



Engineering & Consulting, Inc.

PHASE I ENVIRONMENTAL SITE ASSESSMENT

**FORMER BURKHARDT DISTRIBUTION CENTER
GAINESVILLE, ALACHUA COUNTY, FLORIDA**

GSE PROJECT No. 16505

Prepared For:

ALACHUA COUNTY FACILITIES MANAGEMENT

JULY 2024



Engineering & Consulting, Inc.

July 1, 2024

Danny Moore, Capital and Preservation Projects Supervisor
Alachua County Facilities Management
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Gainesville, Florida 32601

Report of Phase I Environmental Site Assessment
Former Burkhardt Distribution Center
Gainesville, Alachua County, Florida
GSE Project No. 16505

GSE Engineering & Consulting, Inc. (GSE) is pleased to present this Report of Phase I Environmental Site Assessment for the above-referenced property located in Gainesville, Alachua County, Florida.

This assessment was performed in general accordance with our Proposal No. 2024-050 dated January 25, 2024. Our services were authorized through Alachua County Purchase Order No. 2024-00001635 dated February 23, 2024.

GSE appreciates the opportunity to be of service to you on this matter. If you have any questions concerning the contents of this report, or if we may be of further assistance, please call.

Sincerely,

GSE Engineering & Consulting, Inc.

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Staff Engineer

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EXECUTIVE SUMMARY

GSE Engineering & Consulting, Inc. (GSE) has completed a Phase I Environmental Site Assessment (Phase I ESA) for the Former Burkhardt Distribution Center site. The subject property is situated on the northeast corner of the intersection between NW 60th Lane and NW 18th Drive in Gainesville, Alachua County, Florida. Exceptions to, or deletions from, this practice are described in Section 9.0 of this report.

Moody Engineering, Inc. (MEI) conducted a Phase I ESA for the subject site documented in a report dated September 2010. The report was prepared on behalf of SunTrust – Real Estate Evaluation (MEI Project No. ST-010-25-1161). The report was reviewed, considered, incorporated and referenced herein as it related to previous findings and potential environmental implications. The 2010 report concluded *“that the neighboring site reconnaissance did not identify any recognized environmental conditions with respect to the site.”* In addition, *“that facilities were identified in the ascribed search radius but none cause veritable environmental concern with regard to the site.”* Lastly, *“site reconnaissance identified no potential sources of significant environmental concern, with the exception of small quantities of new and used waste oil, cleaning supplies and lubricants, stored within the maintenance building.”*

On-Site Reconnaissance

The approximately 10.12 acre site is developed with an approximately 73,897-square feet warehouse, approximately 2,500-square feet vehicle maintenance building, associated paved areas, parking area, and two (2) retention ponds to the west and north. The western and perimeter portions of the site were landscaped open land with scattered small trees, shrubs, and grass. A fence encloses portions of the property around the building and asphalt paved areas.

The main warehouse building is generally located along the central eastern and northern portions of the site. The building is unoccupied. It has three main sections including office spaces, shipping area, and temperature-controlled storage. The warehouse area was open with no storage. Overall the building may be described as being in a “good and maintained condition”.

The office area was located on the west side of the building. It consisted of small storage rooms, reception area, offices, bathrooms, common areas, a utility closet, electric room, and breakrooms. Furniture remained in most areas. Household sized containers of mail sealing fluid, surface cleaners, hand soaps, dry trap primer, and hand sanitizers were observed in the interior spaces of the warehouse. In addition to office and construction supplies located within the storage rooms.

The shipping area was located in the center and southern portions of the warehouse. It consisted of a north-south aligned corridor and an east-west aligned shipping/receiving area. Hydraulic lift platforms were located along the southern wall of the shipping/receiving area. There were no visible indications of interior or exterior leakage from the hydraulic lift systems. Red metal water piping labeled as a “Hydraulically Designed Automatic Sprinkler System” was located in the northwestern corner of the shipping area corridor. No uncharacteristic odors or floor staining were noted in the shipping/receiving.

The temperature-controlled storage was located on the east side of the warehouse. It included large empty rooms and wash area. Staining of flooring consisting mostly “scuff” type marks were noted throughout. These are expected to be mostly associated with tire marks from loading equipment use in the warehouse.

The vehicle maintenance building was located on the southeastern corner of the site. It included an office area, electrical room, maintenance bay, bathroom, and storage area. A plastic 5-gallon paint bucket and household sized hand soaps were noted. There was a two-post aboveground hydraulic vehicle lift in the building. A handheld vehicle oil dispensing tool was noted hanging from the ceiling in this area. An isolated discharge of what resembled new vehicle oil was observed below the tool on the concrete floor.

There was a secondary containment area on the southeastern corner of the vehicle maintenance building. There was signage labeling it as a hazardous materials storage area. No petroleum or hazardous material new or waste product storage was observed within the secondary containment area at the time of the site visit.

Tubing from the new oil dispensing tool (discussed above) and compressed air stub outs terminated in the secondary containment area. An air compressor was noted in this area. No floor drains were noted in the containment area. There was staining on the concrete floor of the containment area that can be attributed to previous storage. The staining may be described as being within an expected range for a secondary containment structure.

Isolated staining and spilling resembling petroleum products and vehicle usage on the interior floor of both buildings was noted as described above. Overall housekeeping practices associated with the warehouse and vehicle maintenance buildings can be described as "good". The noted chemical and petroleum product storage, minor spillage, and staining are interpreted as *de minimis* conditions as defined by the ASTM. No other uncharacteristic surface staining, odors, or other compelling indications to suggest a release of chemicals or petroleum products that would represent a likely environmental concern at the site were identified on the building interiors.

Exposed HVAC ducting was observed throughout the warehouse. There was a bank of AC condensers and associated piping along the eastern exterior wall of the warehouse. Another condenser was located at the southern central portion of the site. A window mounted AC unit was seen in the office of the vehicle maintenance building. No other heating or cooling equipment was noted. No fuel line piping, fill ports, vent pipes, or other compelling indications of aboveground storage tanks (ASTs) or underground storage tanks (USTs) were identified.

The buildings are served by municipal water supply. Multiple water utility manholes were observed throughout the site. An electric water heater, and associated piping, was observed in a storage closet located in the office area of the warehouse. Wall mounted water stub outs were observed along the exterior and interior walls of the warehouse.

A water supply well and associated piping was observed within a small wooden shed near the southeastern corner of the property and just west of the maintenance building. We were informed this supplies the irrigation system. Irrigation lines and sprinkler heads were observed throughout outdoor landscaped areas of site. The presence of the well does not represent a likely environmental concern.

Floor drains within the main warehouse were observed in the bathrooms, electrical rooms, wash areas, storage areas, and shipping corridor. A linear type floor drain was located across the bay door opening at the entrance of the vehicle maintenance building. A floor drain was also noted in the electrical room of this building. Mr. Burkhardt confirmed the floor drains are connected to the municipal sanitary sewer system. Multiple sanitary sewer manholes and cleanout ports were observed throughout paved areas of the site.

There is an interior apparent washing area within the southern shipping area. The purpose was not entirely clear. Adjoining the wash area was an access door in the floor for a sump. Review of provided building plans indicated the sump is an acid neutralization basin. The purpose for this neutralizing area is not clear. The neutralization basin was shown to be connected to the sanitary sewer. Mr. Burkhardt indicated during the interview that the basin was installed during construction to meet compliance standards but was never used. Considering this explanation and site observations, this area does not represent a likely environmental concern that would warrant further characterization.

A concrete floored electrical / utility room was observed near the eastern portion of the office area of the warehouse. Included in this room were breaker boxes, an AC evaporator, a general-purpose floor mounted electrical transformer, and associated electrical conduit. Additionally, a general-purpose floor mounted electric transformer, electric utility boxes, and wooden shelving were observed in a storage room located in the warehouse. The concrete floored electrical room of the vehicle maintenance area included breaker boxes, utility boxes, and a general-purpose floor mounted electrical transformer. No labelling indicating PCB status of the transformers was observed. These appear to be dry type transformers and thus are not expected to contain dielectric fluids.

An uncovered open-air truck wash area was located on the southeastern corner of the warehouse. The surrounding concrete pavement sloped to a centrally located drain. Multiple access ports and manholes were located in the paved area between the south wall of the warehouse and floor drain located at the entrance of the vehicle maintenance building. One of the manholes was labeled as a "grease trap". Review of provided building plans indicated the linear drain along the entrance in the vehicle maintenance building and the truck wash area drain into the grease trap (designated on plans as "oil/sand separator") before entering the sanitary sewer system. This is consistent with Mr. Burkhardt's statement that the grease trap was serviced and emptied as needed as part the previous site operations.

The presence of an oil water separator can represent an environmental concern. They are of most concern when connected to an on-site disposal system (i.e. septic tank). In this case, it is connected to the sanitary sewer. In absence of physical damage or faulty connections and proper maintenance, an oil water separator typically does not represent an expected environmental concern that would warrant further characterization. As a result, in this case it is not interpreted to represent a recognized environmental condition.

An outdoor pad mounted electrical transformer was observed near the southwest corner of the warehouse. The transformer was owned and maintained by the local electrical utility. The unit was labeled as "non-PCB", indicating the unit does not have regulated quantities of polychlorinated biphenyls (PCBs). A pole mounted transformer was noted in the southwestern corner of the site. The transformer is owned and maintained by the local electrical utility. No labelling indicating PCB status of the transformers was observed. The transformers appeared to be in good condition with no evidence of damage or leakage.

The exterior portions of the property are generally asphalt paved parking and access drive areas with landscaped areas. Charging stations used to power the refrigeration trucks were located along the southernmost portion of the parking lot, immediately west of the vehicle maintenance building.

There are stormwater retention ponds located along the western border and northern borders of the site. A stormwater swale approximately 20 to 30 feet wide by 10 feet deep traversed the site along the eastern border. An additional stormwater swale approximately 10 to 15 feet wide and 5 feet deep traversed the site along the northern border. The western stormwater feature includes a fountain on the southern end.

Multiple stormwater drains were observed along the paved and parking areas throughout the site. Building plans confirm these are connected to the stormwater retention basins. No uncharacteristic conditions were identified related to the drains. Stormwater culverts were noted within the swale and near the stormwater retention areas. Standing water was noted in the retention ponds and swales. No odors, staining, or uncharacteristic debris was observed within or adjacent to the stormwater drains and swales on the site.

Trash and recycling refuse containers in addition to surficial construction debris were noted throughout the interior spaces of the warehouse and vehicle maintenance building. Surficial household debris, C&D, and vehicle debris was observed scattered widely across exterior portions of the property. The debris included food and beverage containers, papers, plastics, bricks, cardboard, a hydraulic strut, and a traffic cone. The apparent former location for dumpsters was noted in a partially fenced area along the southern exterior wall of warehouse.

With the exception of the above noted surficial debris, there were no compelling indications of deliberate on-going long-term solid waste disposal on-site. No uncharacteristic conditions or compelling indications of buried materials were encountered during the site visit that would represent a likely environmental concern. The observed conditions are considered isolated and interpreted as nuisance *de minimis* conditions as defined by the ASTM.

Site Historical and Regulatory Information Review

Review of aerial photographs, property appraiser, topographic maps, and city directory listings indicate the “Burkhardt Distribution Center” facility has been present since 2000. ACPA information indicates the building was constructed in 2000. Aerial photographs confirm the facility was constructed between 1999 and 2001. City directories list the subject site as “Burkhardt Distributing” since 2005. The site initially included the main warehouse, vehicle maintenance building, associated concrete and asphalt paved areas, parking area, and stormwater retention ponds to the west and north. The western portions of the site included landscaped open areas with scattered small trees, shrubs, and grass. In 2010 an addition to the main warehouse was constructed to the north. Additionally, the eastern driveway was expanded as access to the addition.

Prior to the existing development, the site remained undeveloped dating back to at least 1938. The property appeared to be in silvicultural use between the 1970s and 1990s. The property was generally more open and partially wooded prior to the 1970s. Timber harvesting appears to have occurred on portions of the site intermittently dating back to at least the 1930s. No operational areas were noted related to the timber harvesting activities.

In 1964 ground disturbances and drainage improvement feature were present along the western border of the site. It appears to be associated with water management and drainage improvements for the NW 22nd Street corridor construction. The drainage feature became less apparent over the years with increasing tree canopy coverage. The feature is shown on topographic maps between the 1960s and 1990s. It is anticipated to have been partially filled and partially incorporated into the western stormwater management area during site development. There is no indication to suggest materials were landfilled in these as part of the drainage or site improvements.

The 1982 and 1991 aerials clearly illustrate the northern existing stormwater feature was previously part of a natural low-lying wet area. Our on-site reconnaissance confirmed the usage of these areas. Topographic maps dating back to the 1960s also demonstrate the natural low-lying area to the north.

With the exception of water management and drainage improvements, and overall site work during development, no large-scale excavation, clearing, dumping, or filling of the site was indicated on the aerials and topographic information reviewed. Soil survey, topographic, and aerial photograph information do not suggest that borrow pit activities were present in the immediate area of the subject property.

Various unimproved trails are visible in historical aerials throughout the site from 1974 until at least the 1930s. The unimproved trails appear to have provided access to and areas around the site for surrounding timer operations. With the possible exception of timber, no agricultural, commercial, or industrial development was identified as previously having occurred on the site.

No compelling environmental concerns were identified through the historical review. In summary, identified historical site use is not interpreted as representing concerns that would represent a likely environmental concern that would warrant require further characterization.

The subject is currently listed on the FL TIER 2, FL ALACHUA CO. FL, FL NPDES, and FL HAZ WASTE databases. The subject site is identified as "*BURKHARDT DISTRIBUTION OF GAINESVILLE.*" The facility is designated by the ACEPD as Class B due to fleet maintenance. ACEPD Inspection records indicate this facility operated between 2000 and 2020. Several minor labelling, record keeping, secondary containment, and emergency preparedness violations were noted and resolved at the facility over the years. No discharges were identified in association with this site.

The presence of a vehicular maintenance operation can represent an environmental concern. In this case, the facility operated between 2000 and 2020 subject to intermittent inspections by the ACEPD. No violations to suggest a release has occurred was identified.

The presence of the oil water separator can represent a potential concern. Considering it is connected to the sanitary sewer, and ACEPD inspection records document it was maintained and pumped out on a regular basis, in the absence of a known leak or damage, the oil water separator does not appear to represent a likely environmental concern that would warrant further characterization.

The NPDES listing relates to a December 2010 NOI to FDEP for a generic permit for stormwater discharge from large and small Construction Activities from this facility. No violations were recorded. Additionally, the facility was included in the TIER 2 database since, according to the EDR report, this facility has stored / used solid lead and liquid sulfuric acid. How lead and sulfuric acid were stored / used was not specifically described. Though, both substances are used in vehicle batteries and a 2010 ACEPD inspection noted that battery cores generated by the facility are recycled by a third party on a monthly basis. No violations related to this activity were recorded.

No historical recognized environmental conditions (HRECs) or controlled recognized environmental condition (CREC) were identified related to the subject site. Considering the interpreted and above described regulated activity, time of operation, agency inspection reports, regulatory status, designation, and additional regulatory information reviewed, the subject site listings and former operation are not interpreted to represent a likely environmental concern to the subject site that would mandate further characterization beyond this assessment.

Off-Site Reconnaissance, and Historical and Regulatory Information Review

The subject site is located within the Northwest Business Park in a mixed use industrial and commercial area. Undeveloped areas are located further west and east of the development. Development of this area dates back to the early 1980s. Additional development has occurred since that time resulting in the current land use. Prior, the area remained undeveloped wooded and open land until at least the 1930s. From the 1930s until the 1970s timber production was apparent throughout the area.

Multiple listed off-site facilities were identified in the area. Considering the area development, review of regulatory information, and interpreted historical use; there is no compelling evidence to suggest the identified off-site activities represent a likely environmental concern that would warrant further characterization.

Vapor Encroachment Screening

A Vapor Encroachment Screening (VES) evaluation was performed to characterize the site and evaluate if the nearby sites of concern are likely to result in vapor encroachment onto the subject site. The EDR VES identified multiple facilities within the minimum search distance for COCs & PHCOCs. This includes the subject site. The implications and current status of these on and off-site listings were considered and discussed in the Regulatory Agency Records Review section. There were no compelling indications that an off-site impact onto the subject site has occurred. Furthermore, there is no compelling evidence to suggest the former vehicular maintenance and other on-site operations represent a likely concern related to vapor encroachment.

Considering the regulatory status and regulatory information reviewed in conjunction with the physical setting of the subject site, the on and off-site listings may be characterized as having a low potential for vapor encroachment at the subject site.

Conclusion

GSE has completed this Phase I ESA in general conformance with the scope and limitations of ASTM Practice E 1527-21 of the subject property. This assessment has revealed no evidence of recognized environmental conditions in connection with the property that would warrant further characterization.

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- Figure 1 – Project Site Location Map
- Figure 2A-1 – Site Plan with Representative Photographs - Exterior
- Figure 2A-2 – Site Plan with Representative Photographs - Exterior
- Figure 2B-1 – Site Plan with Representative Photographs - Interior
- Figure 2B-2 – Site Plan with Representative Photographs - Interior
- Figure 3 – Site and Vicinity Aerial Plan (2024)

APPENDIX A:

- Environmental Data Resources, Inc. – “EDR Aerial Photo Decade Package” (2019, 2015, 2010, 2007, 1999, 1995, 1991, 1982, 1979, 1974, 1964, 1961, 1956, 1949, and 1937)

APPENDIX B:

- Environmental Data Resources, Inc. – “Radius Report” Summary
- Environmental Data Resources, Inc. – “Sanborn Map”
- Environmental Data Resources, Inc. – “City Directory Report”
- Environmental Data Resources, Inc. – “Topographic Report”
- Environmental Data Resources, Inc. – “Vapor Screening” Summary

APPENDIX C:

- Report of Phase I Environmental Assessment prepared by Moody Engineering Inc. (MEI) dated September 2010 (MEI Project Number: ST-010-25-1161)

APPENDIX D:

- BURKHARDT DISTRIBUTION CENTER (ACEPD Facility ID 3241) Inspection Records dated December 12, 2000, March 12, 2002, April 15, 2002, February 23, 2004, April 27, 2004, July 12, 2007, September 01, 2010, September 13, 2010, August 09, 2013, September 28, 2015, February 21, 2020, and December 05, 2023

APPENDIX E:

- Environmental Professional Qualification

DRAFT

1.0 INTRODUCTION

GSE Engineering & Consulting, Inc. (GSE) has completed a Phase I Environmental Site Assessment (Phase I ESA) for the Former Burkhardt Distribution Center site. The subject property is situated on the northeast corner of the intersection between NW 60th Lane and NW 18th Drive in Gainesville, Alachua County, Florida (Figure 1). Exceptions to, or deletions from, this practice are described in Section 9.0 of this report.

Our services were completed in general accordance with our Proposal No. 2024-050 dated January 25, 2024. Initial authorization was provided for our services on February 23, 2024. There was a delay in gaining site access. Site access was granted on or about June 22, 2024.

This Phase I ESA was performed at the request of Alachua County Facilities Management as a part of due diligence related work related to purchasing the subject site. This report has been prepared for the exclusive use of Alachua County Facilities Management under the terms and conditions of our agreement No. 11410.

GSE declares that, to the best of our knowledge and belief, the professional in responsible charge of this assessment meets the definition of Environmental Professional as defined in §312.10 of the Environmental Protection Agency Code of Federal Regulations. GSE professionals in responsible charge of this assessment have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. GSE has developed and performed appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

This section presents the purpose and scope of services conducted for the subject site.

1.1 Purpose

The Phase I ESA was performed in conformance with ASTM E 1527-21 with the intent of meeting appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

The purpose of the Phase I ESA was to provide a professional opinion regarding the presence or absence of recognized environmental conditions (RECs) as defined under *ASTM E 1527-21 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. The term recognized environmental conditions (REC) is defined in ASTM E 1527-21 as “(1) the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment. A de minimis condition is not a recognized environmental condition”.

1.2 Scope of Services

The scope of services conducted consistent with and meeting the intent of ASTM E 1527-21 is summarized below:

- Reviewed readily available historical and physical setting sources, which included aerial photographs, fire insurance maps, local street directories, and/or soil surveys.
- Reviewed readily available environmental regulatory record sources (documents, databases, and reports) to evaluate whether the site has been recorded in County, State or Federal regulatory agency files with regard to contamination on the site or in the immediate vicinity of the site or whether known hazardous waste generators or petroleum product associated businesses are located in the vicinity of the site.
- Reviewed pertinent readily available State and County regulatory records for the subject site.
- Conducted an interview with the owner, owner representative and/or operator of the site (if readily available). In addition, we conducted an interview with your designated representative as the “user” of the Phase I ESA. We requested that contact information be provided related to these individuals at the time of authorization.
- Evaluated adjacent site land uses to assess potential for migration of contaminants onto the subject site. This included a preliminary evaluation as it relates to vapor migration of contaminants.
- Conducted a visual reconnaissance of the site to observe indications of potential contamination including, for example: visible evidence of spills, stressed vegetation, drums, above ground or buried fuel storage tanks, odors, depressions indicating potential buried waste, unidentified containers, wells, septic systems, stained soil or pavement, and electrical equipment likely to contain PCB’s. We requested that a site contact be provided prior to visiting the site.
- Performed a driving tour of the area surrounding the site (approximately ¼ mile radius).
- Prepared a report outlining the findings and conclusions related to the site and surrounding area.

Our services were provided under the direction of a Professional Engineer registered in the State of Florida.

2.0 SITE DESCRIPTION

2.1 Location

The approximately 10.12-acre subject property is situated on the northeast corner of the intersection between NW 60th Lane and NW 18th Drive in Gainesville, Alachua County, Florida. The physical address is 6125 NW 18th Drive. The subject site is located within a mostly industrial and commercial area with undeveloped wet areas to the east.

The Project Site Location Map (Figure 1) in the Appendix illustrates the location of the site. Site boundaries were assumed based on Alachua County Property Appraiser (ACPA) information, provided site plan, and physical features including roadways, adjacent development, and fencing.

2.2 Current Use and Ownership of the Property

The approximately 10.12 acre site is a former Burkhardt Distribution center with associated warehouse and park lots. The approximate site boundaries and extent illustrated on Figure 2.

According to the ACPA, the subject site consists of Parcel No. 07878-030-008. The listed address is 6125 NW 18th Drive. The ACPA information lists *BURKHARDT DISTRIBUTION* as the property owner. The land use is listed as *Warehouse (4800)*. The main distribution center building was constructed in 2000. An addition to the warehouse and associated drive was constructed in 2010. The ACPA information did not include the addition. An NAI Hallmark Commercial Retail Agency real estate sales brochure listed the combined total area of the main building including office and warehouse space as approximately 73,897 square-feet.

There is a separate building on the southeast portion of the site. This was formerly in use as a vehicular repair and maintenance area. The building was constructed in 2000. The ACPA listed total area is 2,500 square feet.

In addition, there is a small shed type structure adjacent to the west of the maintenance building that houses a water supply well and associated equipment. We were informed this is for irrigation purposes.

2.3 Interviews

GSE interviewed T. Brookes Burkhardt Jr., property owner representative with Burkhardt Distribution, on May 24, 2024. Mr. Burkhardt has been associated with the site for over 20 years. He informed us the site is developed with a main office / warehouse and maintenance garage. Initial development began in 2000 and was completed in 2004. An expansion of the building and paved areas began in 2010 and was completed in 2011. Mr. Burkhardt was not aware of any buildings being removed from the site. He recalled that prior to current development the site was undeveloped woodland owned by Northwest Industrial Park.

Mr. Burkhardt provided a copy of a 2010 Phase I ESA conducted by Moody Engineering, Inc. (Appendix C). Mr. Burkhardt stated information about chemical or petroleum storage is described in the September 2010 Phase I ESA. Additional chemicals storage, other than what was described in the Phase I ESA, includes commercial cleaning supplies used to clean beer lines. The Micro Matic Acid Beer Line cleaner was previously stored on site but not used. It was transferred to and used at account locations. Additionally, there were 25-gallon diesel tanks attached to the delivery semi-trailers to fuel the refrigeration units. To his knowledge, the trailers were removed once distribution operations ceased. Mr. Burkhardt is not aware of any underground or aboveground storage tanks on the site. He stated there is an irrigation well on the property. He is not aware of surface dumping or burying of debris on the subject site.

Mr. Burkhardt is not aware of any on-going or previous environmental violations associated with the property by federal, state or local regulatory agencies. In addition, he has no other specific knowledge related to known or suspected environmental conditions associated with the subject site.

An interview was also conducted with Matt Fultz, representing Alachua County, as the “user” of this Phase I ESA. He does not have specific knowledge related to the current or historical use of the site. He is aware of a hydraulic lift and oil waste separator on-site. There are no known spills. Other than the lift, he is not aware of any known or suspected environmental conditions, environmental activity and use limitations (AULs), or environmental liens associated with the property.

2.4 Review of Previous Phase I ESA

Moody Engineering, Inc. (MEI) conducted a Phase I ESA for the subject site documented in a report dated September 2010 (*Burkhardt Sales and Services - 6125 NW 18th Drive*). The report was prepared on behalf of SunTrust – Real Estate Evaluation (MEI Project No. ST-010-25-1161). The report addressed ACPA Parcel No. 07878-030-008. The report was reviewed, considered, incorporated and referenced herein as it related to previous findings and potential environmental implications. Below is a brief summary of the 2010 report. Please refer to the report in Appendix C for more detailed information.

The subject property (the “site”) consisted of a 10.12-acre parcel of land with two pre-cast concrete and metal buildings totaling approximately 52,685 square feet in area. Burkhardt Sales and Service stored and distributed Budweiser and Busch (and associated) beer products. Offices, cold storage areas and loading and storage areas are located inside the main warehouse portion of the site building. A separate maintenance building contains additional office and storage space. The site was entered through two paved driveways that extend west from Northwest 18th Drive.

A large, paved asphalt parking and loading dock area was located on the southern portion of the site and an additional parking area was located on the western portion of the property. The site was landscaped with native and exotic vegetation. There were two retention ponds on the property: one along the northern property boundary, and another, which contained a fountain, was located on the western portion of the property. The site was connected to municipal sewer and water. There was a private well for irrigation purposes on site.

Mr. Michael McMann, operations manager of Burkhardt Sales and Services, was interviewed on September 8, 2010 and identified as the Key Site Manager. Mr. McMann was not aware of: (1) any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property; (2) any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on or from the property; and (3) any notices from any governmental entity regarding any possible violation of environmental laws or possible liability related to hazardous substances or petroleum products.

On September 13, 2010 a representative of Moody Engineering, Inc. interviewed Ms. Adrienne Baker of the Gainesville Fire Rescue. Ms. Baker stated that there were no records of hazardous materials responses at the site property.

On September 8, 2010, a representative of Moody Engineering, Inc. performed a walk-through reconnaissance of the site and viewed properties adjoining the site. Mr. Michael McMann, operations manager, was present.

The main warehouse building was constructed of pre-formed concrete slabs and metal, and contained very clean, polished concrete floors. The building contains offices, restrooms, cold storage and other storage areas. Small hydraulically operated lifts were observed at each rollup door (three total rollup doors were observed) to accommodate the loading docks on site. The hydraulic cells were sealed and installed in concrete below each lift; each lift contained an access plate to allow for inspection and proper maintenance. No staining was observed near the lifts.

Electric forklifts were utilized inside the warehouse. Floor drains located within the restrooms on site are connected to the municipal sanitary sewer. A truck wash area was located at the southeast corner of the warehouse. The concrete floor sloped inward toward a drain, through which the wash water collects in what was understood to be a closed system. The system was described as being "*purged regularly by a licensed waste contractor*". Hazardous materials or petroleum products were not observed within the warehouse. According to Mr. McMann, Burkhardt distribution vehicles were not fueled on site.

The truck maintenance building interior was clean and orderly. Fifty-five gallon drums and 5-gallon containers of new and used oil, lubricants, and cleaning supplies were stored in appropriate containments and storage lockers inside the maintenance building. Floor drains were observed inside the maintenance building. The drain was described to be part of the previously described "closed system which is pumped out regularly by a licensed contractor". No spills or staining on the concrete flooring was observed.

Refrigerated trailers, which attach to semi-trucks, were parked west of the maintenance building. Twenty-five-gallon diesel fuel tanks, attached to each trailer, were used to fuel refrigeration units inside the trailers. No staining was noted near or beneath the containers attached to the trailers.

Heating and cooling in the building were both powered electrically. No stressed vegetation was observed on the site property.

MEI stated the Phase I Environmental Site Assessment was conducted “in general conformance with the scope and limitations of ASTM Practice E 1527-05 and CFR requirements at the Burkhardt Sales and Service facility on a 10.12 acre parcel. The site is located at 6125 Northwest 18th Drive in Gainesville, Alachua County, Florida. Any exception to, or deletions from, this practice are described in this report. We declare that we meet the definition of Environmental Professional, and have developed and performed the All Appropriate Inquiry in conformance with the federal rule. Based upon the results of the site reconnaissance, interviews, and reviews of historical documents and regulatory agency databases, one recognized environmental condition (REC) regarding the site was revealed during the Assessment:

The presence of new and waste oil, lubricants and cleaning supplies, stored in 55-gallon drums and 5-gallon plastic containers inside the maintenance building on site, is considered to be a recognized environmental condition (REC). However, the items were properly labeled and stored in containment areas and inside locked cabinets. No staining or spillage was observed near the drums and containers. Because each product was properly labeled and stored and no leakage was observed, no further investigation regarding the presence of the materials on site appears to be warranted”.

The 2010 Phase I ESA report concluded “that the neighboring site reconnaissance did not identify any recognized environmental conditions with respect to the site.” In addition, “that facilities were identified in the ascribed search radius but none cause veritable environmental concern with regard to the site.” Lastly, “site reconnaissance identified no potential sources of significant environmental concern, with the exception of small quantities of new and used waste oil, cleaning supplies and lubricants, stored within the maintenance building.”

3.0 SITE RECONNAISSANCE

The following sections present the on and off-site reconnaissance.

3.1 On-Site Reconnaissance

Jack G. Hardy, E.I. and Joakim (Jay) B. Nordqvist, P.E. with GSE conducted a site visit on May 22, 2024. The reconnaissance consisted of systematically traversing the site in an effort to provide representative visual coverage of the site. The property boundaries were estimated in the field based on ACPA information, provided site plan, and physical features including roadways, survey stakes, adjacent development, and fencing. Common interior and exterior areas of the buildings were visited and observed.

Photographs were taken to document the condition of the site. Site Plans with Representative Photographs are included as Figures 2A-1, 2A-2, 2B-1, and 2B-2. The following Table summarizes our site observations.

Summary of Observations				
	Yes	No	Location On-Site	Description
Drums, containers, and other storage units		X		
Aboveground / underground storage tanks		X		
Hazardous materials, petroleum products, hazardous waste, biohazardous waste	X		Interior spaces within the warehouse and vehicle maintenance building	Non-chlorinated solvent spray cans, mailing sealing solution, dry trap primer, paint / primer,
Pits, ponds, and/or lagoons		X	Northern and western border	Stormwater retention ponds
Dumps, landfills, and/or borrow pits		X		
Transformers		X	Southwestern corner of site, western portion of warehouse, and eastern portion of vehicle maintenance building	One Non-PCB labeled pad mounted transformer, one pole mounted transformer, and three pad mounted transformers
Surface stains	X		Throughout paved and main warehouse interior areas; vehicular maintenance building	Isolated wide exterior surface staining; and isolated interior surface staining; new motor oil staining & incidental spillage
Wells	X		Southeastern corner of site	Irrigation Well
Heating and/or cooling equipment	X		Subject site	Visible HVAC ducts, interior evaporators, and exterior mounted condensers
Drains and/or sumps	X		Interior bathrooms, exterior truck wash area, maintenance building area	Floor drains & truck wash effluent drain
Solid waste	X		Scattered throughout site	Scattered surface debris including household, C&D debris, and industrial equipment
Sewage disposal and/or septic tanks		X		
Contracted maintenance services	X		Grounds and building interiors	Landscape and general maintenance
Water supply and/or wastewater	X		Buildings	Municipal water / wastewater utilities
Stressed vegetation		X		
Hydraulic equipment	X		Warehouse and Vehicle Maintenance Building	Hydraulic lift plates and two-post vehicle lift
Unusual strong odors		X		
Unnatural mounds and/or depressions		X		

The approximately 10.12 acre site is developed with an approximately 73,897-square feet warehouse, approximately 2,500-square feet vehicle maintenance building, associated paved areas, parking area, and two (2) retention ponds to the west and north. The western and perimeter portions of the site were landscaped open land with scattered small trees, shrubs, and grass. A fence encloses portions of the property around the building and asphalt paved areas.

The main warehouse building is generally located along the central eastern and northern portions of the site. The building is unoccupied. It has three main sections including office spaces, shipping area, and temperature-controlled storage. The warehouse area was open with no storage. Overall the building may be described as being in a “good and maintained condition”.

The office area was located on the west side of the building. It consisted of small storage rooms, reception area, offices, bathrooms, common areas, a utility closet, electric room, and breakrooms. Furniture remained in most areas. Household sized containers of mail sealing fluid, surface cleaners, hand soaps, dry trap primer, and hand sanitizers were observed in the interior spaces of the warehouse. In addition to office and construction supplies located within the storage rooms.

The shipping area was located in the center and southern portions of the warehouse. It consisted of a north-south aligned corridor and an east-west aligned shipping/receiving area. Hydraulic lift platforms were located along the southern wall of the shipping/receiving area. There were no visible indications of interior or exterior leakage from the hydraulic lift systems. Red metal water piping labeled as a “Hydraulically Designed Automatic Sprinkler System” was located in the northwestern corner of the shipping area corridor. No uncharacteristic odors or floor staining were noted in the shipping/receiving.

The temperature-controlled storage was located on the east side of the warehouse. It included large empty rooms and wash area. Staining of flooring consisting mostly “scuff” type marks were noted throughout. These are expected to be mostly associated with tire marks from loading equipment use in the warehouse.

The vehicle maintenance building was located on the southeastern corner of the site. It included an office area, electrical room, maintenance bay, bathroom, and storage area. A plastic 5-gallon paint bucket and household sized hand soaps were noted. There was a two-post aboveground hydraulic vehicle lift in the building. A handheld vehicle oil dispensing tool was noted hanging from the ceiling in this area. An isolated discharge of what resembled new vehicle oil was observed below the tool on the concrete floor.

There was a secondary containment area on the southeastern corner of the vehicle maintenance building. There was signage labeling it as a hazardous materials storage area. No petroleum or hazardous material new or waste product storage was observed within the secondary containment area at the time of the site visit.

Tubing from the new oil dispensing tool (discussed above) and compressed air stub outs terminated in the secondary containment area. An air compressor was noted in this area. No floor drains were noted in the containment area. There was staining on the concrete floor of the containment area that can be attributed to previous storage. The staining may be described as being within an expected range for a secondary containment structure.

Isolated staining and spilling resembling petroleum products and vehicle usage on the interior floor of both buildings was noted as described above. Overall housekeeping practices associated with the warehouse and vehicle maintenance buildings can be described as “good”. The noted chemical and petroleum product storage, minor spillage, and staining are interpreted as *de minimis* conditions as defined by the ASTM. No other uncharacteristic surface staining, odors, or other compelling indications to suggest a release of chemicals or petroleum products that would represent a likely environmental concern at the site were identified on the building interiors.

Exposed HVAC ducting was observed throughout the warehouse. There was a bank of AC condensers and associated piping along the eastern exterior wall of the warehouse. Another condenser was located at the southern central portion of the site. A window mounted AC unit was seen in the office of the vehicle maintenance building. No other heating or cooling equipment was noted. No fuel line piping, fill ports, vent pipes, or other compelling indications of aboveground storage tanks (ASTs) or underground storage tanks (USTs) were identified.

The buildings are served by municipal water supply. Multiple water utility manholes were observed throughout the site. An electric water heater, and associated piping, was observed in a storage closet located in the office area of the warehouse. Wall mounted water stub outs were observed along the exterior and interior walls of the warehouse.

A water supply well and associated piping was observed within a small wooden shed near the southeastern corner of the property and just west of the maintenance building. We were informed this supplies the irrigation system. Irrigation lines and sprinkler heads were observed throughout outdoor landscaped areas of site. The presence of the well does not represent a likely environmental concern.

Floor drains within the main warehouse were observed in the bathrooms, electrical rooms, wash areas, storage areas, and shipping corridor. A linear type floor drain was located across the bay door opening at the entrance of the vehicle maintenance building. A floor drain was also noted in the electrical room of this building. Mr. Burkhardt confirmed the floor drains are connected to the municipal sanitary sewer system. Multiple sanitary sewer manholes and cleanout ports were observed throughout paved areas of the site.

There is an interior apparent washing area within the southern shipping area. The purpose was not entirely clear. Adjoining the wash area was an access door in the floor for a sump. Review of provided building plans indicated the sump is an acid neutralization basin. The purpose for this neutralizing area is not clear. The neutralization basin was shown to be connected to the sanitary sewer. Mr. Burkhardt indicated during the interview that the basin was installed during construction to meet compliance standards but was never used. Considering this explanation and site observations, this area does not represent a likely environmental concern that would warrant further characterization.

A concrete floored electrical / utility room was observed near the eastern portion of the office area of the warehouse. Included in this room were breaker boxes, an AC evaporator, a general-purpose floor mounted electrical transformer, and associated electrical conduit. Additionally, a general-purpose floor mounted electric transformer, electric utility boxes, and wooden shelving were observed in a storage room located in the warehouse. The concrete floored electrical room of the vehicle maintenance area included breaker boxes, utility boxes, and a general-purpose floor mounted electrical transformer. No labelling indicating PCB status of the transformers was observed. These appear to be dry type transformers and thus are not expected to contain dielectric fluids.

An uncovered open-air truck wash area was located on the southeastern corner of the warehouse. The surrounding concrete pavement sloped to a centrally located drain. Multiple access ports and manholes were located in the paved area between the south wall of the warehouse and floor drain located at the entrance of the vehicle maintenance building. One of the manholes was labeled as a "grease trap". Review of provided building plans indicated the linear drain along the entrance in the vehicle maintenance building and the truck wash area drain into the grease trap (designated on plans as "oil/sand separator") before entering the sanitary sewer system. This is consistent with Mr. Burkhardt's statement that the grease trap was serviced and emptied as needed as part the previous site operations.

The presence of an oil water separator can represent an environmental concern. They are of most concern when connected to an on-site disposal system (i.e. septic tank). In this case, it is connected to the sanitary sewer. In absence of physical damage or faulty connections and proper maintenance, an oil water separator typically does not represent an expected environmental concern that would warrant further characterization. As a result, in this case it is not interpreted to represent a recognized environmental condition.

An outdoor pad mounted electrical transformer was observed near the southwest corner of the warehouse. The transformer was owned and maintained by the local electrical utility. The unit was labeled as "non-PCB", indicating the unit does not have regulated quantities of polychlorinated biphenyls (PCBs). A pole mounted transformer was noted in the southwestern corner of the site. The transformer is owned and maintained by the local electrical utility. No labelling indicating PCB status of the transformers was observed. The transformers appeared to be in good condition with no evidence of damage or leakage.

The exterior portions of the property are generally asphalt paved parking and access drive areas with landscaped areas. Charging stations used to power the refrigeration trucks were located along the southernmost portion of the parking lot, immediately west of the vehicle maintenance building.

There are stormwater retention ponds located along the western border and northern borders of the site. A stormwater swale approximately 20 to 30 feet wide by 10 feet deep traversed the site along the eastern border. An additional stormwater swale approximately 10 to 15 feet wide and 5 feet deep traversed the site along the northern border. The western stormwater feature includes a fountain on the southern end.

Multiple stormwater drains were observed along the paved and parking areas throughout the site. Building plans confirm these are connected to the stormwater retention basins. No uncharacteristic conditions were identified related to the drains. Stormwater culverts were noted within the swale and near the stormwater retention areas. Standing water was noted in the retention ponds and swales. No odors, staining, or uncharacteristic debris was observed within or adjacent to the stormwater drains and swales on the site.

Trash and recycling refuse containers in addition to surficial construction debris were noted throughout the interior spaces of the warehouse and vehicle maintenance building. Surficial household debris, C&D, and vehicle debris was observed scattered widely across exterior portions of the property. The debris included food and beverage containers, papers, plastics, bricks, cardboard, a hydraulic strut, and a traffic cone. The apparent former location for dumpsters was noted in a partially fenced area along the southern exterior wall of warehouse.

With the exception of the above noted surficial debris, there were no compelling indications of deliberate on-going long-term solid waste disposal on-site. No uncharacteristic conditions or compelling indications of buried materials were encountered during the site visit that would represent a likely environmental concern. The observed conditions are considered isolated and interpreted as nuisance *de minimis* conditions as defined by the ASTM.

In summary, our on-site reconnaissance did not reveal obvious compelling environmental concerns related to various items identified and discussed above that in our opinion would warrant further characterization beyond that conducted as part of this assessment.

3.2 Off-Site Reconnaissance

Messrs. Hardy and Nordqvist performed a visual reconnaissance of the adjacent and nearby properties on May 22, 2024. The intent of our off-site reconnaissance was to identify nearby potential environmental contamination sources and confirm the location of select regulatory listed facilities.

The subject site is located within a commercial, municipal and industrial development area. Nearby land use is described in more detail below. Identified environmentally regulated facilities in the vicinity of the site and their implications are addressed in Section 4.0 of this report.

3.2.1 North of the Subject Site

Adjoining the subject site to the north is a drainage easement area. Across the easement to the north is a Pepsi Beverages Company Distribution Center and a multi-tenant industrial warehouse complex.

Further north is additional light industrial development associated with the Northwest Business Park, timber land, and undeveloped land.

3.2.2 East of the Subject Site

Adjoining the east side of the subject site is NW 16th Street. Across the road to the east side is the City of Gainesville Fleet Management and Public Works Material Management facilities.

Further east is a low-lying natural wet area known as "Potato Patch Bay" and undeveloped wooded land.

3.2.3 South of the Subject Site

Adjoining the subject site to the site to the south is undeveloped wooded land with a cleared area. A warehouse building occupied by Nicopore labs is located south of the undeveloped area.

Further south is mixed use commercial and industrial developments.

3.2.4 West of the Subject Site

The site is adjoined to the west by NW 18th Street. Across NW 18th Street, along NW 60th Lane is a warehouse occupied by H.B Fuller and undeveloped wooded land.

Further west are a railroad corridor and US Highway No. 441, and residential, industrial, and commercial areas.

DRAFT

4.0 REGULATORY AGENCY RECORDS REVIEW

The following section presents a summary of our regulatory agency records review. The regulatory records search was conducted by our sub-consultant Environmental Data Resources, Inc. (EDR) and is based on information published by County, State, and Federal regulatory agencies. Please note that regulatory listings include only those sites, which are known to the regulatory agencies at the time of publication to be 1) contaminated, 2) in the process of evaluation for potential contamination, or 3) regulated. A copy of the EDR, Inc. summary regulatory information compiled is included in the Appendix. A full copy of the entire report is retained in our files and can be made available upon request.

Pertinent and available listings of environmental concern on or near the subject property were reviewed to meet the intent of the requirements of ASTM 1527 for evidence of activities that may have an adverse environmental impact on the subject site. The subject site was identified as being listed in the reviewed regulatory databases. The following is a summary of the regulatory information review.

4.1 National Priorities List (NPL)

The NPL is a prioritized list of the Federal EPAs confirmed or proposed facilities and/or locations with confirmed environmental hazards. These sites fall under the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA) and the Superfund Amendments and Reauthorization Act of 1986 (SARA) and are commonly referred to as "Superfund" sites. The priority of each site is based on factors such as the potential for contamination of public drinking water supplies, the populations at risk, the hazardous potential of substances at the facility, the potential for direct human contact, and the potential for the destruction of sensitive ecosystems. Delisted NPL sites are also searched.

No NPL sites were identified within a 1-mile radius of the subject site.

No delisted NPL sites were identified within a 1-mile radius of the subject site.

4.2 Superfund Enterprise Management System (SEMS)

The SEMS tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly known as CERCLIS. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to CERCLA. This dataset also contains sites which are either proposed to or on the NPL, and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

No SEMS sites were listed within a ½-mile radius of the subject site.

4.3 Emergency Response Notification System (ERNS)

The ERNS is a national computer database used to store information on releases of oil and hazardous substances. It also identifies those facilities and/or locations that have been reported to the EPA because of the release of potentially hazardous material.

No ERNS sites were reported within a 1/8-mile radius of the subject site.

4.4 Federal Resource Conservation and Recovery Act Information System (RCRA) Generator Lists

This list is the EPA's database of registered large, small, and conditionally exempt hazardous waste generators and treatment, storage and disposal (TSD) facilities. Inclusion on these lists does not necessarily indicate contamination but rather the potential due to the presence and handling of hazardous substances. Additional databases searched include the RCRA NonGen/NLR, HAZ WASTE, and HW GEN databases.

The subject site was listed on the HAZ WASTE generator database.

Six (6) off-site generator facilities were identified within ¼ mile.

BURKHARDT DISTRIBUTION OF GAINESVILLE (6125 NW 18th Drive) corresponds to the subject site. This facility was identified on the FL HAZ WASTE, FL TIER 2, FL ALACHUA CO. FL, and FL NPDES databases. The facility is listed as a "Very Small Quantity Generator". There were no FDEP online inspection records related to this listing. No discharges were identified in association with the site. The facility is further discussed in *Section 4.15*.

QUALITY PLUMBING INC. (6222 NW 18th DRIVE) is located approximately 100 feet northwest of the subject site. The facility was also listed at *6312 NW 18th Drive*, *1901 NW 67th Place*, and *6322 NW 18th Drive*. Pertinent regulatory information was found under the *6312 NW 18th Drive* and *6222 NW 18th Drive* addresses. This facility was identified on the UST FINDER, FL UST, FL AST, UST FINDER, FL TANKS, FL HAZ WASTE, FL ALACHUA CO. FL, and FL Financial Assurance databases. There were no FDEP online inspection records related to this listing. The facility is further discussed in *Section 4.6* and *Section 4.15*.

TEC INCORPORATED (1913 60TH LANE NW) is located approximately 350 feet west by southwest of the subject site. This facility was identified on the FL HAZ WASTE database. This facility was also identified as *H.B FULLER CONSTRUCTION*. This facility was identified on the US AIRS, FINDS, ECHO, PFAS, and ECHO databases. *TEC INCORPORATED* is listed as "Not a Hazardous Waste Generator". There were no FDEP online inspection records related to this listing. This facility is further discussed in *Section 4.15*.

PEPSI-COLA BOTTLERS OF GAINESVILLE (6335 NW 18th Drive) is located approximately 200 feet north of the subject site. This facility was identified on the FL ALACHUA CO. FL and FL HAZ WASTE databases. The facility is listed as a "Not a Hazardous Waste Quantity Generator". There were no FDEP online inspection records related to this listing. The facility is further discussed in *Section 4.15*.

WATSON CONSTRUCTION COMPANY INC (6322 NW 18 DRIVE) is located approximately 400 feet northwest of the subject site. The listed address was also identified as *SERVPRO OF ALACHUA COUNTY*, *PALM MEDICAL USA, INC*, and *R INDUSTRIES*. This facility was identified on the RCRA NonGen / NLR, FINDS, ECHO, FL ALACHUA CO. FL, and FL HAZ WASTE databases. The FDEP identified the facility as a "Small Quantity Generator" during an inspection in 1990 and closure inspection in 2016. Materials noted as being stored and generated at the site include ignitable waste and parts wash solvent. Compliance inspection reports indicate that some minor labeling and storage issues were noted and resolved at the facility over the years.

In 1989 a Preliminary Contamination Assessment Report (PCAR) was conducted due to contamination detected during the removal of multiple storage tanks containing petroleum products. Analysis found soil contamination in the upper portion of soil matrix with no groundwater contamination. In 2000 ten gallons of gasoline, hydraulic oil, and diesel were discharged during a vehicle fire. All visually contaminated soil was removed. Soil and groundwater testing was not required by the ACEPD for this incident. Contamination of the soil and groundwater was not detected during a UST Closure Assessment conducted in 2003.

CARDINAL SIGNS, INC (63642 18TH DRIVE NW 1) is located approximately 500 feet north by northwest of the subject site. This facility was identified on the FL HAZ WASTE database. The facility is listed as a “Very Small Quantity Generator”. No on-line available FDEP records were identified for the facility. No discharges were identified in association with this site. Considering the regulatory information reviewed, location with respect to the subject site, and our experience with similar sites, this facility is not interpreted to represent a likely environmental concern to the subject site.

NICOPURE LABS (5909 NW 18th Drive) is located approximately 500 feet south of the subject site. The listed address was also identified as **HALO CIGS, BALL CONTAINERS LLC, and METAL CONTAINER CORP.** This facility was identified on the RCRA-LQG, FL HAZ WASTE, FL ALACHUA CO. FL, FL AST, FL HW GEN, and FL TIER 2 databases.

When the facility was owned by **METAL CONTAINER CORPORATION** and **BALL CONTAINERS LLC** it operated as a manufacturer of metal beverage can ends and lids. An “end sealant” compound was used during the manufacturing process. The sealant was stored in an Above Ground Storage Tank (AST). This is further discussed in *Section 4.6*.

Heptane and mineral spirits were used as cleaning solvents during the manufacturing process. Spent solvent was stored as Hazardous Waste. When the facility was owned by Nicopure Labs it manufactured and distributed liquid solutions containing nicotine and / or cannabidiol liquids used for electronic cigarettes. Items contaminated with nicotine are disposed of as hazardous waste. Additional materials noted as being stored or generated when operated by Nicopure included used oil, batteries, and mercury-containing lamps.

The facility was listed as a “Large Quantity Generator” until 1999. A letter was sent to the FDEP stating the facility did not need to register as a Hazardous Waste Report for the year 1999 because the site did not treat, store, or dispose of RCRA hazardous wastes during that year. In 2011 an FDEP inspection identified the site as a “Small Quantity Generator.” Additional inspections in 2021 and 2023 again listed the facility as a “Large Quantity Generator”. Compliance inspection reports indicate that minor labeling, storage, and procedural issues were noted and resolved at the facility over the years.

From 1988 until 2013 the facility held an FDEP Title V Air Operation Pollution permit. In 2000 the facility filed a Multi-Sector Generic Permit for Stormwater Discharge Associated with Industrial Activity (MSGP). Discharge Monitoring Reports (DMRs) in 2007 and 2011 exceeded cut-off concentrations for parameters of concern. Additional quarterly monitoring was required for another year after each exceedance. A letter in 2014 stated the FDEP received and processed the facility’s National Pollutant Discharge Elimination System Stormwater Notice of Termination. The letter acknowledged that the facility’s coverage under the MSGP had been terminated.

Considering the regulatory information reviewed, location with respect to the subject site, and our experience with similar sites, this facility is not interpreted to represent a likely environmental concern to the subject site.

GOODMAN DISTRIBUTION (6516 NW 18th Drive) is located approximately 900 feet north of the subject site. The facility was also identified as **RELLA CORPORATION**. This facility was identified on the RCRA NonGen / NLR, FINDS, and FL Alachua CO. FL databases. The facility is listed as a “Small Quantity Generator”. In 2010 a DEP inspection determined that no hazardous waste or used oil was generated at this facility. No discharges were identified in association with this site. Considering the regulatory information reviewed, location with respect to the subject site, and our experience with similar sites, this facility is not interpreted to represent a likely environmental concern to the subject site.

SYNERGETICS INC (1901 NW 67th Place) is located approximately 1,200 feet north of the subject site. The facility address was also identified as **QUALITY SERVICE, ADVENTURE LIMOUSINE, ECO-PEST, HYDROSPHERE RESEARCH, SANTA'S LANE, EGX CHEMICAL, QUADREX / BIOENERGY INC, PREMIER INTERIORS, PAUL DAVIS SYSTEMS, PROFESSIONAL BUMPER TO BUMPER, GASTON'S TREE SERVICE, BAKERS ELECTRONICS & COMMUNICATIONS, PAUL'S AUTO REPAIR, MJB'S CORVETTE SAILS,** and **ORION MANUFACTURING**. This facility was identified on the RCRA NonGen / NLR, FIND, ECHO, FL HAZ WASTE, and FL ALACHUA CO. FL databases. In 1990 the facility was identified as a “Small Quantity Generator.” FDEP inspections conducted in 1996 listed the facility as a “Small Quantity Generator” and that the facility was closed / moved.

In 1984 a Department of Environmental Regulation (DER) inspection noted that rinse water contaminated with solvents and inorganic compounds was being discharged to an adjacent pond. Within the same year water and soil sampling were conducted within the pond area. Impact to soil and groundwater exceeding State Soil and Groundwater Default Cleanup Target Levels (SCTLs & GCTLs) were detected. A Groundwater Monitoring Plan (GWMP) was then developed. The DER reviewed the GWMP. They found the removal of the source contamination and contaminated soils to be an acceptable plan. However, they did not accept soil / sediment analysis as a positive demonstration that no groundwater contamination had taken place. No further documentation was found on the progress of the GWMP. Considering the regulatory information reviewed, location with respect to the subject site, and our experience with similar sites, this facility is not interpreted to represent a likely environmental concern to the subject site.

TEXAS TRAILERS (5601 NW 13th Street) is located approximately 1,300 feet south of the subject site. The facility address was also identified as **NORTH FLORIDA TRUCKS, SHEA'S GLASS COMPANY, DAVE'S AUTO AND TRUCK, SPECIAL TOUCH DETAIL, MISTER TRANSMISSION, ADOPT-A-CAR LLC,** and **V-TIWNN CYCLE AND TIRES**. This facility was identified on the FL ALACHUA CO. FL, FL HAZ WASTE, RCRA-SQG, FL HW GEN, and FL NPDES databases. The facility is listed as a “Conditionally Exempt Small Quantity Generator”. Materials noted as being stored and generated at the site include solvents, scrap metal, and paint thinner. Compliance inspection reports indicate that some minor storage issues were noted and resolved at the facility over the years. No discharges were identified in association with this site. Considering the regulatory information reviewed, location with respect to the subject site, and our experience with similar sites, this facility is not interpreted to represent a likely environmental concern to the subject site.

PERMA-FIX OF FLORIDA INC. (1940 NW 67th Place) is located approximately 1,700 feet north by northwest of the subject site. The facility is listed on the FL DWM CONTAM, FL ERIC WASTE CLEANUP, CORRACTS, RCRA-TSDF, RCRA-LQG, US FIN ASSUR, 2020 COR ACTION, PADS, ICIS, US AIRS, FIND, ECHO, PA MANIFEST, NY MANIFEST, WI MANIFEST, FL SWF/LF, FL SPILLS, FL CLEANUP SITES, FL Financial Assurance, FL HW GEN, FL RESP PARTY, FL TIER 2, and FL NPDES databases. The facility was also identified under 50+ different listings. The facility is further discussed in *Section 4.5*.

The remaining FL HAZ WASTE facilities are located in excess of 500+ feet from the subject site. Based on their interpreted business activity, location with respect to the subject site, and regulatory status, these off-site listings are not expected to represent an environmental concern to the subject site.

4.5 RCRA National Oversight Database Handlers with Corrective Action Activity (CORRACTS) List

The CORRACTS list identifies facilities that are currently or at one time were subject to EPA enforcement for activities related to their handling of hazardous wastes and summarizes the results of action taken by the EPA.

One site was listed on the CORRACTS list within a 1-mile radius of the subject site.

PERMA-FIX OF FLORIDA INC. (1940 NW 67th Place) is located approximately 1,700 feet north of the subject site. The facility is listed on the FL DWM CONTAM, FL ERIC WASTE CLEANUP, CORRACTS, RCRA-TSDF, RCRA-LQG, US FIN ASSUR, 2020 COR ACTION, PADS, ICIS, US AIRS, FIND, ECHO, PA MANIFEST, NY MANIFEST, WI MANIFEST, FL SWF/LF, FL SPILLS, FL CLEANUP SITES, FL Financial Assurance, FL HW GEN, FL RESP PARTY, FL TIER 2, and FL NPDES databases. The facility was also identified under 50+ different listings. According to a 2024 FDEP inspection report, the facility “processes include liquid and sludge bulking, scintillation vial crushing and shredding, repacking of solid wastes contaminated by hazardous and mixed wastes, stabilization of wastes in containers, thermal desorption and / or chemical oxidation, non-elementary neutralization, used oil handling, petroleum contact water (PCW) transportation, consolidation and storage of universal wastes, radiological screening, and chemical analysis of wastes.” The facility is licensed and permitted to treat a variety of characteristic and listed mixed waste, soils, liquids, sludges, and debris to Land Disposal Restrictions (LDR) standards. Further, the facility is permitted and licensed for bulking and other pre-treatment of mixed wastes.

Perma-Fix of Florida is considered a Large Quantity Generator (LQG), producing more than 1,000 kilograms of hazardous wastes or 1 kilogram or more of acutely hazardous wastes.

In January 2017 a fire ignited in a roll off box on concrete pavement. The box was known to contain 10 cubic yards of hazardous waste solids. The Gainesville Fire and Rescue Department extinguished the fire. Some of the fire suppression water was noted to have migrated to a nearby storm drain. A site assessment was conducted to evaluate the presence, extent, and impact related to the incident. The findings were documented in a Site Assessment Report dated May 2018. The site assessment included sampling of soil, sediment, surface water (drainage ditch), and groundwater. No impact to soil or groundwater exceeding State soil or groundwater default cleanup target levels (SCTLs & GCTLs) were detected. Some of the targeted constituents were detected in the surface water samples. In the absence of an impact to soil and groundwater, this was attributed to the sampling methods and turbidity of the samples, and not the spill incident. A recommendation for no further assessment was proposed. FDEP reviewed the site assessment report as documented in a letter dated August 16, 2019. Several questions related to the document were raised by FDEP. No response to the comments was included in the FDEP database. Considering the nature of the incident and assessment findings, this documented release is not expected to represent a likely environmental concern to the subject site.

Prior to the above 2017 incident, there are no known documented reports noting a release of hazardous materials with the ACEPD or the FDEP. There is another waste cleanup on-line file (COM_17680 PERMA-FIX OF FLORIDA INC (FKA) QUADREX) which cannot be accessed by the public. The content of that file (if any) is not clear. In a 2016 interview with Mr. Gus Olmos, P.E. with ACEPD he confirmed that no releases, or subsequent cleanups, are known to have occurred in his 25+ years at the Department. A follow up call was also made to Mr. Rick Rachal of FDEP in 2016 and he confirmed the same.

In January 2021 the FDEP approved a Notice of Intent (NOI) for a Multi-Sector Permit for storm water discharge with industrial activity. Water samples were collected quarterly in 2022. Results in quarter one showed elevated magnesium. Elevated levels were attributed to natural accumulation in the limestone layers of the soil. Results in quarter two showed elevated lead levels. Multiple housekeeping measures were implemented to lower the levels of lead. Results in quarter four showed that housekeeping efforts were successful and that the levels were below the detectable / reportable limit.

In August of 2022 the EPA approved the facilities request to conduct Research and Development (R&D) for PCB storage and disposal. The EPA approved demonstration testing for the process of PCB waste on June 15 2023.

On March 12, 2024, the FDEP conducted an inspection of the facility and determined it to be in compliance.

Based on the noted inquiries and on-line file review, the EPA CORRACTS listing does not appear to be associated with a known or document release of hazardous material/waste to the environment, but rather administrative in nature. The facility is not interpreted as representing an environmental concern to the subject site that would warrant further characterization.

4.6 Underground and Aboveground Storage Tanks (USTs and ASTs)

The Florida Department of Environmental Protection requires registration of underground and above ground stationary storage tanks that contain petroleum products or hazardous substances regulated under CERCLA. USTs 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. Inclusion on this list indicates the presence of stationary storage tanks and therefore the potential for environmental problems. It does not necessarily indicate existing problems. Additional databases searched include the TANKS and UST FINDER databases.

No AST or UST facilities were listed on the subject site.

Two (2) AST or UST facilities were listed within ¼-mile of the subject site.

QUALITY PLUMBING INC. (6222 NW 18th Drive) is located approximately 100 feet northwest of the subject site. The facility was also listed at 6312 NW 18th Drive, 1901 NW 67th Place, and 6322 NW 18th Drive. Pertinent regulatory information was found under the 6312 NW 18th Drive and 6222 NW 18th Drive addresses. This facility was identified on the UST FINDER, FL UST, FL AST, UST FINDER, FL TANKS, FL HAZ WASTE, FL ALACHUA CO. FL, and FL Financial Assurance databases. The facility does not currently operate ASTs or USTs. Historically the facility had one 10,000-gallon diesel UST installed in 1993 and two 1,000 unleaded gasoline ASTs. All three tanks were removed in 2003. No compliance inspection reports were found in the FDEP database. No discharges were identified in association with this site. Considering the location with respect to the site, regulated activity and recent compliance, this facility is not expected to represent a likely environmental concern to the subject property.

NICOPURE LABS (5909 NW 18th Drive) is located approximately 500 feet south of the subject site. The facility address was also identified as **HALO CIGS**, **BALL CONTAINERS LLC**, and **METAL CONTAINER CORP.** This facility was identified on the RCRA-LQG, FL HAZ WASTE, FL ALACHUA CO. FL, FL AST, FL HW GEN, and FL TIER 2 databases. FDEP records indicate that the **NICOPURE LABS** facility does not currently service any ASTs or USTs. Tanks were operated when the facility was occupied by **BALL CONTAINERS LLC** and **METAL CONTAINER CORP.**

Specifically, one 7,000-gallon “end sealant” AST, one 500-gallon “end sealant” agitated day tank, and one 1,100-gallon containment tank. In 1997 a letter sent to the FDEP stated the 1,100-gallon containment tank was removed. In 2000 a letter sent to the FDEP stated the status of the 7,000 “end sealant” AST had been changed from a “U” (in-service) to an “E” (exempt). Thus, the tank was no longer required to be regulated. FDEP compliance inspection reports were previously discussed in *Section 4.4*. The most recent FDEP inspection conducted in 2013 found the facility was in compliance, had ceased operations, and equipment was being shipped out later in the year. No discharges were identified in association with tanks on this site. Considering the location with respect to the site, regulated activity and recent compliance, this facility not expected to represent a likely environmental concern to the subject property.

4.7 Leaking Underground Storage Tank (LUST)

The LUST database includes facilities and/or locations that have reported the possible release of petroleum products. Included within this list are sites that are in the Florida Early Detection Incentive (EDI) Program, the Abandoned Tank Restoration Program (ATRP), and the Petroleum Liability Insurance Restoration Program (PLIRP). Eligibility in these programs provides opportunity for State funded assessment and remedial action for those sites with environmental problems due to leaking fuel storage tanks. Some sites listed in this database are not eligible for these programs. Additional databases searched include the UST FINDER RELEASE database.

The subject site was not listed on the LUST list.

Seven (7) sites were listed on the LUST database within a ½-mile radius of the subject site.

HOLLANDER HYDRAULICS (5616 NW 13th Street) is located approximately 1,450 feet south by southwest of the subject site. This facility was identified on the FL LUST, FL UST and FL DWM CONTAM databases. A discharge was noted at the facility in 1990. According to the Florida Department of Environmental Protection (FDEP) records, the facility was given No Further Action (NFA) in 2005. Considering the regulatory information, location with regards to the subject site, and our experience with similar sites, this facility does not represent a likely environmental concern to the subject site.

2 H REALTY ASSOCIATE (1911 NW 67th Place) is located approximately 1,500 feet north by northwest of the subject property. This facility was identified on the FL LUST, FL UST, FL DWM CONTAM, UST FINDER, and UST FINDER RELEASE databases. This facility reported a petroleum product discharge in 1990. The site was approved for the state funded Abandoned Tank Restoration Program (ATRP). Based on soil and groundwater assessment, the FDEP was given a NFA in October 1995 confirming no additional remedial action was required for this facility. Considering the location with respect to the site, regulated activity and recent compliance, this facility is not expected to represent a likely environmental concern to the subject property.

UNITED PARCEL SERVICE (1941 NW 67th Place) is located approximately 1,600 feet north by northwest of the subject property. This facility was identified on the FL LUST, FL UST, FL DWM CONTAM, FL Financial Assurance, FL TIER 2, FL NPDES, UST FINDER, and UST FINDER RELEASE databases. The site operates one 10,000-gallon UST containing vehicular diesel. A January 2019 Alachua County inspection on behalf of FDEP reported the site as being in compliance. In September 2014, as part of a Limited Closure Assessment, petroleum product related constituents were detected above state guidelines in soil. No groundwater samples were collected. Records indicate that the impact is limited to the immediate vicinity of the tank. Alachua County on behalf of FDEP accepted a recommendation to allow the use of industrial criteria for the soil impact in a correspondence dated September 14, 2014. In 2021 and 2023 ACEP conducted storage tank inspections and found the facility to be in compliance. Considering the location with respect to the site, regulated activity and recent compliance, this facility not expected to represent a likely environmental concern to the subject property.

CHARLES BERG ENTERPRISES (1601 NW 55th Place) is located approximately 1,800 feet south by southeast of the subject site. This facility was identified on the FL LUST, FL UST, FL DWM CONTAM, UST FINDER, and UST FINDER RELEASE databases. In March 1991 a Closure Contamination Assessment was done for the removal of an AST at the facility. According to the Florida Department of Environmental Protection (FDEP) records, the facility was given NFA status in August 1991. Considering the regulatory information, location with regards to the subject site, and our experience with similar sites, this facility does not represent a likely environmental concern to the subject site.

WOMETCO (1611 NW 55th Place) is located approximately 1,900 feet south by southwest of the subject site. This facility was identified on the FL LUST, FL UST, and FL DWM CONTAM databases. A discharge was noted at the facility in 1988. According to the Florida Department of Environmental Protection (FDEP) records, the facility was given NFA status in 2005. Considering the regulatory information, location with regards to the subject site, and our experience with similar sites, this facility does not represent a likely environmental concern to the subject site.

INTERGROUP VIDEO SYSTEMS (2040 NW 67th Place) is located approximately 2,000 feet northwest of the subject site. This facility was identified on the FL LUST and FL UST databases. This facility reported a petroleum product discharge in 1990. The site was approved for the State funded Abandoned Tank Restoration Program (ATRP). The FDEP issued a Site Rehabilitation Completion Order (SRCO) for this facility on April 17, 2019, indicating that no additional remedial action is required for this facility. Considering the location with respect to the site, regulated activity and recent compliance, this facility is not expected to represent a likely environmental concern to the subject property.

SUPER AMERICA I LLC (5310 NW 13th Street) is located approximately 2,200 feet south of the subject site. The facility was also identified as *THE PANTRY*. This facility was identified on the FL LUST, FL UST, FL CLEANUP SITES, FL DWM CONTAM, FL Financial Assurance, UST FINDER, and UST FINDER RELEASE databases. This facility reported a petroleum product discharge in 1988 and 1990. According to a Limited Supplemental Site Assessment Report dated March 19, 2023, groundwater and soil impacts have not been identified in the vicinity of the subject site. In February 2021 the ACEPD sent a letter stating that additional sampling would be necessary to determine if background contamination exists before an NFA could be granted. In April 2023 the ACEP did not grant a NFA status but did approve a Purchase Order (PO) for further delineation of soil and groundwater contamination. Cleanup at the site is still ongoing. Considering the regulatory information, location with regards to the subject site, and our experience with similar sites, this facility does not represent a likely environmental concern to the subject site.

4.8 Solid Waste Facilities / Landfill Sites (SWF/LF) List

The SWF/LF List is concerned with the handling of solid waste and includes locations identified with solid waste land filling or associated activities involving the handling of solid waste. The presence of a site on this list does not necessarily indicate existing environmental contamination but rather a potential to represent a concern. Unregistered or uncontrolled landfills are not included on this list.

There are three (3) SWF/LF site located within a 1/2 mile radius of the subject site:

SOUTHEAST BIO SOLUTIONS, LLC (6342 18th Drive, Suite 6) is located approximately 500 feet south by southeast of the subject site. The facility was also identified as BIO SAFE SOLUTIONS, LLC at the incorrect address, 6352 NW 18th Drive, Suite 5. This facility was identified on the GA SWF / LF database. Information about this facility was not available on the FDEP regulatory database. In 2012 and ACEPD inspection listed the facility as being an open Class “E” Bio Waste Transport Facility. Considering the regulatory information reviewed, location with respect to the subject site, and our experience with similar facilities, this site does not represent a likely environmental concern to the subject site.

CMC RECYCLING - GAINESVILLE (1508 NW 55th Place) is located approximately 1,600 feet south of the subject site. This facility was identified on the FL SWF/LF, FL SWRCY, FL Financial Assurance, FL TIER 2, and FL NPDES databases. The facility is listed as an open Recovered Materials Processing Facility. An FDEP inspection conducted in April 2021 stated the facility was in compliance. Considering the regulatory information reviewed, location with respect to the subject site, and our experience with similar facilities, this site does not represent a likely environmental concern to the subject site.

PERMA-FIX OF FLORIDA INC. (1940 NW 67th Place) is located approximately 1,700 feet north by northwest of the subject site. The facility is listed on the FL DWM CONTAM, FL ERIC WASTE CLEANUP, CORRACTS, RCRA-TSDF, RCRA-LQG, US FIN ASSUR, 2020 COR ACTION, PADS, ICIS, US AIRS, FIND, ECHO, PA MANIFEST, NY MANIFEST, WI MANIFEST, FL SWF/LF, FL SPILLS, FL CLEANUP SITES, FL Financial Assurance, FL HW GEN, FL RESP PARTY, FL TIER 2, and FL NPDES databases. The facility was also identified under 50+ different listings Potential implications related to this facility were previously discussed in Section 4.5.

4.9 State Hazardous Waste Sites (SHWS) List

The SHWS records are the states’ equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent or Superfund) are identified along with sites where potentially responsible parties will pay for cleanup. The data comes from the Department of Environmental Protection’s Florida State-Funded Action Sites list.

There were no SHWS sites located within a 1-mile radius of the subject site.

4.10 Florida Sites Lists (FSL)

The list includes three FDEP databases, the Florida Sites Lists, Superfund Hazardous Waste Sites database, and a listing of the State Funded Action Sites. The list identifies facilities and/or locations that the FDEP has recognized with potential or existing environmental contamination.

One (1) FSL sits were identified within a 1-mile radius of the subject site.

CHAMBER'S SCRAP METAL (1216 NW 55TH PLACE) is located approximately 2,000 feet southeast of the subject site. This facility was identified on the FL fl database. The facility collects and stores scrap metals, used lead-acid batteries, junk automobiles, old wires, bicycles, and various kinds of used metallic materials. A 1989 FDER inspection estimated over 1,600 spent lead-acid batteries were being stored on-site. A high potential for leakage of battery fluids was identified due to the storage methods used on-site. In January 1990 the FDER delivered a Notice of Violation (NOV). Violations included storage and disposal of cracked and overturned spent lead-acid batteries without a permit for discharge to the ground or soil or groundwater monitoring systems. The FDER ordered a list of corrective actions. These included a cease of all unpermitted discharges, application for a hazardous waste closure permit, and implementation of a groundwater monitoring system. A Notification of Hazardous Waste Activity was filed in April 1990. Correspondence with the FDEP indicated the facility had closed or moved in 1993.

Considering the regulatory information reviewed, location with respect to the subject site, and our experience with similar sites, this site does not represent a likely environmental concern to the subject property.

4.11 Brownfields Areas

The Brownfields Areas list represents areas in which many existing commercial and industrial sites are abandoned or underused due to perceived or known environmental conditions. Financial and regulatory incentives have been established by Municipalities for property owners and businesses located in or considering locating in these areas that have the perception of contamination and/or blight to encourage voluntary cleanup and redevelopment. The presence of a site on this list does not necessarily indicate existing environmental contamination but rather it is located in an area with potential to represent a concern.

No designated Brownfields areas were identified with a 1/2-mile radius of the subject site.

4.12 Dry Cleaners List

The Dry Cleaners List indicates the presence of a site that has a dry cleaner operating or that operated in the past. The list comes from the Florida Department of Environmental Protection.

There are no sites listed within a 1/4-mile radius of the subject site.

4.13 Priority Cleaners

The Priority Cleaners List represents facilities that are documented as having impacts related to existing or former dry cleaning sites. The list comes from the Florida Department of Environmental Protection.

There are no Priority Cleaners sites listed within a 1/2-mile radius of the subject site.

4.14 Orphan List Summary

The orphan list summary was reviewed. This list represents facilities that cannot be mapped due to inadequate or poor address.

No facilities were identified on the Orphans List

4.15 Alachua County Facility List

Facilities that are regulated under the Alachua County Hazardous Material Ordinance (ACHMO) are included on this list. This includes facilities that utilize, store, or dispose of hazardous materials and petroleum products.

The subject site was listed on the Alachua County Facility List (ACFL).

Fifty-Seven (57) additional facilities were listed within a ¼ mile radius of the subject site.

BURKHARDT DISTRIBUTION OF GAINESVILLE (6125 NW 18th DRIVE) corresponds to the subject site. This facility was identified on the FL TIER 2, FL ALACHUA CO. FL, FL NPDES, and FL HAZ WASTE databases. The facility is designated by the ACEPD as Class B due to fleet maintenance. ACEPD Inspection records indicate this facility operated between 2000 and 2020. The inspection records (2000, 2002, 2004, 2007, 2010, 2013, 2015, 2020, and 2023) are included in Appendix D.

An ACEPD inspection completed in 2023 indicated the facility was closed, empty, secured, and no vehicles or equipment remained on the property. Several ASTs/Drums/Containers of various sizes, including two 250-gallon ASTs, one for new oil and one for used oil were noted at the site. Additionally, there is an oil-water separator. Inspection records indicated it was pumped regularly and no violations were recorded. A 2010 inspection states that used oil, filters, absorbent pads, battery cores, antifreeze, and tires generated by the fleet maintenance center are handled by a third party. Several minor labelling, record keeping, secondary containment, and emergency preparedness violations were noted and resolved at the facility over the years. No discharges were identified in association with this site.

The presence of a vehicular maintenance operation can represent an environmental concern. In this case, the facility operated between 2000 and 2020 subject to intermittent inspections by the ACEPD. No violations to suggest a release has occurred was identified.

The presence of the oil water separator can represent a potential concern, as previously described in the Site Reconnaissance section (Section 3.1). Considering it is connected to the sanitary sewer, and ACEPD inspection records document it was maintained and pumped out on a regular basis, in the absence of a known leak or damage, the oil water separator does not appear to represent a likely environmental concern that would warrant further characterization. Considering the interpreted regulated activity, time of operation, agency inspection reports, regulatory status, designation, and additional regulatory information reviewed, this listing and former operation is not interpreted to represent a likely environmental concern to the subject site that would mandate further characterization beyond this assessment.

R & K (6313 NW 18th Drive) is located approximately 100 feet southwest of the subject site. This facility was identified on the FL ALACHUA CO. FL database. The facility is designated as Class E (representing exempt facilities with limited hazardous material and/or petroleum product storage). No on-line inspection reports or other regulatory information were available for this operation. Considering the interpreted business activity, regulatory status, designation, and regulatory information reviewed, this facility is not expected to represent a likely environmental concern to the subject site.

GRU LIFT STATION # 113 (6321 NW 18th DRIVE) is located approximately 100 feet southwest of the subject site. This facility was identified on the FL ALACHUA CO. FL database. The facility is designated as Class E (representing exempt facilities with limited hazardous material and/or petroleum product storage). An ACEPD inspection conducted in May 2019 found no violations. Considering the interpreted business activity, regulatory status, designation, and regulatory information reviewed, this facility is not expected to represent a likely environmental concern to the subject site.

QUALITY PLUMBING INC. (6222 NW 18th DRIVE) is located approximately 95 feet southwest of the subject site. The facility was also listed at 6312 NW 18th Drive, 1901 NW 67th Place, and 6322 NW 18th Drive. Pertinent regulatory information was found under the 6312 NW 18th Drive and 6222 NW 18th Drive addresses. This facility was identified on the UST FINDER, FL UST, FL AST, UST FINDER, FL TANKS, FL HAZ WASTE, FL ALACHUA CO. FL, and FL Financial Assurance databases. The facility is designated as Class E (representing exempt facilities with limited hazardous material and/or petroleum product storage). ACEPD inspections conducted in 2003 and 2005 found no violations. Additional information related to the facility was previously discussed in *Section 4.6*. Considering the interpreted business activity, regulatory status, designation, and regulatory information reviewed, this facility is not expected to represent a likely environmental concern to the subject site.

PEPSI-COLA BOTTLERS OF GAINESVILLE (6335 NW 18th Drive) is located approximately 200 feet north by northwest of the subject site. This facility was identified on the FL ALACHUA CO. FL and FL HAZ WASTE databases. The facility is designated as Class C due to conducting vehicle fleet maintenance. ACEPD Inspection records indicate this facility operated between 2001 and 2023. One 350-gallon new oil AST, one 250-gallon used oil AST, three 76-gallon new lube ASTs, and one 76-gallon new antifreeze AST. Several housekeeping and labelling violations were noted and resolved over the years. No discharges were identified in association with this site. Considering the interpreted business activity, regulatory status, designation, and regulatory information reviewed, this facility is not expected to represent a likely environmental concern to the subject site.

TEC INCORPORATED (1913 60TH LANE NW) is located approximately 350 feet west by southwest of the subject site. This facility was identified on the FL HAZ WASTE, ALACHUA CO. FL, and NPDES databases. This facility was also identified as *H.B FULLER CONSTRUCTION*. This facility was identified on the US AIRS, FINDS, ECHO, PFAS, and ECHO databases. The facility is designated as Class E (representing exempt facilities with limited hazardous material and/or petroleum product storage). A 2004 inspection report indicated the facility as exempt and that they are expanding a warehouse for finished goods. Considering the interpreted business activity, regulatory status, designation, and regulatory information reviewed, this facility is not expected to represent a likely environmental concern to the subject site.

WATSON CONSTRUCTION COMPANY INC (6322 NW 18 Drive) is located approximately 400 feet north by northwest of the subject site. The facility was also identified as *SERVPRO OF ALACHUA COUNTY, PALM MEDICAL USA, INC, and R INDUSTRIES*. This facility was identified on the RCRA NonGen / NLR, FINDS, ECHO, FL ALACHUA CO. FL, and FL HAZ WASTE databases. The facility has been designated as Class E (representing exempt facilities with limited hazardous material and/or petroleum product storage), B (due to storing or using hazardous materials), and AA (due to operating as a restoration remediation business). ACEPD Inspection records indicate this facility operated between 1993 and 2016. Several ASTs, USTs, drums, and containers of various sizes were noted at the site. UST and AST storage sizes ranged from 250 to 10,000-gallons of vehicular diesel, unleaded gasoline, new/lube oil, leaded gasoline, waste oil, and kerosene. Several minor housekeeping, record keeping, and storage violations were noted and resolved at the facility over the years. Additional information related to this facility was previously discussed in *Section 4.4*. Considering the interpreted business activity, regulatory status, designation, and regulatory information reviewed, this facility is not expected to represent a likely environmental concern to the subject site.

The remaining facilities are located 500+ feet from the subject site. These facilities were individually considered as to their potential implications to the subject site. Given their interpreted business activity, regulatory status, designation, and regulatory information reviewed, the additional listings are not expected to represent an environmental concern to the subject site.

4.16 Other Regulatory Lists

Various other regulatory lists were included in the EDR database search. These listings and identified facilities were reviewed and considered as part of this assessment. Identified listings included FL TIER 2, FL NPDES, Financial Assurance, US AIRS, FINDS, PFAS ECHO, ECHO, DWM CONTAM, FL SWRCY, FL ERIC WAST CLEANUP, RCRA-TSDF, US FIN ASSURANCE, 2020 COR ACTION, PADS, ICIS, PA MANIFEST, NY MANIFEST, WI MANIFEST, and FL CLEANUP SITES. The implications of these facilities included in the above listings have been considered as part of this assessment. Additional pertinent information related to the additional listings is summarized below.

BURKHARDT DISTRIBUTION OF GAINESVILLE (6125 NW 18th Drive) corresponds to the subject site. This facility was identified on the FL TIER 2, FL ALACHUA CO. FL, FL NPDES, and FL HAZ WASTE databases.

The NPDES listing relates to a December 2010 NOI to FDEP for a generic permit for stormwater discharge from large and small Construction Activities from this facility. No violations were recorded. Additionally, the facility was included in the TIER 2 database since, according to the EDR report, this facility has stored / used solid lead and liquid sulfuric acid. How lead and sulfuric acid were stored / used was not specifically described. Though, both substances are used in vehicle batteries and a 2010 ACEPD inspection noted that battery cores generated by the facility are recycled by a third party on a monthly basis. No violations related to this activity were recorded.

Additional information related to this facility was previously discussed in *Section 4.13*. Considering the interpreted business activity, regulatory status, designation, and regulatory information reviewed, this facility is not expected to represent a likely environmental concern to the subject site.

The EDR US Historic Auto Stations and EDR Historical Cleaners lists represent proprietary research conducted by EDR through a search of selected national collections of business directories resulting in listings of potential gas station/filling station/service station sites and laundry & dry-cleaning facilities that may not be included on other regulatory lists. No nearby listings were identified.

4.17 Supplemental Regulatory Information

In order to obtain additional information related to the nearby listed facilities, GSE reviewed supplemental regulatory information on various State databases. GSE also contacted ACEPD and reviewed online information to determine if there was additional known information related to the subject site and nearby area.

ACEPD is contracted by the State to assist in management of the storage tank related regulated facilities and to oversee cleanups of petroleum contamination in Alachua County. In addition, ACEPD also regulates and performs inspections of facilities under the Alachua County Hazardous Material Ordinance.

Dr. Chris Gilbert, Ph.D with the ACEPD was contacted to determine if the ACEPD has additional information related to known environmental concerns in the area. Dr. Gilbert, Ph.D confirmed the subject site was listed on the ACEPD online HAZMAT database. Mr. Gilbert informed us that beyond the on-line information, the ACEPD is not aware of additional sites or pertinent information related to the subject site or surrounding area.

The FDEP Cleanup Sites Contamination Locator Map was utilized to search for known Brownfields Sites, Other Waste Cleanup, Petroleum, PFAS, and Superfund sites within a 1-mile radius of the site. No additional sites were identified through this review.

We also reviewed the FDEP Ground Water Contamination Areas GIS layer, a statewide map showing the boundaries of delineated areas of known groundwater contamination pursuant to Chapter 62-524, F.A.C., New Potable Water Well Permitting in Delineated Areas. Thirty-eight (38) Florida counties have been delineated primarily for the agricultural pesticide ethylene dibromide (EDB), and to a much lesser extent, volatile organic and petroleum contaminants. This GIS layer represents approximately 427,897 acres in 38 counties in Florida that have been delineated for groundwater contamination. However, it does not represent all known sources of groundwater contamination for the state of Florida. The subject site is not located within a delineated area of known groundwater contamination.

As part of the regulatory review conducted by EDR, the Super Act Program Well Data and the USGS Wells databases were utilized to search for water wells in the vicinity of the subject site. In addition, the Florida Department of Health (FDOH) EH Water Well Surveillance database was reviewed for well testing data for water wells that have been tested for contaminants on the subject site and/or adjoining properties. The subject site was not identified as having water wells on-site. Accordingly, the on-site irrigation well did not appear in the EDR inquiry.

Information compiled was previously discussed in the individual sections above. Supplemental data reviewed did not identify or suggest that a known or suspected soil or groundwater impact is present that could impact the subject property.

4.18 Regulatory Information Summary

The subject is currently listed on the FL TIER 2, FL ALACHUA CO. FL, FL NPDES, and FL HAZ WASTE databases. The subject site is identified as “*BURKHARDT DISTRIBUTION OF GAINESVILLE.*” The facility is designated by the ACEPD as Class B due to fleet maintenance. ACEPD Inspection records indicate this facility operated between 2000 and 2020. Several minor labelling, record keeping, secondary containment, and emergency preparedness violations were noted and resolved at the facility over the years. No discharges were identified in association with this site.

The presence of a vehicular maintenance operation can represent an environmental concern. In this case, the facility operated between 2000 and 2020 subject to intermittent inspections by the ACEPD. No violations to suggest a release has occurred was identified.

The presence of the oil water separator can represent a potential concern, as previously described in the Site Reconnaissance section (Section 3.1). Considering it is connected to the sanitary sewer, and ACEPD inspection records document it was maintained and pumped out on a regular basis, in the absence of a known leak or damage, the oil water separator does not appear to represent a likely environmental concern that would warrant further characterization.

The NPDES listing relates to a December 2010 NOI to FDEP for a generic permit for stormwater discharge from large and small Construction Activities from this facility. No violations were recorded. Additionally, the facility was included in the TIER 2 database since, according to the EDR report, this facility has stored / used solid lead and liquid sulfuric acid. How lead and sulfuric acid were stored / used was not specifically described. Though, both substances are used in vehicle batteries and a 2010 ACEPD inspection noted that battery cores generated by the facility are recycled by a third party on a monthly basis. No violations related to this activity were recorded.

No historical recognized environmental conditions (HRECs) or controlled recognized environmental condition (CREC) were identified related to the subject site. Considering the interpreted and above described regulated activity, time of operation, agency inspection reports, regulatory status, designation, and additional regulatory information reviewed, the subject site listings and former operation are not interpreted to represent a likely environmental concern to the subject site that would mandate further characterization beyond this assessment.

Multiple listed off-site facilities were identified in the area. Considering the regulatory information reviewed, locations with respect to the subject site, and interpreted business activity, the off-site listed facilities do not represent a likely environmental concern that would warrant further characterization.

5.0 PHYSICAL SETTING SOURCE

This section provides a summary of physical sources reviewed as part of this assessment.

5.1 Topographic Map Review

Review of the Gainesville East (2021) Quadrangle USGS Topographic Map¹ indicates the ground surface elevation at the site ranges approximately 180 to 189 feet NGVD. The topography at the site is relatively flat to gently sloping down to the north. Regional topography is characterized by gently rolling hills that generally slopes down to the east.

The Floridan aquifer occurs at an estimated elevation on the order of 40 to 45 feet. Based on area topography and published information, the overall regional flow of the Floridan in this area is interpreted as being towards the southeast. The Floridan Aquifer is confined and a surficial aquifer is present in this area.

Surficial groundwater flow is typically influenced by local topography, drainage patterns and waterbodies, and geology. The stormwater management areas and drainage ditches are anticipated to affect site groundwater flow. Overall groundwater flow will be towards the drainage features.

Site assessments conducted at nearby facilities reviewed as part of the regulatory information review generally documented groundwater flow towards the south. Considering these features, where present, surficial groundwater flow across the site is interpreted to be towards the northeast. Various natural and man-made features affect the actual groundwater flow direction. In order to establish the actual groundwater gradient across the site, in-situ field measurements would be necessary.

5.2 SCS Soil Survey Review

The site is mapped with three soil series from the Soil Conservation Service (SCS) Soil Survey for the Alachua County Area². The soil series were listed as Pomona sand, 0 to 2 percent slopes, Wauchula sand, and Montechoa loamy sand. The following soil descriptions for those soils are from the Soil Survey.

Pomona sand, 0 to 2 percent slopes – This nearly level, poorly drained soil is in small and large areas in the flatwoods. Slopes are nearly smooth and range from 0 to 2 percent. The areas are irregular in shape and range from about 10 to 350 acres.

Typically, the surface layer is very dark gray sand about 5 inches thick. The subsurface layer is sand to a depth of 16 inches. The upper 4 inches is gray, and the lower 7 inches is light gray. The upper 4 inches of the subsoil is very dark gray sand in which many sand grains are coated with organic material, and the next 4 inches is dark reddish brown sand. The next 8 inches is pale brown sand that has mottles, and the lower 11 inches is very pale brown sand. Below this a loamy subsoil extends to a depth of 69 inches. The upper 4 inches is light gray fine sandy loam, and the lower 22 inches is gray, mottled sandy clay loam. Between depths of 69 and 84 inches, the underlying material is light gray, mottled fine sandy loam.

¹ USGS. 7.5 Minute Gainesville East, FL Quadrangle (2021).

² Soil Survey of Alachua County, Florida. Soil Conservation Service, U.S. Department of Agriculture.

Included with this soil in mapping are small areas of soils which are similar to Pomona soils but which have a brown, organically stained layer. Many of the sand grains are uncoated. Also included are small areas of soils which are similar to this Pomona soil but which have weakly cemented layers at a depth of 30 to 50 inches. Small areas of Myakka, Newnan, Pelham, Sparr, and Wauchula soils are in some areas. About 60 acres mapped as Pomona soil along the Santa Fe River is occasionally flooded. Total included areas are about 20 percent.

In this Pomona soil, the water table is within 10 inches of the surface for 1 to 3 months during most years. During dry seasons, the water table recedes to a depth of more than 40 inches. Surface runoff is slow. The available water capacity is low to medium in the surface and subsurface layers, and it ranges from low to high in the subsoil. Permeability is rapid to very rapid in the surface and subsurface layers, moderate to rapid in the upper part of the subsoil, and moderately slow to moderate in the lower part.

Wauchula sand – This nearly level, poorly drained soil is in broad areas of the flatwoods. Slopes are nearly smooth and range from 0 to 2 percent. This soil is in small and large, irregularly shaped or meandering areas that range from about 20 to 800 acres.

Typically, the surface layer is sand about 8 inches thick. The upper 5 inches is black, and the lower 3 inches is dark gray. The subsurface layer is light brownish gray sand about 6 inches thick. The upper part of the subsoil is 4 inches of dark reddish brown loamy sand, in which many sand grains have an organic coating, and 5 inches of dark brown sand. Below this is a leached layer of pale brown, mottled fine sand about 5 inches thick. The lower part of the subsoil is a loamy layer that extends to a depth of 62 inches. The upper 9 inches is gray, mottled fine sandy loam; the next 19 inches is light brownish gray, mottled loamy sand; and the lower 6 inches is light gray, mottled fine sandy loam. Between depths of 62 and 80 inches, the underlying material is light gray, mottled sandy clay loam.

Included with this soil in mapping are small areas of Mulat, Newnan, Pelham, Pomona, Riviera, and Sparr soils. Also included are small areas of poorly drained soils that have a brownish stain in the subsurface layer. The sand grains are uncoated or only thinly coated. Total included areas are 15 percent or less. The Wauchula soil has a water table that is at a depth of less than 10 inches for 1 to 4 months and is at a depth of 10 to 40 inches for about 6 months. During driest seasons, the water table recedes to a depth of more than 40 inches. The available water capacity is low to medium in the surface layer, very low to low in the subsurface layer, low to high in the upper part of the subsoil, and medium to high in the lower part. Permeability is moderately rapid to rapid in the surface and subsurface layers, moderate to moderately rapid in the upper part of the subsoil, and slow to moderately slow in the lower part. Organic matter content is low.

Monteocha loamy sand - This nearly level, very poorly drained soil is in wet ponds and shallow depressional areas in the flatwoods. Slopes are less than 2 percent. It is in relatively small areas that range from about 8 to 35 acres.

Typically, the surface layer is black loamy sand about 12 inches thick. The subsurface layer is light brownish gray sand to a depth of 18 inches. The upper part of the subsoil is brown sand to a depth of 48 inches. Below this a subsoil of fine sandy loam extends to a depth of 85 inches. The upper 11 inches is grayish brown, and the lower 26 inches is light brownish gray. Between 85 and 94 inches the underlying material is light gray sand.

Included with this soil in mapping are small areas of Placid, Samsula, and Surrency soils. Included are soils that have characteristics which are similar to Montechoa soils but which have the dark brown subsoil layer below a depth of 30 inches. In the center of some mapped areas there is a thin 1- to 5-inch covering of well decomposed organic material on the surface. Total included areas are 20 percent or less.

This Montechoa soil has a water table that is within 10 inches of the surface for more than 6 months during most years. Most areas are covered with water for more than 4 months. Available water capacity is high to very high in the surface layer and medium in the subsurface layer and subsoil. Permeability is rapid in the surface layer, moderately rapid to rapid in the subsurface layer and upper part of the subsoil, and moderately slow to moderate in the lower part. Natural fertility is medium in the surface layer and low in the subsurface layer and subsoil. Organic matter content is high to very high in the surface layer.

Pits or Dumps or Arents - The subject site or adjoining properties were not mapped with the “Pits or Dumps” or “Arents” designation. These correspond to the location of a former excavation area (likely to mine limestone or phosphate) or landfills.

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6.0 HISTORICAL USE INFORMATION

To ascertain historical use of the site, a review of select historical information for the site and immediate area was performed. We reviewed aerial photographs of the area provided by EDR dated 2019, 2015, 2010, 2007, 1999, 1995, 1991, 1982, 1979, 1974, 1964, 1961, 1956, and 1949. In addition, aerial photographs from the ACPA dated 2020, 2017, 2008, 2006, 2004, 2001, 1996, 1979, 1974, 1968, 1961, 1957, 1949 and 1938 were reviewed. Additionally, aerial photographs from Google Maps dated 2023, 2021, 2018, 2016, 2015, 2012, 2011, 2010, 2008, 2007, 2006, 2005, 2004, 1999, 1995, and 1985. Also, an aerial photograph from the USGS dated 2013 was used. Lastly, historical USGS topographic maps dated 2021, 2018, 2015, 2012, 1994, 1988, 1981, 1966, 1894, 1892, and 1890 were also reviewed as part of this assessment.

The Alachua County soil survey for the area was reviewed. Alachua County property appraiser (ACPA) information was used to determine the nature of select nearby development. We also conducted an interview with the property owners and “user” of this Phase I ESA. (Section 2.3).

A city directories review for the site and adjoining properties was conducted by EDR (Appendix B – City Directory Image Report). The immediate area was identified through the City directory review dating back to the 1990s. The subject site was identified in the city directory listings dating back to the 2000s. Historical fire insurance map coverage was not available for the area (Appendix B – Sanborn Map Report).

Federal, State, and County environmental regulatory agency lists, as identified in Section 4.0 of this report, were reviewed for environmental associations with the subject site and near vicinity properties. The information compiled during our review of the regulatory lists is discussed in the Regulatory Information section of this report. Site and area historical information included in the regulatory review is also referenced and included below as considered pertinent.

Please refer to the Site Location Plan, Site and Vicinity Aerial Plans (2024), EDR Aerial Photo Decade Package. USGS Topographic Maps, city directories, and other historical information are included in the Appendix along with the following discussion.

6.1 Site Historical Information Review

Review of aerial photographs, property appraiser, topographic maps, and city directory listings indicate the “Burkhardt Distribution Center” facility has been present since 2000. ACPA information indicates the building was constructed in 2000. Aerial photographs confirm the facility was constructed between 1999 and 2001. City directories list the subject site as “Burkhardt Distributing” since 2005. The site initially included the main warehouse, vehicle maintenance building, associated concrete and asphalt paved areas, parking area, and stormwater retention ponds to the west and north. The western portions of the site included landscaped open areas with scattered small trees, shrubs, and grass. In 2010 an addition to the main warehouse was constructed to the north. Additionally, the eastern driveway was expanded as access to the addition.

Prior to the existing development, the site remained undeveloped dating back to at least 1938. The property appeared to be in silvicultural use between the 1970s and 1990s. The property was generally more open and partially wooded prior to the 1970s. Timber harvesting appears to have occurred on portions of the site intermittently dating back to at least the 1930s. No operational areas were noted related to the timber harvesting activities.

In 1964 ground disturbances and drainage improvement feature were present along the western border of the site. It appears to be associated with water management and drainage improvements for the NW 22nd Street corridor construction. The drainage feature became less apparent over the years with increasing tree canopy coverage. The feature is shown on topographic maps between the 1960s and 1990s. It is anticipated to have been partially filled and partially incorporated into the western stormwater management area during site development. There is no indication to suggest materials were landfilled in these as part of the drainage or site improvements.

The 1982 and 1991 aerials clearly illustrate the northern existing stormwater feature was previously part of a natural low-lying wet area. Our on-site reconnaissance confirmed the usage of these areas. Topographic maps dating back to the 1960s also demonstrate the natural low-lying area to the north.

With the exception of water management and drainage improvements, and overall site work during development, no large-scale excavation, clearing, dumping, or filling of the site was indicated on the aerials and topographic information reviewed. Soil survey, topographic, and aerial photograph information do not suggest that borrow pit activities were present in the immediate area of the subject property.

Various unimproved trails are visible in historical aerials throughout the site from 1974 until at least the 1930s. The unimproved trails appear to have provided access to and areas around the site for surrounding timer operations. With the possible exception of timber, no agricultural, commercial, or industrial development was identified as previously having occurred on the site.

No compelling environmental concerns were identified through the historical review. In summary, identified historical site use is not interpreted as representing concerns that would represent a likely environmental concern that would warrant require further characterization.

6.2 Near Vicinity Current and Historical Information

The subject site is located within the Northwest Business Park in a mixed use industrial and commercial area. Undeveloped areas are located further west and east of the development. Development of this area dates back to the early 1980s. Additional development has occurred since that time resulting in the current land use. Prior, the area remained undeveloped wooded and open land until at least the 1930s. From the 1930s until the 1970s timber production was apparent throughout the area.

Considering the area development, review of regulatory information, and interpreted historical use; there is no compelling evidence to suggest the identified off-site activities represent a likely environmental concern that would warrant further characterization.

The following describes the history of the immediate vicinity in more detail.

6.2.1 North of the Subject Site

Adjoining the subject site to the north is a water drainage easement dating back to 1982. Across the easement to the north is a Pepsi Beverages Company Distribution Center . ACPA information indicates the center was built in 2001. Aerial photographs confirm this. City directories include listings for Pepsi dating back to at least 2010.

This adjoining area to the north remained undeveloped wooded land with a low-lying wet area dating back to at least the 1930s. Prior to construction and until at least 1938 an unpaved access road with a southeast to northwest alignment traversed the Pepsi site.

Further north are single and multi-tenant occupied warehouses associated with the Northwest Business Park. Infrastructure improvement and initial warehouses construction dates back to the 1980s. Prior to this the area remained undeveloped dating back to at least the 1930s. From the 1930s until the 1970s timber production was present throughout the area.

6.2.2 East of the Subject Site

Adjoining the east side of the subject site is NW 16th Street. This extension of NW 16th Street is evident in aerial photos dating back to 1982. Across NW 16th Street to the east side of the subject site is the City of Gainesville Fleet Management facility and Public Works Materials Management. The fleet management area is located on the northern portion of the area and consists of a parking lot and warehouse. This represents a vehicular maintenance center.

Materials Management is located south of the fleet management facility, and consists of a small building and open paved areas with multiple soil, vegetation, and construction debris mounds. A larger central mound is evident in aerial photos dating back to at least 2015. ACPA information indicates the improvements were built in 2013. City directories did not include listings for the property. Prior to development, this area was undeveloped wooded land with scattered access roads dating back to at least the 1930s. A more prominent access road with a northwest to southeast alignment traversed the area prior to site development dating back to at least 1930s.

Further east is a low-lying natural wet area known as “Potato Patch Bay” and undeveloped wooded land. This area has remained as an undeveloped natural area dating back to the 1930s. During the 1990s significant cleared of the area occurred. Tree canopy coverage has increased since that time. Harvesting of timber appears to have occurred intermittently over the years in the area.

6.2.3 South of the Subject Site

Adjoining the subject site to the site to the south is undeveloped wooded land with an open cleared area. South of the undeveloped area is a warehouse occupied by NicoPure Labs. ACPA information indicates the warehouse was built in 1982, and an addition to the north side of the warehouse was constructed in 2001. The warehouse is evident in aerial photos dating back to the 1980s. The ACPA lists the current use of the as light manufacturing. City directories indicate industrial usage of the property until 1995. Tenant listings included Erich Elmer (2020), Nicpure Labs LLC (2017-2020), Ball Corporation (2014-2017), and Metal Container Corp. (1995-2014). Prior to development, this area was undeveloped with scattered access roads dating back to at least the 1930s.

Further south is mixed use commercial and industrial developments. Initial development began in the 1960s and has continued through present times. Prior to this, the area have remained undeveloped wooded and open land dating back to at least the 1930s. From the 1930s until the 1970s timber production was present throughout the area.

6.2.4 West of the Subject Site

The site is adjoined by NW 18th Street. Aerial photographs confirm NW 18th Street was constructed between 1982 and 1979. To the west is NW 60th Lane, a warehouse occupied by H.B Fuller, and undeveloped wooded land. The warehouse is evident in aerial photos dating back to 1991. NW 60th Lane was constructed by 1979.

ACPA information indicates the H.B Fuller warehouse was built in 1988. City directories confirm industrial usage dating back to 1995. Tenant listings included Tech INC.(1995-2017)). Prior to this the area remained undeveloped wooded land dating back to at least the 1930s. From the 1930s until the 1970s timber production was present throughout the area.

The undeveloped wooded land has remained as such dating back to at least 1938. A former road with a northeast to southwest alignment traversed through the adjacent wooded land dating back to the 1960s. Usage and upkeep of the road decreased as development in the area increased. Prior to the construction of the H.B Fuller warehouse, the road terminated at the railroad corridor to the south. Quality of aerial photographs make it difficult to ascertain the exact usage of this area. From the 1930s until the 1970s timber production was present throughout the area. This roadway may have been related to this activity.

Further west are a railroad corridor and US Highway No. 441. Both are evident in aerial photographs dating back to at least the 1930s. West of these corridors are residential, industrial, and commercial areas. Development in the area began in the 1970s and has continued through present times.

An area located approximately 1,800 feet southwest of the subject site was mapped with the "Pits and Dumps" designation on the SCS Soil Survey for Alachua County. Topographic maps did not label this area as a "Pit or Dump." Aerial photographs dating back to at least 1960s suggest this feature was excavated and represented a source of fill for area development and roadway construction.

The area has since been developed and is currently part of Northside Park and residential development. This was not identified as a known landfill or unregulated disposal site through the regulatory information review. Considering the distance from the subject site, interpreted groundwater flow, review of regulatory information and interpreted historical use, there is no compelling evidence to suggest there is an environmental concern related to this activity that would warrant further characterization.

7.0 VAPOR ENCROACHMENT SCREENING

A Vapor Encroachment Screening (VES) evaluation was performed to characterize the site and evaluate if the nearby sites of concern are likely to result in vapor encroachment onto the subject site. To further characterize the potential for the current and historical activities to have impacted the site, GSE conducted a Tier 1 Screening, as defined under ASTM E 2600-10. This assessment was performed in general conformance with the scope and limitations of ASTM E 2600-10.

The Tier 1 Screening is performed in order to identify if a Vapor Encroachment Condition (VEC) exists at the subject site. The approximate minimum search distance for chemicals of concern (COC) includes contaminated sites within 1/3-mile radius of the subject site. The approximate minimum search distance for Petroleum Hydrocarbon (PH) COC includes contaminated sites within 1/10-mile radius of the subject site. A summary (Executive Summary, Overview Map, Detail Map, and Map Findings Summary) of the EDR Vapor Encroachment Screening database review is provided in the Appendix. A copy of the entire report is retained in our files and can be made available upon request.

The Vapor Encroachment Screening takes into consideration the interpreted groundwater flow direction, soil composition of the general area, topographic information, and the distance of the contaminated site to the subject site. The physical setting information is included in Section 5.0 of this report.

The EDR VES identified multiple facilities within the minimum search distance for COCs & PHCOCs. This includes the subject site. The implications and current status of these on and off-site listings were considered and discussed in the Regulatory Agency Records Review section. There were no compelling indications that an off-site impact onto the subject site has occurred. Furthermore, there is no compelling evidence to suggest the former vehicular maintenance and other on-site operations represent a likely concern related to vapor encroachment.

Considering the regulatory status and regulatory information reviewed in conjunction with the physical setting of the subject site, the on and off-site listings may be characterized as having a low potential for vapor encroachment at the subject site.

8.0 CONCLUSIONS

GSE Engineering & Consulting, Inc. (GSE) has completed a Phase I Environmental Site Assessment (Phase I ESA) for the Former Burkhardt Distribution Center site. The subject property is situated on the northeast corner of the intersection between NW 60th Lane and NW 18th Drive in Gainesville, Alachua County, Florida. Exceptions to, or deletions from, this practice are described in Section 9.0 of this report.

Moody Engineering, Inc. (MEI) conducted a Phase I ESA for the subject site documented in a report dated September 2010. The report was prepared on behalf of SunTrust – Real Estate Evaluation (MEI Project No. ST-010-25-1161). The report was reviewed, considered, incorporated and referenced herein as it related to previous findings and potential environmental implications. The 2010 report concluded *“that the neighboring site reconnaissance did not identify any recognized environmental conditions with respect to the site.”* In addition, *“that facilities were identified in the ascribed search radius but none cause veritable environmental concern with regard to the site.”* Lastly, *“site reconnaissance identified no potential sources of significant environmental concern, with the exception of small quantities of new and used waste oil, cleaning supplies and lubricants, stored within the maintenance building.”*

On-Site Reconnaissance

The approximately 10.12 acre site is developed with an approximately 73,897-square feet warehouse, approximately 2,500-square feet vehicle maintenance building, associated paved areas, parking area, and two (2) retention ponds to the west and north. The western and perimeter portions of the site were landscaped open land with scattered small trees, shrubs, and grass. A fence encloses portions of the property around the building and asphalt paved areas.

The main warehouse building is generally located along the central eastern and northern portions of the site. The building is unoccupied. It has three main sections including office spaces, shipping area, and temperature-controlled storage. The warehouse area was open with no storage. Overall the building may be described as being in a “good and maintained condition”.

The office area was located on the west side of the building. It consisted of small storage rooms, reception area, offices, bathrooms, common areas, a utility closet, electric room, and breakrooms. Furniture remained in most areas. Household sized containers of mail sealing fluid, surface cleaners, hand soaps, dry trap primer, and hand sanitizers were observed in the interior spaces of the warehouse. In addition to office and construction supplies located within the storage rooms.

The shipping area was located in the center and southern portions of the warehouse. It consisted of a north-south aligned corridor and an east-west aligned shipping/receiving area. Hydraulic lift platforms were located along the southern wall of the shipping/receiving area. There were no visible indications of interior or exterior leakage from the hydraulic lift systems. Red metal water piping labeled as a “Hydraulically Designed Automatic Sprinkler System” was located in the northwestern corner of the shipping area corridor. No uncharacteristic odors or floor staining were noted in the shipping/receiving.

The temperature-controlled storage was located on the east side of the warehouse. It included large empty rooms and wash area. Staining of flooring consisting mostly “scuff” type marks were noted throughout. These are expected to be mostly associated with tire marks from loading equipment use in the warehouse.

The vehicle maintenance building was located on the southeastern corner of the site. It included an office area, electrical room, maintenance bay, bathroom, and storage area. A plastic 5-gallon paint bucket and household sized hand soaps were noted. There was a two-post aboveground hydraulic vehicle lift in the building. A handheld vehicle oil dispensing tool was noted hanging from the ceiling in this area. An isolated discharge of what resembled new vehicle oil was observed below the tool on the concrete floor.

There was a secondary containment area on the southeastern corner of the vehicle maintenance building. There was signage labeling it as a hazardous materials storage area. No petroleum or hazardous material new or waste product storage was observed within the secondary containment area at the time of the site visit.

Tubing from the new oil dispensing tool (discussed above) and compressed air stub outs terminated in the secondary containment area. An air compressor was noted in this area. No floor drains were noted in the containment area. There was staining on the concrete floor of the containment area that can be attributed to previous storage. The staining may be described as being within an expected range for a secondary containment structure.

Isolated staining and spilling resembling petroleum products and vehicle usage on the interior floor of both buildings was noted as described above. Overall housekeeping practices associated with the warehouse and vehicle maintenance buildings can be described as "good". The noted chemical and petroleum product storage, minor spillage, and staining are interpreted as *de minimis* conditions as defined by the ASTM. No other uncharacteristic surface staining, odors, or other compelling indications to suggest a release of chemicals or petroleum products that would represent a likely environmental concern at the site were identified on the building interiors.

Exposed HVAC ducting was observed throughout the warehouse. There was a bank of AC condensers and associated piping along the eastern exterior wall of the warehouse. Another condenser was located at the southern central portion of the site. A window mounted AC unit was seen in the office of the vehicle maintenance building. No other heating or cooling equipment was noted. No fuel line piping, fill ports, vent pipes, or other compelling indications of aboveground storage tanks (ASTs) or underground storage tanks (USTs) were identified.

The buildings are served by municipal water supply. Multiple water utility manholes were observed throughout the site. An electric water heater, and associated piping, was observed in a storage closet located in the office area of the warehouse. Wall mounted water stub outs were observed along the exterior and interior walls of the warehouse.

A water supply well and associated piping was observed within a small wooden shed near the southeastern corner of the property and just west of the maintenance building. We were informed this supplies the irrigation system. Irrigation lines and sprinkler heads were observed throughout outdoor landscaped areas of site. The presence of the well does not represent a likely environmental concern.

Floor drains within the main warehouse were observed in the bathrooms, electrical rooms, wash areas, storage areas, and shipping corridor. A linear type floor drain was located across the bay door opening at the entrance of the vehicle maintenance building. A floor drain was also noted in the electrical room of this building. Mr. Burkhardt confirmed the floor drains are connected to the municipal sanitary sewer system. Multiple sanitary sewer manholes and cleanout ports were observed throughout paved areas of the site.

There is an interior apparent washing area within the southern shipping area. The purpose was not entirely clear. Adjoining the wash area was an access door in the floor for a sump. Review of provided building plans indicated the sump is an acid neutralization basin. The purpose for this neutralizing area is not clear. The neutralization basin was shown to be connected to the sanitary sewer. Mr. Burkhardt indicated during the interview that the basin was installed during construction to meet compliance standards but was never used. Considering this explanation and site observations, this area does not represent a likely environmental concern that would warrant further characterization.

A concrete floored electrical / utility room was observed near the eastern portion of the office area of the warehouse. Included in this room were breaker boxes, an AC evaporator, a general-purpose floor mounted electrical transformer, and associated electrical conduit. Additionally, a general-purpose floor mounted electric transformer, electric utility boxes, and wooden shelving were observed in a storage room located in the warehouse. The concrete floored electrical room of the vehicle maintenance area included breaker boxes, utility boxes, and a general-purpose floor mounted electrical transformer. No labelling indicating PCB status of the transformers was observed. These appear to be dry type transformers and thus are not expected to contain dielectric fluids.

An uncovered open-air truck wash area was located on the southeastern corner of the warehouse. The surrounding concrete pavement sloped to a centrally located drain. Multiple access ports and manholes were located in the paved area between the south wall of the warehouse and floor drain located at the entrance of the vehicle maintenance building. One of the manholes was labeled as a "grease trap". Review of provided building plans indicated the linear drain along the entrance in the vehicle maintenance building and the truck wash area drain into the grease trap (designated on plans as "oil/sand separator") before entering the sanitary sewer system. This is consistent with Mr. Burkhardt's statement that the grease trap was serviced and emptied as needed as part the previous site operations.

The presence of an oil water separator can represent an environmental concern. They are of most concern when connected to an on-site disposal system (i.e. septic tank). In this case, it is connected to the sanitary sewer. In absence of physical damage or faulty connections and proper maintenance, an oil water separator typically does not represent an expected environmental concern that would warrant further characterization. As a result, in this case it is not interpreted to represent a recognized environmental condition.

An outdoor pad mounted electrical transformer was observed near the southwest corner of the warehouse. The transformer was owned and maintained by the local electrical utility. The unit was labeled as "non-PCB", indicating the unit does not have regulated quantities of polychlorinated biphenyls (PCBs). A pole mounted transformer was noted in the southwestern corner of the site. The transformer is owned and maintained by the local electrical utility. No labelling indicating PCB status of the transformers was observed. The transformers appeared to be in good condition with no evidence of damage or leakage.

The exterior portions of the property are generally asphalt paved parking and access drive areas with landscaped areas. Charging stations used to power the refrigeration trucks were located along the southernmost portion of the parking lot, immediately west of the vehicle maintenance building.

There are stormwater retention ponds located along the western border and northern borders of the site. A stormwater swale approximately 20 to 30 feet wide by 10 feet deep traversed the site along the eastern border. An additional stormwater swale approximately 10 to 15 feet wide and 5 feet deep traversed the site along the northern border. The western stormwater feature includes a fountain on the southern end.

Multiple stormwater drains were observed along the paved and parking areas throughout the site. Building plans confirm these are connected to the stormwater retention basins. No uncharacteristic conditions were identified related to the drains. Stormwater culverts were noted within the swale and near the stormwater retention areas. Standing water was noted in the retention ponds and swales. No odors, staining, or uncharacteristic debris was observed within or adjacent to the stormwater drains and swales on the site.

Trash and recycling refuse containers in addition to surficial construction debris were noted throughout the interior spaces of the warehouse and vehicle maintenance building. Surficial household debris, C&D, and vehicle debris was observed scattered widely across exterior portions of the property. The debris included food and beverage containers, papers, plastics, bricks, cardboard, a hydraulic strut, and a traffic cone. The apparent former location for dumpsters was noted in a partially fenced area along the southern exterior wall of warehouse.

With the exception of the above noted surficial debris, there were no compelling indications of deliberate on-going long-term solid waste disposal on-site. No uncharacteristic conditions or compelling indications of buried materials were encountered during the site visit that would represent a likely environmental concern. The observed conditions are considered isolated and interpreted as nuisance *de minimis* conditions as defined by the ASTM.

Site Historical and Regulatory Information Review

Review of aerial photographs, property appraiser, topographic maps, and city directory listings indicate the “Burkhardt Distribution Center” facility has been present since 2000. ACPA information indicates the building was constructed in 2000. Aerial photographs confirm the facility was constructed between 1999 and 2001. City directories list the subject site as “Burkhardt Distributing” since 2005. The site initially included the main warehouse, vehicle maintenance building, associated concrete and asphalt paved areas, parking area, and stormwater retention ponds to the west and north. The western portions of the site included landscaped open areas with scattered small trees, shrubs, and grass. In 2010 an addition to the main warehouse was constructed to the north. Additionally, the eastern driveway was expanded as access to the addition.

Prior to the existing development, the site remained undeveloped dating back to at least 1938. The property appeared to be in silvicultural use between the 1970s and 1990s. The property was generally more open and partially wooded prior to the 1970s. Timber harvesting appears to have occurred on portions of the site intermittently dating back to at least the 1930s. No operational areas were noted related to the timber harvesting activities.

In 1964 ground disturbances and drainage improvement feature were present along the western border of the site. It appears to be associated with water management and drainage improvements for the NW 22nd Street corridor construction. The drainage feature became less apparent over the years with increasing tree canopy coverage. The feature is shown on topographic maps between the 1960s and 1990s. It is anticipated to have been partially filled and partially incorporated into the western stormwater management area during site development. There is no indication to suggest materials were landfilled in these as part of the drainage or site improvements.

The 1982 and 1991 aerials clearly illustrate the northern existing stormwater feature was previously part of a natural low-lying wet area. Our on-site reconnaissance confirmed the usage of these areas. Topographic maps dating back to the 1960s also demonstrate the natural low-lying area to the north.

With the exception of water management and drainage improvements, and overall site work during development, no large-scale excavation, clearing, dumping, or filling of the site was indicated on the aerials and topographic information reviewed. Soil survey, topographic, and aerial photograph information do not suggest that borrow pit activities were present in the immediate area of the subject property.

Various unimproved trails are visible in historical aerials throughout the site from 1974 until at least the 1930s. The unimproved trails appear to have provided access to and areas around the site for surrounding timer operations. With the possible exception of timber, no agricultural, commercial, or industrial development was identified as previously having occurred on the site.

No compelling environmental concerns were identified through the historical review. In summary, identified historical site use is not interpreted as representing concerns that would represent a likely environmental concern that would warrant require further characterization.

The subject is currently listed on the FL TIER 2, FL ALACHUA CO. FL, FL NPDES, and FL HAZ WASTE databases. The subject site is identified as "*BURKHARDT DISTRIBUTION OF GAINESVILLE*." The facility is designated by the ACEPD as Class B due to fleet maintenance. ACEPD Inspection records indicate this facility operated between 2000 and 2020. Several minor labelling, record keeping, secondary containment, and emergency preparedness violations were noted and resolved at the facility over the years. No discharges were identified in association with this site.

The presence of a vehicular maintenance operation can represent an environmental concern. In this case, the facility operated between 2000 and 2020 subject to intermittent inspections by the ACEPD. No violations to suggest a release has occurred was identified.

The presence of the oil water separator can represent a potential concern. Considering it is connected to the sanitary sewer, and ACEPD inspection records document it was maintained and pumped out on a regular basis, in the absence of a known leak or damage, the oil water separator does not appear to represent a likely environmental concern that would warrant further characterization.

The NPDES listing relates to a December 2010 NOI to FDEP for a generic permit for stormwater discharge from large and small Construction Activities from this facility. No violations were recorded. Additionally, the facility was included in the TIER 2 database since, according to the EDR report, this facility has stored / used solid lead and liquid sulfuric acid. How lead and sulfuric acid were stored / used was not specifically described. Though, both substances are used in vehicle batteries and a 2010 ACEPD inspection noted that battery cores generated by the facility are recycled by a third party on a monthly basis. No violations related to this activity were recorded.

No historical recognized environmental conditions (HRECs) or controlled recognized environmental condition (CREC) were identified related to the subject site. Considering the interpreted and above described regulated activity, time of operation, agency inspection reports, regulatory status, designation, and additional regulatory information reviewed, the subject site listings and former operation are not interpreted to represent a likely environmental concern to the subject site that would mandate further characterization beyond this assessment.

Off-Site Reconnaissance, and Historical and Regulatory Information Review

The subject site is located within the Northwest Business Park in a mixed use industrial and commercial area. Undeveloped areas are located further west and east of the development. Development of this area dates back to the early 1980s. Additional development has occurred since that time resulting in the current land use. Prior, the area remained undeveloped wooded and open land until at least the 1930s. From the 1930s until the 1970s timber production was apparent throughout the area.

Multiple listed off-site facilities were identified in the area. Considering the area development, review of regulatory information, and interpreted historical use; there is no compelling evidence to suggest the identified off-site activities represent a likely environmental concern that would warrant further characterization.

Vapor Encroachment Screening

A Vapor Encroachment Screening (VES) evaluation was performed to characterize the site and evaluate if the nearby sites of concern are likely to result in vapor encroachment onto the subject site. The EDR VES identified multiple facilities within the minimum search distance for COCs & PHCOCs. This includes the subject site. The implications and current status of these on and off-site listings were considered and discussed in the Regulatory Agency Records Review section. There were no compelling indications that an off-site impact onto the subject site has occurred. Furthermore, there is no compelling evidence to suggest the former vehicular maintenance and other on-site operations represent a likely concern related to vapor encroachment.

Considering the regulatory status and regulatory information reviewed in conjunction with the physical setting of the subject site, the on and off-site listings may be characterized as having a low potential for vapor encroachment at the subject site.

Conclusion

GSE has completed this Phase I ESA in general conformance with the scope and limitations of ASTM Practice E 1527-21 of the subject property. This assessment has revealed no evidence of recognized environmental conditions in connection with the property that would warrant further characterization.

9.0 LIMITATIONS OF ENVIRONMENTAL ASSESSMENT

The conclusions and recommendations contained in this report represent our professional opinions. These opinions are presented in accordance with currently accepted practices at this time and location and are subject to the inherent limitations of environmental assessments. Qualifications of the Environmental Professional are included in Appendix E.

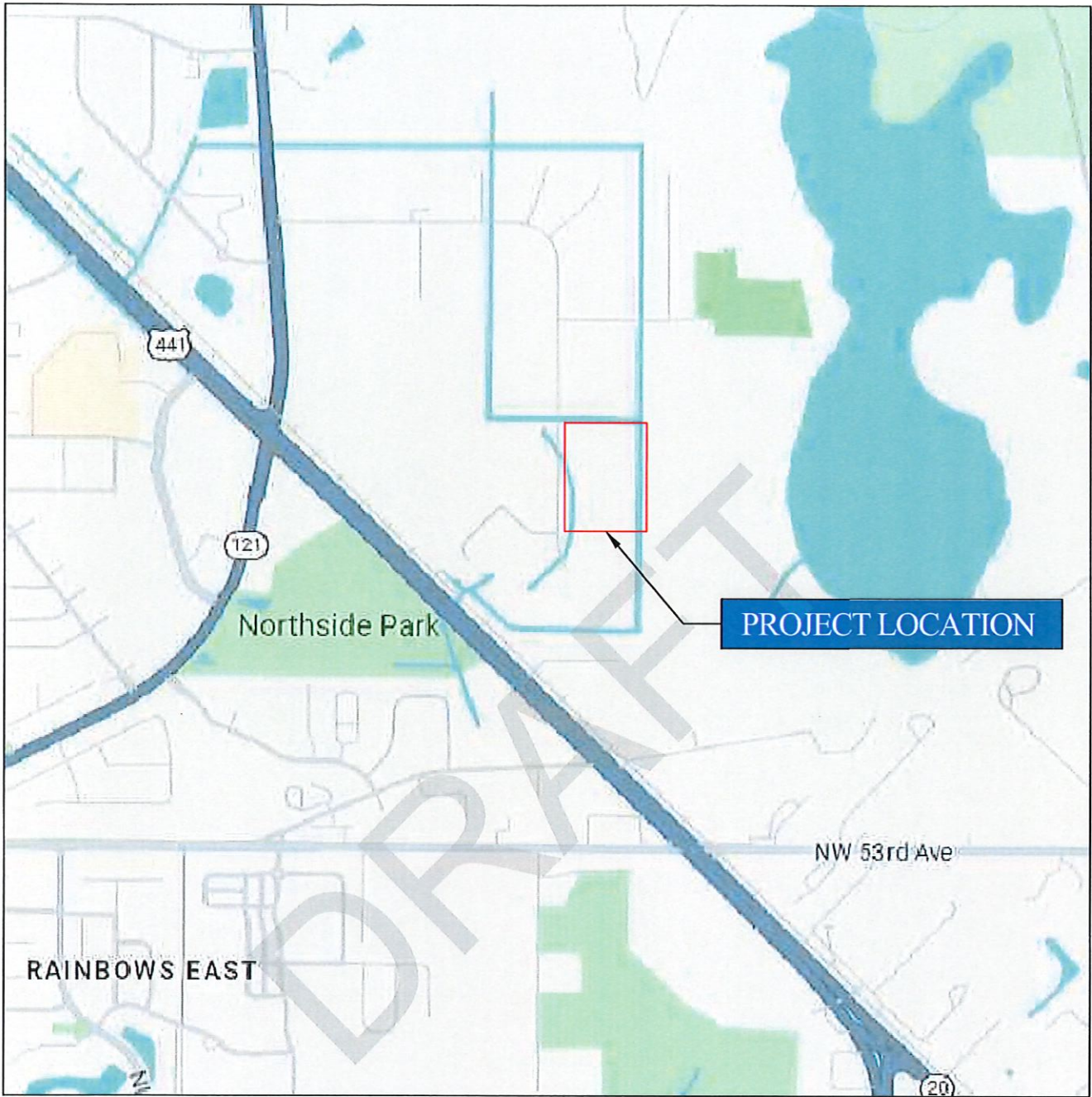
GSE obtained, reviewed, and evaluated information currently readily available from the client and local, State, and Federal public entities. GSE's conclusion, opinions, and recommendations are based, in part, on this information. GSE's services did not include the verification of the accuracy or authenticity of this information. GSE performed a limited site reconnaissance within the project time and budget allotted. GSE focused on subject property areas deemed more likely to exhibit hazardous materials or conditions. Other areas may have received limited attention or may have been inaccessible at the time of our reconnaissance. GSE's report is based upon information provided to GSE and observations made during the site reconnaissance.

Given the inherent limitations of environmental assessment work, GSE does not guarantee that the site is free of hazardous or potentially hazardous materials or conditions or that latent or undiscovered condition will not become evident in the future. Supplemental assessment services could be conducted in order to obtain a greater degree of certainty with respect to actual site conditions, and confirm the opinions and conclusions presented herein.

Per ASTM E 1527-21, this Phase I ESA *“meeting or exceeding this practice is presumed to be viable when it is conducted within 180 days prior to the date of acquisition of the subject property (or, for transactions not involving an acquisition such as a lease or refinance, the date of the intended transaction)”*. Furthermore, the *“date of the report generally does not represent the date the individual components of all appropriate inquiries were completed and should not be used when evaluating compliance with the 180-day or 1-year all appropriate inquiries requirements”*.

In some cases business environmental risks (BERs) are identified as part of the Phase I ESA. This is defined by the ASTM as *“a risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of commercial real estate, not necessarily related to those environmental issues required to be investigated in this practice”*. GSE requested the “user” provide title related documents associated with known and identified AULs and Environmental Liens in Land Title Records or Judicial Records. Reviewing and interpreting these records is a “user responsibility” as outlined in the ASTM. GSE relied on the user to interpret and directly inform and provide GSE with information related to AULs and/or Environmental Liens. If title related documentation was furnished, GSE conducted a cursory review of the information in an effort to identify obvious and compelling AULs or Environmental Liens. GSE review of these records should not be interpreted as a comprehensive or exhaustive review of these documents, as this remains the responsibility of the user.

In order to fully understand the legal implications that may be associated with the findings presented herein, it may be prudent and appropriate for the information to be reviewed and evaluated by legal counsel.



FORMER BURKHARDT DISTRIBUTION CENTER
 ACPA PARCEL NO. 07878-030-008
 GAINESVILLE, ALACHUA COUNTY, FLORIDA
 GSE PROJECT NO. 16505

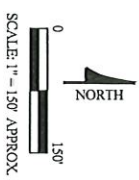
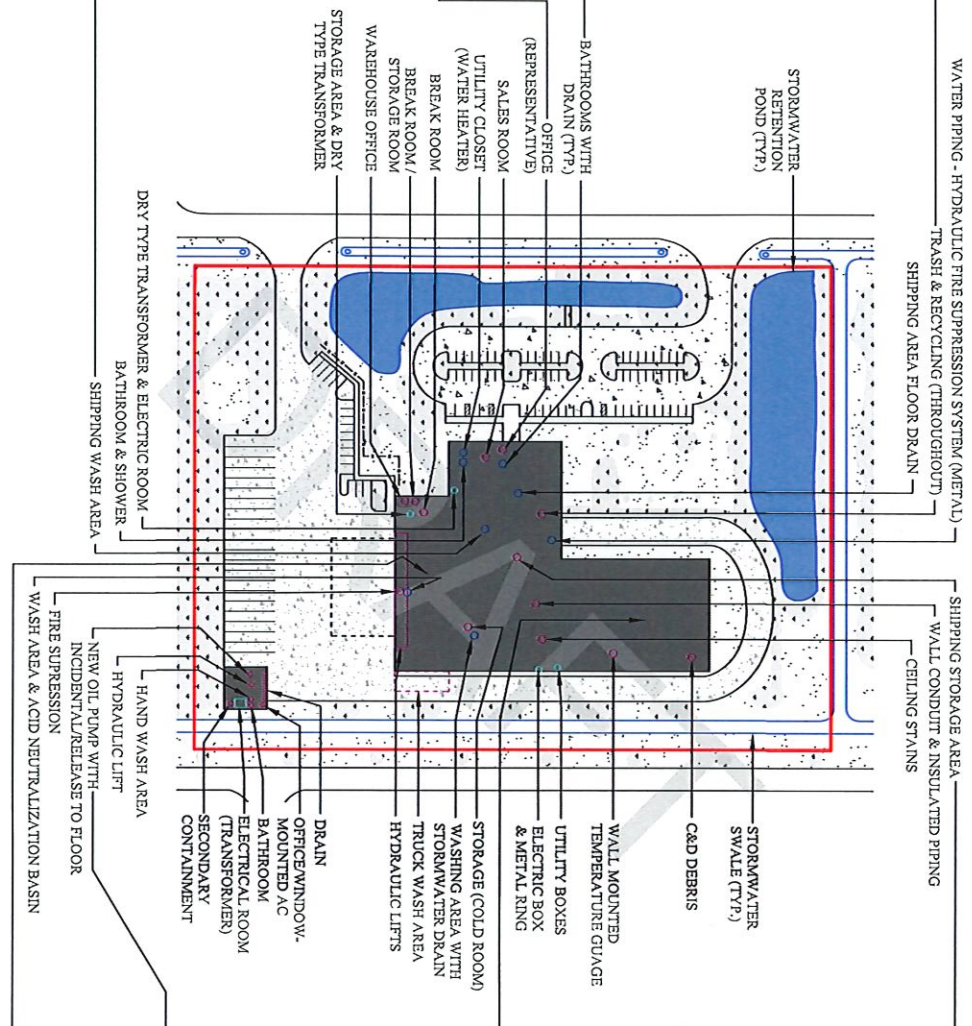
PROJECT SITE LOCATION MAP

DESIGNED BY: JH
 CHECKED BY: JBN
 DRAWN BY: EEW



FIGURE

1



FORMER BURKHARDT DISTRIBUTION CENTER
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 GSE PROJECT NO. 16505



SITE PLAN WITH REPRESENTATIVE PHOTOGRAPHS - INTERIOR

DESIGNED BY: JH
 CHECKED BY: JBN
 DRAWN BY: EEW

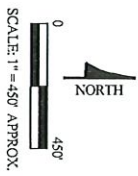


FIGURE
 2B-1



- LEGEND:**
-  SUBJECT PROPERTY
 -  MAP IDENTIFICATION NUMBER

REFERENCE:
AERIAL PHOTOGRAPH (2024) GOOGLE EARTH



- 1** NICOPURE LABS
- 2** H.B. FISHER
- 3** INDUSTRIAL PARK:
 - QUALITY PLUMBING
 - COMMONWEALTH HOME REALTY
 - CREVASSES PET FUNERAL HOME
 - CARDINAL SIGNS
 - MILLER BUILDING
 - RESIDENT COFFEE NOISTERS
- 4** PERSI BEVERAGES COMPANY DISTRIBUTION CENTER
- 5** CRYSTAL AIR & WATER INC.
- 6** WAREHOUSE
- 7** GTR GUN RANGE, GPE
- 8** CITY OF GAINESVILLE FLEET MAINTENANCE
- 9** CITY OF GAINESVILLE PUBLIC WORKS MATERIAL MANAGEMENT
- 10** WAREHOUSE COMPLEX:
 - LAS ATTO TRM
 - CRUISIN CARS
 - US CONSOLIDATED FARM SERVICES AGENCY
 - FLORIDA DEPARTMENT OF REVENUE CHILD SUPPORT PROGRAM

SITE AND VICINITY AERIAL PLAN (2024)

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DESIGNED BY: JH
CHECKED BY: JBN
DRAWN BY: EEW



FIGURE
3