/A
Homestead:	No
Exemptions:	N/A
Total Taxable:	N/A

Property records have been updated with 2010 information. To view your 2009 values, please click the 2009 button above.



Improvements	<i>(Preliminary)</i>
Total Building Area:	21,273
Total Living Area:	19,411
Living Units:	0
Bed / Bath:	0 Bed/10 Bath
Pool:	No
Year Built:	Various (2 card parcel)

Last Sale/Transfer

Sale Price: \$6,300,000
Date Sold: 7/7/2006
Sales Qual. Code: 1
Deed Type: WD
Grantor: MICTRON INC,
Instrument #: 2006125318

Update Date: 3/25/2010 12:31:00 AM

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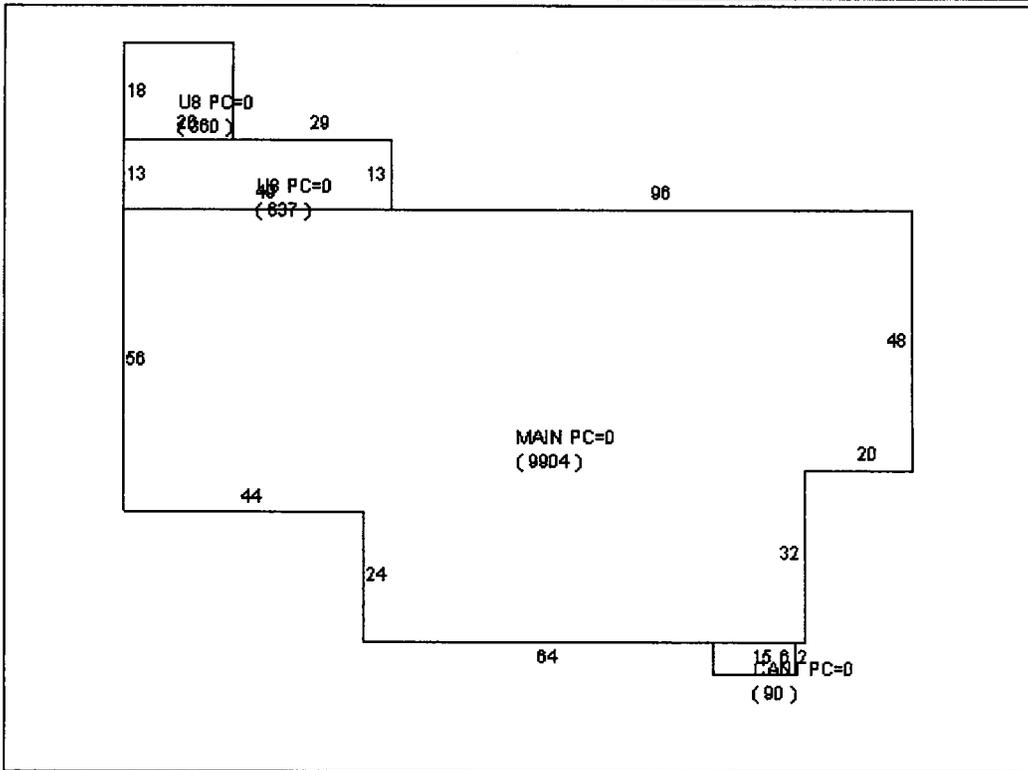
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Bill Furst

2010 Building Details for Parcel 0049-01-0004

Preliminary Characteristics, Subject to Change

2009
< Prev Card
Card 1 of 2
Next Card >
2010

Building Type:	DISTRIBUTION WAREHOUSE
Property Address:	6052 PORTER WAY
Building Size:	9,904 SQFT Finished Area / 10,991 SQFT Total Building Area
Year Built:	1969 (1980 Effective Year Built)
Units / Stories:	1 Units / 1 Stories
Rooms:	0 Bedrooms / 4 Bathrooms / 0 Half Baths / 4 Total Rooms
Frame:	MASONRY OR POURED CONCRETE LOAD-BEARING WALLS
Prime Exterior Wall:	CONCRETE BLOCK - PLAIN
Roof Structure:	VERY LOW PITCH SHED ROOF, OR MOSTLY SHED & PT FLAT
Roof Cover:	BUILT-UP TAR & GRAVEL
Heat Type:	HEAT & AIR CONDITIONING, DUCTED OR PACKAGE
Fireplaces:	0



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2010 Building Sub Areas for Parcel 0049-01-0004

Sub Area	Sub Area Description	Sub Area Size
MAIN	MAIN/PRIMARY BUILDING AREA 1.0	9,904
U8	UTILITY GOOD	637
U8	UTILITY GOOD	360
CAN1	CANOPY - PLAIN WITHOUT PAVEMENT .10	90

2010 Building Sub Yard Items for Parcel 0049-01-0004

Yard Item Description	Year Built
FENCE,CHAIN LINK 6 FEET HIGH	1988
SHED (WITH ALL WALLS)	1980
PAVING-ASPHALT	1969

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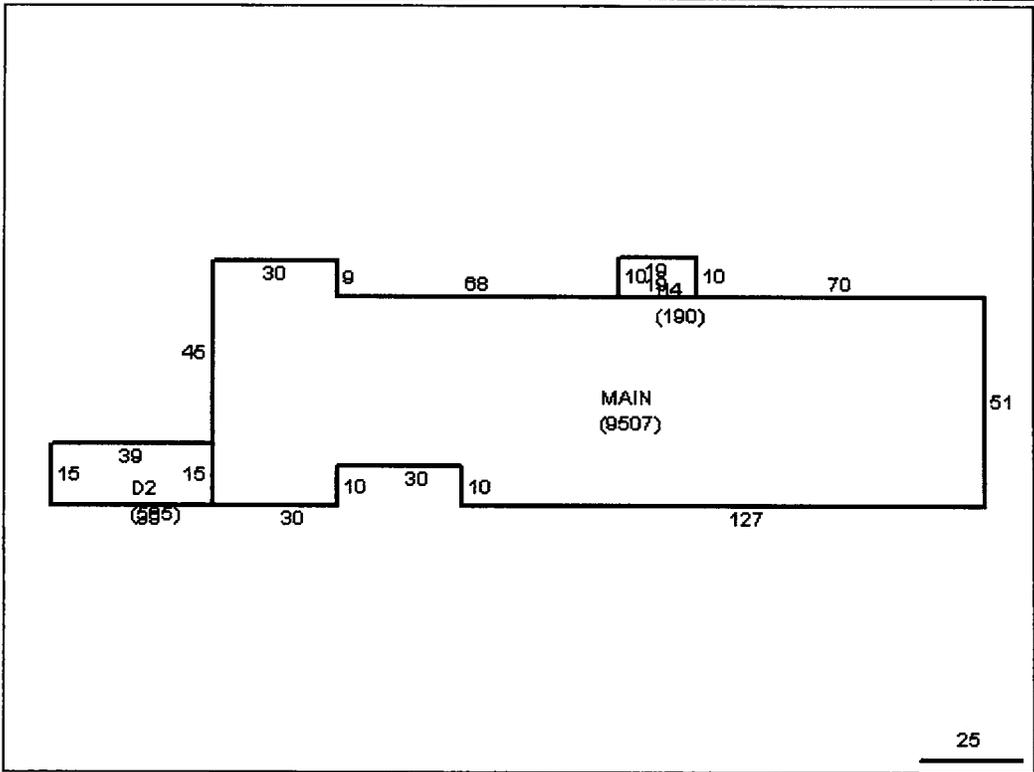
PA@SC-PA.com
Bill Furst

2010 Building Details for Parcel 0049-01-0004

Preliminary Characteristics, Subject to Change

2009
< Prev Card
Card 2 of 2
Next Card >
2010

Building Type:	DISTRIBUTION WAREHOUSE
Property Address:	6050 PORTER WAY
Building Size:	9,507 SQFT Finished Area / 10,282 SQFT Total Building Area
Year Built:	1973 (1975 Effective Year Built)
Units / Stories:	1 Units / 1 Stories
Rooms:	0 Bedrooms / 6 Bathrooms / 0 Half Baths / 1 Total Rooms
Frame:	MASONRY OR Poured CONCRETE LOAD-BEARING WALLS
Prime Exterior Wall:	CONCRETE BLOCK - PLAIN
Roof Structure:	VERY LOW PITCH SHED ROOF, OR MOSTLY SHED & PT FLAT
Roof Cover:	BUILT-UP TAR & GRAVEL
Heat Type:	HEAT & AIR CONDITIONING, DUCTED OR PACKAGE
Fireplaces:	0



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2010 Building Sub Areas for Parcel 0049-01-0004

Sub Area	Sub Area Description	Sub Area Size
MAIN	MAIN/PRIMARY BUILDING AREA 1.0	9,507
D2	ATTACHED WOOD DECK	585
U4	UTILITY AVERAGE	190

2010 Building Sub Yard Items for Parcel 0049-01-0004

Yard Item Description	Year Built

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Transfer History for Parcel

Sale Date	Sale Price	Validity	Instrument No.	Grantor/Seller	Deed Type
3/1/1971	\$119,000	0	<input type="text" value="0884/0401"/>		NA
7/7/2006	\$6,300,000	1	<input type="text" value="2006125318"/>	MICTRON INC,	WD

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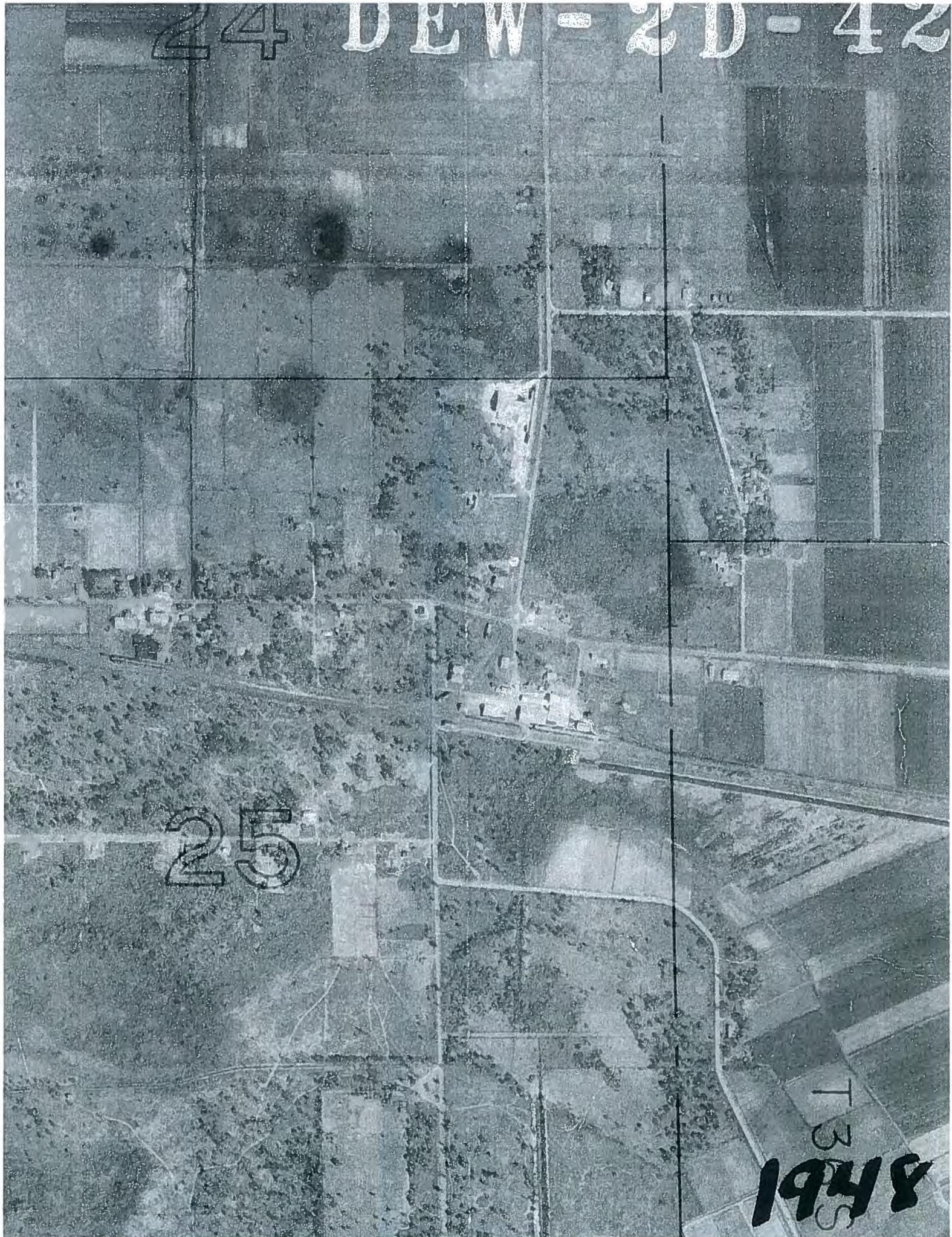
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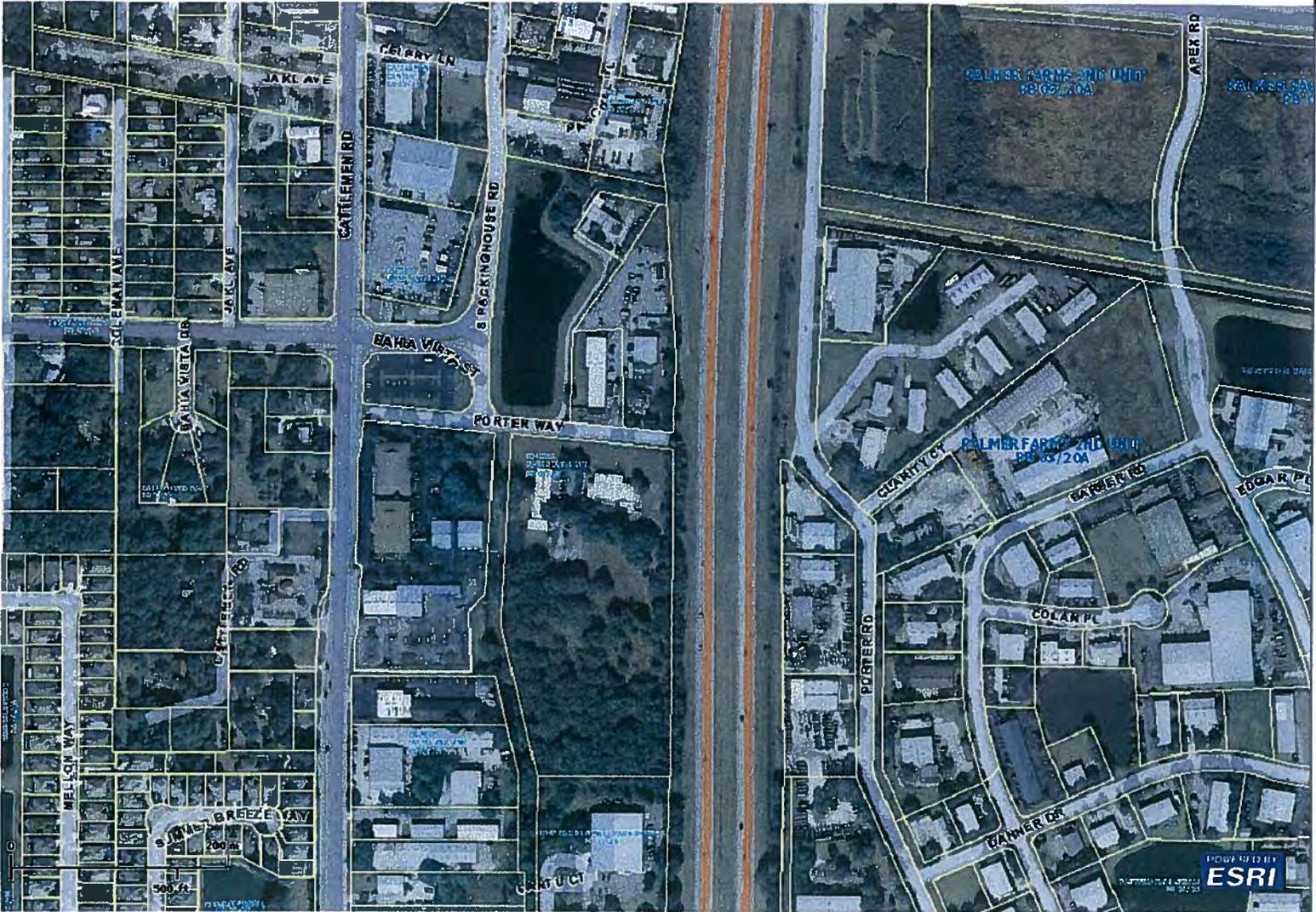




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2009

APPENDIX 16.5
REGULATORY RECORDS DOCUMENTATION

Three Parcels, Cattlemen Rd. at Bahia Vista
10-8216

Site Name	Location	Sec	Twp	Rng	ADS	HWG	PC	STI	IF	SMF	DMF	RCRA	FIND/ER	CER	SAR	302	SAR	313	
A-1 Beverage	5931 Palmer Blvd.	25	36	18			CW												
Abandoned Dump Site	NE of Packinghouse & Palmer	25	36	18	SC														
Advanced Vacuum Systems	2025 Porter Lake Dr #B	30	36	19									ER						
American Commonwealth Management	1951 Porter Lake Dr. E.	30	36	19									3						
American Office Equipment MW FL	1289 Porter Rd.	30	36	19	CLO							X							
American Red Cross	2001 Cantu Ct.	25	36	18			CW												
Aquarius Silk Screen	5931 Palmer Blvd	25	36	18									ER						
ARPCO Auto Painting	5845 Palmer Blvd.	25	36	18	CLO							X							
Arrow Pest Control	6183 Palmer Blvd.	25	36	18			CW												
Associated Service, Inc.	2001 Cattlemen Rd.	36	36	18			NL	X											
Barton Farms, Inc.	5620 Palmer Blvd.	25	36	18			NL	X											
Bay Marine	800 Bell Rd.	30	36	19			X	X											
Bee Ridge Water Recl. Facility	1301 Cattlemen Rd.	25	36	18					NL										
Beilers Auto Repair	5820 Palmer Blvd.	25	36	18	SQG							X							
Bersam Development Co.	2015 Cattlemen Rd.	36	36	18			X,CW	X											
Bills Tools	5844 Palmer Blvd.	25	36	18			CW	X											
Blue Aqua Pool Corp.	1751 Cattlemen Rd.	25	36	18															3
Bonnett	5840 Palmer Ave.	25	36	18			CW												
Bontrager	980 Cattlemen Rd.	25	36	18			CW												
British Auto Repair Factory	6128 Porter Rd.	30	36	19	SQG														X
Burnup & Sims Comtec, Inc.	6102-C Palmer Blvd.	25,30	36	19			X	X											
C&C Midway Cleaners Inc	1985 Cattlemen Rd #6	25	36	18	SQG				DC										
Celery Fields Mixing Area #1	E. of I-75, S. of Fruitville	19,30	36	19			GW												
Celery Fields Regional Stormwater Project	E. of I-75, S. of Fruitville	19,30	36	19			GW												
Creative Technology of Sarasota, Inc.	5959 Palmer Blvd.	25	36	18			CW	X											
Daves Body Shop	1527 Cattlemen Rd.	25	36	18	CLO														X
Decor Tile	1598 Apex Rd.	30	36	19	SQG/NN														X
DeLoach Industries, Inc.	818 Cattlemen Rd.	25	36	18	LOG		CW	X										F3	X,TR
Dynamic Motorcar Center, Inc.	5411 Palmer Blvd.	25	36	18	SQG														X
E. E. Gene Simmons	2015 Cattlemen Rd.	36	36	18			CW												F4
Exxon Service Station - Beilers	5848 Palmer Blvd.	25	36	18			NL	X											
Fancee Farms	719 Cattlemen Rd.	25	36	18			X,CW	X											F1,F3
Fancee Farms	Palmer Blvd. & Bell Rd.	30	36	19			GW	X											

Three Parcels, Cattlemen Rd. at Bahia Vista
10-8216

Site Name	Location	Sec	Twp	Rng	ADS	HWG	PC	STI	IF	SWF	DMF	RCRA	FIND/ER	CER	SAR	302	SAR	313	
Fancee Farms Migrant Camp	811 Bell Rd.	30	36	19			CW												
Fancee Farms Migrant Labor Camp	Bell Rd.	30	36	19						NL									
Federal Express Corp.	2033 Cantu Ct.	36	36	18		SOG	X,CW	X	X										F3
Florida Knife Co., Inc.	1735 Apex Rd.	30	36	19		SOG					X								
General Sand & Stone Co., Inc.	912 Jakl Ave.	25	36	18				X											
Guest Well Drilling Co.	6101 Porter Rd.	30	36	19				X											
Hagenbeck Wallace	6150 Porter Rd.	30	36	19		SOG					X								
Hanson	5850 Hagerman Rd.	36	36	18			CW												
Harmar Products, Inc.	550 Cattlemen Rd.	25	36	18		SOG	CW												
HF Plumbing & Pump Co., Inc.	1529 Cattlemen Rd.	25	36	18				X											
Hilton Industries	1177 Cattlemen Rd.	25	36	18						X									F2, F3
Hirst	920 Hand Ave.	25	36	18			CW												
Hynautic	1579 Barber Rd.	30	36	19		SOG													X
Imagination & Co	1575 Cattlemen Rd	25	36	18		CES													X
J M Stewart	1705 Cattlemen Rd.	25	36	18		CES													X
Johns	808 Coleman Ave.	25	36	18			CW												
King Lighting Supply	1177 Cattlemen Rd.	25	36	18		NHR													X
Kinney Johnson Fabricators Inc.	715 Gantt Ave.	25	36	18				X											
Kyees	823 Coleman Ave.	25	36	18			CW												
Lawrence Cabinets, Inc.	1901 Cattlemen Rd.	25	36	18				X											
Manatee Chemical Company	800 Bell Rd.	30	36	19															3
Marble Specialists	950 Bell Road	30	36	19		SOG													NL
Marks Auto Repair	5909 Palmer Blvd.	25	36	18		CES													F3
Maxfield Commerce Park	NW Corner Bee Ridge & Cattlemen	36	36	18						X									
McNure	2020 Cattlemen Rd.	36	36	18			CW												
Miller Associates	2251 Cattlemen Rd.	36	36	18															3
Miller Brothers Contractors Inc.	990 Cattlemen Rd.	25	36	18			CW	X											
Mirex of Florida	753 Cattlemenn Rd.	25	36	18			CW												F4
NAPA Auto Parts	970 Cattlemen Rd.	25	36	18			CW												
New Constuction	Cantu Ct.	25	36	18			CW												
Oddy Perfection Race Engines	2269 Porter Lake Dr.	31	36	19		SOG													X
Palmer Dash In Dash Out Union 76 service station	910 Cattlemen Rd.	25	36	18			X,OS	X											F3, F4
Perrys Garage	5844 1/2 Palmer Blvd.	25	36	18		SOG													X

Three Parcels, Cattlemen Rd. at Bahia Vista
10-8216

Site Name	Location	Sec	Twp	Rng	ADS	HWG	PC	STI	IF	SMF	DWF	RCRA	FIND/ER	CER	SAR	302	SAR	313	
Perry's Garage	911 Jakl Ave.	25	36	18			CW												
Precision Fiberglass, Inc.	1257 Porter Rd., Garden Ind. Pk.	30	36	19	CLO						X								
Quick Stop #19	915-A Cattlemen Rd.	25	36	18			X	X					ER						F3, F4
Rebar Building Supply	698 Bell Rd.	19,30	36	19									ER						
RMC South Florida	622 Cattlemen Rd.	25	36	18			X	X	X										F3, F4
Rooms To Go/SE Independent-Truck Spill	I-75 SB @ bridge N of Exit 207	36	36	18									ER						
Roses Cleaners Inc	820 Bell Rd-Unit F	30	36	19	TSD, CES			DC				X							
Royal Tees	5556 Palmer Blvd	25	36	18	CES														
Sandy Lake Kennels	5830 Hagerman Rd.	36	36	18			CW												
Sarasota Christian School	5415 Bahia Vista St	25	36	18															4
Sarasota, County - EDR	2015 Cattlemen Road	36	36	18															X
Sarasota, County - Environmental Lab	1301 Cattlemen Rd.	25	36	18	CLO							X							
Sarasota, County - ROW	5543 Palmer Blvd	25	36	18															
Sarasota, County - Transportation	Bell Rd. & Palmer Blvd., SW corner	30	36	19			X	X											
Sarasota, County Complex - Cattlemen Rd.	Cattlemen & Porter Roads	25	36	18						NL									
Scharaga, Stuart	950 Cattlemen Rd.	25	36	18			X	X											
Scott Paint	1187 Cattlemen Rd.	25	36	18	CLO		GH	X				X	13						X, TR
Scott Paint Supermart #6	1575 Cattlemen Rd.	25	36	18	CES		GW, VC					X							
Scott Power Co.	1189 Cattle Rd.	25	36	18									4						
Sears #8375	2077 Cantu Ct.	36	36	18	SQG														
Shell - T & T	6001 Palmer Blvd.	25	36	18			X, OS	X	X										
Sherwin-Williams #2430	2251-A Cattlemen Rd	36	36	18	SQG														
Shutter Elegance	820 Bell Rd-Unit C	30	36	19	SQG														
Sommers Construction	886 Packinghouse Rd.	25	36	18			X, CW	X											F3, F4
Stoll	5605 Alta Vista St.	25	36	18			CW												
Stoll	960 Hand Ave.	25	36	18			CW												
Trail Mate, Inc.	6050 Palmer Blvd.	25	36	18	CLO														
Tuckers Mechanical Service	6393 Danner Dr.	30	36	19	CES														
Tudor	850 Cattlemenn Rd.	25	36	18			CW												
Underhill	5807 Palmer Blvd.	25	36	18			CW												
Venice Tire	850 Cattlemen Rd.	25	36	18			CW												
Verizon of FL - Sarasota Springs EAX Co.	5875 Bahia Vista St. E.	25	36	18				X											F1, F3, F4
Warehouse	2025 Cattlemen Rd.	36	36	18			CW												

Three Parcels, Cattlemen Rd. at Bahia Vista
10-8216

<u>Site Name</u>	<u>Location</u>	<u>Sec</u>	<u>Typ</u>	<u>Rng</u>	<u>ADS</u>	<u>HWG</u>	<u>PC</u>	<u>STI</u>	<u>IF</u>	<u>SWF</u>	<u>DMF</u>	<u>RCRA</u>	<u>FIND/ER</u>	<u>CER</u>	<u>SAR</u>	<u>302</u>	<u>SAR</u>	<u>313</u>	
Wesco Turf	Lot 8, Live Oak Bus. Park	36	36	18															GW

Three Parcels, Cattlemen Rd. at Bahia Vista
10-8216

Site Name	Location	CO./FAC. NO	EPA/ID NO	Former Business	Directions
A-1 Beverage	5931 Palmer Blvd.				MTBE
Abandoned Dump Site	NE of Packinghouse & Palmer			grid 187	ERN 879207
Advanced Vacuum Systems	2025 Porter Lake Dr #B		FL0002338648		was SQG
American Commonwealth Managemem	1951 Porter Lake Dr. E.		FLD984242750		toluene xylene methyl cl etc.
American Office Equipment MW F	1289 Porter Rd.			also diosloid in sink	ERN 581798 dumping min spirits
American Red Cross	2001 Cantu Ct.		FLD984175125		was SQG
Aquarius Silk Screen	5931 Palmer Blvd				styrene
ARPCO Auto Painting	5845 Palmer Blvd.				Also 8736048
Arrow Pest Control	6183 Palmer Blvd.			see Manatee Chemical Co.	was Timm, Robert
Associated Service, Inc.	2001 Cattlemen Rd.	8732719		Sarasota, County - Water Recl. Facility	was DWF
Barton Farms, Inc.	5620 Palmer Blvd.	8629474			
Bay Marine	800 Bell Rd.	8521179			
Bee Ridge Water Recl. Facility	1301 Cattlemen Rd.		FLD981755333		
Beilers Auto Repair	5820 Palmer Blvd.				
Bersam Development Co.	2015 Cattlemen Rd.	8631291		see E.E., county utilities	S. of Hagerman toluene
Bills Tools	5844 Palmer Blvd.	9501578		(Bontrager)	MTBE, TCE
Blue Aqua Pool Corp.	1751 Cattlemen Rd.		FLD980838239		
Bonnett	5840 Palmer Ave.				MTBE
Bontrager	980 Cattlemen Rd.				MTBE, TCE
British Auto Repair Factory	6128 Porter Rd.		FLD981750912		
Burnup & Sims Comtec, Inc.	6102-C Palmer Blvd.	8628317			NFA
C&C Midway Cleaners Inc	1985 Cattlemen Rd #6	9808707	FLR000130351	Midway Cleaners Inc	pesticides
Celery Fields Mixing Area #1	E. of I-75, S. of Fruitville				pesticides
Celery Fields Regional Stormwa	E. of I-75, S. of Fruitville				toluene, meth chloride, MTBE
Creative Technology of Sarasot	5959 Palmer Blvd.				
Daves Body Shop	1527 Cattlemen Rd.	8733732	FLD984208579		
Decor Tile	1598 Apex Rd.		FL0000194365	Decor Ceramic Design	styrene
DeLoach Industries, Inc.	818 Cattlemen Rd.		FLD981026461		
Dynamic Motorcar Center, Inc.	5411 Palmer Blvd.	8520682	FLD982154783		
E. E. Gene Simmons	2015 Cattlemen Rd.			see Bersam Dev., County Utilities	S. of Hagerman toluene
Exxon Service Station - Beiler	5848 Palmer Blvd.	9102206			
Fancee Farms	719 Cattlemen Rd.	8520902			xylene, styrene
Fancee Farms	Palmer Blvd. & Bell Rd.	9401985			File No. 03-8713

Three Parcels, Cattlemen Rd. at Bahia Vista
10-8216

Site Name	Location	CO./FAC. NO	EPA/ID NO	Former Business	Directions
Fancee Farms Migrant Camp	811 Bell Rd.				Dcpropane
Fancee Farms Migrant Labor Cam	Bell Rd.				E. of Fruitville
Federal Express Corp.	2033 Cantu Ct.	8732449	FLD984178715		toluene,xylene
Florida Knife Co., Inc.	1735 Apex Rd.	8628410	FLD984226332		off Palmer Blvd.
General Sand & Stone Co., Inc.	912 Jakl Ave.	8631210			
Guest Well Drilling Co.	6101 Porter Rd.		FLD982101446		
Hagenbeck Wallace	6150 Porter Rd.				
Hanson	5850 Hagerman Rd.				MTBE,styrene
Harmar Products, Inc.	550 Cattlemen Rd.	8631385	FLD004092813	TCE	
HF Plumbing & Pump Co., Inc.	1529 Cattlemen Rd.			see King Lighting Supply	
Hilton Industries	1177 Cattlemen Rd.				
Hirst	920 Hand Ave.				DCA
Hynautic	1579 Barber Rd.		FLD984174797		Eastern Ind. Pk. off Palmer
Imagination & Co	1575 Cattlemen Rd		FLR000094052	see Scott Paint	
J M Stewart	1705 Cattlemen Rd.		FLR000039412	FLD982160186	toluene
Johns	808 Coleman Ave.				NE corner @ Bahia Vista St.
King Lighting Supply	1177 Cattlemen Rd.		FLD002078202	See Hilton Industries	off Bahia Vista
Kinney Johnson Fabricators Inc	715 Gantt Ave.	9046922			MTBE,TCE
Kyees	823 Coleman Ave.				N. of Hagerman
Lawrence Cabinets, Inc.	1901 Cattlemen Rd.	8520820			
Manatee Chemical Company	800 Bell Rd.		FL0000678037	see Timm, Robert	
Marble Specialists	950 Bell Road	FLR000006130	FL0001360213	S. Decrance Inc - TRIS	was LQG
Marks Auto Repair	5909 Palmer Blvd.		FLD982119885		
Maxfield Commerce Park	NW Corner Bee Ridge & Cattleme				
McNure	2020 Cattlemen Rd.				MTBE
Miller Associates	2251 Cattlemen Rd.	8631145	FL0000651000		MTBE
Miller Brothers Contractors In	990 Cattlemen Rd.				
Mirex of Florida	753 Cattlemenn Rd.				
NAPA Auto Parts	970 Cattlemen Rd.			D-D Garage Doors	MTBE
New Constuction	Cantu Ct.				toluene
Oddy Perfection Race Engines	2269 Porter Lake Dr.	FLR000026872	FL0002093219		
Palmer Dash In Dash Out Union	910 Cattlemen Rd.	8622231		Exxon Service Station - Beilers	302 - J H Williams Oil
Perrys Garage	5844 1/2 Palmer Blvd.		FLD981755879		

Three Parcels, Cattlemen Rd. at Bahia Vista
10-8216

Site Name	Location	CO./FAC. NO	EPA/ID NO	Former Business	Directions
Perry's Garage	911 Jakl Ave.				MTBE
Precision Fiberglass, Inc.	1257 Porter Rd., Garden Ind. P		FLD096277561		was SQG
Quick Stop #19	915-A Cattlemen Rd.	8628318		gas 7/1/87	ERNS addr. 901 Cattlemen, 903 Cattlemen
Rebar Building Supply	698 Bell Rd.			ER 621866	waste oil
RMC South Florida	622 Cattlemen Rd.	8520727		Sarasota Batch Plant, Singletary	302 - Tarmac
Rooms To Go/SE Independent-Tru	I-75 SB @ bridge N of Exit 207			ER #816330	oil and diesel discharged to water
Roses Cleaners Inc	820 Bell Rd-Unit F	9811352	FLR000147488		
Royal Tees	5556 Palmer Blvd		FLR000128405		
Sandy Lake Kennels	5830 Hagerman Rd.				MTBE
Sarasota Christian School	5415 Bahia Vista St		FL0000268771		
Sarasota, County - EDR	2015 Cattlemen Road		FL0001910199	See Bersam Dev., County Utilities	was SQG
Sarasota, County - Environment	1301 Cattlemen Rd.		FLD984241182		
Sarasota, County - ROW	5543 Palmer Blvd	9700883			
Sarasota, County - Transportat	Bell Rd. & Palmer Blvd., SW co	9100142			
Sarasota, County Complex - Cat	Cattlemen & Porter Roads				Cattlemen & Porter Roads
Scharaga, Stuart	950 Cattlemen Rd.	9100488			NFA
Scott Paint	1187 Cattlemen Rd.	9102735	FLD004427852		volatiles, PAH, metals
Scott Paint Supermart #6	1575 Cattlemen Rd.		FLD984261842	see Imagination & Co	vol, PAH, metals
Scott Power Co.	1189 Cattle Rd.		FL0000334748		
Sears #8375	2077 Cantu Ct.	FLR000019620	FL0001789825	Amoco Service Station - T & T	
Shell - T & T	6001 Palmer Blvd.	8521175			
Shenwin-Williams #2430	2251-A Cattlemen Rd		FLR000146811		
Shutter Elegance	820 Bell Rd-Unit C		FLR000136234		
Sommers Construction	886 Packinghouse Rd.	8631234			
Stoll	5605 Alta Vista St.				MTBE
Stoll	960 Hand Ave.				MTBE, TCE, DCE
Trail Mate, Inc.	6050 Palmer Blvd.	FLD980847800	FLD064682685	two EPA ID	MTBE
Tuckers Mechanical Service	6393 Danner Dr.	FLR000010363	FL0001313808	was SQG	
Tudor	850 Cattlemenn Rd.				MTBE
Underhill	5807 Palmer Blvd.				MTBE, TCE
Venice Tire	850 Cattlemen Rd.				MTBE
Verizon of FL - Sarasota Sprin	5875 Bahia Vista St. E.	8631264		GTE	E. of Honore
Warehouse	2025 Cattlemen Rd.				MTBE

Three Parcels, Cattlemen Rd. at Bahia Vista
10-8216

<u>Site Name</u>	<u>Location</u>	<u>CO./FAC. NO.</u>	<u>EPA/ID NO.</u>	<u>Former Business</u>	<u>Directions</u>
Wesco Turf	Lot 8, Live Oak Bus. Park			Cantu Ct. mower & golf course equip	petroleum, waste oil

GOVERNMENT RECORDS SEARCHED

FEDERAL RECORDS: Source - **United States Environmental Protection Agency**
(USEPA)

TSD: **RCRA Transportation, Storage or Disposal Facilities** - This includes Transportation, Storage or Disposal Facilities **not** subject to Correction Actions.

CORRACTS: **Corrective Actions** - This list includes Transportation, Storage or Disposal Facilities subject to Corrective Actions under RCRA.

CERCLIS: **Comprehensive Environmental Response, Compensation and Liability Information System** - This list contains information on sites identified by the USEPA as abandoned, inactive or uncontrolled hazardous waste sites which may require cleanup.

NPL: **National Priority List** - This list is a subset of CERCLIS which identifies over 1,200 sites for priority cleanup under the Superfund Program.

ERNS: **Emergency Response Notification System** - This system records and stores information on reported releases of oil and hazardous substances.

RCRIS: **Resource Conservation and Recover Information System** - This list includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).

FINDS: **Facility Index Data System** - This list contains both facility information and "pointers" to other sources that contain more detail. FINDS include: RCRIS, PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), FATES (FIFRA/TSCA Tracking System), CERCLIS, DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), FRDS (Federal Reporting Data System), SIA (Surface Impoundments), CICIS (TSCA Chemicals in Commerce Information System), PADS (PCB Activity Data System), RCRA-J (medical waste transporters/disposers), TRIS (Toxic Release Inventory System) and TSCA (Toxic Substances Control Act).

**SARA
TITLE III:**

Superfund Amendments and Reauthorization Act of 1986

Section 302 - This is a list of facilities that store hazardous materials.

Section 313 - This is a list of facilities that routinely release non-hazardous concentrations of hazardous chemicals into the environment. These facilities are covered in the Toxic Release Inventory system (TRIS).

STATE RECORDS: Source - Florida Department of Environmental Protection

(FDEP)

- PC:** **Petroleum Contamination Detail Report (LUST)** - This list includes Leaking Underground Storage Tank Incident Reports and a listing of petroleum contaminated sites.
- GWC:** **Groundwater Contamination** - This is a list of non-petroleum groundwater contamination. These sites have documented groundwater contamination of regulated substances.
- STI:** **Stationary Tank Inventory System** - This is a list of aboveground and underground petroleum storage tanks. Tanks are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program.
- HWG:** **Hazardous Waste Generators** - This is a list of Registered Hazardous Waste Generators.
- SWF/LS:** **Solid Waste Facilities** - These records typically contain an inventory of solid waste disposal facilities or landfills. They may be active or inactive facilities or open dumps that failed to meet RCRA Section 2004 criteria for solid waste landfills or disposal sites.
- DWF:** **Domestic Waste Facilities** - This is a list of Registered Domestic Waste Facilities.
- IF:** **Industrial Facilities** - This is a list of Registered Industrial Waste Facilities.
- BR:** **Designated Brownfields** - This is a list of properties that have perceived or documented contamination that could hinder or prevent re-development of the property.
- IC:** **Institutional Controls** - This is a list of properties that have designated institutional or engineering controls to prevent or minimize exposure to contaminants in the soil or groundwater.

REGIONAL RECORDS: Source - Southwest Florida Regional Planning Council

Tampa Bay Regional Planning Council

- ADS:** **Abandoned Dumpsites** - This is a list of abandoned or abnormal dump sites.

**COUNTY: Source - Sarasota County Environmental Management - Air & Water Quality
Manatee County Environmental Management Department
Charlotte County Environmental Engineering Department**

Inspection, Complaint & Enforcement Files: These are files maintained by county agencies in response to inspections, incidents and enforcement actions.



Department of Environmental Protection

Jeb Bush
Governor

Southwest District
3804 Coconut Palm Drive
Tampa, Florida 33619

David B. Struhs
Secretary

February 26, 2002

Scott Wagman, President
Scott Paint Corporation
7839 Fruitville Road
Sarasota, Florida 34240

RE: **No Further Action (NFA) and
Response to Comments**
Former Scott Paint Site
1187 Cattleman Road
Sarasota, Sarasota County

Dear Mr. Wagman,

The Department is in receipt of the above referenced letter, dated October 31, 2001. Thank you for submitting this for review. It appears, from a review of the information that contaminants have been treated to below the guidance concentrations or maximum contaminant levels (MCL's). Based upon the information received to date, all of the Departments concerns regarding this site have been addressed. The Department, therefore, believes that Site Rehabilitation has been completed and No Further Action will be required for this site. This file is being being closed. If you have any questions regarding this information, please contact me at (813)-744-6100, ext. 376.

Sincerely,

Michael A. Gonsalves, P.G.
Professional Geologist II
Waste Cleanup Section.

mg

Mark Stuckey, BWC
Jeff Lockwood, BWC
Angie Farina, Earth Science, Inc.
Steve Hepfer, Sarasota County

"More Protection, Less Process"

Printed on recycled paper.

APPENDIX 16.6
INTERVIEW DOCUMENTATION

RECORD OF COMMUNICATION

Project Name: County Parcels: 0048-16-0002, 0049-01-0004 & 0049-01-0005
File No.: 10-8216
Location: Cattlemen Rd @ Bahia Vista Rd, Sarasota, Sarasota County
Communication with: Cynthia Williams
of: FDEP Southwest District
Location: Temple Terrace **Phone:** (813) 632-7600
Communication via: **Telephone Conversation** **Other**
 Discussion During Site Inspection
 Office Visitation/Meeting at _____
Recorded by: Michael Eggleston **of:** Ardaman & Associates, Inc.
at: (time) 9:20 **on: (date)** 03/29/10
Re: _____
Subject: Facility status at Former Scott Paint Site

Summary of Communication: Ms. Williams is an administrative assistant with the Florida Department of Environmental Protection - Southwest District - Waste Cleanup Section. I spoke with Ms. Williams pertaining to the Former Scott Paint Site at 1187 Cattlemen Road. According to Ms. Williams, this facility is no longer active. She is not aware of any ongoing concerns associated with this site. The file is closed.

Follow up Required: When, With and by Whom: _____

File No.: 10-4216
ID#: _____

RECORD OF COMMUNICATION

Project Name: County Parcels

Location: Mictron 6050 Porter Way

Communications with: Ralph

of: Mictron

Location: 6050 Porter Way Phone: () _____

Communication via: () Telephone Conversation () Other

() Discussions During Site Inspection

() Office Visitation/Meeting at _____

Recorded by: Chip Hoover of Ardan & Assoc.

at: (time) 10:00 on (date) 4/1/2010

Re: _____

Subject: _____

Summary of communication: Worked here 33 years. Business here

40+ years. 6050 is machin shop. 6052 was electronics assembly.

Current waste → Howco. Previously was not like it is now. Had a cleanup in

late 1980's or early 90's. Has no record. Oil to soils. Now everything is

Containerized & disposed. Did use solvents on site.

Conclusions, Actions Taken, Required, or Recommended: _____

Follow up Required: When, With and By Whom: _____

APPENDIX 16.7
SPECIAL CONTRACTUAL CONDITIONS



Ardaman & Associates, Inc.

Geotechnical, Environmental and
Materials Consultants

EXHIBIT A

March 4, 2010
File No. 10-8216

TO: Sarasota County Capital Management Services
1001 Sarasota Center Boulevard
Sarasota, FL 34240

Attention: Carolyn Eastwood, P.E.

SUBJECT: Proposal to Conduct Environmental Site Assessment (ESA) for County Parcels 0048-16-0002, 0049-01-004 and 0049-01-0005, Sarasota County, Florida

Ladies and Gentlemen:

Ardaman & Associates Inc. is pleased to submit this proposal to perform a Phase I Environmental Site Assessment (ESA) at the above referenced site. The purpose of this assessment is to identify recognized environmental conditions, defined as the presence or likely presence of any hazardous substances or petroleum products on the subject property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum product into structures on the property or into the ground, groundwater, or surface water of the subject property.

We understand that the site of this Phase I ESA consists of three (3) developed County Parcels at the intersection of Cattlemen Road and Porter Way totaling approximately 25 acres.

We will need documentation of the site. The client's assistance will be needed to provide access to all areas within the subject property. The client agrees to provide Ardaman & Associates, Inc. with any and all knowledge of materials on the property, correspondence from environmental regulatory agencies and previous studies and reports regarding the environmental condition of the property, including the results of all chemical tests that may have been conducted on soil or groundwater samples obtained from the site. **ASTM E1527 requires certain information to be provided by the User of the report. Please complete the Environmental Site Assessment User Information Questionnaire and return it to our Sarasota office at your earliest convenience. This information is crucial in order that the completed report meets the current standard.**

Once the documentation is provided, we will conduct assessment activities in general accordance with ASTM E 1527 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

Our report will consist of a presentation of the data gathered during the course of our assessment, which will be presented in the appendices for your review. The narrative portion of our report will summarize the results of the data gathered on a task-by-task basis. The data summaries will then be used to develop an opinion on the existence of hazardous substances or petroleum products on this property and whether they present a recognized environmental condition.

In the event that the data gathered in this assessment reveals that a potential for contamination exists from on-site or off-site sources, we will communicate this to you in our report. Typically, such a discovery indicates that there is a need for additional services to confirm the presence of such contamination. Following your approval, we will develop a scope of services and cost proposal before undertaking such additional services.

Our assessment will not address the existence and environmental condition of any wetlands within the property, with the exception of the presence of hazardous substances or petroleum products in those areas. We will not address the existence of any rare or endangered species on the property. Further, this assessment will not address industrial hygiene concerns, such as the presence of bacteria, mold or viruses, resulting in a "sick building" syndrome. No air sampling will be performed.

The cost of this Phase I ESA is **\$2,850.00** lump sum to meet the ASTM E1527 2005 (All Appropriate Inquiry) Standard. **We will complete our services in 2 weeks from when the project/proposal acceptance form is returned.**

We will provide you with two reports and a PDF and distribute as you instruct. Additional reports will be provided for a cost of \$58.00 per report for a photocopy plus express courier service costs if requested.

A copy of the attached Work Assignment must be returned to this office as our authorization to proceed. The party whose signature appears on the acceptance form will be invoiced for our services.

To save additional cost for report resubmittal or issuing a letter of reliance, please indicate on the following page if the reports are to be certified to any party other than the Client and return this information along with the acceptance form.

We trust this proposal will meet with your approval, please call if you have questions or need additional information.

Very truly yours,

Ardaman & Associates, Inc.
Certificate of Authorization No. 5950


Ashby Hoover, P.E.
Project Engineer
Fl. Lic. No. 49942

AH/GHS:ly


Gary H. Schmidt, P.E.
Vice President
Fl. Lic. No. 12305



Ardaman & Associates, Inc.

REPORT CERTIFICATION(S): (other than Client)

NONE

MAILING ADDRESS FOR REPORTS: (if different than client billing address on acceptance form)

Same

() _____ Phone

() _____ Fax



ENVIRONMENTAL SITE ASSESSMENT USER INFORMATION

The latest ASTM Standard for Phase I Environmental Site Assessments (E 1527) requires some information from the User of the report. Please complete the following questionnaire and return it to our office. This information should be supplied prior to the initiation of the study. Please feel free to make additional comments or include more details on separate paper if you need more room. The more accurate information we have available, the better we can serve your needs. Should you have any questions concerning this questionnaire, please contact our office.

1. What is the reason this Phase I study is required? (e.g. I have a contract to purchase the property and need to understand potential environmental conditions that could materially impact the operation of a business on the property).
Future redevelopment of County owned Property
2. What is the type of property and the type of transaction? (e.g. office building, vacant land; sale, purchase, exchange, etc.)
Current use - office buildings
3. What is the complete and correct address of the property? A survey, map and/or legal description will be needed to determine the boundaries of the property.
Map previously provided
4. The ASTM standard requires the User to investigate Title Records. Are there any environmental liens on the property? Are there any activity or use limitations? If so, please explain. Has a chain-of-title search been performed or commissioned? If so, please arrange for a copy to be transmitted to our office.
No known liens
5. Has the value of the property been reduced below comparable properties due at least in part to environmental conditions associated with the property?
NO

6. The ASTM E 1527 Standard is designed to qualify the User for the "Innocent Landowner Defense" regarding liability under the CERCLA Superfund act. There are other potential issues associated with a property transaction such as asbestos containing materials, the presence of wetlands, lead in drinking water, etc. that may be performed as part of a Phase I at additional cost. Additionally, some organizations or lending institutions may have requirements that go beyond the standard scope of the ASTM Phase I. Unless noted otherwise, we will assume that the purpose of the Phase I is for CERCLA liability. Are you aware of any non-scope items that need to be addressed? Unless arranged at the time that our proposal was initiated, any non-scope items may require additional cost.

NO

7. Please identify all parties who will rely on this report. Please note that all third parties relying on the report are subject to the same conditions and limitations as stated in our contract and within the report itself.

Sarasota County

8. Please identify the site contact for the subject property and how they can be reached. Also, please identify the current owner of the property and their contact information.

Owner: Sarasota County

9. Do you have any other knowledge about the property such as previous environmental assessment reports, documents, correspondence, known contamination issues, former use of the property that could lead to contamination, etc. concerning the subject property and its environmental condition?

N/A

Name of User:

Carolyn Estwood

Date:

3-5-10



SARASOTA COUNTY GOVERNMENT
 1660 RINGLING BLVD., SARASOTA, FLORIDA 34236
 TEL. 941-861-5266 FAX: 941-861-5129
 www.co.sarasota.fl.us

**THIS NUMBER
 MUST APPEAR ON
 ALL INVOICES,
 PACKING SLIPS,
 PACKAGES AND
 CORRESPONDENCE**



PURCHASE ORDER
NO. P0101534
 2006-409
 Gary Zoerner
 PW78

NOTE: Submit Material Safety Data Sheets with shipment for substances found on the current Florida Toxic Substances List, in accordance with Florida Statutes Chapter 442, Section 6(1)

DATE 03/16/10	BID NO. 6200JS	REQUISITION NO. WA002823	DELIVERY REQUIRED BY	PAYMENT TERMS NET 30	FRT. TERMS: F.O.B. FOB DELIVERED
------------------	-------------------	-----------------------------	----------------------	-------------------------	-------------------------------------

1610 **ARDAMAN AND ASSOCIATES INC**
 TO 78 SARASOTA CENTER BLVD
 SARASOTA, FL 34240

DELIVER TO PUBLIC WORKS BUSINESS CENTER
 ROAD PROGRAM MANAGEMENT
 1001 SARASOTA CENTER BLVD
 SARASOTA, FL 34240

EM	QUANTITY	U/M	CLASS	DESCRIPTION	UNIT PRICE	TOTAL PRICE
001	2,850	EA	962-58	Provide Professional Environmental Site Assessment for County Parcels 0048-16-002, 0049-01-004 & 0049-01-005 (Cattlemen Rd & Porter Way). Contract 2006-409, Work Assignment 2010-07. Contact: Carolyn Eastwood 941-861-0890	1.00	2,850.00
				31530000 500319		2,850.00

UNIT OF MEASURE CODE

EACH	07-FEET	13-TON	19-WEEK
DOZ.	08-SQ. FT.	14-PINT	20-MONTH
REAM	09-YARD	15-QUART	21-100
BOX	10-SQ. YD.	16-GAL.	22-1000
CARTON	11-CU. YD.	17-DRUM	23-PKG
CASE	12-LBS.	18-DAY	24-PAIR
			25-HOUR

THE COUNTY OF SARASOTA IS EXEMPT FROM STATE SALES TAX, USE TAX AND FEDERAL EXCISE TAXES. STATE SALES AND USE TAX CERTIFICATE NO. 85-8012515235C-5.

SUBMIT SEPARATE INVOICE WITH EACH SHIPMENT

TOTAL 2,850.00

MAIL INVOICES TO:
FINANCE DEPARTMENT
CLERK OF CIRCUIT COURT
P.O. BOX 8
SARASOTA, FLORIDA 34230
941-861-5867

DO NOT ACCEPT THIS ORDER WITHOUT CAREFULLY READING ALL TERMS AND CONDITIONS THEREOF. RETENTION OF THIS ORDER BY THE PARTIES ADDRESSED, WITHOUT NOTICE TO THE CONTRARY WITHIN THREE DAYS OF RECEIPT OF THIS ORDER SHALL CONSTITUTE ACCEPTANCE OF THE ORDER.

BY 
 AUTHORIZED SIGNATURE **Rebekka Cline**