Phase I Environmental Site Assessment
EPA Cooperative Agreement #BF 95481611-0

Former Hacienda Hotel Property
5621 Main Street
New Port Richey, Pasco County, Florida
Parcel ID No. 05-26-16-001A-00300-0010

Prepared for:

Pasco County
7530 Little Road, Suite 320
New Port Richey, FL 34654-5598
Attn: Melanie Kendrick, Brownfields Coordinator

Prepared by:

Cardno TBE
Shaping the Future

380 Park Place Boulevard, Suite 300
Clearwater, FL 33759
Project Number 00281-006-01

January 2014

TABLE OF CONTENTS

1. EXECUTIVE SUMMARY 1

2. INTRODUCTION 2

2.1 PURPOSE 2
2.2 DETAILED SCOPE-OF-SERVICES 2
2.3 SIGNIFICANT ASSUMPTIONS 2
2.4 LIMITATIONS AND EXCEPTIONS 3
2.4.1 Limitations 3
2.4.2 Exceptions, Deviations and/or Data Gaps 3
2.5 SPECIAL TERMS AND CONDITIONS 3
2.6 USER RELIANCE 3

3. SITE DESCRIPTION 4

3.1 LOCATION AND LEGAL DESCRIPTION 4
3.2 SITE AND VICINITY GENERAL CHARACTERISTICS 4
3.3 CURRENT USE OF THE PROPERTY 4
3.4 DESCRIPTIONS OF ROADS, OTHER IMPROVEMENTS ON THE SITE 4
3.5 CURRENT USES OF THE ADJOINING PROPERTIES 4

4. USER PROVIDED INFORMATION 5

4.1 TITLE RECORDS 5
4.2 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS 5
4.3 SPECIALIZED KNOWLEDGE 5
4.4 COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION 5
4.5 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES 5
4.6 OWNER, PROPERTY MANAGER, AND OCCUPANT INFORMATION 5
4.7 REASON FOR PERFORMING PHASE I 5

5. RECORDS REVIEW 6

5.1 STANDARD ENVIRONMENTAL RECORD SOURCES 6
5.2 ADDITIONAL ENVIRONMENTAL RECORD SOURCES 9
5.2.1 Sanborn Fire Insurance Maps 9
5.2.2 Historical City Directory Review 9
5.2.3 Historic Preservation/Critical Habitat/Wetland Inventory Research 9
5.3 PHYSICAL SETTING SOURCE(S) 10
5.4 HISTORICAL USE INFORMATION ON THE PROPERTY 10
5.5 HISTORICAL USE INFORMATION ON ADJOINING/NEARBY PROPERTIES 11

6. SITE RECONNAISSANCE 13

6.1 METHODOLOGY AND LIMITING CONDITION 13
6.2 GENERAL SITE SETTING 13

7. FINDINGS & CONCLUSION 15

7.1 FINDINGS & OPINIONS 15
7.2 CONCLUSION/RECOMMENDATION 15

8. REFERENCES 16

9. QUALIFICATIONS/SIGNATURES OF ENVIRONMENTAL PROFESSIONAL(S) . 17

FIGURES

1 USGS/ Site Vicinity Map
2 Site Boundary Map
3 Surrounding Land Use Map
4 a-f Historical Aerial Photographs

APPENDICES

A Approved Scope of Services & Property Information
B Agency Database Search Results
C Agency Data – Subject Site
D Sanborn Fire Insurance Maps – Search Results
E USFW Critical Habitat & Wetland Inventory Search Results
F USDA Soil Survey Search Results
G Site Visit Photos

1. Executive Summary

Cardno TBE has completed a Phase I Environmental Site Assessment of the property identified as the Former Hacienda Hotel Property, located 5621 Main Street, New Port Richey, Pasco County, Florida. The study area is herein referred to as "the subject site/property" or "the site." The site consists of 0.79 acres of land with a current recorded land use of “multi-family.”

This assessment was performed to satisfy the requirements of the Client (Pasco County) and their assign (City of New Port Richey) with respect to potential environmental impairment and liabilities associated with the property due to contamination by hazardous substances, controlled substances or petroleum products on or near the site. This report meets the general requirements for conducting all appropriate inquiry into the previous ownership, uses, and environmental conditions of a property, as specified in 40 CFR Part 312, Standards and Practices for All Appropriate Inquiries. Furthermore, this work was conducted by or under the responsible charge of an environmental professional as defined in 40 CFR §312.10.

Findings/Opinions:

This assessment has revealed no current recognized environmental conditions (RECs) at the subject property as defined by *ASTM Standard Practice E1527-05* that would warrant additional investigation.

Recommendation:

Based on the findings of this investigation, additional assessment does not appear to be warranted to determine if REC-related impacts exist at the subject site.

Please note:

- This is a cursory summary of findings. The full report must be read in its entirety for a comprehensive understanding of these conclusions.
- Renovation asbestos and lead-based paint screenings were performed as part of this assessment. The results of those screenings are being provided under separate cover to allow submittal of this report in a timely manner. Verbal results from the asbestos/lead-based paint contractor indicate no asbestos was encountered, and a relatively small amount of lead-based paint was revealed in the fire place hearth.

2. Introduction

2.1 Purpose

The purpose for conducting the Phase I Environmental Site Assessment (ESA) is to gather sufficient information to develop an independent professional opinion about the environmental condition of the subject property and to identify actual or potential recognized environmental conditions (RECs) which may impact the property value or effect claim to an "innocent land owner" exemption following acquisition. ASTM defines RECs as the following:

"The term *recognized environmental conditions* means the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies."

2.2 Detailed Scope-of-Services

A copy of Cardno TBE's Phase I ESA scope of services and property information (as provided by County records) are included as **Appendix A.** In summary, Cardno TBE has performed their services in a manner consistent with the EPA *Standard for All Appropriate Inquiries* and *ASTM E1527-05.*

Other than the limited asbestos and lead-based paint screenings discussed in the Executive Summary, no additional investigations or other quantitative/qualitative testing was performed as part of this assessment, and no other work was performed as part of this assessment that was not required by the ASTM Standard Practices E1527-05. These non-scope issues include, but are not limited to, Radon, Lead in Drinking Water, Wetlands, Regulatory Compliance, Cultural and Historic Resources, Industrial Hygiene, Health and Safety, Geotechnical Evaluation, Sinkhole Evaluation, Ecological Resources, Endangered Species, Indoor Air Quality, Vapor Intrusion, Biological Agents, and Mold.

2.3 Significant Assumptions

While this report provides an overview of potential environmental concerns, both past and present, the environmental assessment is limited by the availability of information at the time of the assessment. It is possible that unreported disposal of waste or illegal activities impairing the environmental status of the property may have occurred which could not be identified.

The conclusions and recommendations regarding environmental conditions that are presented in this report are based on a scope of work authorized by the Client. Please note however, that virtually no scope of work, no matter how exhaustive, can identify all contaminants or all conditions above and below ground. Cardno TBE also assumes that the Client will read this report in its entirety.

2.4 Limitations and Exceptions

2.4.1 Limitations

In order to conduct the investigation for this report, Cardno TBE relied upon readily available information as discussed in the report and, unless explicitly included in our scope, included no verification of the accuracy or completeness of documentation or data or possible withholding of information by the interviewees, agencies, or other parties. The opinions and conclusions embodied in this report are based on information available to Cardno TBE at the time of this submittal. Cardno TBE therefore, reserves the right to amend its recommendations and opinions if information obtained at a later date so requires.

2.4.2 Exceptions, Deviations and/or Data Gaps

This investigation did not include activities typically performed by the End User as part of the property transaction (chain of title, environmental lien, or activity/use limitation searches). It is our understanding that no sales transaction is planned for the subject site in the immediate future. As such, this was not considered a significant data gap.

Adequate data was gathered for the Environmental Professional to determine if RECs related to the property were present. No significant data gaps have been identified.

2.5 Special Terms and Conditions

There were no special terms or contractual conditions for this assessment outside any active contract on-file between the Client and Cardno TBE as of the date of this report.

2.6 User Reliance

This report may be distributed and relied upon by the Client. Reliance on the information and conclusions in this report by any other person or entity is not authorized without the written consent of Cardno TBE. This reliance is valid only as an accurate description of the Property and any potential environmental conditions on the subject property as of the date of this report. In addition, this report has no other purpose and should not be relied upon by any other person or entity, except as provided herein.

This assessment was performed in accordance with generally accepted practices of the profession undertaken in similar studies at the same time and in the same geographical area, and Cardno TBE observed that degree of care and skill generally exercised by the profession under similar circumstances and conditions. No other warranty is expressed or implied.

3. Site Description

3.1 Location and Legal Description

The subject property is located at 5621 Main Street, New Port Richey, Pasco County, Florida (as depicted in **Figures 1 and 2**). The legal description of the subject property parcel as provided in County records is as follows:

- **Parcel No. 05-26-16-001A-00300-0010**
  TOWN OF NEW PORT RICHEY REVISED PLAN PB 4 PG 49 LOTS 1 2 3 11 12 13 14 15 & 16 BLOCK 3; TOGETHER WITH EASEMENT PER OR 5059 PG 574OR 6015 PG 622

3.2 Site and Vicinity General Characteristics

The subject property consists of 0.79 acres of developed land in an area of historical downtown New Port Richey, with nearby development being primarily commercial retail (along Main Street), with municipal park properties to the west and north. See **Figure 3** for a surrounding land use map.

3.3 Current Use of the Property

The subject property is currently a vacant former elderly care facility.

3.4 Descriptions of Roads, Other Improvements on the Site

Consistent with County records, a multi-story residential complex/hotel/facility was noted during the recent site visit. According to available records, the original structure was built in 1922, with extras (such as asphalt paving, fire protection sprinkler system, concrete patios and elevator(s)) permitted for construction in 1984-86.

3.5 Current Uses of the Adjoining Properties

North and West: Municipal park/recreation area
East and South: Commercial/retail

4. User Provided Information

4.1 Title Records

This service was not requested by the Client as part of this assessment. In addition, no title records were provided for review.

4.2 Environmental Liens or Activity and Use Limitations

None identified by the Site Owner, nor found in a cursory review of agency records.

4.3 Specialized Knowledge

Data collected as part of a Phase II ESA conducted by TBE Group, Inc. (now Cardno TBE) in 2003 and 2004 can be considered specialized knowledge, and is discussed in Section 5 of this report.

4.4 Commonly Known or Reasonably Ascertainable Information

The site's historic use as the Hacienda Hotel is considered common knowledge.

4.5 Valuation Reduction for Environmental Issues

None reported.

4.6 Owner, Property Manager, and Occupant Information

The current owner and manager of the subject property is the City of New Port Richey. The City has owned the property since August 2004.

4.7 Reason for Performing Phase I

This assessment was performed to satisfy the requirements of the Client and their assign with respect to potential environmental impairment and liabilities associated with the property due to contamination by hazardous substances, controlled substances or petroleum products on or near the site.

5. Records Review

The purpose of the records review is to obtain and review records that will help identify RECs in connection with the property. Some records reviewed pertain not only to the property, but also to properties within an additional approximate minimum search distance in order to help assess the likelihood of problems from migrating hazardous substances or petroleum products. Unless stated otherwise the approximate minimum search distances used below were as specified in ASTM Standard 1527-05.

5.1 Standard Environmental Record Sources

A search of available federal, state and local environmental records was obtained from Environmental Data Resources, Inc. (EDR). A copy of the search results is provided in **Appendix B**. The environmental records were requested with a center-point of the study area located within the boundaries of the subject property. Due to discrepancies in the location of some facilities in the databases arising from incorrect or incomplete addresses, some facilities may be listed as un-mappable. No unmappable facilities were observed to be within the ASTM minimum search distance of the subject property.

More detailed information regarding the individual databases searched is included in the Government Records Searched/Data Currency Tracking section of the EDR report. This section of the appended report also includes information regarding when each database was last updated. All database searches were conducted by EDR using the following search radii:

Federal Records	**Search Radius Used**
NPL/Superfund Sites	1-Mile Search Radius
Proposed/Delisted NPL Sites	1-Mile Search Radius
NPL Liens	Site Search Only
CERCLIS Sites	½ -Mile Search Radius
CERCLIS-NFRAP Sites	½ -Mile Search Radius
RCRA CORRACTS TSD Facilities	1-Mile Search Radius
RCRA non-CORRACTS TSD Facilities	½ -Mile Search Radius
RCRA Generators	¼ -Mile Search Radius
ERNS Hazardous Spills	Site Search Only
Hazardous Material Information Reporting System	Site Search Only
US Engineering Controls	½ -Mile Search Radius
US Institutional Controls	½ -Mile Search Radius
Department of Defense (DOD)	1-Mile Search Radius
Formerly Use Defense Sites (FUDS)	1-Mile Search Radius
US BROWNFIELDS Sites	½ -Mile Search Radius
Superfund Consent Decrees (CONSENT)	1-Mile Search Radius
NPL Records of Decision (RODS)	1-Mile Search Radius
Uranium Mill Tailings Sites (UMTRA)	½ -Mile Search Radius
Open Dump Inventory (ODI)	½ -Mile Search Radius
Toxic Chemical Release Inventory System (TRIS)	Site Search Only
Toxic Substance Control Act (TSCA)	Site Search Only
FIFRA/TSCA Tracking System (FTTS)	Site Search Only
Section Seven Tracking System (SSTS)	Site Search Only

PCB Activity Database System (PADS)	Site Search Only
Material Licensing Tracking System (MLTS)	Site Search Only
Master Mines Index (MINES)	¼-Mile Search Radius
Facility Index System (FINDS)	Site Search Only
RCRA Administrative Action Tracking (RAATS)	Site Search Only

State and Local Records	**Search Radius Used**
State Hazardous Waste Sites	1-Mile Search Radius
State Landfill/Solid Waste Sites	½ -Mile Search Radius
Leaking USTs	½ -Mile Search Radius
Registered USTs	¼-Mile Search Radius
Registered ASTs (AST)	¼-Mile Search Radius
Oil and Hazardous Materials Incidents (SPILLS)	Site Search Only
Engineering Controls	½ -Mile Search Radius
Institutional Controls	½ -Mile Search Radius
Voluntary Cleanup Program (VCP)	½ -Mile Search Radius
PRIORITY Dry Cleaners	½ -Mile Search Radius
Ethylene Dibromide Database (DEDB)	½ -Mile Search Radius
BROWNFIELDS	½ -Mile Search Radius

Tribal Records	**Search Radius Used**
Indian Reservations (Indian Reserve)	1-Mile Search Radius
Indian Leaking UST (INDIAN LUST)	½-Mile Search Radius
INDIAN UST	¼-Mile Search Radius

EDR Proprietary Records	**Search Radius Used**
Manufactured Gas Plants	1-Mile Search Radius

The report listed sites of potential concern based on the above search criteria. However, only the sites which appeared to have the potential for environmental impacts to the subject site due to proximity, anticipated direction of groundwater flow, and/or potential for migrating contamination are discussed below.

- ***Hacienda Hotel***
  Location: Subject Site
  Concerns: Leaking Underground Storage Tank (UST), Facility ID No. 9806475

  As part of due diligence efforts by the City of New Port Richey prior to their acquisition of the site in 2004, Cardno TBE (doing business as TBE Group, Inc. at that time) conducted a Phase II Environmental Site Assessment (ESA) to address findings associated with a Phase I ESA performed by TBE in December 2003. Sampling of on-site soil and groundwater revealed impacts to soil in the vicinity of a former tank pit reportedly used for the storage of kerosene associated with the former hotel's boiler room. Due to the documented soil impacts associated with USTs, the site was assigned an FDEP facility ID number in March 2004.

  Per FDEP requirements, a Site Assessment Report (SAR) was prepared in June 2004 by the firm "William Szary, Professional Geologist." Based on TBE's findings, soil and groundwater assessment was conducted by this firm to further define/delineate the soil and groundwater impacts, and to determine the best approach for remediation and/or monitoring. The results of the SAR revealed

kerosene impacts to soils between 6 and 12 feet below land surface, with no impacts to groundwater above cleanup target levels. The SAR also contained a suggested source (soil) removal plan and groundwater monitoring plan.

In February 2005, an Interim Remedial Action Report was submitted by William Szary, PG. The report summarized the excavation and removal of 14.5 tons of contaminated soil, confirmatory soil sampling, and groundwater monitoring. Based on the confirmatory sampling indicating all contaminated soils had been removed and the groundwater monitoring no impacts to shallow groundwater, a request for no further action was included in the report.

In June 2007, a Soil and Groundwater Confirmation Sampling Report was submitted by Willaim Szary, PG to address FDEP comments related to the source removal report and subsequent addendums. The FDEP comments targeted laboratory analysis methods (cross contamination of chloromethane in groundwater samples) that may have hidden residual concentrations; as well as the procedures used to determine the clean margins of the soil removal efforts. The 2007 effort revealed trace concentrations of kerosene within and along the sides of the former excavation pit at levels below or equal to the residential direct-exposure cleanup target level, and groundwater concentrations below cleanup target levels. Once again, a no further action status was requested.

In August 2007, a Site Rehabilitation Completion Order (SRCO) was issued for the former on-site tanks, and all groundwater monitoring wells were properly abandoned. Based on the above, the former on-site USTs are considered a historical REC (HREC) per ASTM definition, but not a current REC. A copy of portions of the documents referenced above is included as **Appendix C.**

The subject site was also identified as a conditionally-exempt small quantity generator during its use as a senior living facility. This was likely due to the storage and handling of pharmaceuticals. No violations were recorded in agency files. As such, this historical designation is not being considered an REC.

- ***Olson Property***

  Location: 6332 N Grand Boulevard (approximately 350 feet east of the site)
  Concern: Leaking UST; FDEP Facility ID 9202124

  According to available agency documentation, this facility contained a 250-gallon heating oil tank that was taken out of service in the early 1980's, and removed in 1992. Based on the source status, size of former tank, and distance from the subject site; combined with groundwater data collected at the subject site, this facility is not being identified as an REC as it relates to the subject site.

- ***Cathedral Automotive Repair Service***

  Location: 5731 Main Street (approximately 500 feet east-southeast of the site)
  Concern: Leaking UST; FDEP Facility ID 8514907

  According to available agency documentation, this facility had a petroleum storage system removed in 2008 that consisted of two 6,000-gallon USTs, one 8,000-gallon

UST, one 550-gallon UST, two dispensers and associated piping. The closure assessment conducted by Southeastern Petroleum Contractors concluded that all petroleum-impacted soils were removed from the property, and analysis of groundwater samples collected as part of the closure revealed no detections above the State's cleanup target levels. Based on the findings of the closure and distance from the subject site; combined with groundwater data collected at the subject site, this facility is not being identified as an REC as it relates to the subject site.

- ***New Port Richey Cleaners***

  Location: 5804 Main Street (approximately 800 feet east-southeast of the site on the corner of Main Street and Adams Street))
  Concern: Priority Drycleaner Site, Waste Cleanup No. 519501116

  According to available agency documentation, this facility was found eligible for the State's drycleaning cleanup program in 1997 due to the presence of mineral spirits in soils (no groundwater impacts recorded). An FDEP Rapid Risk Screening Form was completed by agency personnel in October 2011 indicating a low risk (and subsequent low ranking score), as no near receptors were noted. Based on the limited impacts documented and distance from the subject site, this facility is not being identified as an REC as it relates to the subject site.

5.2 Additional Environmental Record Sources

5.2.1 Sanborn Fire Insurance Maps

Sanborn Fire Insurance Maps have been produced since the late 1800's to provide information relative to fire hazards on insurable property. These maps often indicate locations of underground and aboveground gasoline tanks, storage facilities for flammable chemicals, such as dry cleaners, paint shops, maintenance and garage facilities, as well as historical information on occupants of buildings, unavailable through other sources. Production of these maps typically was limited to the immediate vicinity of downtown urban areas. EDR purchased the Sanborn Company and has access to all available Sanborn maps. EDR performed a search of its archive and indicated that maps were produced for the vicinity of the subject site in 1926, 1933 and 1947. Findings based on map review are included in Section 5.4 of this report, and the maps are included as **Appendix D.**

5.2.2 Historical City Directory Review

R.L. Polk directories and/or Hill-Donnelly Cross Reference directories are referenced for study areas which help identify changes in land use based on the type of businesses that occupied the subject site and surrounding area. Directory review findings are discussed in Section 5.4 of this report.

5.2.3 Historic Preservation/Critical Habitat/Wetland Inventory Research

While not typically a part of agency records review during performance of a Phase I ESA; Cardno TBE personnel performed a cursory review of the following readily-available sources to obtain information regarding historic properties and endangered species habitats in an attempt to ensure that on-site assessment activity would not adversely impact a historical property or structure; or jeopardize the continued existence

of any listed species or modify designated critical habitats/wetlands in accordance with the General Federal Requirements typically identified in Brownfield Assessment Grant Terms and Conditions.

- National Registration of Historic Places database maintained by the National Park Service to determine if the subject or any adjacent properties contained a registered structure. A listing is strictly a governmental acknowledgment of a historic district, site, building or property. However, the Register is mostly "an honorary status with some federal financial incentives."
- US Fish and Wildlife Service Critical Habitat Portal database

A review of the automated search of the most current readily-available information indicated that the subject site has been listed on the National Register of Historic Places since October 24, 1996.

No critical habitat designations were displayed within the boundaries of the subject property. The Critical Habitat Map depicting the vicinity of the subject site is included as **Appendix E.**

5.3 Physical Setting Source(s)

Hydrogeological resources were examined to identify the probable direction of surface water and shallow groundwater flow at the site. The USGS Port Richey, Florida 7.5-minute series topographic maps produced in 1988 was reviewed. The map shows the site being located at an elevation of approximately 8 feet above mean sea level. Based on map topography contours, shallow groundwater flow is anticipated to be primarily toward the west. The USGS Topographic Map is included as **Figure 1**.

The subject site is geologically situated in an area of Pasco County consisting primarily of Tavares Urban Land Complex.

- The Tavares series consists of very deep, moderately well drained, rapidly or very rapidly permeable soils on lower slopes of hills and knolls of the South Central Florida Ridge and the Southern Florida Flatwoods. They formed in sandy marine or eolian deposits.

- Urban land is soil that has been modified by disturbance of the natural layers with additions of fill material several feet thick to accommodate large industrial and housing installations.

A copy of the soil survey inquiry results obtained via the web-based USDA National Resources Conservation Survey is included as **Appendix F**.

5.4 Historical Use Information on the Property

The objective of consulting historical sources is to determine the likelihood of past uses having led to recognized environmental conditions in connection with the property. Historical use information describing the subject property was obtained from a variety of sources (as previously discussed), and are summarized below.

Aerial Photograph Review Results:	
1941, 1952, 1967, 1974, 1985, 1998	Visible features in the photos appear consistent with on-site features noted during the recent site visit.
Sanborn Fire Insurance Map Review Results:	
1926	While just a portion of the subject site is depicted, no structures are visible within the site boundaries.
1933, 1947	Similar to the 1926 map, the west boundary of the site is not depicted. A structure consistent with the current on-site structure is depicted and labeled as “Hotel Hacienda.”
Historical City Directory Review Results:	
1957, 1961	Listed as “Hacienda Hotel”
1975, 1980, 1984	Listed as “Hacienda Motor Lodge”
1995	Listed as “Gulf Coast Jewish Family Services”

5.5 Historical Use Information on Adjoining/Nearby Properties

Aerial Photograph Review Results:	
1941, 1952	• Adjacent properties appear to be undeveloped vacant lands. • Sparse commercial development is visible along Grand Boulevard, approximately 500 feet east of the subject site.
1967, 1974, 1985, 1998	• Commercial development is visible on adjacent properties to the east (apparent retail and parking areas). • The municipal park north of the subject site is visible. • No other significant changes were noted from the previous aerial photo.
Sanborn Fire Insurance Map Review Results:	
1926	• The adjacent site north is identified as “Enchantment Park.” • The adjacent site east is identified as a ball park. • Bank Street is identified as “Riverside Place.” • A printing shop is identified on the southwest corner of Main Street and Boulevard, approximately 500 feet east-southeast of the subject site. • The Gulf Utilities Company & Ice Plant is identified as “not in operation” approximately 400 feet southeast of the subject site.
1933, 1947	• The adjacent site north is identified as “Sims Park.” • The adjacent sites east of the subject site appear to be re-platted as commercial sites. • A filling station is depicted approximately 600 feet southeast of the subject site along Grand Boulevard.
Historical City Directory Review Results:	
1957	• Aristocrat Cleaners, 143 E. Main Street (estimated to be approximately 800 feet east of the subject site). • Standard Service, 404 S. Boulevard (estimated to be approximately 1,200 feet south-southeast of the subject site).

1961	• Circle Service Station (Texaco), E. Main Corner at North Boulevard (approximately 500 feet east of the subject site) • New Port Richey Taxi Service, 209 Lincoln Street (estimated to be approximately 500 feet southwest of the subject site) • McCay's Garage, 309 South Boulevard (estimated to be approximately 800 feet southeast of the subject site) • No other significant changes from the previous directory listing were noted.
1967, 1970	• Stocker's Garage & Repair, 309 South Boulevard (see above). • No other significant changes from the previous directory listings were noted.
1975	• New Port Richey Cleaners, 143 E. Main (estimated to be approximately 800 feet east of the subject site) • No other significant changes from the previous directory listings were noted.
1980	• Cathedral Auto Repair Service, 102 East Main Street @ N Boulevard (approximately 500 feet east of the subject site) • No other significant changes from the previous directory listings were noted.
1984, 1987, 1995, 2006	• No significant changes that would indicate RECs was noted.

In summary, no additional RECs were identified as part of historical resource review. Agency documentation associated with nearby regulated facilities (combined with recent subject site data), indicates no direct impacts from adjacent/nearby properties.

The aerial photos discussed above are provided as **Figures 4a through 4f**.

6. Site Reconnaissance

The objective of the site reconnaissance is to obtain information indicating the likelihood of identifying RECs in connection with the property.

6.1 Methodology and Limiting Condition

The purpose of the reconnaissance is to observe property conditions and identify exposed features that could represent or indicate RECs. Adjoining properties were observed from the property boundaries and public rights-of-ways, when reasonable and accessible.

6.2 General Site Setting

Cardno TBE personnel visited the subject site to identify the current use(s) of the property, including any current uses likely to involve the use, treatment, storage, disposal, or generation of hazardous substances or petroleum products, and to identify RECs (as defined in the ASTM standard E1527-05). Site photos are included as **Appendix G.**

The site reconnaissance revealed the following:

- The on-site structure is bounded by asphalt-paved parking areas to the north and south. A paved alley occupies the area west of the structure. Vehicular access/egress is available from both Main Street and Bank Street. Landscaped grass-covered areas are located along the south and east property boundaries, with various landscaping around the building and within the parking areas.

- The on-site structure is currently vacant/inactive, with approximately 34,000 square feet of living, office, storage space and common areas.

- One hydraulic elevator was observed near the northeast corner of the structure. The bottom of the elevator shaft is approximately 10 feet above grade, allowing an aboveground, fully-contained mechanical room. No staining was observed in the mechanical room.

- Stormwater grates were observed in the south parking area. Based on surface topography, the subject site does not appear to receive surface run-off from any adjacent sites, except the recreational park facility to the west. Orange Lake is located approximately 250 feet northeast, and the Pithlachascotee River is located approximately 350 feet west of the subject site. No other surface water features were observed in the immediate vicinity of the subject property.

- An underground propane tank was observed near the western edge of the property (not an REC). The maintenance supervisor interviewed as part of TBE's 2003 investigation reported the tank was used for the kitchen's gas appliances.

- The subject property is connected to municipal water and sewer. No on-site wells or septic systems were observed during the site visit.

- No electrical transformers were noted within the property boundaries.
- No vent-pipes or fill-ports indicating the presence of unregistered USTs were observed.
- No indications of chemical/hazardous materials storage were observed on-site.

.

7. Findings & Conclusion

This report has been prepared in general accordance with *40 CFR Part 312 Standards and Practices for All Appropriate Inquiries* and ASTM E 1527-05 *Standard Practice for Environmental Site Assessments*.

7.1 Findings & Opinions

Phase I ESA investigations seek to identify known or suspect RECs, historical RECs, and *de minimis* conditions. *De minimis* conditions are those that are judged to not present a material risk of harm to health or the environment, and as such are not listed below.

Finding/Opinion:

This assessment identified one HREC associated with the former on-site UST. Based on the remediation of documented impacts associated with the UST and issuance of an SRCO by the FDEP, this HREC is no longer a concern.

As such, this assessment has revealed no current recognized environmental conditions (RECs) at the subject property as defined by *ASTM Standard Practice E1527-05* that would warrant additional investigation.

7.2 Conclusion/Recommendation

Based on the findings of this investigation, no additional assessment appears warranted to determine if RECs have impacted the subject site.

8. References

Historical Aerials: FDOT, University of Florida Historical Aerials Collection

United States Geological Survey; Quadrangles

Pasco County Property Appraiser, Online Inquiry System

Regulatory Database and Sanborn Fire Insurance Map Search, Environmental Data Resources, Inc.

EPA on-line database searches

Historical City Directories, R.L. Polk Company, Hill-Donnelly Corporation

USGS Natural Resources Conservation Services, National Cooperative Soil Survey

US Fish and Wildlife Service Critical Habitat Portal database

US Fish and Wildlife Service National Wetlands Inventory database

9. Qualifications/Signatures of Environmental Professional(s)

I certify that this report has been prepared in general accordance with *40 CFR Part 312* and *ASTM E 1527-05 Standard Practice for Environmental Site Assessments*. Furthermore, I have the specific qualifications based on training, experience and registration to assist in the assessment of a property of the nature, history and setting of the subject property.

for Cardno TBE

S. Shawn Lasseter
Project Manager

Date: 01/10/2014

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 40 CFR Part 312.10. I have the specific qualifications based on education, training and experience to assess a property of the nature, history and setting of the subject property. I further certify that, in my professional judgment, this report meets the requirements of *40 CFR Part 312, Standards and Practices for All Appropriate Inquiries,* and was prepared by me or under my direct responsible charge.

for Cardno TBE

Gregory A. Schultz, PE
Sr. Project Manager

Date: 01/10/2014

(resume summaries follow)

Gregory A. Schultz, PE
Sr. Project Manager

BS / Environmental Engineering / 1993

- Registered Professional Engineer; FL, GA, MS, NC, SC, AL, TN and KY
- 19 Years Professional Experience
- 40-Hour OSHA Certified
- Member - Florida Brownfields Association
- Member – Tampa Bay Area Association of Environmental Professionals

Mr. Schultz is responsible for coordination of project activities and communication with clients on environmental, contamination assessment and remediation projects. His combination of experience and project management skills are used to present cost-effective, timely work products to both public and private sector clients.

His project experience includes site assessment, environmental construction and remediation, industrial, petroleum, sanitary, and hazardous waste investigation and treatment, operational and transactional audits, training programs, permitting, and multimedia field sampling.

Shawn Lasseter
Project Manager

AA, Science & Technology, Gulf Coast College, 1982
University of West Florida, Computer Science/Engineering
BBA, Business, University of SW Georgia, 1989

- Certified Environmental Inspector
- Extensive Phase I/II ESA Experience
- 40-Hour OSHA Certified
- Member - Florida Environmental Assessors Association
- Member – National Environmental Assessment Association
- Member – Florida Brownfields Association

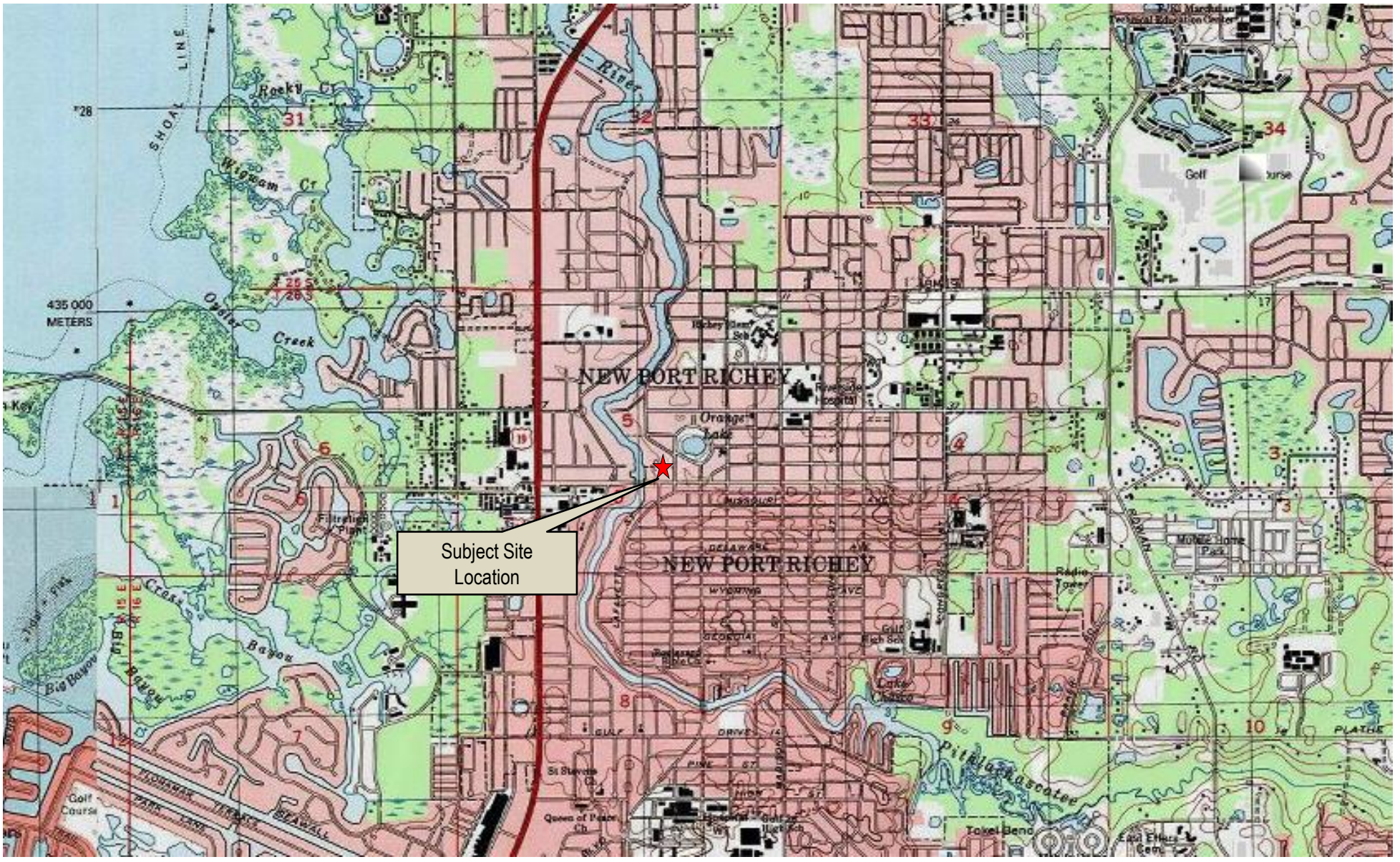
Ms. Lasseter has extensive experience in assessment and management of environmental projects. Her project experience includes Phase I/II environmental assessments and contamination assessments. Highlights of project experience include:

- Project Manager for over 500 Phase I/II Environmental Site Assessments

- Project manager/technician responsible for conducting EPA Brownfield Phase I site assessments utilizing EPA Brownfield Grant Funding

- Project Manager for Florida Department of Environmental Protection Pre-approval Cleanup Program site assessments.

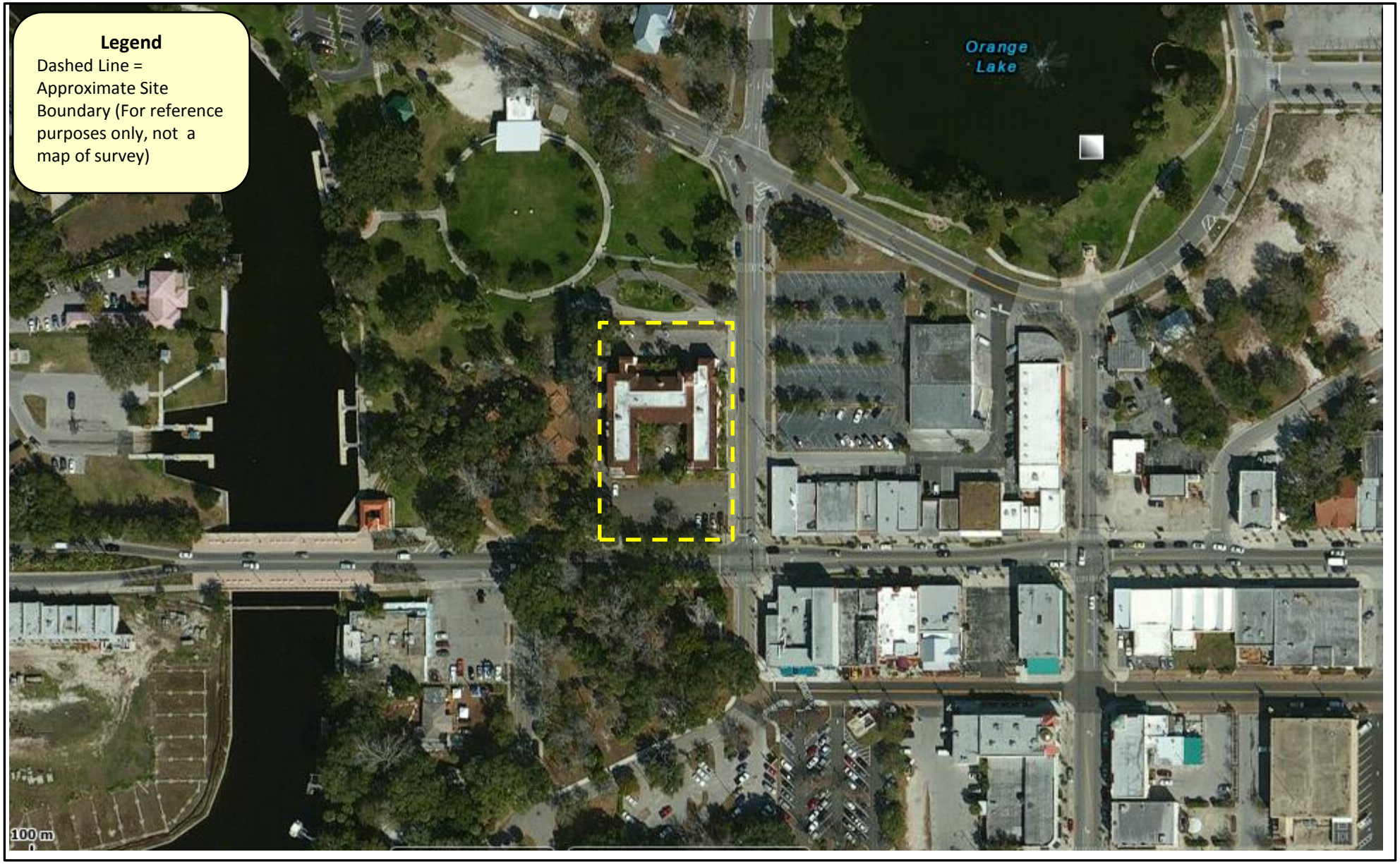
Figures



Cardno TBE

Former Hacienda Hotel Site
5621 Main Street, New Port Richey
Parcel ID No. 05-26-16-001A-00300-0010

Figure 1
USGS/Site Vicinity Map



Cardno TBE

0 100 200

Former Hacienda Hotel Site
5621 Main Street, New Port Richey
Parcel ID No. 05-26-16-001A-00300-0010

Figure 2
Site Boundary Map

Cardno TBE

0 100 200

Former Hacienda Hotel Site
5621 Main Street, New Port Richey
Parcel ID No. 05-26-16-001A-00300-0010

Figure 3
Surrounding Land Use Map

Cardno TBE

Former Hacienda Hotel Site
5621 Main Street, New Port Richey
Parcel ID No. 05-26-16-001A-00300-0010

Figure 4a
Aerial Photograph - 1941

Cardno TBE

Former Hacienda Hotel Site
5621 Main Street, New Port Richey
Parcel ID No. 05-26-16-001A-00300-0010

Figure 4b
Aerial Photograph - 1952

Cardno TBE

Former Hacienda Hotel Site
5621 Main Street, New Port Richey
Parcel ID No. 05-26-16-001A-00300-0010

Figure 4c
Aerial Photograph - 1967

Cardno TBE

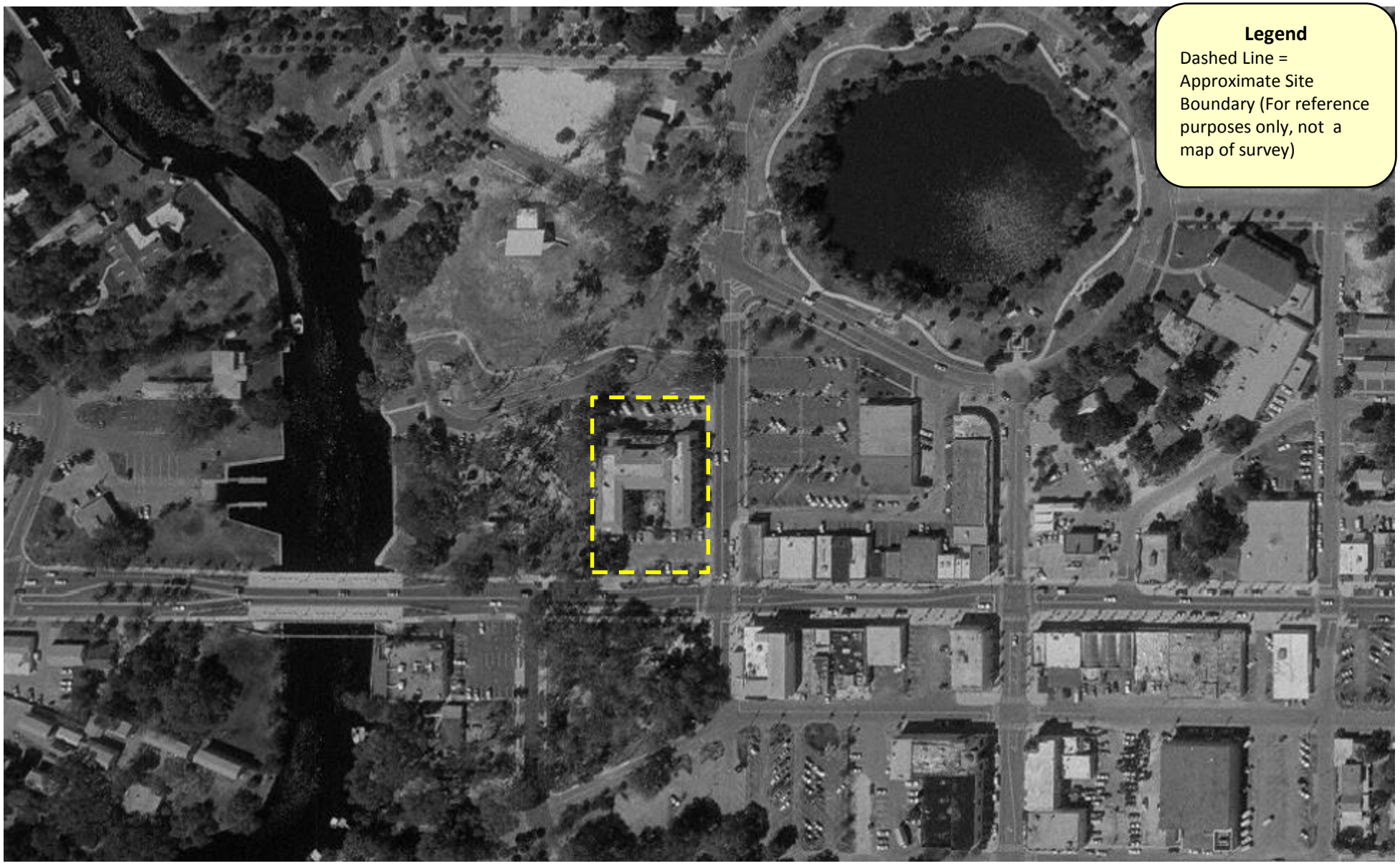
Former Hacienda Hotel Site
5621 Main Street, New Port Richey
Parcel ID No. 05-26-16-001A-00300-0010

Figure 4d
Aerial Photograph - 1974

Cardno TBE

Former Hacienda Hotel Site
5621 Main Street, New Port Richey
Parcel ID No. 05-26-16-001A-00300-0010

Figure 4e
Aerial Photograph - 1985



Cardno TBE

Former Hacienda Hotel Site
5621 Main Street, New Port Richey
Parcel ID No. 05-26-16-001A-00300-0010

Figure 4f
Aerial Photograph - 1998

Appendix A

Phase 1 ESA Scope of Services & Property Information

Cardno TBE

Shaping the Future

Cardno TBE

380 Park Place Blvd
Suite 300
Clearwater, FL 33759
USA
Phone 727 531 3505
Phone 800 861 8314
Fax 727 539 1294
Email tbe@CardnoTBE.com

www.CardnoTBE.com

Phase I Environmental Site Assessments (ESAs)

All Phase I ESAs will be prepared in accordance with the EPA standard for All Appropriate Inquiries established in the Small Business Liability Relief and Brownfields Revitalization Act (the Brownfields Amendments to the Comprehensive Environmental Response, Compensation and Liability Act) and ASTM E1527-05 Standard Practice for Environmental Site Assessments. To assess the potential for recognized environmental concerns on each property, Cardno TBE will perform the following tasks:

- Inspect each property and surrounding areas to identify indicators of past or present hazardous materials/hazardous waste usage, storage or disposal;
- Investigate current and past ownership (to the extent reasonably practical), regarding previous uses of the property and historical information pertinent to the subject property and surrounding areas;
- Investigate historical listings and aerial photographs to identify any past or present properties in the vicinity of the subject property for hazardous materials/hazardous waste usage or storage;
- Review Soil Conservation Service surveys and available topographical maps of the property and its vicinity, and other pertinent data, to provide a preliminary hydrogeological characterization of the site;
- Review current State and Federal listings of potential and confirmed contaminated sites to determine if environmental monitoring or enforcement activities are or have occurred on or near the subject property;
- Review regulatory files for the subject property to identify previous assessment, remedial, or enforcement activities for this site;
- Review data developed from field, agency and records reconnaissance for technical accuracy and corroboration.;
- Assemble report containing conclusions and recommendations for the property; and
- Report to the client any situations encountered during the execution of this contract that fall beyond the scope of work.
- Recommendations for additional assessment activities will be provided under separate cover at the conclusion of the Phase I Environmental Site Assessment (if required).

Mike Wells Pasco County Property Appraiser

Data Current as Of:	Weekly Archive - Saturday, December 7, 2013
Parcel ID	05-26-16-001A-00300-0010 (Card: 001 of 002)
Classification	89 - Other Municipal

Mailing Address
CITY OF NEW PORT RICHEY
FLORIDA
ATTN: CITY MANAGER
5919 MAIN ST
NEW PORT RICHEY FL 34652-2715

Physical Address
5621 MAIN ST
NEW PORT RICHEY FL 34652-2639

Legal Description (First 4 Lines)
TOWN OF NEW PORT RICHEY
REVISED PLAN PB 4 PG 49 LOTS 1
2 3 11 12 13 14 15 & 16 BLOCK
3; TOGETHER WITH EASEMENT

Jurisdiction
City of New Port Richey

Property Value	
Ag Land	$0
Land	$129,550
Building	$915,402
Extra Features	$26,897
Just Value	**$1,071,849**
Assessed (Non-School Amendment 1)	$1,071,849
Taxable Value	**$0**

Land Detail (Card: 001 of 002)

Line	Use	Description	Zoning	Units	Type	Price	Condition	Value
1	0800	MULTI FAMT	000C	4,000.00	SF	$16.00	1.00	$64,000
2	0800	MULTI FAMT	000C	7,000.00	SF	$5.00	1.00	$35,000
3	0800	MULTI FAMT	000C	23,500.00	SF	$1.30	1.00	$30,550

Additional Land Information

Acres	0.79	**Tax Area**	60NP	**FEMA Code**	X500	**Commercial Code**	MMNS1AC

Building Information - **Use** 05 - Multi Story Retirement Apartments (Card: 001 of 002)

Year Built	1922	**Stories**	2.0
Exterior Wall 1	Concrete Block Stucco	**Exterior Wall 2**	None
Roof Structure	Gable or Hip	**Roof Cover**	Clay or Bermuda Tile
Interior Wall 1	Plastered	**Interior Wall 2**	None
Flooring 1	Hardwood	**Flooring 2**	Parquet
Fuel	Electric	**Heat**	Forced Air - Ducted
A/C	Central	**Baths**	32.0

Line	Description	Sq. Feet	Repl. Cost New
1	BAS	12,640	$1,541,069
2	FOP	1,425	$34,747
3	FUS	9,123	$1,112,276
4	UOP	231	$4,267

Extra Features (Card: 001 of 002)

Line	Description	Year	Units	Value
1	PAV ASP	1986	7,200	$1,890
2	SPRNKFP	1986	18,679	$15,410
3	CON PTO	1984	940	$388
4	ELEVATR	1986	1	$9,209

Sales History - See All 5 sales

Previous Owner: GULF COAST JEWISH FAMILY

Month/Year	Book/Page	Type	DOR Code	Condition	Amount
08/2004	6015 / 0622	Warranty Deed		Improved	$2,210,000
09/1989	1840 / 0811	Warranty Deed		Improved	$1,100,000
07/1983	1265 / 0001	Warranty Deed		Improved	$0

Mike Wells Pasco County Property Appraiser

Data Current as Of:	Weekly Archive - Saturday, December 7, 2013
Parcel ID	05-26-16-001A-00300-0010 (Card: 002 of 002)
Classification	89 - Other Municipal

Mailing Address
CITY OF NEW PORT RICHEY
FLORIDA
ATTN: CITY MANAGER
5919 MAIN ST
NEW PORT RICHEY FL 34652-2715

Physical Address
5621 MAIN ST
NEW PORT RICHEY FL 34652-2639

Legal Description (First 4 Lines)
TOWN OF NEW PORT RICHEY REVISED PLAN PB 4 PG 49 LOTS 1 2 3 11 12 13 14 15 & 16 BLOCK 3; TOGETHER WITH EASEMENT

Jurisdiction
City of New Port Richey

Property Value	
Ag Land	$0
Land	$129,550
Building	$915,402
Extra Features	$26,897
Just Value	**$1,071,849**
Assessed (Non-School Amendment 1)	$1,071,849
Taxable Value	**$0**

Land Detail (Card: 002 of 002)

Line	Use	Description	Zoning	Units	Type	Price	Condition	Value

Additional Land Information

Acres	0.79	**Tax Area**	60NP	**FEMA Code**	X500	**Commercial Code**	MMNS1AC

Building Information - **Use** 00 - Unimproved (Card: 002 of 002)
Unimproved Parcel 00 - Unimproved

Extra Features (Card: 002 of 002)

Line	Description	Year	Units	Value
No Extra Features				

Sales History - See All 5 sales

Previous Owner: GULF COAST JEWISH FAMILY

Month/Year	Book/Page	Type	DOR Code	Condition	Amount
08/2004	6015 / 0622	Warranty Deed		Improved	$2,210,000
09/1989	1840 / 0811	Warranty Deed		Improved	$1,100,000
07/1983	1265 / 0001	Warranty Deed		Improved	$0

Appendix B

Agency Database Search Results

New Port Richey - Hacienda & Post Office Sites
6345 Grand Boulevard
New Port Richey, FL 34652

Inquiry Number: 3807391.2s
December 10, 2013

EDR Summary Radius Map Report

EDR® Environmental Data Resources Inc

440 Wheelers Farms Road
Milford, CT 06461
Toll Free: 800.352.0050
www.edrnet.com

TABLE OF CONTENTS

SECTION	PAGE
Executive Summary	ES1
Overview Map	2
Detail Map	3
Map Findings Summary	4
Map Findings	7
Orphan Summary	122
Government Records Searched/Data Currency Tracking	GR-1

GEOCHECK ADDENDUM

Physical Setting Source Addendum	A-1
Physical Setting Source Summary	A-2
Physical Setting SSURGO Soil Map	A-5
Physical Setting Source Map	A-8
Physical Setting Source Map Findings	A-10
Physical Setting Source Records Searched	A-31

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

6345 GRAND BOULEVARD
NEW PORT RICHEY, FL 34652

COORDINATES

Latitude (North):	28.2508000 - 28° 15' 2.88''
Longitude (West):	82.7202000 - 82° 43' 12.72''
Universal Tranverse Mercator:	Zone 17
UTM X (Meters):	331241.5
UTM Y (Meters):	3126011.8
Elevation:	8 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property:	TP
Source:	USGS 7.5 min quad index

Target Property:	S
Source:	USGS 7.5 min quad index

AERIAL PHOTOGRAPHY IN THIS REPORT

Photo Year:	2010
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
6345 GRAND BOULEVARD
NEW PORT RICHEY, FL 34652

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft.) DIRECTION
A1	HACIENDA HOTEL	5621 MAIN ST	LUST, UST	Higher	24, SW
A2	GULF COAST COMMUNITY	5621 MAIN ST	RCRA-CESQG	Higher	24, SW
B3	OLSON PROPERTY	6332 N GRAND BLVD	LUST, UST, DWM CONTAM	Higher	126, ESE
B4	CATHEDRAL AUTOMOTIVE	5731 MAIN ST	LUST, UST, Financial Assurance	Higher	239, SE
B5		5731 MAIN ST	EDR US Hist Auto Stat	Higher	239, SE
B6	LEWIS MARCUS TANSPOR	5743 MAIN ST	SWF/LF	Higher	340, ESE
7	FIRST BAPTIST CHURCH	6561 CIRCLE BLVD	LUST, UST, DWM CONTAM	Higher	400, NE
C8		5804 MAIN ST	EDR US Hist Cleaners	Higher	544, ESE
C9	NEW PORT RICHEY CLEA	5804 MAIN STREET	DRYCLEANERS, PRIORITYCLEANERS, DWM CONTAM	Higher	544, ESE
D10		5743 MISSOURI AVE	EDR US Hist Auto Stat	Higher	561, SSE
D11	VERIZON FL-NEW PORT	124 E MISSOURI AVE	UST, Financial Assurance	Higher	592, SSE
D12		6210 GRAND BLVD	EDR US Hist Auto Stat	Higher	664, SSE
D13	MASTER MECHANICS INC	404 S BLVD	UST	Higher	813, SE
E14	QUICK STOP	6136 GRAND BLVD	LUST, UST, Financial Assurance	Higher	854, SSE
E15		6136 GRAND BLVD	EDR US Hist Auto Stat	Higher	854, SSE
E16		6118 GRAND BLVD	EDR US Hist Auto Stat	Higher	915, South
E17		5741 MONTANA AVE	EDR US Hist Auto Stat	Higher	915, SSE
F18	NEW PORT RICHEY, CIT	320 E. MAIN STREET	RCRA NonGen / NLR, FINDS	Higher	1055, ESE
F19	NEW PORT RICHEY CITY	320 E MAIN ST	UST	Higher	1055, ESE
20		5404 MAIN ST	EDR US Hist Auto Stat	Lower	1138, West
21	MORTON PLANT-NORTH B	6600 MADISON ST	LUST, UST, AST, NPDES, TIER 2, Financial Assurance	Higher	1805, NE
G22	HESS #09359	6245 US HWY 19	LUST, UST, DWM CONTAM, Financial Assurance	Lower	2058, West
G23	MOBIL STATION	6229 US HWY 19	LUST, UST	Lower	2058, West
24	KASH N' KARRY FOOD S	6425 US HWY 19	LUST, UST, DWM CONTAM	Lower	2074, West
25	EXXON #5453 BOBS & W	6608 US HWY 19	LUST, UST	Lower	2236, WNW
H26	NATIONS BANK PROPERT	6133 US HWY 19	LUST, UST, DWM CONTAM	Lower	2347, WSW
27	PASCO CNTY-EMERGENCY	530 SUNSET RD	LUST, UST, DWM CONTAM	Higher	2366, NW
H28	PAYLESS #8	509 US HWY 19	LUST, AST	Lower	2493, WSW
I29	TRI W RENTAL	6717 US HWY 19	LUST, UST, AST	Lower	2531, WNW
I30	COX CAR CARE SPEEDY	6930 US HWY 19 N	LUST, UST	Lower	2623, NW

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.
Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Federal RCRA generators list

RCRA-CESQG: A review of the RCRA-CESQG list, as provided by EDR, and dated 07/11/2013 has revealed that there is 1 RCRA-CESQG site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
GULF COAST COMMUNITY	5621 MAIN ST	SW 0 - 1/8 (0.005 mi.)	A2	7

State and tribal landfill and/or solid waste disposal site lists

SWF/LF: A review of the SWF/LF list, as provided by EDR, and dated 10/21/2013 has revealed that there is 1 SWF/LF site within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
LEWIS MARCUS TANSPOR Facility-Site Id: 96481	5743 MAIN ST	ESE 0 - 1/8 (0.064 mi.)	B6	8

State and tribal leaking storage tank lists

LUST: A review of the LUST list, as provided by EDR, and dated 07/15/2013 has revealed that there are 15 LUST sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
HACIENDA HOTEL Facility-Site Id: 9806475 Discharge Cleanup Status: NFA - NFA COMPLETE	***5621 MAIN ST***	***SW 0 - 1/8 (0.005 mi.)***	***A1***	***7***

EXECUTIVE SUMMARY

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
OLSON PROPERTY	***6332 N GRAND BLVD***	***ESE 0 - 1/8 (0.024 mi.)***	***B3***	***7***
Facility-Site Id: 9202124				
Discharge Cleanup Status: ENTD - ELIGIBLE - NO TASK LEVEL DATA				
CATHEDRAL AUTOMOTIVE	***5731 MAIN ST***	***SE 0 - 1/8 (0.045 mi.)***	***B4***	***7***
Facility-Site Id: 8514907				
Discharge Cleanup Status: SRCR - SRCR COMPLETE				
FIRST BAPTIST CHURCH	***6561 CIRCLE BLVD***	***NE 0 - 1/8 (0.076 mi.)***	***7***	***8***
Facility-Site Id: 9807886				
Discharge Cleanup Status: RA - RA ONGOING				
QUICK STOP	***6136 GRAND BLVD***	***SSE 1/8 - 1/4 (0.162 mi.)***	***E14***	***10***
Facility-Site Id: 8520048				
Discharge Cleanup Status: SRCR - SRCR COMPLETE				
MORTON PLANT-NORTH B	***6600 MADISON ST***	***NE 1/4 - 1/2 (0.342 mi.)***	***21***	***11***
Facility-Site Id: 8630305				
Discharge Cleanup Status: NREQ - CLEANUP NOT REQUIRED				
Discharge Cleanup Status: SRCR - SRCR COMPLETE				
PASCO CNTY-EMERGENCY	***530 SUNSET RD***	***NW 1/4 - 1/2 (0.448 mi.)***	***27***	***14***
Facility-Site Id: 8514940				
Discharge Cleanup Status: ENTD - ELIGIBLE - NO TASK LEVEL DATA				

Lower Elevation	Address	Direction / Distance	Map ID	Page
HESS #09359	***6245 US HWY 19***	***W 1/4 - 1/2 (0.390 mi.)***	***G22***	***12***
Facility-Site Id: 8841777				
Discharge Cleanup Status: SRCR - SRCR COMPLETE				
Discharge Cleanup Status: RA - RA ONGOING				
MOBIL STATION	***6229 US HWY 19***	***W 1/4 - 1/2 (0.390 mi.)***	***G23***	***12***
Facility-Site Id: 8514883				
Discharge Cleanup Status: NFA - NFA COMPLETE				
KASH N' KARRY FOOD S	***6425 US HWY 19***	***W 1/4 - 1/2 (0.393 mi.)***	***24***	***13***
Facility-Site Id: 8514988				
Discharge Cleanup Status: RA - RA ONGOING				
EXXON #5453 BOBS & W	***6608 US HWY 19***	***WNW 1/4 - 1/2 (0.423 mi.)***	***25***	***13***
Facility-Site Id: 8514890				
Discharge Cleanup Status: SRCR - SRCR COMPLETE				
NATIONS BANK PROPERT	***6133 US HWY 19***	***WSW 1/4 - 1/2 (0.445 mi.)***	***H26***	***13***
Facility-Site Id: 9400404				
Discharge Cleanup Status: RAP - RAP ONGOING				
PAYLESS #8	***509 US HWY 19***	***WSW 1/4 - 1/2 (0.472 mi.)***	***H28***	***14***
Facility-Site Id: 9046668				
Discharge Cleanup Status: NFA - NFA COMPLETE				
TRI W RENTAL	***6717 US HWY 19***	***WNW 1/4 - 1/2 (0.479 mi.)***	***I29***	***14***
Facility-Site Id: 8944715				
Discharge Cleanup Status: NFA - NFA COMPLETE				
COX CAR CARE SPEEDY	***6930 US HWY 19 N***	***NW 1/4 - 1/2 (0.497 mi.)***	***I30***	***15***
Facility-Site Id: 8515060				
Discharge Cleanup Status: NFA - NFA COMPLETE				

State and tribal registered storage tank lists

UST: A review of the UST list, as provided by EDR, and dated 10/10/2013 has revealed that there are 8 UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
HACIENDA HOTEL Facility-Site Id: 9806475	***5621 MAIN ST***	***SW 0 - 1/8 (0.005 mi.)***	***A1***	***7***
OLSON PROPERTY Facility-Site Id: 9202124	***6332 N GRAND BLVD***	***ESE 0 - 1/8 (0.024 mi.)***	***B3***	***7***
CATHEDRAL AUTOMOTIVE Facility-Site Id: 8514907	***5731 MAIN ST***	***SE 0 - 1/8 (0.045 mi.)***	***B4***	***7***
FIRST BAPTIST CHURCH Facility-Site Id: 9807886	***6561 CIRCLE BLVD***	***NE 0 - 1/8 (0.076 mi.)***	***7***	***8***
VERIZON FL-NEW PORT Facility-Site Id: 8734383	***124 E MISSOURI AVE***	***SSE 0 - 1/8 (0.112 mi.)***	***D11***	***9***
MASTER MECHANICS INC Facility-Site Id: 8629257	404 S BLVD	SE 1/8 - 1/4 (0.154 mi.)	D13	10
QUICK STOP Facility-Site Id: 8520048	***6136 GRAND BLVD***	***SSE 1/8 - 1/4 (0.162 mi.)***	***E14***	***10***
NEW PORT RICHEY CITY Facility-Site Id: 8944433	320 E MAIN ST	ESE 1/8 - 1/4 (0.200 mi.)	F19	11

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Hazardous waste / Contaminated Sites

PRIORITYCLEANERS: A review of the PRIORITYCLEANERS list, as provided by EDR, and dated 07/01/2013 has revealed that there is 1 PRIORITYCLEANERS site within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
NEW PORT RICHEY CLEA Facility-Site Id: 9501116	***5804 MAIN STREET***	***ESE 0 - 1/8 (0.103 mi.)***	***C9***	***9***

Other Ascertainable Records

RCRA NonGen / NLR: A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 07/11/2013 has revealed that there is 1 RCRA NonGen / NLR site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
NEW PORT RICHEY, CIT	***320 E. MAIN STREET***	***ESE 1/8 - 1/4 (0.200 mi.)***	***F18***	***11***

DRYCLEANERS: A review of the DRYCLEANERS list, as provided by EDR, and dated 07/15/2013 has revealed that there is 1 DRYCLEANERS site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
NEW PORT RICHEY CLEA Facility-Site Id: 9501116	***5804 MAIN STREET***	***ESE 0 - 1/8 (0.103 mi.)***	***C9***	***9***

DWM CONTAM: A review of the DWM CONTAM list, as provided by EDR, and dated 03/01/2013 has revealed that there are 7 DWM CONTAM sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
OLSON PROPERTY	***6332 N GRAND BLVD***	***ESE 0 - 1/8 (0.024 mi.)***	***B3***	***7***
FIRST BAPTIST CHURCH	***6561 CIRCLE BLVD***	***NE 0 - 1/8 (0.076 mi.)***	***7***	***8***
NEW PORT RICHEY CLEA	***5804 MAIN STREET***	***ESE 0 - 1/8 (0.103 mi.)***	***C9***	***9***
PASCO CNTY-EMERGENCY	***530 SUNSET RD***	***NW 1/4 - 1/2 (0.448 mi.)***	***27***	***14***
Lower Elevation	**Address**	**Direction / Distance**	**Map ID**	**Page**
HESS #09359	***6245 US HWY 19***	***W 1/4 - 1/2 (0.390 mi.)***	***G22***	***12***
KASH N' KARRY FOOD S	***6425 US HWY 19***	***W 1/4 - 1/2 (0.393 mi.)***	***24***	***13***
NATIONS BANK PROPERT	***6133 US HWY 19***	***WSW 1/4 - 1/2 (0.445 mi.)***	***H26***	***13***

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR US Hist Auto Stat: A review of the EDR US Hist Auto Stat list, as provided by EDR, has revealed that there are 7 EDR US Hist Auto Stat sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
Not reported	5731 MAIN ST	SE 0 - 1/8 (0.045 mi.)	B5	8
Not reported	5743 MISSOURI AVE	SSE 0 - 1/8 (0.106 mi.)	D10	9
Not reported	6210 GRAND BLVD	SSE 1/8 - 1/4 (0.126 mi.)	D12	9
Not reported	6136 GRAND BLVD	SSE 1/8 - 1/4 (0.162 mi.)	E15	10
Not reported	6118 GRAND BLVD	S 1/8 - 1/4 (0.173 mi.)	E16	10
Not reported	5741 MONTANA AVE	SSE 1/8 - 1/4 (0.173 mi.)	E17	11
Lower Elevation	**Address**	**Direction / Distance**	**Map ID**	**Page**
Not reported	5404 MAIN ST	W 1/8 - 1/4 (0.216 mi.)	20	11

EXECUTIVE SUMMARY

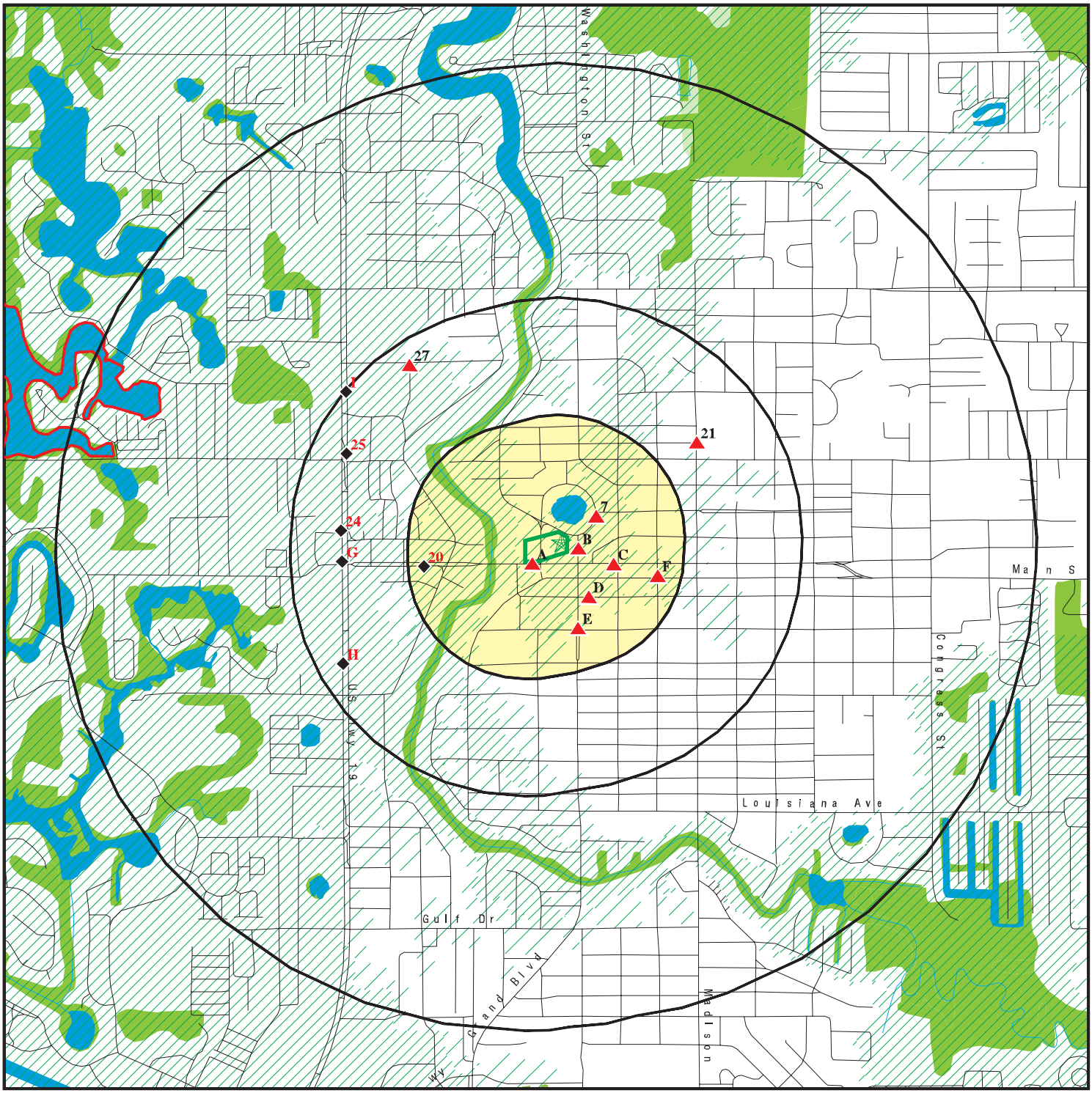
EDR US Hist Cleaners: A review of the EDR US Hist Cleaners list, as provided by EDR, has revealed that there is 1 EDR US Hist Cleaners site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
Not reported	5804 MAIN ST	ESE 0 - 1/8 (0.103 mi.)	C8	8

Count: 21 records. ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
NEW PORT RICHEY	A100202617	SUN COAST NEWS	6214 HWY 19	34652	AST
NEW PORT RICHEY	1014951927	CVS PHARMACY #5146	3511 US HIGHWAY 19	34652	RCRA-SQG
NEW PORT RICHEY	1014951256	CVS PHARMACY #0306	5432 US HIGHWAY 19	34652	RCRA-SQG
NEW PORT RICHEY	1014469729	EXXON USA STATION #5453	6608 US HIGHWAY 19	34652	RCRA-CESQG
NEW PORT RICHEY	1014468579	RICHEY FOOD STORE	7502 US HIGHWAY 19	34652	RCRA-CESQG
NEW PORT RICHEY	1014466900	WALVEKAR NEW PORT LLC	6425 US HIGHWAY 19	34652	RCRA-CESQG
NEW PORT RICHEY	1014466578	DAGMAR & KARSTEN RAST	6929 US HIGHWAY 19	34652	RCRA-CESQG
NEW PORT RICHEY	S113899043	SCRAPPY TIRE & AUTO INC	5933 US HWY 19	34652	SWF/LF
NEW PORT RICHEY	S113721669	TREADWELL PROPERTY	5515 US HWY 19	34652	DWM CONTAM
NEW PORT RICHEY	S109053711	PUBLIX SUPER MARKET #1020	5127 US HWY 19	34652	AST
NEW PORT RICHEY	1014466577	7 - ELEVEN INC, STORE #29178	10007 US HWY 19 N	34668	RCRA-CESQG
NEW PORT RICKHEY	S113899517	VERNAL ADKINS	5532 US HIGHWAY 19	34652	SWF/LF
PORT RICHEY	S113898345	THOMAS M. BRUNTON	11702 US HIGHWAY 19	34668	SWF/LF
PORT RICHEY	S113720335	EMBASSY CLEANERS (FORMER)	9522 U.S. HIGHWAY 19	34668	DWM CONTAM
PORT RICHEY	S113720271	DENNY'S RESTAURANT (FORMER)	8519 US HIGHWAY 19	34668	DWM CONTAM
PORT RICHEY	1014470009	MOBILE OIL CORPORATION	11006 US HIGHWAY 19	34668	RCRA-CESQG
PORT RICHEY	1014469926	MOBILE OIL	11006 US HIGHWAY 19	34668	RCRA-CESQG
PORT RICHEY	1007989330	TIRE KINGDOM LLC #25	9208 US HIGHWAY 19	34668	RCRA NonGen / NLR
PORT RICHEY	U004195137	BELK LINDSEY #494	9409 US HWY 19	34668	UST
PORT RICHEY	S113899166	BRUCES AUTO TIRES, INC.	11721 US HWY 19	34668	SWF/LF
PORT RICHEY	1010315224	WAL-MART SUPERCENTER #1085	8701 US HWY 19	34668	RCRA-SQG

OVERVIEW MAP - 3807391.2s

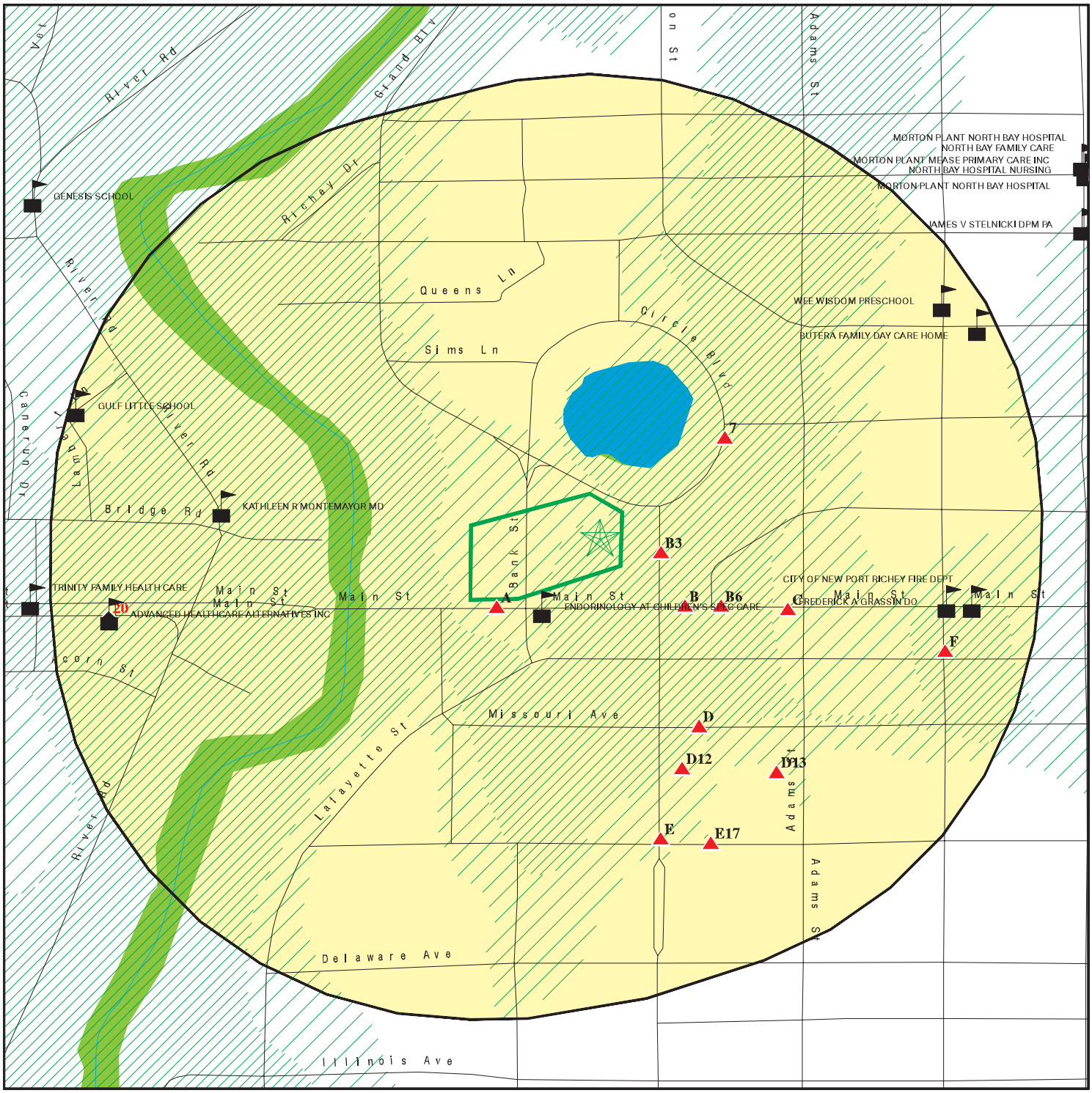


- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- County Boundary
- Oil & Gas pipelines from USGS
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- State Wetlands
- FL Brownfield

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: New Port Richey - Hacienda & Post Office Sites ADDRESS: 6345 Grand Boulevard New Port Richey FL 34652 LAT/LONG: 28.2508 / 82.7202	CLIENT: Cardno TBE CONTACT: Shawn Lasseter INQUIRY #: 3807391.2s DATE: December 10, 2013 3:40 pm

DETAIL MAP - 3807391.2s



0 1/16 1/8 1/4 Miles

- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Oil & Gas pipelines from USGS
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- State Wetlands
- FL Brownfield

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME:	New Port Richey - Hacienda & Post Office Sites	CLIENT:	Cardno TBE
ADDRESS:	6345 Grand Boulevard New Port Richey FL 34652	CONTACT:	Shawn Lasseter
LAT/LONG:	28.2508 / 82.7202	INQUIRY #:	3807391.2s
		DATE:	December 10, 2013 3:44 pm

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Federal NPL site list								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	TP		NR	NR	NR	NR	NR	0
Federal Delisted NPL site list								
Delisted NPL	1.000		0	0	0	0	NR	0
Federal CERCLIS list								
CERCLIS	0.500		0	0	0	NR	NR	0
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
Federal CERCLIS NFRAP site List								
CERC-NFRAP	0.500		0	0	0	NR	NR	0
Federal RCRA CORRACTS facilities list								
CORRACTS	1.000		0	0	0	0	NR	0
Federal RCRA non-CORRACTS TSD facilities list								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Federal RCRA generators list								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-CESQG	0.250		1	0	NR	NR	NR	1
Federal institutional controls / engineering controls registries								
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
LUCIS	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	TP		NR	NR	NR	NR	NR	0
State- and tribal - equivalent CERCLIS								
SHWS	1.000		0	0	0	0	NR	0
State and tribal landfill and/or solid waste disposal site lists								
SWF/LF	0.500		1	0	0	NR	NR	1
State and tribal leaking storage tank lists								
LUST	0.500		4	1	10	NR	NR	15
LAST	0.500		0	0	0	NR	NR	0
INDIAN LUST	0.500		0	0	0	NR	NR	0
State and tribal registered storage tank lists								
UST	0.250		5	3	NR	NR	NR	8

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
FF TANKS	0.250		0	0	NR	NR	NR	0
FEMA UST	0.250		0	0	NR	NR	NR	0
State and tribal institutional control / engineering control registries								
ENG CONTROLS	0.500		0	0	0	NR	NR	0
INST CONTROL	0.500		0	0	0	NR	NR	0
State and tribal voluntary cleanup sites								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US CDL	TP		NR	NR	NR	NR	NR	0
Fl Sites	1.000		0	0	0	0	NR	0
PRIORITYCLEANERS	0.500		1	0	0	NR	NR	1
US HIST CDL	TP		NR	NR	NR	NR	NR	0
Local Land Records								
LIENS 2	TP		NR	NR	NR	NR	NR	0
Records of Emergency Release Reports								
HMIRS	TP		NR	NR	NR	NR	NR	0
SPILLS	TP		NR	NR	NR	NR	NR	0
SPILLS 90	TP		NR	NR	NR	NR	NR	0
SPILLS 80	TP		NR	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	1	NR	NR	NR	1
DOT OPS	TP		NR	NR	NR	NR	NR	0
DOD	1.000		0	0	0	0	NR	0
FUDS	1.000		0	0	0	0	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
CONSENT	1.000		0	0	0	0	NR	0
ROD	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
UIC	TP		NR	NR	NR	NR	NR	0
DRYCLEANERS	0.250		1	0	NR	NR	NR	1
DEDB	0.250		0	0	NR	NR	NR	0
NPDES	TP		NR	NR	NR	NR	NR	0
AIRS	TP		NR	NR	NR	NR	NR	0
TIER 2	TP		NR	NR	NR	NR	NR	0
FL Cattle Dip. Vats	0.250		0	0	NR	NR	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
DWM CONTAM	0.500		3	0	4	NR	NR	7
PRP	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
Financial Assurance	TP		NR	NR	NR	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000		0	0	0	0	NR	0
EDR US Hist Auto Stat	0.250		2	5	NR	NR	NR	7
EDR US Hist Cleaners	0.250		1	0	NR	NR	NR	1

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

A1
SW
< 1/8
0.005 mi.
24 ft.

Relative:
Higher

HACIENDA HOTEL — **LUST** **U004146314**
5621 MAIN ST — **UST** **N/A**
NEW PORT RICHEY, FL 34652

Click here for full text details

LUST
Facility Status: CLOSED
Facility-Site Id: 9806475
Discharge Cleanup Status: NFA - NFA COMPLETE

UST
Facility Status: CLOSED
Facility-Site Id: 9806475

A2
SW
< 1/8
0.005 mi.
24 ft.

Relative:
Higher

GULF COAST COMMUNITY - HACIENDA HOME — **RCRA-CESQG** **1014468027**
5621 MAIN ST — **FLT970057261**
NEW PORT RICHEY, FL 34652

Click here for full text details

RCRA-CESQG
EPA Id: FLT970057261

B3
ESE
< 1/8
0.024 mi.
126 ft.

Relative:
Higher

OLSON PROPERTY — **LUST** **U001368599**
6332 N GRAND BLVD — **UST** **N/A**
NEW PORT RICHEY, FL 34652 — **DWM CONTAM**

Click here for full text details

LUST
Facility Status: CLOSED
Facility-Site Id: 9202124
Discharge Cleanup Status: ENTD - ELIGIBLE - NO TASK LEVEL DATA

UST
Facility Status: CLOSED
Facility-Site Id: 9202124
Tank Status: Removed

B4
SE
< 1/8
0.045 mi.
239 ft.

Relative:
Higher

CATHEDRAL AUTOMOTIVE REPAIR SERVICE — **LUST** **U001367902**
5731 MAIN ST — **UST** **N/A**
NEW PORT RICHEY, FL 34652 — **Financial Assurance**

Click here for full text details

LUST
Facility Status: CLOSED
Facility-Site Id: 8514907
Discharge Cleanup Status: SRCR - SRCR COMPLETE

UST

CATHEDRAL AUTOMOTIVE REPAIR SERVICE (Continued) **U001367902**

Facility Status: CLOSED
Facility-Site Id: 8514907
Tank Status: Removed

Financial Assurance
Facility Status: CLOSED

B5
SE
< 1/8
0.045 mi.
239 ft.

Relative:
Higher

5731 MAIN ST
NEW PORT RICHEY, FL 34652

EDR US Hist Auto Stat **1015558207**
N/A

Click here for full text details

B6
ESE
< 1/8
0.064 mi.
340 ft.

Relative:
Higher

LEWIS MARCUS TANSPORT
5743 MAIN ST
NER PORT RICHEY, FL 34652

SWF/LF **S113899263**
N/A

Click here for full text details

SWF/LF
Facility-Site Id: 96481

7
NE
< 1/8
0.076 mi.
400 ft.

Relative:
Higher

FIRST BAPTIST CHURCH OF NEW PORT RICHEY INC
6561 CIRCLE BLVD
NEW PORT RICHEY, FL 34652

LUST **U004022976**
UST **N/A**
DWM CONTAM

Click here for full text details

LUST
Facility Status: CLOSED
Facility-Site Id: 9807886
Discharge Cleanup Status: RA - RA ONGOING

UST
Facility Status: CLOSED
Facility-Site Id: 9807886
Tank Status: Removed

C8
ESE
< 1/8
0.103 mi.
544 ft.

Relative:
Higher

5804 MAIN ST
NEW PORT RICHEY, FL 34652

EDR US Hist Cleaners **1015077196**
N/A

Click here for full text details

C9
ESE
< 1/8
0.103 mi.
544 ft.

Relative:
Higher

NEW PORT RICHEY CLEANERS
5804 MAIN STREET
NEW PORT RICHEY, FL 34652

DRYCLEANERS
PRIORITYCLEANERS
DWM CONTAM

S103120881
N/A

Click here for full text details

DRYCLEANERS
Facility-Site Id: 9501116
Facility Status: OPEN

PRIORITYCLEANERS
Facility-Site Id: 9501116

D10
SSE
< 1/8
0.106 mi.
561 ft.

Relative:
Higher

5743 MISSOURI AVE
NEW PORT RICHEY, FL 34652

EDR US Hist Auto Stat

1015558530
N/A

Click here for full text details

D11
SSE
< 1/8
0.112 mi.
592 ft.

Relative:
Higher

VERIZON FL-NEW PORT RICHEY
124 E MISSOURI AVE
NEW PORT RICHEY, FL 33552

UST
Financial Assurance

U001368329
N/A

Click here for full text details

UST
Facility Status: OPEN
Facility-Site Id: 8734383
Tank Status: In service
Tank Status: Closed in place

Financial Assurance
Facility Status: OPEN

D12
SSE
1/8-1/4
0.126 mi.
664 ft.

Relative:
Higher

6210 GRAND BLVD
NEW PORT RICHEY, FL 34652

EDR US Hist Auto Stat

1015580362
N/A

Click here for full text details

D13
SE
1/8-1/4
0.154 mi.
813 ft.

Relative:
Higher

MASTER MECHANICS INC
404 S BLVD
NEW PORT RICHEY, FL 33552

UST **U001368184**
N/A

Click here for full text details

UST
Facility Status: CLOSED
Facility-Site Id: 8629257
Tank Status: Removed
Tank Status: Closed in place

E14
SSE
1/8-1/4
0.162 mi.
854 ft.

Relative:
Higher

QUICK STOP
6136 GRAND BLVD
NEW PORT RICHEY, FL 34652

LUST **U001368112**
UST **N/A**
Financial Assurance

Click here for full text details

LUST
Facility Status: OPEN
Facility-Site Id: 8520048
Discharge Cleanup Status: SRCR - SRCR COMPLETE

UST
Facility Status: OPEN
Facility-Site Id: 8520048
Tank Status: In service
Tank Status: Removed
Tank Status: Closed in place

Financial Assurance
Facility Status: OPEN

E15
SSE
1/8-1/4
0.162 mi.
854 ft.

Relative:
Higher

6136 GRAND BLVD
NEW PORT RICHEY, FL 34652

EDR US Hist Auto Stat **1015576701**
N/A

Click here for full text details

E16
South
1/8-1/4
0.173 mi.
915 ft.

Relative:
Higher

6118 GRAND BLVD
NEW PORT RICHEY, FL 34652

EDR US Hist Auto Stat **1015575813**
N/A

Click here for full text details

E17
SSE
1/8-1/4
0.173 mi.
915 ft.

Relative:
Higher

5741 MONTANA AVE
NEW PORT RICHEY, FL 34652

Click here for full text details

EDR US Hist Auto Stat **1015558504**
N/A

F18
ESE
1/8-1/4
0.200 mi.
1055 ft.

Relative:
Higher

NEW PORT RICHEY, CITY OF
320 E. MAIN STREET
NEW PORT RICHEY, FL

Click here for full text details

RCRA NonGen / NLR
EPA Id: FLD981021686

RCRA NonGen / NLR **1000440396**
FINDS **FLD981021686**

F19
ESE
1/8-1/4
0.200 mi.
1055 ft.

Relative:
Higher

NEW PORT RICHEY CITY - FIRE DEPT #1
320 E MAIN ST
NEW PORT RICHEY, FL 34652

Click here for full text details

UST
Facility Status: CLOSED
Facility-Site Id: 8944433
Tank Status: Removed

UST **U001368494**
N/A

20
West
1/8-1/4
0.216 mi.
1138 ft.

Relative:
Lower

5404 MAIN ST
NEW PORT RICHEY, FL 34652

Click here for full text details

EDR US Hist Auto Stat **1015546411**
N/A

21
NE
1/4-1/2
0.342 mi.
1805 ft.

Relative:
Higher

MORTON PLANT-NORTH BAY HOSPITAL
6600 MADISON ST
NEW PORT RICHEY, FL 34652

Click here for full text details

LUST
Facility Status: OPEN
Facility-Site Id: 8630305
Discharge Cleanup Status: NREQ - CLEANUP NOT REQUIRED
Discharge Cleanup Status: SRCR - SRCR COMPLETE

UST

LUST **U001368241**
UST **N/A**
AST
NPDES
TIER 2
Financial Assurance

MORTON PLANT-NORTH BAY HOSPITAL (Continued) **U001368241**

Facility Status: OPEN
Facility-Site Id: 8630305
Tank Status: Removed

AST
Facility-Site Id: 8630305
Facility Status: OPEN

NPDES
Status: A

Financial Assurance
Facility Status: OPEN

G22
West
1/4-1/2
0.390 mi.
2058 ft.

Relative:
Lower

HESS #09359 **LUST** **U001368448**
6245 US HWY 19 **UST** **N/A**
NEW PORT RICHEY, FL 34652 **DWM CONTAM**
Financial Assurance

Click here for full text details

LUST
Facility Status: OPEN
Facility-Site Id: 8841777
Discharge Cleanup Status: SRCR - SRCR COMPLETE
Discharge Cleanup Status: RA - RA ONGOING

UST
Facility Status: OPEN
Facility-Site Id: 8841777
Tank Status: In service
Tank Status: Removed

Financial Assurance
Facility Status: OPEN

G23
West
1/4-1/2
0.390 mi.
2058 ft.

Relative:
Lower

MOBIL STATION **LUST** **U001367894**
6229 US HWY 19 **UST** **N/A**
NEW PORT RICHEY, FL 34652

Click here for full text details

LUST
Facility Status: CLOSED
Facility-Site Id: 8514883
Discharge Cleanup Status: NFA - NFA COMPLETE

UST
Facility Status: CLOSED

MOBIL STATION (Continued) **U001367894**

Facility-Site Id: 8514883
Tank Status: Removed

24
West
1/4-1/2
0.393 mi.
2074 ft.

Relative:
Lower

KASH N' KARRY FOOD STORE **LUST** **U001367929**
6425 US HWY 19 **UST** **N/A**
NEW PORT RICHEY, FL 34652 **DWM CONTAM**

Click here for full text details

LUST
Facility Status: CLOSED
Facility-Site Id: 8514988
Discharge Cleanup Status: RA - RA ONGOING

UST
Facility Status: CLOSED
Facility-Site Id: 8514988
Tank Status: Removed

25
WNW
1/4-1/2
0.423 mi.
2236 ft.

Relative:
Lower

EXXON #5453 BOBS & WALTS **LUST** **U003336583**
6608 US HWY 19 **UST** **N/A**
NEW PORT RICHEY, FL 34652

Click here for full text details

LUST
Facility Status: CLOSED
Facility-Site Id: 8514890
Discharge Cleanup Status: SRCR - SRCR COMPLETE

UST
Facility Status: CLOSED
Facility-Site Id: 8514890
Tank Status: Removed

H26
WSW
1/4-1/2
0.445 mi.
2347 ft.

Relative:
Lower

NATIONS BANK PROPERTY **LUST** **U001823662**
6133 US HWY 19 **UST** **N/A**
NEW PORT RICHEY, FL 34652 **DWM CONTAM**

Click here for full text details

LUST
Facility Status: CLOSED
Facility-Site Id: 9400404
Discharge Cleanup Status: RAP - RAP ONGOING

UST
Facility Status: CLOSED
Facility-Site Id: 9400404

NATIONS BANK PROPERTY (Continued) **U001823662**

Tank Status: Removed

27
NW
1/4-1/2
0.448 mi.
2366 ft.

Relative: Higher

PASCO CNTY-EMERGENCY MEDICAL SERVICE **LUST** **U001367912**
530 SUNSET RD **UST** **N/A**
NEW PORT RICHEY, FL 33552 **DWM CONTAM**

Click here for full text details

LUST
Facility Status: CLOSED
Facility-Site Id: 8514940
Discharge Cleanup Status: ENTD - ELIGIBLE - NO TASK LEVEL DATA

UST
Facility Status: CLOSED
Facility-Site Id: 8514940
Tank Status: Removed

H28
WSW
1/4-1/2
0.472 mi.
2493 ft.

Relative: Lower

PAYLESS #8 **LUST** **S102533835**
509 US HWY 19 **AST** **N/A**
NEW PORT RICHEY, FL 34652

Click here for full text details

LUST
Facility Status: CLOSED
Facility-Site Id: 9046668
Discharge Cleanup Status: NFA - NFA COMPLETE

AST
Facility-Site Id: 9046668
Facility Status: CLOSED

I29
WNW
1/4-1/2
0.479 mi.
2531 ft.

Relative: Lower

TRI W RENTAL **LUST** **U001058234**
6717 US HWY 19 **UST** **N/A**
NEW PORT RICHEY, FL 34652 **AST**

Click here for full text details

LUST
Facility Status: OPEN
Facility-Site Id: 8944715
Discharge Cleanup Status: NFA - NFA COMPLETE

UST
Facility Status: OPEN
Facility-Site Id: 8944715
Tank Status: Removed

AST

TRI W RENTAL (Continued) **U001058234**

Facility-Site Id: 8944715
Facility Status: OPEN

I30
NW
1/4-1/2
0.497 mi.
2623 ft.

Relative:
Lower

COX CAR CARE SPEEDY LUBE SERVICE **LUST** **U003336547**
6930 US HWY 19 N **UST** **N/A**
NEW PORT RICHEY, FL 34652

Click here for full text details

LUST
Facility Status: CLOSED
Facility-Site Id: 8515060
Discharge Cleanup Status: NFA - NFA COMPLETE

UST
Facility Status: CLOSED
Facility-Site Id: 8515060
Tank Status: Removed

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
FL	AIRS	Permitted Facilities Listing	Department of Environmental Protection	07/31/2013	08/01/2013	08/09/2013
FL	AST	Storage Tank Facility Information	Department of Environmental Protection	10/10/2013	11/06/2013	12/09/2013
FL	BROWNFIELDS	Brownfield Areas	Department of Environmental Protection	09/16/2013	10/08/2013	10/23/2013
FL	DEDB	Ethylene Dibromide Database Results	Department of Environmental Protection	10/04/2013	10/04/2013	10/23/2013
FL	DRYCLEANERS	Drycleaning Facilities	Department of Environmental Protection	07/15/2013	07/30/2013	08/09/2013
FL	DWM CONTAM	DWM CONTAMINATED SITES	Department of Environmental Protection	03/01/2013	07/19/2013	08/09/2013
FL	ENG CONTROLS	Institutional Controls Registry	Department of Environmental Protection	10/01/2013	10/08/2013	10/23/2013
FL	FF TANKS	Federal Facilities Listing	Department of Environmental Protection	10/21/2013	10/22/2013	10/24/2013
FL	FL Cattle Dip. Vats	Cattle Dipping Vats	Department of Environmental Protection	02/04/2005	06/29/2007	07/11/2007
FL	FL SITES	Sites List	Department of Environmental Protection	12/31/1989	05/09/1994	08/04/1994
FL	Financial Assurance 1	Financial Assurance Information Listing	Department of Environmental Protection	08/02/2013	08/05/2013	10/01/2013
FL	Financial Assurance 2	Financial Assurance Information Listing	Department of Environmental Protection	07/31/2013	08/01/2013	08/09/2013
FL	Financial Assurance 3	Financial Assurance Information Listing	Department of Environmental Protection	07/15/2013	08/05/2013	10/03/2013
FL	Inst Control	Institutional Controls Registry	Department of Environmental Protection	10/01/2013	10/08/2013	10/23/2013
FL	LAST	Leaking Aboveground Storage Tank Listing	Department of Environmental Protection	09/05/2013	09/05/2013	10/02/2013
FL	LUST	Petroleum Contamination Detail Report	Department of Environmental Protection	07/15/2013	08/05/2013	08/08/2013
FL	PRIORITYCLEANERS	Priority Ranking List	Department of Environmental Protection	07/01/2013	08/19/2013	10/02/2013
FL	SHWS	Florida's State-Funded Action Sites	Department of Environmental Protection	07/24/2013	08/27/2013	10/02/2013
FL	SPILLS	Oil and Hazardous Materials Incidents	Department of Environmental Protection	10/10/2013	10/15/2013	10/23/2013
FL	SPILLS 80	SPILLS80 data from FirstSearch	FirstSearch	09/01/2001	01/03/2013	03/06/2013
FL	SPILLS 90	SPILLS90 data from FirstSearch	FirstSearch	12/10/2012	01/03/2013	03/04/2013
FL	SWF/LF	Solid Waste Facility Database	Department of Environmental Protection	10/21/2013	10/22/2013	10/24/2013
FL	SWRCY	Recycling Centers	Department of Environmental Protection	12/31/2011	11/13/2012	12/05/2012
FL	TIER 2	Tier 2 Facility Listing	Department of Environmental Protection	12/31/2011	04/03/2013	04/23/2013
FL	UIC	Underground Injection Wells Database Listing	Department of Environmental Protection	07/29/2013	07/30/2013	08/22/2013
FL	UST	Storage Tank Facility Information	Department of Environmental Protection	10/10/2013	11/06/2013	12/09/2013
FL	VCP	Voluntary Cleanup Sites	Department of Environmental Protection	10/09/2013	10/10/2013	10/23/2013
FL	WASTEWATER	Wastewater Facility Regulation Database	Department of Environmental Protection	08/02/2013	08/14/2013	10/01/2013
US	2020 COR ACTION	2020 Corrective Action Program List	Environmental Protection Agency	11/11/2011	05/18/2012	05/25/2012
US	BRS	Biennial Reporting System	EPA/NTIS	12/31/2011	02/26/2013	04/19/2013
US	CERCLIS	Comprehensive Environmental Response, Compensation, and Liab	EPA	04/26/2013	05/29/2013	08/09/2013
US	CERCLIS-NFRAP	CERCLIS No Further Remedial Action Planned	EPA	04/26/2013	05/29/2013	08/09/2013
US	COAL ASH DOE	Sleam-Electric Plan Operation Data	Department of Energy	12/31/2005	08/07/2009	10/22/2009
US	COAL ASH EPA	Coal Combustion Residues Surface Impoundments List	Environmental Protection Agency	08/17/2010	01/03/2011	03/21/2011
US	CONSENT	Superfund (CERCLA) Consent Decrees	Department of Justice, Consent Decree Library	06/30/2013	08/07/2013	10/03/2013
US	CORRACTS	Corrective Action Report	EPA	07/11/2013	08/08/2013	09/13/2013
US	DEBRIS REGION 9	Torres Martinez Reservation Illegal Dump Site Locations	EPA, Region 9	01/12/2009	05/07/2009	09/21/2009
US	DELISTED NPL	National Priority List Deletions	EPA	04/26/2013	05/09/2013	07/10/2013
US	DOD	Department of Defense Sites	USGS	12/31/2005	11/10/2006	01/11/2007
US	DOT OPS	Incident and Accident Data	Department of Transporation, Office of Pipeli	07/31/2012	08/07/2012	09/18/2012
US	EDR MGP	EDR Proprietary Manufactured Gas Plants	EDR, Inc.			
US	EDR US Hist Auto Stat	EDR Exclusive Historic Gas Stations	EDR, Inc.			
US	EDR US Hist Auto Stat	EDR Proprietary Historic Gas Stations - Cole				
US	EDR US Hist Cleaners	EDR Proprietary Historic Dry Cleaners - Cole				
US	EDR US Hist Cleaners	EDR Exclusive Historic Dry Cleaners	EDR, Inc.			
US	EPA WATCH LIST	EPA WATCH LIST	Environmental Protection Agency	06/30/2013	08/13/2013	09/13/2013
US	ERNS	Emergency Response Notification System	National Response Center, United States Coast	09/30/2013	10/01/2013	12/06/2013

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	FEDERAL FACILITY	Federal Facility Site Information listing	Environmental Protection Agency	05/31/2013	07/08/2013	12/06/2013
US	FEDLAND	Federal and Indian Lands	U.S. Geological Survey	12/31/2005	02/06/2006	01/11/2007
US	FEMA UST	Underground Storage Tank Listing	FEMA	01/01/2010	02/16/2010	04/12/2010
US	FINDS	Facility Index System/Facility Registry System	EPA	03/08/2013	03/21/2013	07/10/2013
US	FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA/Office of Prevention, Pesticides and Toxi	04/09/2009	04/16/2009	05/11/2009
US	FTTS INSP	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA	04/09/2009	04/16/2009	05/11/2009
US	FUDS	Formerly Used Defense Sites	U.S. Army Corps of Engineers	12/31/2011	02/26/2013	03/13/2013
US	HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HIST FTTS INSP	FIFRA/TSCA Tracking System Inspection & Enforcement Case Lis	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HMIRS	Hazardous Materials Information Reporting System	U.S. Department of Transportation	12/31/2012	01/03/2013	02/27/2013
US	ICIS	Integrated Compliance Information System	Environmental Protection Agency	07/20/2011	11/10/2011	01/10/2012
US	INDIAN LUST R1	Leaking Underground Storage Tanks on Indian Land	EPA Region 1	02/01/2013	05/01/2013	11/01/2013
US	INDIAN LUST R10	Leaking Underground Storage Tanks on Indian Land	EPA Region 10	11/06/2013	11/07/2013	12/06/2013
US	INDIAN LUST R4	Leaking Underground Storage Tanks on Indian Land	EPA Region 4	08/01/2013	08/02/2013	11/01/2013
US	INDIAN LUST R5	Leaking Underground Storage Tanks on Indian Land	EPA, Region 5	08/20/2013	08/23/2013	11/01/2013
US	INDIAN LUST R6	Leaking Underground Storage Tanks on Indian Land	EPA Region 6	09/12/2011	09/13/2011	11/11/2011
US	INDIAN LUST R7	Leaking Underground Storage Tanks on Indian Land	EPA Region 7	08/27/2013	08/27/2013	11/01/2013
US	INDIAN LUST R8	Leaking Underground Storage Tanks on Indian Land	EPA Region 8	08/27/2012	08/28/2012	10/16/2012
US	INDIAN LUST R9	Leaking Underground Storage Tanks on Indian Land	Environmental Protection Agency	03/01/2013	03/01/2013	04/12/2013
US	INDIAN ODI	Report on the Status of Open Dumps on Indian Lands	Environmental Protection Agency	12/31/1998	12/03/2007	01/24/2008
US	INDIAN RESERV	Indian Reservations	USGS	12/31/2005	12/08/2006	01/11/2007
US	INDIAN UST R1	Underground Storage Tanks on Indian Land	EPA, Region 1	09/28/2012	11/07/2012	04/12/2013
US	INDIAN UST R10	Underground Storage Tanks on Indian Land	EPA Region 10	02/05/2013	02/06/2013	04/12/2013
US	INDIAN UST R4	Underground Storage Tanks on Indian Land	EPA Region 4	08/01/2013	08/02/2013	11/01/2013
US	INDIAN UST R5	Underground Storage Tanks on Indian Land	EPA Region 5	08/20/2013	08/23/2013	11/01/2013
US	INDIAN UST R6	Underground Storage Tanks on Indian Land	EPA Region 6	05/10/2011	05/11/2011	06/14/2011
US	INDIAN UST R7	Underground Storage Tanks on Indian Land	EPA Region 7	12/31/2012	02/28/2013	04/12/2013
US	INDIAN UST R8	Underground Storage Tanks on Indian Land	EPA Region 8	07/29/2013	08/01/2013	11/01/2013
US	INDIAN UST R9	Underground Storage Tanks on Indian Land	EPA Region 9	07/29/2013	07/30/2013	12/06/2013
US	INDIAN VCP R1	Voluntary Cleanup Priority Listing	EPA, Region 1	09/17/2013	10/01/2013	12/06/2013
US	INDIAN VCP R7	Voluntary Cleanup Priority Lisitng	EPA, Region 7	03/20/2008	04/22/2008	05/19/2008
US	LEAD SMELTER 1	Lead Smelter Sites	Environmental Protection Agency	01/29/2013	02/14/2013	02/27/2013
US	LEAD SMELTER 2	Lead Smelter Sites	American Journal of Public Health	04/05/2001	10/27/2010	12/02/2010
US	LIENS 2	CERCLA Lien Information	Environmental Protection Agency	02/06/2013	04/25/2013	05/10/2013
US	LUCIS	Land Use Control Information System	Department of the Navy	08/20/2013	08/23/2013	11/01/2013
US	MLTS	Material Licensing Tracking System	Nuclear Regulatory Commission	07/22/2013	08/02/2013	11/01/2013
US	NPL	National Priority List	EPA	04/26/2013	05/09/2013	07/10/2013
US	NPL LIENS	Federal Superfund Liens	EPA	10/15/1991	02/02/1994	03/30/1994
US	ODI	Open Dump Inventory	Environmental Protection Agency	06/30/1985	08/09/2004	09/17/2004
US	PADS	PCB Activity Database System	EPA	06/01/2013	07/17/2013	11/01/2013
US	PCB TRANSFORMER	PCB Transformer Registration Database	Environmental Protection Agency	02/01/2011	10/19/2011	01/10/2012
US	PRP	Potentially Responsible Parties	EPA	04/15/2013	07/03/2013	09/13/2013
US	Proposed NPL	Proposed National Priority List Sites	EPA	04/26/2013	05/09/2013	07/10/2013
US	RAATS	RCRA Administrative Action Tracking System	EPA	04/17/1995	07/03/1995	08/07/1995
US	RADINFO	Radiation Information Database	Environmental Protection Agency	09/30/2013	10/09/2013	11/01/2013
US	RCRA NonGen / NLR	RCRA - Non Generators	Environmental Protection Agency	07/11/2013	08/08/2013	09/13/2013
US	RCRA-CESQG	RCRA - Conditionally Exempt Small Quantity Generators	Environmental Protection Agency	07/11/2013	08/08/2013	09/13/2013

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	RCRA-LQG	RCRA - Large Quantity Generators	Environmental Protection Agency	07/11/2013	08/08/2013	09/13/2013
US	RCRA-SQG	RCRA - Small Quantity Generators	Environmental Protection Agency	07/11/2013	08/08/2013	09/13/2013
US	RCRA-TSDF	RCRA - Treatment, Storage and Disposal	Environmental Protection Agency	07/11/2013	08/08/2013	09/13/2013
US	RMP	Risk Management Plans	Environmental Protection Agency	05/08/2012	05/25/2012	07/10/2012
US	ROD	Records Of Decision	EPA	04/26/2013	06/11/2013	11/01/2013
US	SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing	Environmental Protection Agency	03/07/2011	03/09/2011	05/02/2011
US	SSTS	Section 7 Tracking Systems	EPA	12/31/2009	12/10/2010	02/25/2011
US	TRIS	Toxic Chemical Release Inventory System	EPA	12/31/2011	07/31/2013	09/13/2013
US	TSCA	Toxic Substances Control Act	EPA	12/31/2006	09/29/2010	12/02/2010
US	UMTRA	Uranium Mill Tailings Sites	Department of Energy	09/14/2010	10/07/2011	03/01/2012
US	US AIRS (AFS)	Aerometric Information Retrieval System Facility Subsystem (	EPA	10/23/2013	11/06/2013	12/06/2013
US	US AIRS MINOR	Air Facility System Data	EPA	10/23/2013	11/06/2013	12/06/2013
US	US BROWNFIELDS	A Listing of Brownfields Sites	Environmental Protection Agency	09/24/2013	09/24/2013	12/06/2013
US	US CDL	Clandestine Drug Labs	Drug Enforcement Administration	08/06/2013	09/11/2013	10/03/2013
US	US ENG CONTROLS	Engineering Controls Sites List	Environmental Protection Agency	06/17/2013	06/21/2013	10/03/2013
US	US FIN ASSUR	Financial Assurance Information	Environmental Protection Agency	10/28/2013	10/29/2013	12/06/2013
US	US HIST CDL	National Clandestine Laboratory Register	Drug Enforcement Administration	09/01/2007	11/19/2008	03/30/2009
US	US INST CONTROL	Sites with Institutional Controls	Environmental Protection Agency	06/17/2013	06/21/2013	10/03/2013
US	US MINES	Mines Master Index File	Department of Labor, Mine Safety and Health A	08/01/2013	09/05/2013	10/03/2013
CT	CT MANIFEST	Hazardous Waste Manifest Data	Department of Energy & Environmental Protecti	07/30/2013	08/19/2013	10/03/2013
NJ	NJ MANIFEST	Manifest Information	Department of Environmental Protection	12/31/2011	07/19/2012	08/28/2012
NY	NY MANIFEST	Facility and Manifest Data	Department of Environmental Conservation	11/01/2013	11/07/2013	11/18/2013
PA	PA MANIFEST	Manifest Information	Department of Environmental Protection	12/31/2012	07/24/2013	08/19/2013
RI	RI MANIFEST	Manifest information	Department of Environmental Management	12/31/2012	06/21/2013	08/05/2013
WI	WI MANIFEST	Manifest Information	Department of Natural Resources	12/31/2012	08/09/2013	09/27/2013
US	Oil/Gas Pipelines	GeoData Digital Line Graphs from 1:100,000-Scale Maps	USGS			
US	Electric Power Lines	Electric Power Transmission Line Data	Rextag Strategies Corp.			
US	AHA Hospitals	Sensitive Receptor: AHA Hospitals	American Hospital Association, Inc.			
US	Medical Centers	Sensitive Receptor: Medical Centers	Centers for Medicare & Medicaid Services			
US	Nursing Homes	Sensitive Receptor: Nursing Homes	National Institutes of Health			
US	Public Schools	Sensitive Receptor: Public Schools	National Center for Education Statistics			
US	Private Schools	Sensitive Receptor: Private Schools	National Center for Education Statistics			
FL	Daycare Centers	Sensitive Receptor: Department of Children & Families	Provider Information			
US	Flood Zones	100-year and 500-year flood zones	Emergency Management Agency (FEMA)			
US	NWI	National Wetlands Inventory	U.S. Fish and Wildlife Service			
FL	State Wetlands	Wetlands Inventory	Department of Environmental Protection			
US	USGS 7.5' Topographic Map	Scanned Digital USGS 7.5' Topographic Map (DRG)	USGS			

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date

STREET AND ADDRESS INFORMATION

GEOCHECK ®- PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

NEW PORT RICHEY - HACIENDA & POST OFFICE SITES
6345 GRAND BOULEVARD
NEW PORT RICHEY, FL 34652

TARGET PROPERTY COORDINATES

Latitude (North):	28.2508 - 28° 15' 2.88''
Longitude (West):	82.7202 - 82° 43' 12.72''
Universal Tranverse Mercator:	Zone 17
UTM X (Meters):	331241.5
UTM Y (Meters):	3126011.8
Elevation:	8 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	28082-C6 PORT RICHEY, FL
Most Recent Revision:	1998
South Map:	28082-B6 ELFERS, FL
Most Recent Revision:	1998

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principal investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

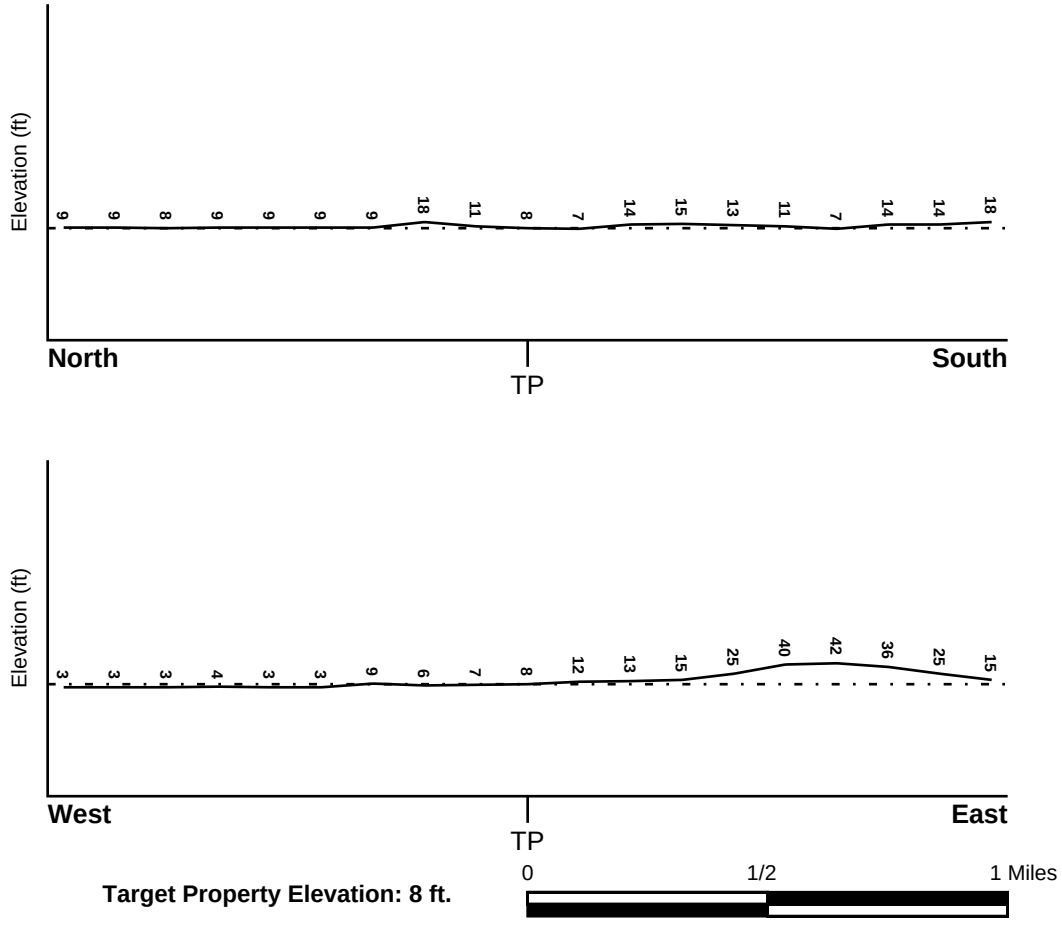
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General NW

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Target Property Elevation: 8 ft.

Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Target Property County	FEMA Flood Electronic Data
PASCO, FL	YES - refer to the Overview Map and Detail Map

Flood Plain Panel at Target Property:	1202320001D - FEMA Q3 Flood data
Additional Panels in search area:	1202300189C - FEMA Q3 Flood data 1202300188C - FEMA Q3 Flood data 1202320002D - FEMA Q3 Flood data 1202300351C - FEMA Q3 Flood data 1202320003D - FEMA Q3 Flood data 1202320004D - FEMA Q3 Flood data 1202300352C - FEMA Q3 Flood data

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property	NWI Electronic Data Coverage
PORT RICHEY	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius:	1.25 miles
Status:	Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

MAP ID	LOCATION FROM TP	GENERAL DIRECTION GROUNDWATER FLOW
Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

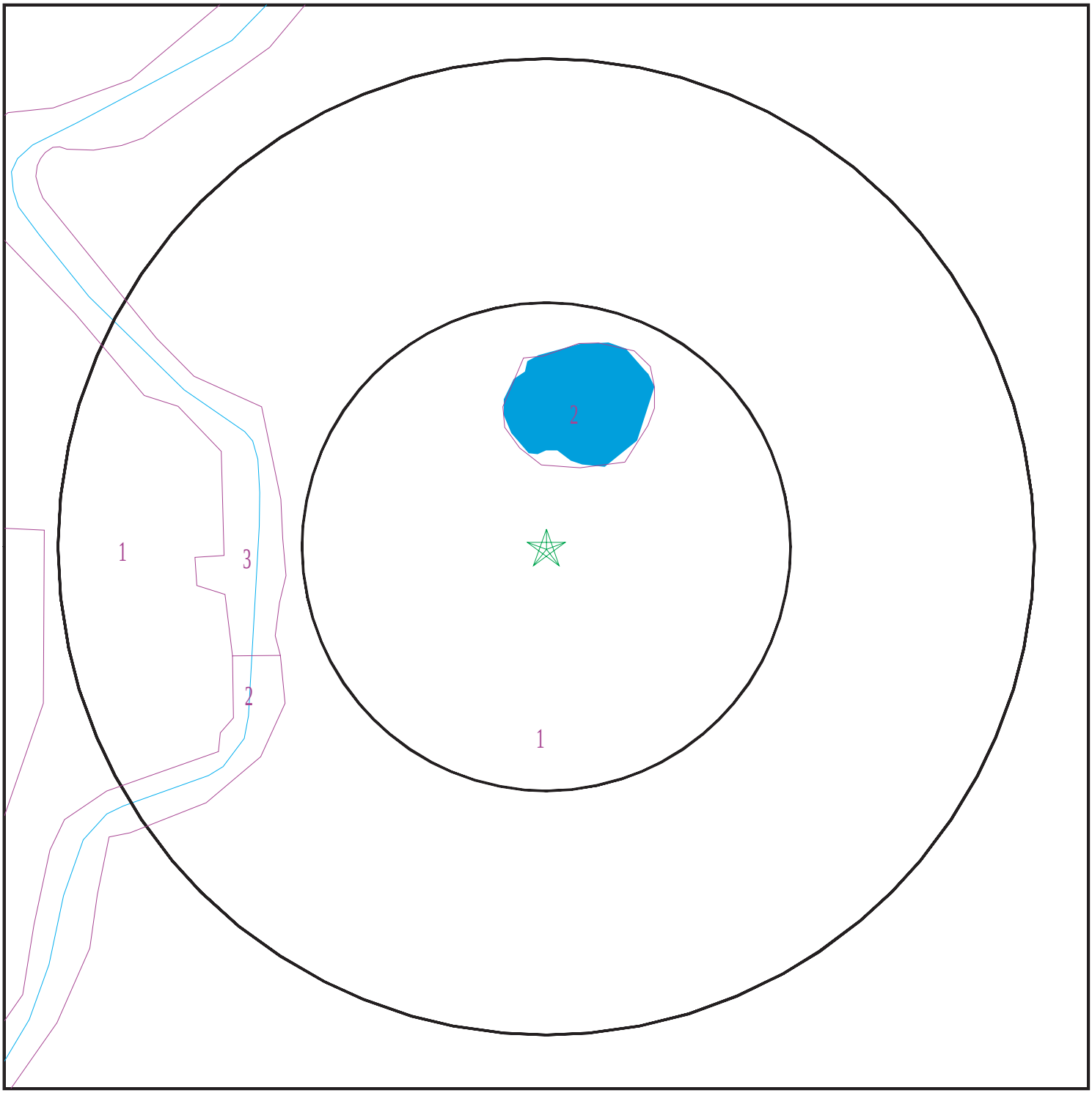
Era:	Cenozoic
System:	Tertiary
Series:	Miocene
Code:	Tm *(decoded above as Era, System & Series)*

GEOLOGIC AGE IDENTIFICATION

Category: Stratified Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

SSURGO SOIL MAP - 3807391.2s



Target Property
SSURGO Soil
Water

0 1/16 1/8 1/4 Miles

N

SITE NAME:	New Port Richey - Hacienda & Post Office Sites	CLIENT:	Cardno TBE
ADDRESS:	6345 Grand Boulevard New Port Richey FL 34652	CONTACT:	Shawn Lasseter
LAT/LONG:	28.2508 / 82.7202	INQUIRY #:	3807391.2s
		DATE:	December 10, 2013 3:44 pm

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: Tavares

Soil Surface Texture: sand

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class:
Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 145 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	3 inches	sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand.	Max: 353 Min: 141	Max: 6 Min: 3.6
2	3 inches	79 inches	sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand.	Max: 353 Min: 141	Max: 6 Min: 3.6

Soil Map ID: 2

Soil Component Name: Water (fresh)

Soil Surface Texture: sand

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class:

Hydric Status: Unknown

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

No Layer Information available.

Soil Map ID: 3

Soil Component Name: Waters of the Gulf of Mexico

Soil Surface Texture: sand

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class:
Hydric Status: Unknown

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

No Layer Information available.

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

DATABASE	SEARCH DISTANCE (miles)
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
3	USGS40000248153	1/2 - 1 Mile NNE
A7	USGS40000248120	1/2 - 1 Mile ENE
A8	USGS40000248121	1/2 - 1 Mile ENE
A9	USGS40000248122	1/2 - 1 Mile ENE

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
1	FL6511255	1/8 - 1/4 Mile East

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

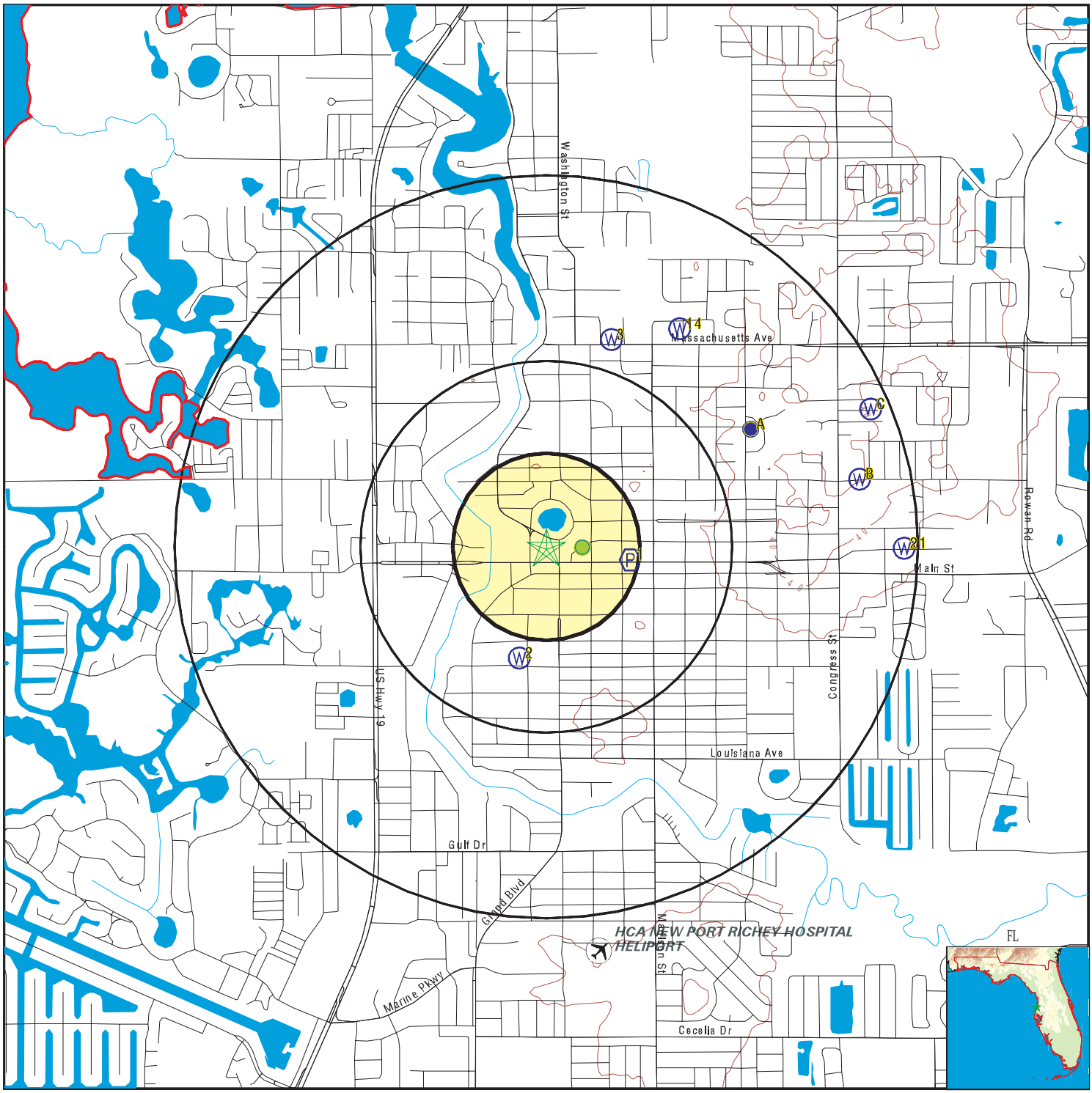
MAP ID	WELL ID	LOCATION FROM TP
2	FLSA70000043682	1/4 - 1/2 Mile SSW
A4	FLSW60000021800	1/2 - 1 Mile ENE
A5	FLSW60000021798	1/2 - 1 Mile ENE
A6	FLDGW4000006804	1/2 - 1 Mile ENE
A10	FLDGW4000001041	1/2 - 1 Mile ENE
A11	FLSA70000043925	1/2 - 1 Mile ENE
A12	FLSW60000021809	1/2 - 1 Mile ENE
A13	FLSA70000043929	1/2 - 1 Mile ENE
14	FLSA70000044070	1/2 - 1 Mile NNE
B15	FLSA70000043867	1/2 - 1 Mile ENE
B16	FLSW60000021772	1/2 - 1 Mile ENE
B17	FLSA70000043869	1/2 - 1 Mile ENE
C18	FLSA70000043940	1/2 - 1 Mile ENE
C19	FLSA70000043933	1/2 - 1 Mile ENE
C20	FLSA70000043932	1/2 - 1 Mile ENE
21	FLSA70000043812	1/2 - 1 Mile East

OTHER STATE DATABASE INFORMATION

STATE SINK HOLES INFORMATION

DIRECTION FROM TP	DISTANCE FROM TP
East	0 - 1/8 Mile

PHYSICAL SETTING SOURCE MAP - 3807391.2s



- County Boundary
- Major Roads
- Contour Lines
- Airports
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons
- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location
- Closest Hydrogeological Data
- Oil, gas or related wells
- Sink holes

SITE NAME:	New Port Richey - Hacienda & Post Office Sites	CLIENT:	Cardno TBE
ADDRESS:	6345 Grand Boulevard New Port Richey FL 34652	CONTACT:	Shawn Lasseter
		INQUIRY #:	3807391.2s
LAT/LONG:	28.2508 / 82.7202	DATE:	December 10, 2013 3:44 pm

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
East 0 - 1/8 Mile	Click here for full text details	**FL_SINKHOLE**	**SINK500943**
1 East 1/8 - 1/4 Mile Higher	Click here for full text details	**FRDS PWS**	**FL6511255**
2 SSW 1/4 - 1/2 Mile Higher	Click here for full text details	**FL WELLS**	**FLSA70000043682**
3 NNE 1/2 - 1 Mile Higher	Click here for full text details	**FED USGS**	**USGS40000248153**
A4 ENE 1/2 - 1 Mile Higher	Click here for full text details	**FL WELLS**	**FLSW60000021800**
A5 ENE 1/2 - 1 Mile Higher	Click here for full text details	**FL WELLS**	**FLSW60000021798**
A6 ENE 1/2 - 1 Mile Higher	Click here for full text details	**FL WELLS**	**FLDGW4000006804**
A7 ENE 1/2 - 1 Mile Higher	Click here for full text details	**FED USGS**	**USGS40000248120**
A8 ENE 1/2 - 1 Mile Higher	Click here for full text details	**FED USGS**	**USGS40000248121**

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
A9 **ENE** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FED USGS**	**USGS40000248122**
A10 **ENE** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FL WELLS**	**FLDGW4000001041**
A11 **ENE** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FL WELLS**	**FLSA70000043925**
A12 **ENE** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FL WELLS**	**FLSW60000021809**
A13 **ENE** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FL WELLS**	**FLSA70000043929**
14 **NNE** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FL WELLS**	**FLSA70000044070**
B15 **ENE** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FL WELLS**	**FLSA70000043867**
B16 **ENE** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FL WELLS**	**FLSW60000021772**
B17 **ENE** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FL WELLS**	**FLSA70000043869**

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
C18 **ENE** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FL WELLS**	**FLSA70000043940**
C19 **ENE** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FL WELLS**	**FLSA70000043933**
C20 **ENE** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FL WELLS**	**FLSA70000043932**
21 **East** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FL WELLS**	**FLSA70000043812**

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

AREA RADON INFORMATION

State Database: FL Radon

Radon Test Results

Zip	Total Buildings	% of sites>4pCi/L	Data Source
34652	19	0.0	Certified Residential Database
34652	38	2.6	Mandatory Non-Residential Database
34652	1	0.0	Mandatory Residential Database

Federal EPA Radon Zone for PASCO County: 3

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for PASCO COUNTY, FL

Number of sites tested: 81

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area	0.670 pCi/L	96%	4%	0%
Basement	Not Reported	Not Reported	Not Reported	Not Reported

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)
Source: United States Geologic Survey
EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Scanned Digital USGS 7.5' Topographic Map (DRG)
Source: United States Geologic Survey
A digital raster graphic (DRG) is a scanned image of a U.S. Geological Survey topographic map. The map images are made by scanning published paper maps on high-resolution scanners. The raster image is georeferenced and fit to the Universal Transverse Mercator (UTM) projection.

HYDROLOGIC INFORMATION

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 2003 & 2011 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 and 2005 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetlands Inventory
Source: Department of Environmental Protection
Telephone: 850-245-8238

HYDROGEOLOGIC INFORMATION

AQUIFLOW^{R} Information System
Source: EDR proprietary database of groundwater flow information
EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit
Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Services
The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Services (NRCS)
Telephone: 800-672-5559
SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Services, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)
This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

DEP GWIS - Generalized Water Information System Well Data
Source: Department of Environmental Protection
Telephone: 850-245-8507
Data collected for the Watersed Monitoring Section of the Department of Environmental Protection.

DOH and DEP Historic Study of Private Wells
Source: Department of Environmental Protection
Telephone: 850-559-0901
Historic database for private supply wells.

Well Construction Permitting Database
Source: Northwest Florida Water Management District
Telephone: 850-539-5999

Consumptive Use Permit Well Database
Source: St. Johns River Water Management District
Telephone: 386-329-4841

Permitted Well Location Database
Source: South Florida Water Management District
Telephone: 561-682-6877

Super Act Program Well Data
This table consists of data relating to all privately and publicly owned potable wells investigated as part of the SUPER Act program. The Florida Department of Health's SUPER Act Program (per Chapter 376.3071(4)(g), Florida Statutes), was given authority to provide field and laboratory services, toxicological risk assessments, investiagations of drinking water contamination complaints and education of the public
Source: Department of Health
Telephone: 850-245-4250

Water Well Location Information
Source: Suwannee River Water Management District
Telephone: 386-796-7211

PHYSICAL SETTING SOURCE RECORDS SEARCHED

Water Well Permit Database
Source: Southwest Water Management District
Telephone: 352-796-7211

OTHER STATE DATABASE INFORMATION

Florida Sinkholes
Source: Department of Environmental Protection, Geological Survey
The sinkhole data was gathered by the Florida Sinkhole Research Institute, University of Florida.

Oil and Gas Permit Database
Source: Department of Environmental Protection
Telephone: 850-245-3194
Locations of all permitted wells in the state of Florida.

RADON

State Database: FL Radon
Source: Department of Health
Telephone: 850-245-4288
Zip Code Based Radon Data

Area Radon Information
Source: USGS
Telephone: 703-356-4020
The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones
Source: EPA
Telephone: 703-356-4020
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

STREET AND ADDRESS INFORMATION

Appendix C

Agency Data – Subject Site

GULF COAST JEWISH FAMILY SERVICES, INC.

Telephone (727) 538-7150
Facsimile (727) 535-4774
Toll Free (800) 888-5066
Hearing Impaired Service (800) 955-8771

14041 ICOT Boulevard • Clearwater, FL 33760 • INTERNET: www.gcjfs.org

OFFICES IN PINELLAS, HILLSBOROUGH, MANATEE, PASCO, POLK AND MIAMI-DADE COUNTIES

February 20, 2004

D.E.P.
FEB 2 4 2004
Southwest District Tampa

Ms. Laurel Cubreth, Environmental Manager
Department of Environmental Protection
3804 Coconut Palm Drive
Tampa, FL 33619

Dear Ms. Culbreth:

We have entered into an agreement with the City of New Port Richey to sell the Hacienda Hotel property to them. During their due diligence examination of the property, they found potential contamination of the soil on the property. Attached is a copy of the report provided to the City of New Port Richey by its consultant TBE Group.

We are requesting your guidance and interpretation of the environmental study results. We need to know how to best address the potential soil contamination at the site, if necessary.

We have agreed to a 90-day extension of the contract time period with the City of New Port Richey to resolve this issue. Your help and quick response to this matter would be very much appreciated.

If you or anyone from your office needs additional information, please do not hesitate to contact me at 727/538-7460, ext. 3146.

Sincerely,

Janice McDonald
Executive VP/COO

c: Gerald J. Seeber, City Manager

TBE GROUP
380 Park Place Blvd., Suite 300
Clearwater, Florida 33759

T: 727.531.3505
F: 727.539.1294
800.861.8314
www.tbegroup.com

January 28, 2004

Mr. Gerald Seeber
City Manager
City of New Port Richey
5919 Main Street
New Port Richey, Florida 34652

RE: Limited Phase II Investigation
Former Hacienda Hotel, 5621 Main Street

TBE has completed a limited environmental investigation of the developed property located at 5621 Main Street, New Port Richey, Florida. This work was performed on behalf of the City of New Port Richey.

Phase I Environmental Site Assessment Results

In December 2003, TBE performed a Phase I Environmental Site Assessment of the subject site which revealed no recognized adverse environmental conditions at the subject property as defined by *ASTM Standard Practice E1527-00*; except for the following:

- Based on an on-site July 2002 Tank Closure Report prepared by another firm, TBE was unable to confirm that the presence of petroleum contamination in the soil had been entirely delineated.

Therefore, TBE recommended further soil and groundwater assessment in the vicinity of the former storage tank area.

Phase II Scope

To address the potential concern identified in the December 2003 Phase I, TBE proposed the following scope of services in the vicinity of the former UST area:

- Installation of six soil borings using a Geoprobe® direct-push drill rig for the collection of soil samples at two-foot intervals to the groundwater table.
- Screening of excavated soils with an Organic Vapor Analyzer (OVA) to identify the presence of petroleum hydrocarbon vapors in the soil.
- Laboratory-analysis of one soil sample for aromatic hydrocarbons and FL-PRO based on OVA results.
- Collection and laboratory analysis of one shallow groundwater sample from the Geoprobe sampling device installed in the area with the highest OVA readings.

Phase II Methodology

Soil: On January 16th, TBE oversaw the installation of six direct-push borings in and surrounding the former UST tank pit area. Soil samples were collected at two-foot incremental depths from land surface until groundwater was encountered in each boring. Samples were subsequently transferred to sample jars and covered with aluminum foil. The samples were allowed to equilibrate for approximately five minutes prior to screening. An Organic Vapor Analysis (OVA) screening of soil from each boring was conducted using a Foxboro 128 GC Flame Ionization Detector (FID). This instrument is a field-screening tool that can be used to detect hydrocarbon vapors such as those associated with petroleum products and solvents. Prior to screening the instrument was calibrated to ensure accurate readings. The samples were then screened using the OVA with and without a charcoal filter. The difference between filtered and unfiltered OVA readings can be indicative of hydrocarbon vapors that are not naturally occurring.

One soil sample was collected for confirmatory laboratory analyses from the only location exhibiting an elevated OVA reading (boring located in close proximity to the west wall of the on-site structure). The soil sample was collected from the following boring and depth, with corresponding OVA reading shown:

Soil Sample #	Depth of Sample (ft)	Net OVA reading (ppm)
SS-1	8.0	173

The sample was transferred to an appropriate sample container provided by the analytical laboratory, kept at 4 degree Celsius using wet ice, and transported to Environmental Science Corp. (ESC) for analysis per EPA methods 8021 (volatile organics), and FL-PRO (petroleum hydrocarbons).

Groundwater: One groundwater sample was collected from boring listed using the Geoprobe™ rig with a decontaminated sampling apparatus. The Geoprobe™ rig uses direct push technology to advance the sampling probe to the selected depth (11 to 15 feet bls). At the desired depth, a screened section of the apparatus is opened to allow sample collection. The sample jars were maintained at four degrees Celsius using wet ice and transported to ESC for analysis, along with completed chain of custody documentation. Pursuant to the scope, groundwater samples were analyzed per EPA methods 8021 (volatile organics), and FL-PRO (petroleum hydrocarbons).

Boring locations are illustrated on the attached figure and field logs are attached for your review.

Results

Soil: Laboratory analysis results indicate elevated levels of Xylenes, Trimethylbenzenes, and TRPH above State Cleanup Target Levels (SCTLs) exist in the soil collected the in the area immediately adjacent to the west edge of the on-site structure.

Groundwater: Laboratory analysis results of the groundwater sample collected from the same boring as the soil sample indicate that of the parameters analyzed for, several parameters were detected above method detection limits. However, none were detected above groundwater cleanup target levels.

Soil and groundwater analytical results are summarized on the following tables, and laboratory data sheets are attached for your review.

Recommendations

Based on data presented herein, TBE recommends the consideration of a monitoring-only plan (based on FDEP approval), which would include the installation of three permanent monitoring wells; one in the suspect area, one upgradient (north) and one downgradient (west) of the suspect area for quarterly monitoring. The intent would be to obtain four consecutive sampling events reflecting constituents below SCTLs, prior to requesting a No-Further-Action or Remediation by Natural Attenuation status for the subject site.

Another potential option would be to establish an escrow fund derived, or withheld, from the proceeds of the property transaction, which could be used to fund any supplemental testing and remedial actions deemed necessary by the FDEP.

TBE further recommends the City consult with an environmental attorney or an attorney familiar with these matters to further evaluate the significance of these results.

Thank you again for the opportunity to work with you on this project. If you should have any questions or require additional information, please call (727) 531-3505.

Sincerely,

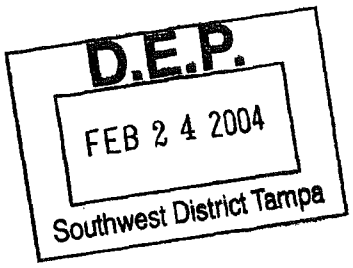
TBE GROUP, INC.

Richard L. Hagberg, PG
Director

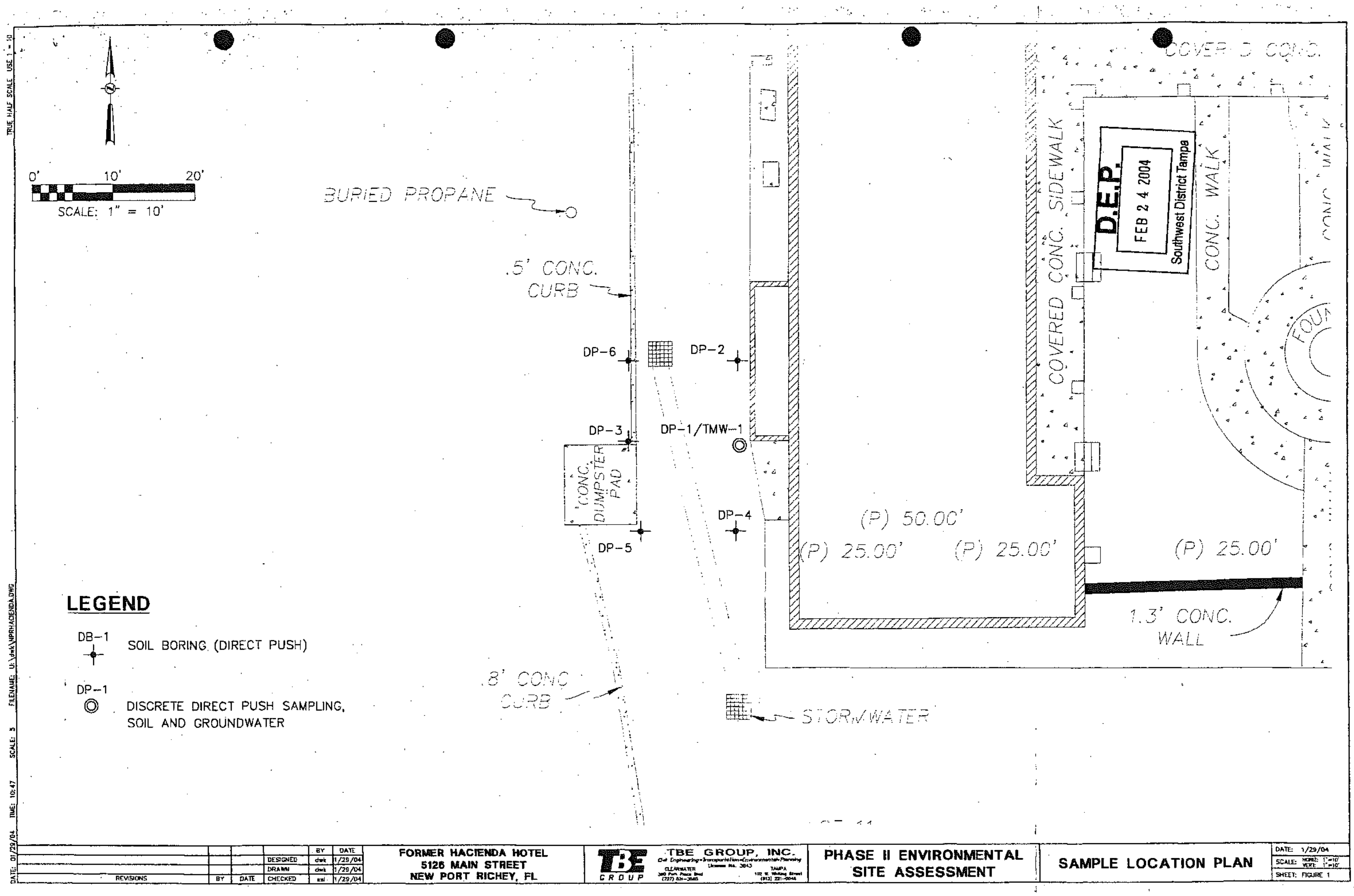
J:\0033\00331018.00\DOC\4701PHASE2.DOC

Attachments:
- Figure
- Tables
- Field Sheets
- Laboratory Data

Figure

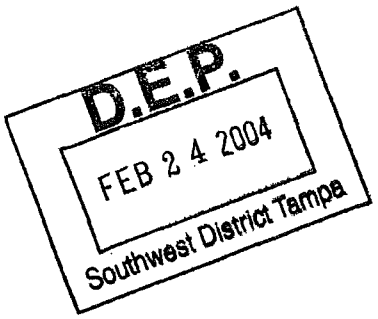


TBE GROUP



0'
10'
20'
SCALE: 1" = 10'
BURIED PROPANE
.5' CONC. CURB
DP-6
DP-2
DP-3
DP-1/TMW-1
CONC. DUMPSTER PAD
DP-4
DP-5
COVERED CONC.
COVERED CONC. SIDEWALK
CONC. WALK
(P) 50.00'
(P) 25.00'
(P) 25.00'
(P) 25.00'
1.3' CONC. WALL
.8' CONC CURB
STORMWATER
D.E.P.
FEB 2 4 2004
Southwest District Tampa
LEGEND
DB-1
SOIL BORING (DIRECT PUSH)
DP-1
DISCRETE DIRECT PUSH SAMPLING, SOIL AND GROUNDWATER
REVISIONS
BY
DATE
DESIGNED dwk 1/29/04
DRAWN dwk 1/29/04
CHECKED ksl 1/29/04
FORMER HACIENDA HOTEL
5126 MAIN STREET
NEW PORT RICHEY, FL
TBE GROUP, INC.
PHASE II ENVIRONMENTAL SITE ASSESSMENT
SAMPLE LOCATION PLAN
DATE: 1/29/04
SHEET: FIGURE 1

Tables



TBE GROUP

TABLE 1: SOIL DATA SUMMARY

Facility Name: Former Hacienda Hotel
Facility Address: 5621 Main Street, New Port Richey, Florida

ft bls = feet below surface
ppm = parts per million

Sample			OVA Screening Results				Laboratory Analyses									
Boring Number	Date	Depth to Water (ft)	Sample Interval (ft bls)	Total (ppm)	Carbon Filter (ppm)	Net Reading (ppm)	Benzene mg/kg	Ethylbenzene mg/kg	Isopropylbenzene mg/kg	Toluene mg/kg	Xylenes (total) mg/kg	Naphthalene mg/kg	1,2,4-Trimethylbenzene mg/kg	1,3,5-Trimethylbenzene mg/kg	TRPH mg/kg	Lithology/Comments
SCTL - Leachability Based on GW							0.007	0.6	0.2	0.5	0.2	1.7	0.3	0.3	340	
SCTL - Direct Exposure Residential							1.1	1100	160	380	5900	40	13	11	340	
DP-1	1/16/2004	2	2	<1	n/a	<1										Tan-brown sand/limerock (fill)
		4	4	<1	n/a	<1										Tan-brown sand/limerock (fill)
		6	6	75	2	73										Tan-brown sand/limerock (fill)
		8	8	175	2	173	0.0026	0.073	0.039	0.048	0.51	1.3	0.74	0.31	3100	Tan-white limerock
		10	10	85	18	67										Tan-white limerock
		12	12	85	72	13										Tan-white limerock
DP-2	1/16/2004	2	2	<1	n/a	<1										Tan-brown sand/limerock (fill)
		4	4	<1	n/a	<1										Tan-brown sand/limerock (fill)
		6	6	<1	n/a	<1										Tan-cream limerock / plasticy
		8	8	<1	n/a	<1										Tan-cream limerock / plasticy
		10	10	<1	n/a	<1										Tan-cream limerock / plasticy
		12	12	<1	n/a	<1										Tan-cream limerock / plasticy
DP-3	1/16/2004	2	2	<1	n/a	<1										Brown fine sand w/rocks
		4	4	<1	n/a	<1										Brown fine sand w/rocks
		6	6	<1	n/a	<1										Tan-cream-white limerock
		8	8	<1	n/a	<1										Tan-cream-white limerock
		10	10	<1	n/a	<1										Tan-cream-white limerock
		12	12	<1	n/a	<1										Tan-cream-white limerock
DP-4	1/16/2004	2	2	<1	n/a	<1										Tan-brown sand w/small rocks
		4	4	<1	n/a	<1										Tan-brown sand w/small rocks
		6	6	<1	n/a	<1										Tan-cream-white limerock
		8	8	<1	n/a	<1										Tan-cream-white limerock
		10	10	<1	n/a	<1										Tan-cream-white limerock
		12	12	<1	n/a	<1										Tan-cream-white limerock
DP-5	1/16/2004	2	2	<1	n/a	<1										Brown sand w/rocks
		4	4	<1	n/a	<1										Brown sand w/rocks
		6	6	<1	n/a	<1										Brown-tan sand w/limerock
		8	8	<1	n/a	<1										Tan-cream-white limerock
		10	10	<1	n/a	<1										Tan-cream-white limerock
		12	12	<1	n/a	<1										Tan-cream-white limerock
DP-6	1/16/2004	2	2	<1	n/a	<1										Brown sand w/rocks
		4	4	<1	n/a	<1										Brown sand w/rocks
		6	6	<1	n/a	<1										Tan-cream-white limerock
		8	8	<1	n/a	<1										Tan-cream-white limerock
		10	10	<1	n/a	<1										Tan-cream-white limerock
		12	12	<1	n/a	<1										Tan-cream-white limerock

TABLE 2: GROUNDWATER ANALYTICAL SUMMARY

Facility Name: **Former Hacienda Hotel**

Facility Address: 5621 Main Street, New Port Richey, Florida

Analytical Results = ug/L

Sample Location	Sample Date	Benzene	Ethylbenzene	Toulene	Total Xylenes	MTBE	Naphthalene	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	TRPH
Target Levels (ug/L)		1	30	40	20	50	20	10	10	5000
TMW-1	01/16/04	<1.0	<1.0	<5.0	<2.0	<1.0	<5.0	<1.0	<1.0	820

Florida Department of
Environmental Protection

Memorandum

TO: Michael Bland
Bureau of Petroleum Storage Systems
Petroleum Cleanup Section 4
Mail Station 4580

FROM: Leslie Pedigo
Southwest District

DATE: July 1, 2004

SUBJECT: Site Assessment Report
Hacienda Hotel
5621 Main Street
New Port Richey, Pasco County, Florida
DEP Facility ID #519806475

Enclosed please find the above referenced SAR for your review and comments. Since this site is currently not eligible for one of the cleanup programs, please send your comments to me.

Thanks for your assistance!

LP

Enclosure

William Szary,
Professional Geologist
FL 01556
FDEP Qualified Contractor No. 1109

18101 Peregrines Perch Place # 302 ~ Lutz Florida 33558
Phone 813 264 7380 ~ Email: WSzary @Juno.com

Independent geological and environmental investigations

June 25, 2004

Mrs. Janice McDonald, Executive Vice President
Gulf Coast Jewish Family Services
14041 ICOT Blvd
Clearwater Florida 33760

Re: Site Assessment Report
Hacienda Hotel
5621 Main Street
New Port Richey, Pasco County
FDEP No. 51 9806475

Mrs. McDonald:

I appreciate the opportunity to prepare a Site Assessment Report for the referenced site. This report was prepared in response to a letter sent to you from the Florida Department of Environmental Protection South West District office dated March 23, 2004 with respect to a Limited Phase II Investigation report authored by Tampa Bay Engineering (TBE).

Physical Setting

The site is located at 5621 Main Street in New Port Richey, Pasco County, Florida. The site occupies the northwest corner of Bank Street and Main Street, in a predominantly retail commercial setting. The site is located in the USGS New Port Richey Quadrangle in Section 5, Township 26 South, Range 16 East. The site is positioned at a vertical elevation of 10 feet above mean sea level, according to the Pasco County Property Appraiser's GIS mapping system (**Figure A** presents a portion of the USGS topographic map, showing the site location.).

The subject site is bounded on the west by a municipal county park which is slightly elevated above the hotel site, to the north by the same county park, to the east by Bank Street and a retail parking area and a retail strip shopping plaza (east side of Bank Street). South of the retail shop area (northeast corner of Bank and Main Streets), commercial retail stores occupy the south right of way of Main Street. Retails hops occupy the southeast corner of Bank and Main Streets, and a single story office building and associated parking area occupies the south Main Street right of way opposite the subject site. **Figure 1** presents a local vicinity map of the properties surroundg the hotel site.

Local Geology, Hydrology, Ground Water Classification

The site is underlain by 4 to 6 feet of tan to brown fine sand underlain by weathered limestone from 6 to 12 feet bls, followed by fossiliferous, moderate to well recrystallized limestone. Limestone belongs to the upper portion of the Suwannee Limestone formation.

Storm water runoff flows off site through a set of storm drains located in the southwestern portion of the paved parking area (due south of the site's former tank pit location).

The Pithlachascotee River flows due north into the Gulf of Mexico, positioned approximately 200 feet due west of the site. The section of river between Main Street and Massachusetts Avenue (next major intersection north of the site) is channelized along a two mile stretch of the river. Local ground water gradient, and ground water elevations are controlled by the river elevation.

The surficial and intermediate aquifers beneath the site are classified as G-11 aquifers, defined as having a total dissolved solids concentration less than 10,000 mg/l. The surficial aquifer was absent beneath the site due to dry season declines at the time the field portion of the assessment was completed, and due to controls exerted by the Pithlachascotee River elevation.

Site History

Limited information was available with respect to the former tank located on the property. The Department's Storage Tank and Contamination Monitoring Database (SCTM) did not contain any information. Based on conversations with the maintenance personnel at the site (Don), two 1000 gallon tanks were utilized for storing kerosene used for boiler heating. The tanks may have been in place since the building was constructed back in 1927. Hotel maintenance staff (Don) stated that the condition of the steel tanks was excellent, and there were no evidence of corrosion in the sidewalls at the time the tanks were removed. The source of the contamination may be related to past overfilling at the southern end of Tank # 2 (closest to the building). **Figure 2** presents a tank system diagram compiled from information provided by hotel maintenance staff.

Tampa Bay Engineering's preliminary contamination assessment report stated that the tank was removed in July 2002. TBE claims that a previous tank closure report did not confirm the presence or absence of petroleum contamination in either soil or ground water. This was the basis for completing a Limited Phase II investigation. The TBE report identified soils contaminated with xylene (0.51 mg/kg); 1,2,4 trimethylbenzene (0.74 mg/kg); 1,3,5 trimethylbenzene (0.31 mg/kg); and TRPH (3100 mg/kg) exceeding soil to ground water leachability criteria at 8 feet bls in DP 1. TBE referenced the contamination source as remaining from a recent tank closure completed in July 2002. Soil contamination was described as occurring between 6 and 10 feet below land surface. Ground water analyticals indicated that gasoline, diesel, and TRPH contaminants occurred below Departmental ground water cleanup target levels (GCTLs). The fact that ground water showed no contamination suggests that leaching had not occurred from the soil or limestone formations into the intermediate aquifer environment at the time TBE completed field work activities.

TBE's report suggests that the source contamination is located in the area immediately adjacent to the former DP 1/TMW 1 location. TBE's surrounding boring locations did not demonstrate contaminant migration beyond the suspected source area.

The purpose of this Site Assessment Report was to adequately define both soil and ground water contamination within the source area previously defined by TBE, and to delineate the extent of contamination around the former tank pit perimeter.

Potable Well Survey

A potable well survey was conducted for the surrounding area to determine if domestic and public water supply wells exist on the site and on adjacent properties. The site is serviced by Pasco County public water supply, evidenced by the presence of two water meters, one of which is located along the Main Street right of way, the second of which is located along the Bank Street right of way. The retail establishments to the east and south of the site, and the playground site to the west are serviced by public water systems (water meters observed). Irrigation wells were not present on the subject site, nor were they observed in the surrounding area.

Pasco County Health Department, Pasco County Utilities, and the Southwest Florida Water Management District were contacted to confirm the absence of public water supply wells, and domestic supply wells in the area. Each of these agencies confirmed that the area surrounding the hotel site was serviced by public water system (except SWFWMD).

Soil Assessment Results

Five (5) soil borings were installed to a total depth of 15 feet around the perimeter of the former tank pit location on May 17, 2004. Each borehole was hand augered in the upper 5 feet to confirm that no obstructions were present prior to drilling. Soil samples were collected continuously in the unsaturated zone by Teflon sleeve lined core barrel (direct push), and at least 1 foot into the water table to confirm soil vapor concentrations previously reported by TBE. Soil borings were collected beneath the ground water interface for the purpose of formation logging, and to facilitate field monitoring well construction design. The upper soil profile consists of 2 inches of tan fine grained sand, underlain by 2 feet of light brown very fine grained sand. Beneath the light brown sand lies 2 feet of medium brown stiff clay. At a depth of 6 to 12 feet bls, tan weathered limestone was underlain by a second medium brown saturated clay layer. Between 12 and 15 feet bls, very indurated, recrystallized limestone is present. **Figure 3** presents locations of the soil borings. Soil boring logs are included at the end of the report..

An organic vapor analyzer was used to screen field soil samples in accordance with procedures described in Chapter 62-770, FAC. Discrete soil samples were collected at 2 foot intervals between the land surface and 2 feet below the ground water interface. Each sample was split between two glass mason jars and covered with aluminum foil to allow a vapor head space to develop for a minimum period of 5 minutes. A Photovac MicroFID was used to screen soils for total (unfiltered) vapors from one jar, and petroleum vapors (filtered) from the second jar. Unfiltered results represented petroleum and natural methane vapors. Filtered samples represent the removal of petroleum component allowing the methane component to be measured. The difference between the two represents the theoretical concentration of petroleum vapors in the soil pore space. The result is an indication of petroleum soil contamination.

One (1) soil boring (SB 1) had elevated OVA readings occurring between 6 and 12 feet bls (339 ppm, 592, 306, and 172, respectively for each 2 foot interval). Corresponding readings are presented in **Figure 4** and in **Table 1**. The other four borings (SB 2 through 5) did not show positive readings for the unsaturated soil profile.

Based on OVA field screening results for SB 1, one (1) soil sample showing the highest reading was collected for lab analyses by EPA Method 8260 BTEX+MTBE and FLPRO TRPH for confirmation purposes (8 ft depth).

Soil analytical results suggest benzene concentrations, although below laboratory method detection limits (0.060 mg/kg), exceeded defined leachability criteria (0.007 mg/kg) although the other gasoline contaminants occurred below residential and leachability criteria (Table 2). Total recoverable petroleum hydrocarbon concentrations (11,000 mg/kg) exceeded residential cleanup criteria (340 mg/kg) at the SB 1 (8 ft bls) location.

Based on the TRPH results, an additional soil sample was collected from the site June 7, 2004 for EPA Method 8310 analyses to verify the high concentrations reported in the TRPH analyses. Dibenzoanthracene (0.41 mg/kg) exceeded residential cleanup target levels (0.1 mg/kg) but occurred below leachability criteria (30 mg/kg). 1 methyl naphthalene (3.1 mg/kg) exceeded leachability criteria (0.1 mg/kg) but occurred below residential cleanup levels (68 mg/kg). Please note that the results from the PAH analyses does not correlate to the TRPH analyses. Therefore, TRPH criteria will be used as the basis for developing a cleanup strategy. **Table 2** summarizes soil analytical results.

Waste Soil Storage and Disposal

All waste soils derived from monitoring well installation, which demonstrated readings of 0 ppm during the soil assessment phase were spread out on site. All soils generated between 6 and 12 feet from SB/MW 1 were containerized in a 55 gallon drum and stored on site pending laboratory analytical results.

Ground Water Flow Analyses and Sampling Results

Four (4) of the five (5) soil borings were drilled out with a hollow stem auger (8.25 inch outside diameter) to a total depth of 15 feet bls for MW 1, MW 3, and MW 4, and to 20 feet below land surface (MW 2) on May 24, 2004. A larger drill rig (Simco 2800) was remobilized to complete the well installation task. A solid stem bit was placed inside the hollow stem augers to provide added grinding power to the hollow stem auger bit. Limestone refusal continued to prevent borehole advancement beyond a total depth of 15 feet bls. The original intent was to locate MW 4 due south of MW 1. Due to limited clearance provided by an overhead power line to the building, MW 4 had to be positioned in front of the dumpster concrete pad for drilling safety reasons.

Monitoring wells MW 1, 3, and 4 were constructed with 10 feet of Schedule 40 PVC 0.010 inch slotted screen and 5 feet of solid Schedule 40 PVC casing. The screen was sand packed (20/30) to a total depth of 3 feet bls, and a 30/60 sand cap was placed above the filter pack to 2 feet bls. The remainder of the borehole annulus was grouted to the surface. A 2 x 2 foot concrete pad was constructed around each well to accommodate traffic moving in and out of the alley way. Monitoring well MW 1 was constructed of 15 feet of Schedule 40 PVC 0.010 inch slotted screen and 5 feet of solid Schedule 40 PVC casing. Sand filter pack was placed 2 feet above the screen with a one foot sand cap placed on top. Locking caps were provided for deterring unauthorized access. Locations are presented in **Figure 5**. monitoring well construction diagrams are included at the end of the report.

To reduce the potential for cross contamination from occurring due to impacted soils present in SB/MW 1, MW 2, 3, and 4 were installed first. Monitoring well MW 1 was installed last. Hollow stem augers were pressure cleaned between each well installation.

Ground water samples were collected from each of the four wells following sampling procedures described in the Departments SOP FS 2200 on May 25, 2004. A peristaltic pump and dedicated vinyl tubing were used to purge each well at least one well volume prior to sample collection. Water depths were measured prior to and during purging to verify water quality parameter changes during sample collection. Purge waters were collected in a 5 gallon bucket and were spread out on the asphalt pavement along the south side of the hotel building to allow evaporation to occur. Purge waters were prevented from flowing into the storm drain system located adjacent to and south of the former tank pit area.

Ground water samples were collected on May 25, 2004 for laboratory analyses by EPA Method 8260 BTEX + MTBE and FLPRO TRPH based on previously reported analyticals provided by TBE. Gasoline/kerosene contaminants were detected in MW 1 (ethylbenzene – 2.1 ug/l; total xylenes -17.9 ug/l) and MW 4 (benzene – 1.4 ug/l; and toluene – 1.1 ug/l). MW 1 contaminants occurred below ground water cleanup target levels, and benzene slightly exceeded cleanup target levels (1.0 ug/l), but remain well below natural attenuation criteria. MW 4 may require monitoring only action until concentrations fall below 1.0 ug/l.

An additional ground water sample was collected from MW 1 on June 7, 2004 for EPA Method 8310 analyses for confirming laboratory TRPH results. All PAH concentrations occurred below cleanup target levels, except 1 methylnapthalene (20ug/l) which occurred at cleanup target levels (20 ug/l). MW 2 through 4 were not sampled for PAHs due to the absence of contaminants with the exception of benzene (1.4 ug/l) which was reported by the lab to slightly exceed GCTLs (1.0 ug/l). **Table 3** summarizes ground water analytical results.

A transit level survey was completed on May 25, 2004, using a Berger 26x Auto Level Survey Transit to obtain a uniform reference point for measuring water table elevations from each well. The survey was completed to provide a ground water flow directional analyses beneath the site, and to establish potential ground water contaminant migration patterns. Ground water flow direction occurs to the west, towards the channelized portion of the Pithlaschascotee River. The reference benchmark was located in the northwest corner of the concrete pad located in front of the maintenance shop entrance (west side of hotel building). Ground water depths ranged between 10.2 and 10.7 feet bls. **Figure 6** provides a flow direction diagram. **Table 4** summarizes ground water elevation data.

Recommendations

Based on the soil and ground water assessment results, the unsaturated clayey soils occurring between 6 and 12 feet below land surface are extremely contaminated with kerosene contaminants (TRPH concentrations of 11,000 mg/kg). TRPH concentrations exceed leachability and soil cleanup target level values of 340 mg/kg. Due to the presence of dense clays within the contaminated interval depth, leaching into the ground water does not appear to be a critical concern at this time based on the presence of detected concentrations of ethyl benzene (2.1 ug/l), toluene (5.1 ug/l), and total xylenes (17.9 ug/l) reported for ground water samples obtained from MW 1. Ground water concentrations occur below cleanup target levels.

Detected benzene concentrations in ground water were reported for the down gradient well MW 4 (1.4 ug/l), suggesting that possible migration may have occurred over time but was restricted from widespread movement due to the presence of clays above and below the average ground water depth (10.5 ft bls). Soil leaching does not appear to be the source of ground water impacts at this location due to the absence of soil vapors in the unsaturated zone of SB 4 (MW 4).

Ground water impacts identified in MW 4 (benzene – 1.4 ug/l) occurred slightly above ground water cleanup target levels (1.0 ug/l) and may require additional sampling until concentrations decline below cleanup target levels.

Source Removal Plan

Excavation of the contaminated soils is strongly recommended to eliminate future potential for leaching of the contaminated soil zone into ground water which may occur over the long term. The overburden soils between 0 and 6 feet may be used as backfill since soil vapor readings indicated no soil vapors were present.

To expedite the source removal procedure, an additional soil boring may be installed by hand auger adjacent to MW 1 down to 8 feet bls at least two weeks prior to the scheduled excavation. A soil sample would be collected at the 8 foot depth for pre burn waste characterization purposes (8 RCRA metals analyses). The results would be submitted to the waste disposal transporter prior to the source removal so that the contaminated soils could be removed on the same day of the excavation. Soil assessment analytical results would also be furnished to the disposal company for disposal documentation purposes. Soils would be disposed at a permitted thermal treatment facility to eliminate potential responsible party issues associated with other disposal avenues.

The area to be excavated would extend about 4 foot in all directions away from SB1/MW 1 location (**Figure** 7). MW 1 will be destroyed during the excavation, but the other three wells (MW 2, MW 3, and MW 4) should remain undisturbed. Approximately 96 cubic feet (4 ft length x 4 ft wide x 6 ft deep) or 5 yards of clayey soil are estimated to be removed from the location around SB 1/MW 1. The source removal can be accomplished using a small rubber tire backhoe to remove the overburden (upper 6 feet). The overburden would be set this aside for later backfill use. A 5 yard lined waste container could be positioned in the existing garbage container location for storing the contaminated soil waste during the excavation. The garbage container could be temporarily relocated to one of the parking spaces in front of the hotel until the soil waste is transported off site for disposal. Disposal transport can be arranged to occur on the same day of the excavation to minimize hotel inconvenience.

During the excavation, contaminated soils would be removed and the four side walls and bottom of the excavation would be screened for soil vapors at the time of excavation to assure that all contaminated soils were properly excavated. Sidewalls will be screened every two feet between 6 ft and the base of the excavation. The base of the excavation may fall below the water table surface, and soil vapor screening will occur but may not be considered valid for representing soil cleanup criteria (soil cleanup criteria does not extend below the unsaturated soil/ground water interface). Soil vapor screening would follow the same proccdures as described in the earlier section of this report. Confirmation samples would be collected from the based of the excavation and from the four sidewalls (most likely at the 8 foot depth) to confirm all contaminated soils were properly removed.

The source removal will be documented in a separate report and submitted to FDEP for review and approval.

Monitoring Well Replacement

The source monitoring well (MW 1) should be replaced following completion of the source removal activity. This will allow the ground water in the vicinity of the source area to be monitored following corrective action. The well will be constructed of 2 inch diameter schedule 40 PVC to a total depth of 15 feet bls. Ten (10) feet of 0.010 inch slotted screen and 5 feet of casing will be flush mounted with existing pavement. Construction will proceed using an 8.25 O.D. hollow stem auger drill rig. Upon completion of the well construction, the monitoring only plan provided below should be initiated.

Monitoring Only Plan

Based on the presence of benzene (MW 4), ethylbenzene and total xylenes (MW 1) exceeding GCTL criteria, but occurring below natural attenuation default source criteria, a monitoring only plan is recommended for the site. Semi annual monitoring is proposed for both wells until concentrations decrease below cleanup criteria for two consecutive monitoring events, at which time a formal request to release the site from further cleanup obligation will be included in the applicable ground water monitoring report submitted for the specific event in which this criteria is achieved. Proposed samples will be analyzed for EPA Method 8260 (BTEX + MTBE), EPA Method 8310 (PAHs) and FL PRO TRPH. Sampling procedures will follow Chapter 62-160 FS 2200 concerning purging and ground water sampling protocols.

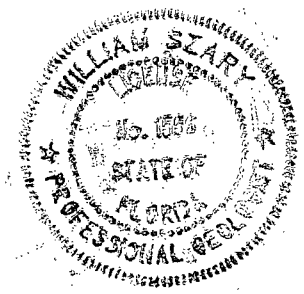
If there are any questions concerning the contents of this report, please do not hesitate to contact me at your convenience.

Sincerely,

William Szary

William Szary
Professional Geologist
FL 01556

cc: Mrs. Leslie Pedigo, FDEP SWD Waste Management – Petroleum Cleanup Section, 3804 Coconut Palm Drive, Tampa FL 33619.



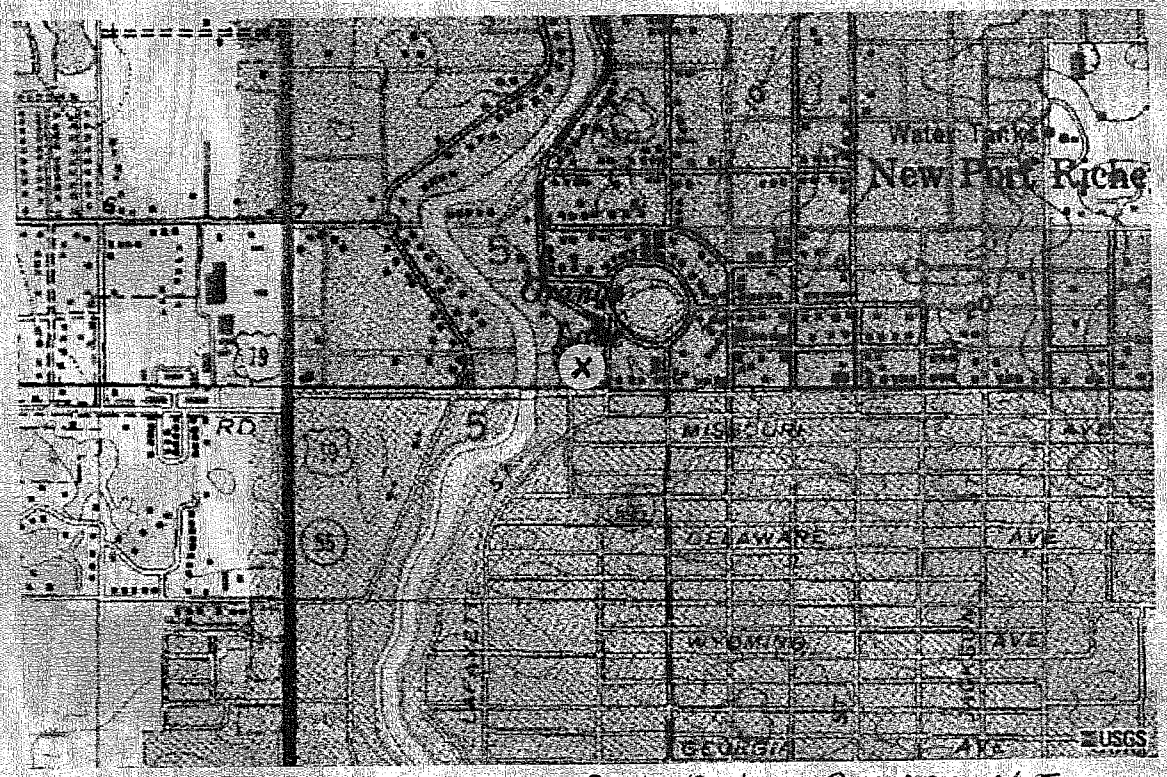
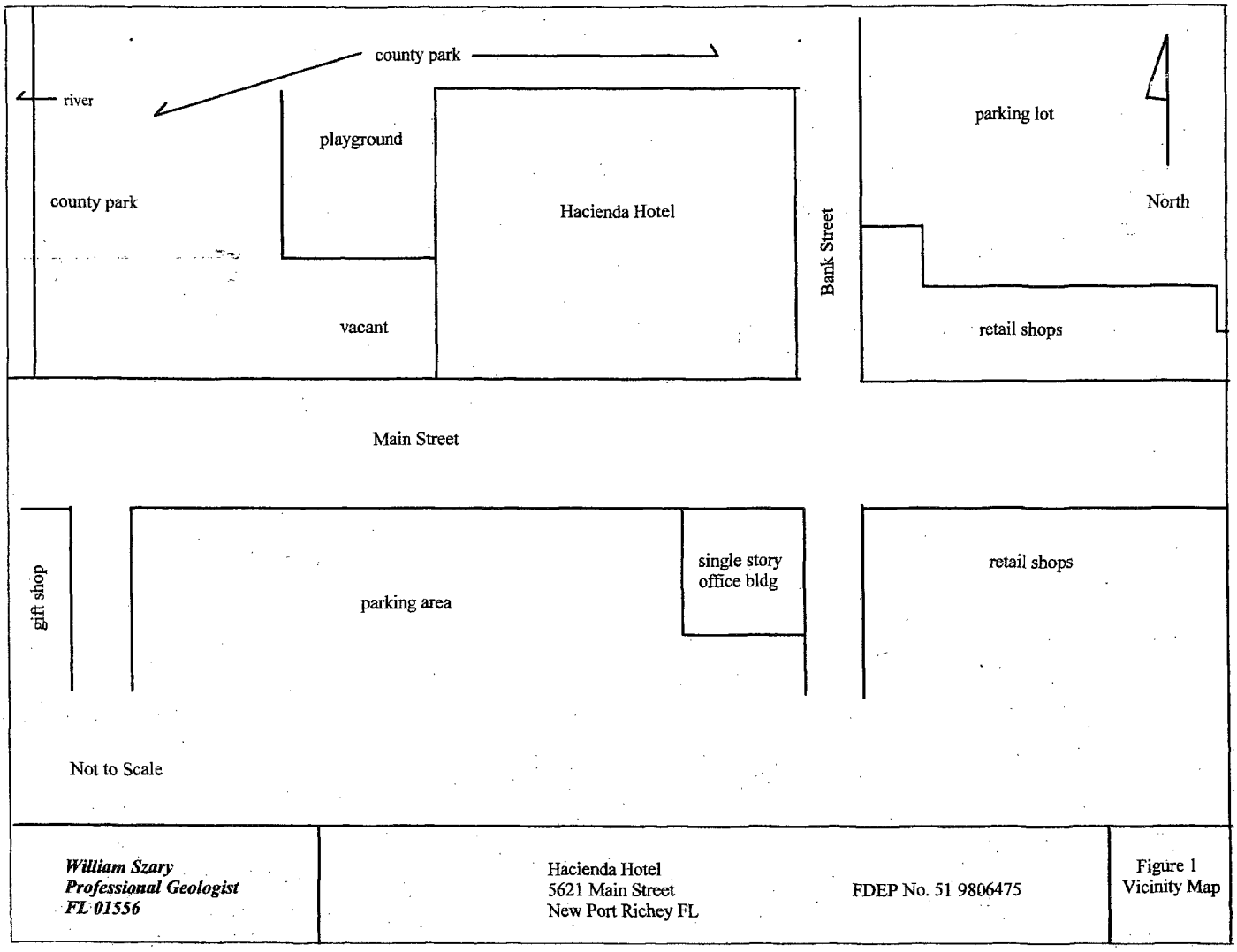
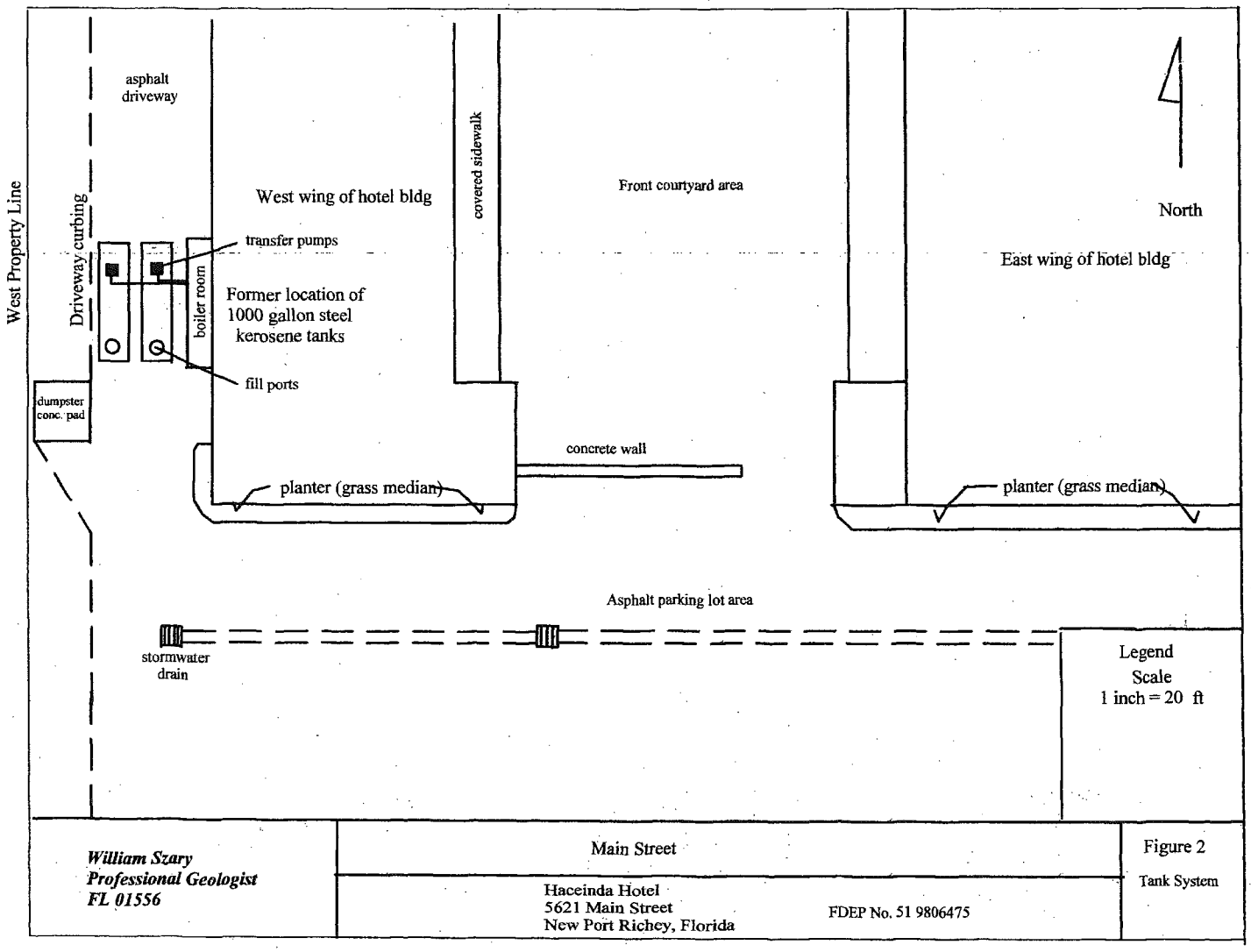


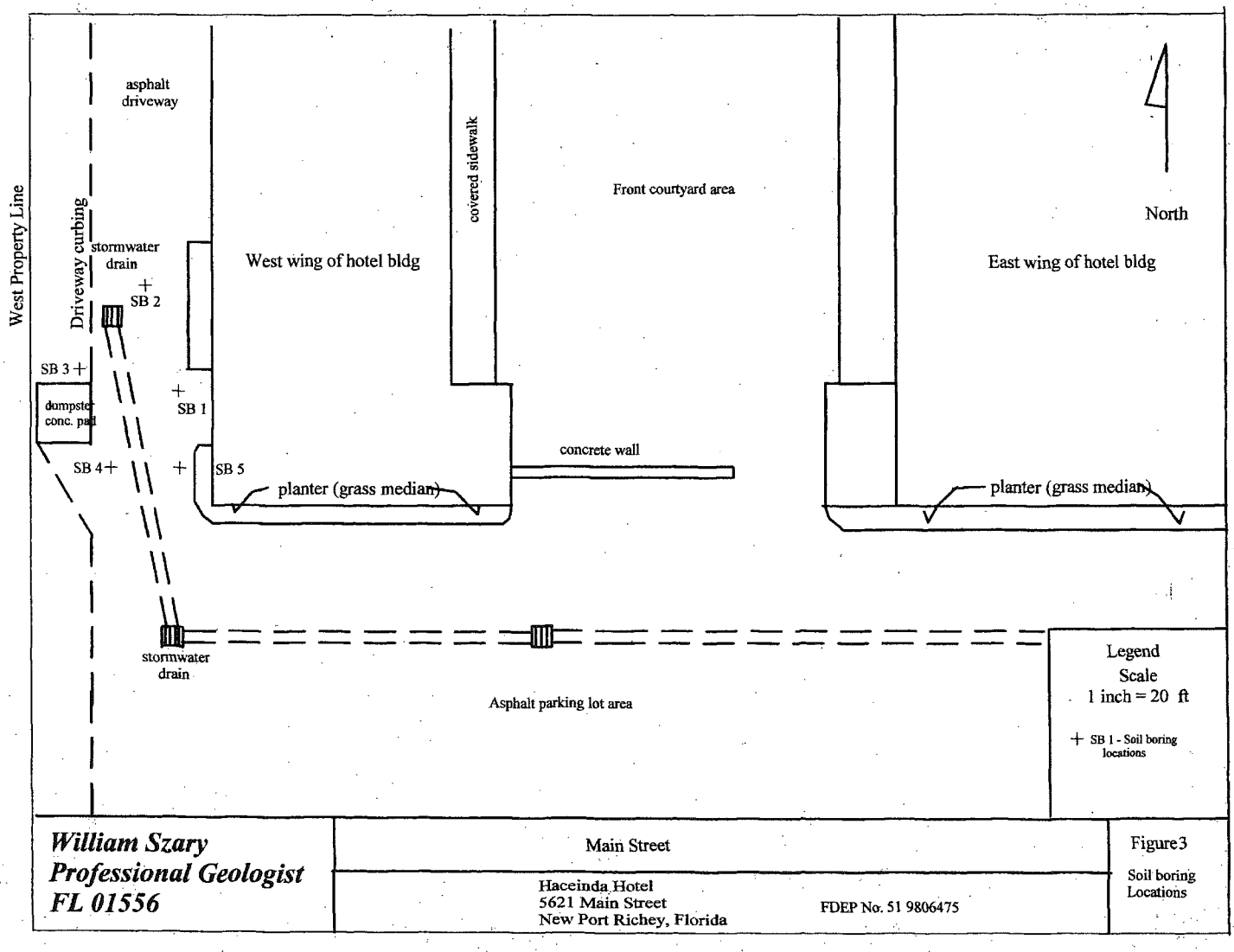
FIG. A. USGS New Port Richey QUADRANGLE

X Site Location

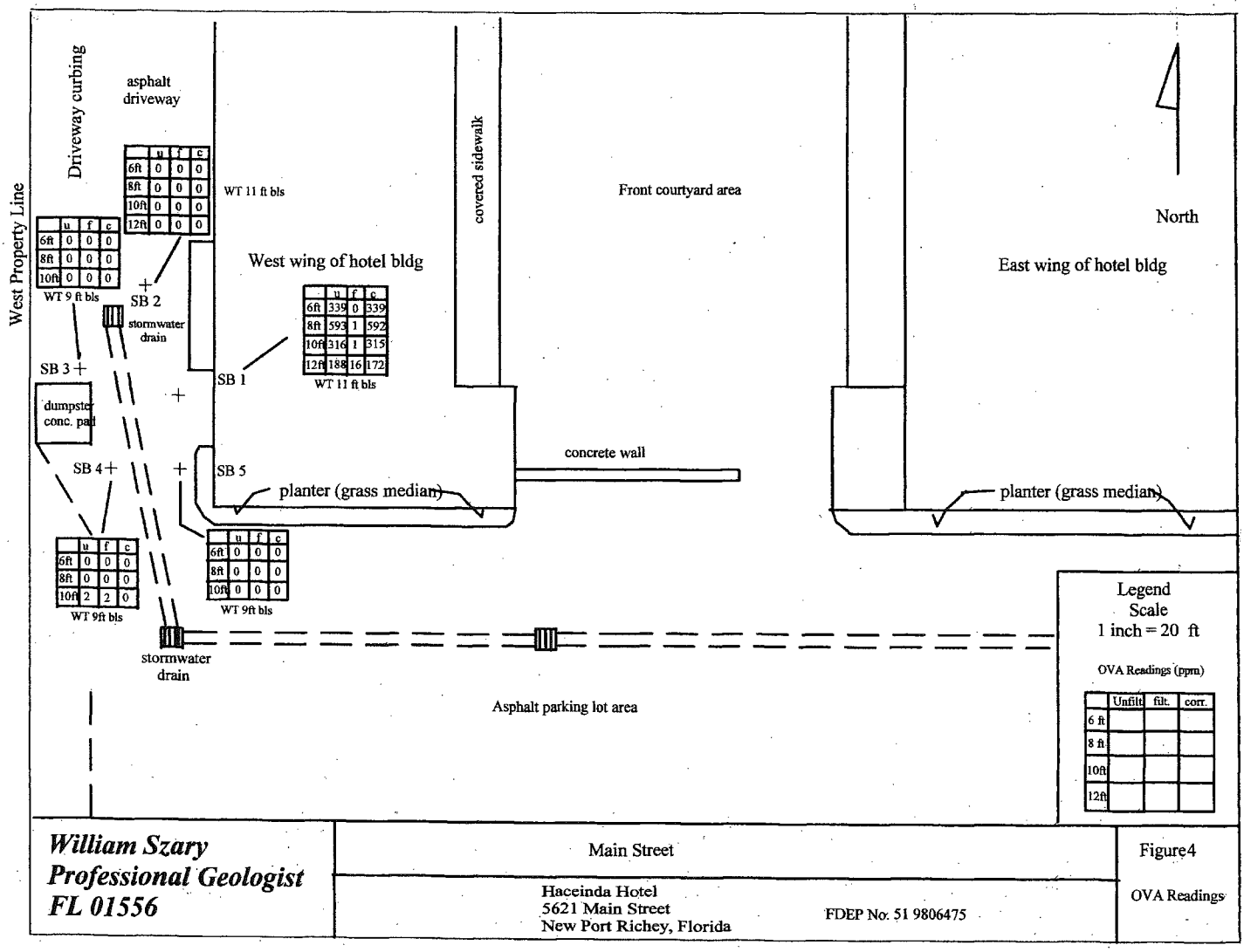


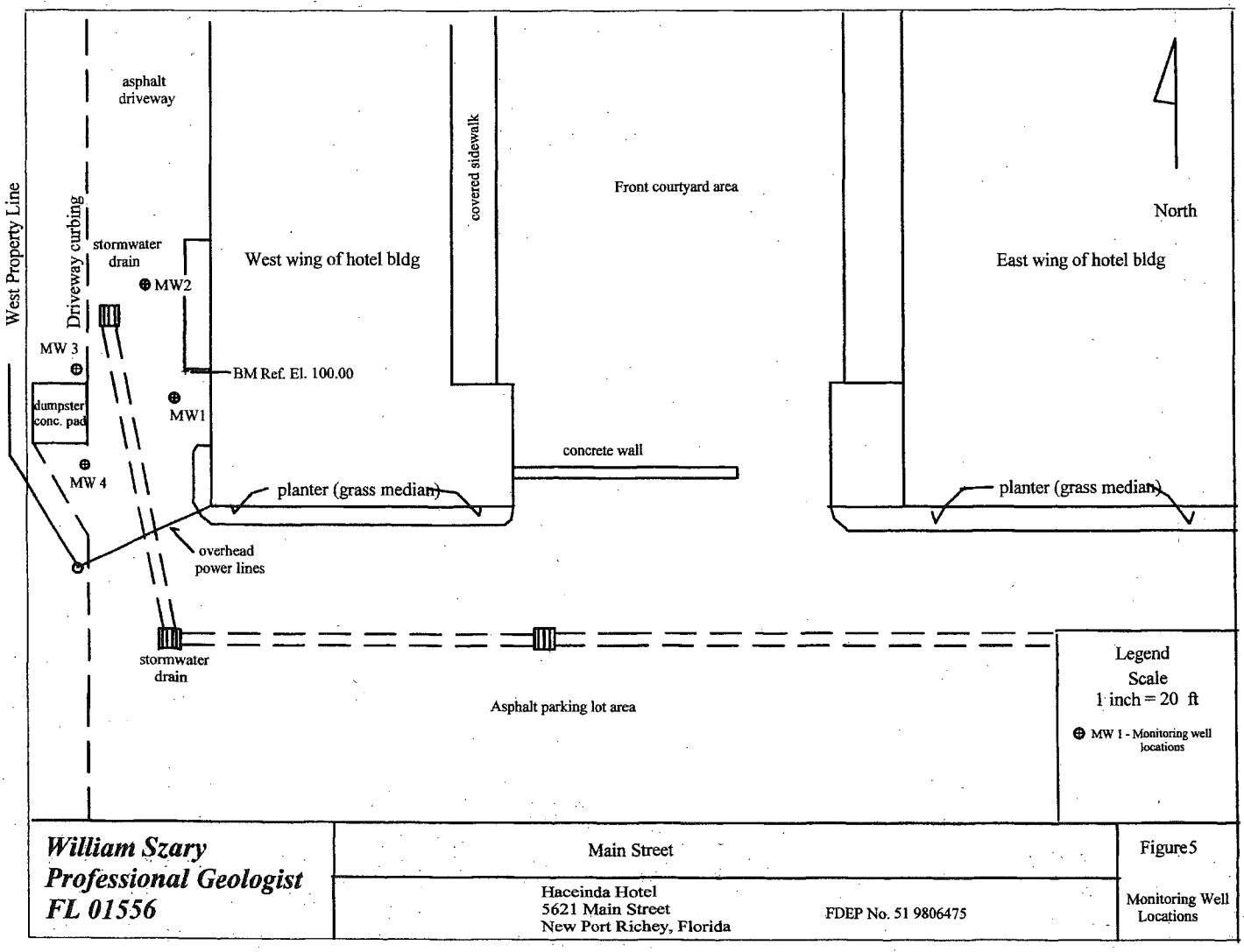
William Szary ***Professional Geologist*** ***FL 01556***	Hacienda Hotel 5621 Main Street New Port Richey FL	FDEP No. 51 9806475	Figure 1 Vicinity Map


asphalt driveway
West Property Line
Driveway curbing
West wing of hotel bldg
covered sidewalk
Front courtyard area
North
East wing of hotel bldg
transfer pumps
boiler room
Former location of 1000 gallon steel kerosene tanks
fill ports
dumpster conc. pad
concrete wall
planter (grass median)
planter (grass median)
Asphalt parking lot area
stormwater drain
Legend
Scale
1 inch = 20 ft
William Szary
Professional Geologist
FL 01556
Main Street
Haceinda Hotel
5621 Main Street
New Port Richey, Florida
FDEP No. 51 9806475
Figure 2
Tank System

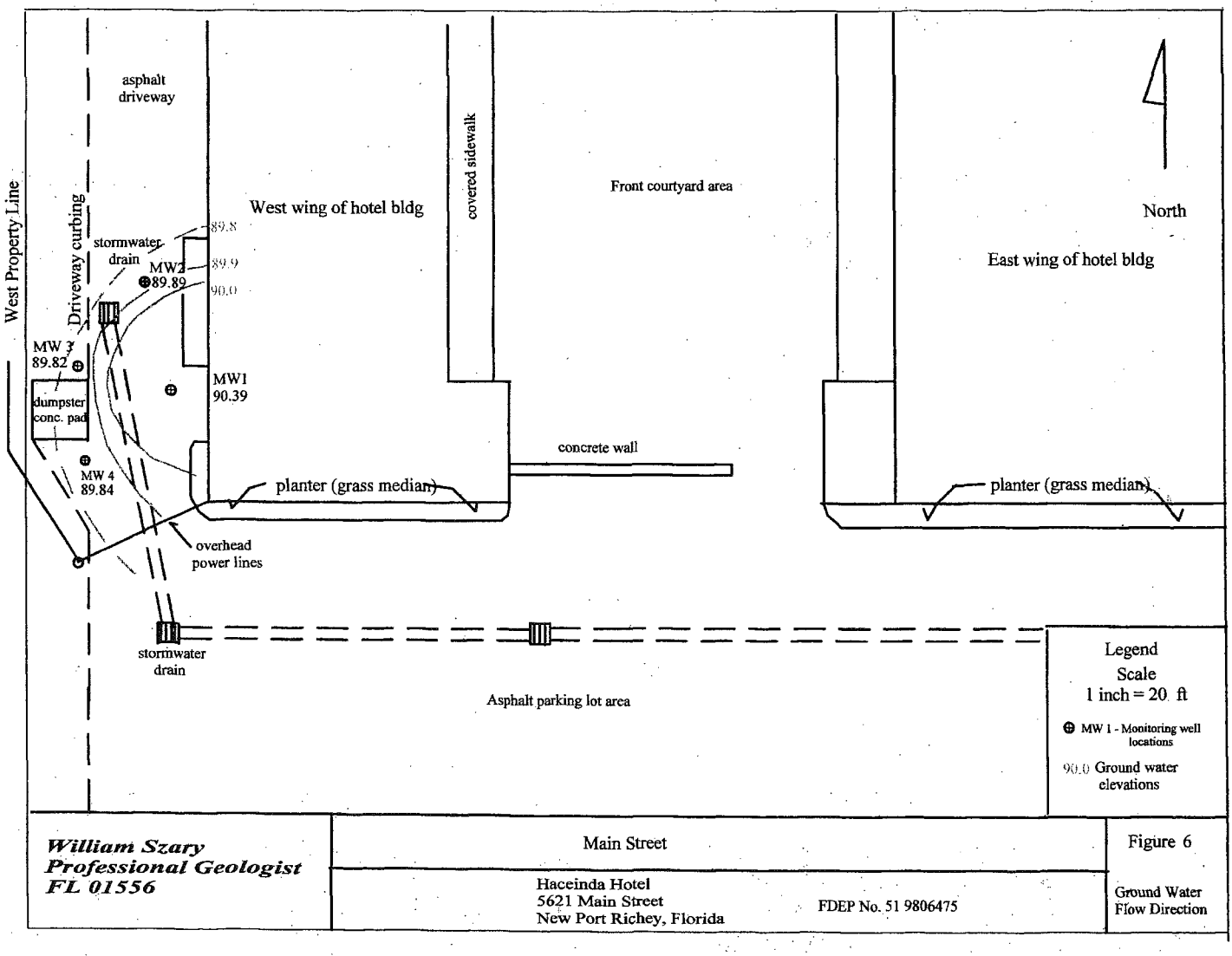


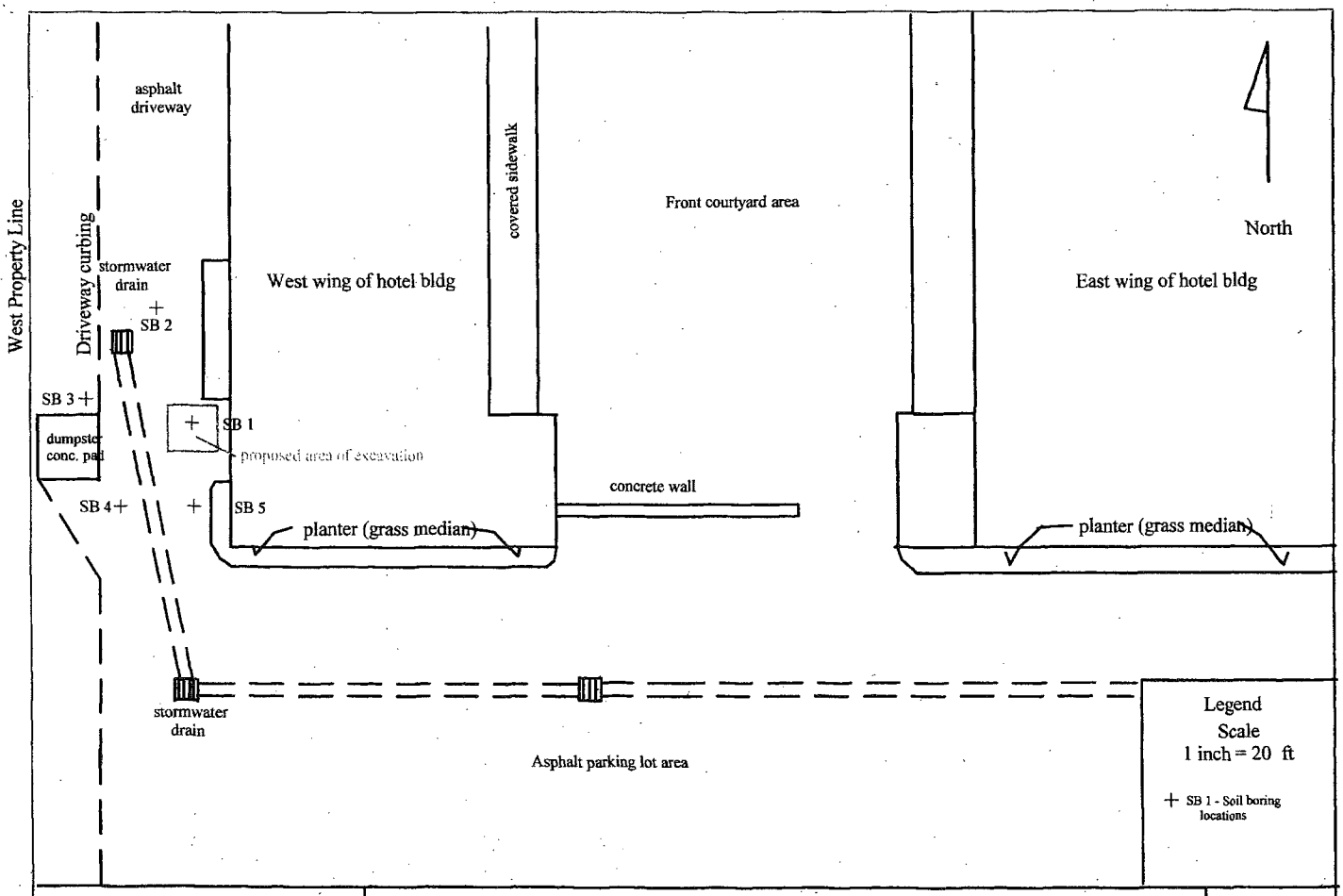
William Szary ***Professional Geologist*** ***FL 01556***	Main Street Haceinda Hotel 5621 Main Street New Port Richey, Florida FDEP No. 51 9806475	Figure3 Soil boring Locations


West Property Line
Driveway curbing
asphalt driveway
WT 11 ft bls
WT 9 ft bls
SB 2
stormwater drain
West wing of hotel bldg
SB 1
WT 11 ft bls
covered sidewalk
Front courtyard area
North
East wing of hotel bldg
SB 3
dumpster conc. pad
SB 4
SB 5
concrete wall
planter (grass median)
planter (grass median)
WT 9ft bls
WT 9ft bls
stormwater drain
Asphalt parking lot area
Legend
Scale
1 inch = 20 ft
OVA Readings (ppm)
Unfilt
filt.
corr.
6 ft
8 ft
10ft
12ft
William Szary
Professional Geologist
FL 01556
Main Street
Haceinda Hotel
5621 Main Street
New Port Richey, Florida
FDEP No. 51 9806475
Figure4
OVA Readings



William Szary ***Professional Geologist*** ***FL 01556***	Main Street	Figure5
	Haceinda Hotel 5621 Main Street New Port Richey, Florida FDEP No. 51 9806475	Monitoring Well Locations


asphalt driveway
West Property Line
Driveway curbing
stormwater drain
MW2
89.89
89.8
89.9
90.0
MW 3
89.82
dumpster conc. pad
MW 4
89.84
MW1
90.39
West wing of hotel bldg
covered sidewalk
Front courtyard area
North
East wing of hotel bldg
concrete wall
planter (grass median)
planter (grass median)
overhead power lines
stormwater drain
Asphalt parking lot area
Legend
Scale
1 inch = 20 ft
MW 1 - Monitoring well locations
90.0 Ground water elevations
William Szary
Professional Geologist
FL 01556
Main Street
Haceinda Hotel
5621 Main Street
New Port Richey, Florida
FDEP No. 51 9806475
Figure 6
Ground Water Flow Direction



William Szary ***Professional Geologist*** ***FL 01556***	Main Street	Figure 7
	Hacienda Hotel 5621 Main Street New Port Richey, Florida FDEP No. 51 9806475	Proposed Area of Excavation

Florida Department of
Environmental Protection

Memorandum

TO: Michael Bland
Bureau of Petroleum Storage Systems
Petroleum Cleanup Section 4
Mail Station 4580

FROM: Leslie Pedigo
Southwest District

DATE: February 16, 2005

SUBJECT: Site Assessment Report Addendum/Source Removal/
No Further Assessment Proposal
Hacienda Hotel
5621 Main Street
New Port Richey, Pasco County, Florida
DEP Facility ID #519806475

Enclosed please find the above referenced report for your review and comments. Since this site is currently not eligible for one of the cleanup programs, please send your comments to me.

Thanks for your assistance!

LP

Enclosure

William Szary,
Professional Geologist
FL 01556
FDEP Qualified Contractor No. 1109

18101 Peregrines Perch Place # 302 ~ Lutz Florida 33558
Phone 813 264 7380 ~ Email: WSzary @Juno.com

Independent geological and environmental investigations

February 7, 2005

Mrs. Caprena Laliberte, Redevelopment Officer
City of New Port Richey
5919 Main Street
New Port Richey, Florida

Re: Interim Remedial Action Report
Hacienda Hotel
5621 Main Street
New Port Richey, Pasco County
FDEP No. 51 9806475

Mrs. Laliberte:

This report represents a summary of the contaminated soil excavation completed at the referenced site, in accordance with the FDEP SAR comment letter dated August 18, 2004. The supplemental information missing from the SAR, identified in FDEP's August 2004 comment letter was incorporated into this report. Source removal was recommended by FDEP based on the presence of high organic vapor readings appearing between 6 and 12 feet below grade in one soil boring placed in the former tank pit center location. In addition, two of the four monitoring wells placed on site back in May 2004 indicated petroleum contaminants impacted ground water, appearing slightly above cleanup target levels. FDEP suspects soil leaching may be contributing towards ground water impacts. Excavation was required to help eliminate potential leaching from ground water.

Task 1 Soil Excavation and Removal

Prior to initiating field activities for the source removal, a soil boring was attempted adjacent to MW 1 for collection of one soil sample required for disposal pre burn analyses on December 20, 2004. Due to refusal from buried gravel and assorted rock fragment/construction debris material encountered at depths between 2 and 4 feet below grade, this waste disposal characterization was not completed. Waste disposal characterization was completed by the thermal treatment facility (KleenSoil) at the time contaminated soils were delivered to the facility, January 13, 2005. Non hazardous waste manifest, weight ticket (14.54 tons of soil), and pre burn laboratory analytical results are provided at the end of this report for transport and disposal verification.

Interim source removal consisted of excavating an area of 8 ft long x 8 ft wide x 5.5 feet deep (between the interval 6 ft and 11.5 ft below grade), equivalent to approximately 13 yards of contaminated soil/limestone. Excavation occurred on January 13, 2005. During the excavation, an organic vapor analyzer (OVA) was used to field screen the sidewalls and bottom area to verify contamination was removed from the former tank pit area. Samples were collected at two foot intervals between 6 and 12 feet below grade from each sidewall area, and one sample was screened from the base area. Excavation ceased upon encountering bucket refusal in the upper 5.5 feet of the limestone unit.

Excavation limits were constrained by the presence of a 36 inch storm water drainage pipe that was exposed along the west side of the excavation. All four sidewalls were constrained by indurated limestone which made additional widening of the pit difficult for the backhoe to accomplish. The upper 6 feet of uncontaminated soils were placed back into the pit along with clean gravel. Contaminated soils were placed directly into an 18 yard dump truck for transport off site at the time of excavation. Statewide Environmental Tank Services, and DR McFadden provided manifested transport services to KleenSoil, Palmetto, Florida. **Figure** 1 presents a map depicting the excavated area limits.

OVA samples were collected in accordance with FDEP soil screening guidelines using a PhotoVac MicroFID (FID detector). Calibration was provided by Peterson Environmental equipment rental service, log is included at the end of the report. Soil samples were collected by backhoe from each sidewall and from the base of the excavation at intervals occurring between 6 and 11.5 feet. The use of the backhoe bucket was necessary due to safety concerns based on the pit depth and unsupported vertical pit walls. Soils exposed or in contact with the backhoe bucket were pushed aside to allow fresh soil exposures for collection and placement into two separate glass mason jars. Each jar was capped with aluminum foil, secured by cover ring and allowed to set for a minimum period of 5 minutes for development of vapor head space. One sample jar was screened without a carbon filter for obtaining total vapor readings, and the second jar was screened with a carbon filter to remove vapor interference effects caused by methane. The difference in readings between the total and filtered vapor concentrations represents the total petroleum related vapors present in the soil. A screening criterion of 10 ppm was used to excavate and separate contaminated from uncontaminated soils from sidewall and bottom pit locations. Asphalt pavement was used to restore the pavement following backfilling.

OVA results are presented in **Table 1A** following the report text. Excavation proceeded until OVA readings occurred at corrected values of 0 ppm. One sample was obtained at the 8 foot depth along the west sidewall which indicated a reading of 41.2 ppm, corrected value. This section was re excavated until all contamination was removed, and re screening of the sidewall depth indicated a 0 ppm result.

Confirmation Sampling

A total of five (5) soil samples were collected for laboratory confirmation analyses from the sidewalls and base of the excavation to confirm contaminated soils were removed based on the OVA field screening procedure. Samples were collected at 8 feet below grade from the north, east, and west sidewalls, based on previous site assessment screening results, which indicated this horizon was the depth where the highest contaminant impacts occurred. The south sidewall was sampled at the 10 foot depth based on the presence of indurated limestone positioned at 8 feet below grade. The base of the pit was sampled at a total depth of 11.5 feet from the center area. Laboratory samples were analyzed for EPA Method 8260 BTEX & MTBE, EPA 8270 PAHs (kerosene related contamination), and FL PRO TRPH.

Results indicate all contaminated soils were removed from the sidewalls and base area for gasoline related contaminants (BTEX, naphthalene, and TRPH. For the remaining PAH group, benzopyrene concentrations were reported as undetected by STL. Reported values exceeded residential cleanup standards for all four sidewall and the base area samples. Dibenzoanthracene concentrations were reported as undetected but exceeded residential cleanup standards for the east, west, and south sidewalls, and base.

The north sidewall was reported below residential and leachability standards. Idenopyrene was reported as undetected but results exceeded residential cleanup standards for the excavation base, and 1 methylnapthalene exceeded leachability standards for the east, west, and south sidewalls, and the base area. **Table 2** summarizes soil confirmation analyticals results. Laboratory report is attached at the end of the report. Calibration log is included.

Severn Trent Labs was contacted with respect to reporting these concentrations as undetected. The lab stated the samples had interferences causing the analytical peaks to be masked from true concentration readout. The undetected symbol (U) was used to indicate values were estimated and do not represent true values.

Reinstallation of Monitoring Well

The source monitoring well (MW 1) was destroyed during the excavation and was replaced on January 18, 2005 to allow continued ground water monitoring following source removal procedures. The monitoring well (MW 1R) was constructed to a total depth of 15 feet below grade with 5 feet of casing and 10 feet of 0.010 inch slotted screen.

One and one half (1.5) feet of 20/30 filter pack was placed on top of the screen and a one foot thick 30/65 sand cap was placed on top of the filter pack. The remaining annulus was grouted to the surface, completed with a 2 x 2 foot concrete pad.

The top of casing was resurveyed with a transit level to obtain a reference elevation for measuring water elevations. Existing MW 2 top of casing elevation was used to set the bench mark reference elevation on the replacement well for the purpose of remaining consistent with previous survey data. A monitoring well construction diagram is included following the report text.

Baseline Ground Water Monitoring

A post source removal ground water monitoring event was completed on January 19, 2005 to evaluate benzene, ethylbenzene, and xylene concentrations appearing in MW 1 (source well area), and MW 4 (side gradient well) during the May 2004 sampling event. In accordance with FDEP requirements, as stated in the August 18, 2004 comment letter, MW 2 and MW 3 were included in the sampling event. Samples were collected for EPA Method 8260 (full list), EPA Method 8270 (PAHs), FL PRO TRPH, EPA Method 6010 Total Lead , and EPA Method 504 EDB from all four monitoring wells. Samples were collected following FDEP FS 2200 ground water sampling procedures using a 12 volt DC stainless steel low flow submersible pump. Stainless steel impellers were set within an outer PVC shell casing. The electric cord was encased within a plastic sleeve to protect from residual cross contamination. The pump was decontaminated by flushing the pump out in a 5 gallon bucket of soapy alconox distilled water and rinsed in clean distilled water prior to use for purging the first monitoring well, and between each monitoring well. Dedicated silicone tubing was used for collecting samples from each well. Ground water sampling logs are included at the end of the report for each well. A minimum of 1 well volume was purged prior to collecting field parameter data.

Ground water sampling results indicate all VOC, PAH, TRPH, total lead, and EDB concentrations are below GCTLs for all four monitoring wells. Traces of acetone (MW 1 – 14 ppb) and chlorormethane (MW 2 – 2.8 ppb, MW 3 – 3.1 ppb) were detected. Acetone concentration occur well below GCTLs and chloromethane concentrations are suspected from sample vial contamination provided by STL.

The trip blank also showed elevated levels of chloromethane, which further supports sample vial contamination. Severn Trent Labs stated that the entire lot of 40 ml vials from which the sample containers were provided were also contaminated with chloromethane. No other halocarbons were identified as occurring in ground water sample results. Values exceeding GCTLs were presented in bold type, **Table 3**. STL conducted QA/QC analyses on unused vials which confirmed contamination present on unused containers. The F99 qualifier provided on the last page of the laboratory ground water analytical report annotates lab contamination. Please contact Ms. Nancy Robertson at STL Tampa for confirmation or further discussion. Calibration logs for the YSI water quality and turbidity meters are included.

Recommendations

Soil confirmation results indicate VOA concentrations occur below cleanup target levels, supporting all contaminated soils were removed from the excavation. PAH concentrations were reported as undetected, the values exceeded residential and leachability standards in some instances. Resampling the excavation will be difficult based on the presence of clean fill and gravel placed in the excavation following source removal. The west side of the excavation is obstructed by the presence of a 36 inch storm sewer line, and shallow limestone was encountered at 6 feet below grade on the other three sides of the excavation.

Ground water analyticals indicate there are no contaminants present in any of the monitoring wells which exceed clean up target levels at the time of sample collection on January 19, 2005. Elevated chloromethane concentrations resulted from contamination occurring by the lab supplier of 40 ml vials, as confirmed by STL QA/QC analyticals and by the presence of chloromethane in the trip blank sample.

A recommendation for no further action is proposed at this time based on the removal and disposal of the contaminant source from the 6 to 12 foot soil interval, and based on the ground water analytical concentrations reported for all four monitoring wells.

Miscellaneous Responses to FDEP Comments Letter

A scaled vicinity map is attached for Departmental files. The previous soil boring SB .5 is included with this submittal as requested,

Comment No. 6. Ground water samples were collected and packed in ice prior to leaving the site for transport to the laboratory. According to the ground water sampling log provided in the June 2004 SAR report, and the chain of custody form for ground water sample submittal, a travel time of one hour occurred from the time the samples were packed on ice to the time the laboratory received the samples. The ice may not have cooled down the samples sufficiently to reduce the water samples contained in the bottles during this short period of travel time. Steps will be taken to correct this procedure by providing ice bottles and free ice to the sample kits prior to initiating sample collection procedures in the future.

Comment 7. A ground water flow map was prepared from water levels collected from each well during purging, and ground water sampling logs were completed to conform with February 2004 SOPs. **Figure 3** presents the results.

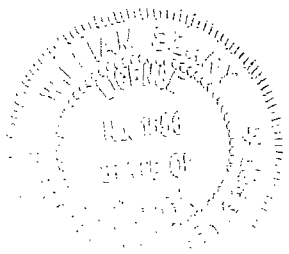
If there are any questions, please do not hesitate to contact me at your convenience.

Sincerely,

William Szary

William Szary
Professional Geologist

Cc: Mrs. Leslie Pedigo, ES III, FDEP SWD, 3804 Coconut Palm Drive, Tampa, Florida 33619
Mrs. Melissa Assha, Gulf Coast Jewish Family Services, 14041 Icot Blvd, Clearwater, FL 33760 (report text only)



DATE 13-Jan-05 PAGE - C

JOB # 5373 NO. OF LOADS - 1
CLIENT ENV SERVICES GROUP TOTAL REC. - 14.54
GENERATOR HACIENDA HOTEL TOTAL FILL -
SITE ADDRESS 5621 MAIN ST
SITE CITY NEW PORT RICHEY

TRUCKING CO. DR MCFADDIN

TRUCK	MANIFEST #	SCALE	NET WEIGHT	TONS	MATERIAL
309	1	484076	29080	14.54	SOIL
				0	
				0	
				0	
				0	
				0	
				0	
				0	
				0	
				0	
				0	
				0	
				0	
				0	
				0	
				0	
				0	
				0	
				0	
				0	
				0	
				0	
				0	
				0	
				0	
				0	
				0	
				0	
				0	
				0	
				0	
				0	
				0	
				0	
				0	
				0	
				0	

Manatee County Port Authority

PORT MANATEE - STATE CERTIFIED

Suite 1 · 300 Regal Cruise Way · Palmetto, Florida 34221 · (941) 722-6621 or (813) 229-1051

MANATEE PORT AUTHORITY SCALE TICKET

HAVE A NICE DAY!

CUSTOMER #: 500653A
KLEEN SOIL

MATERIAL CODE: 25
MATERIAL DESC: SOIL
CASH / CHARGE: Charge
VESSEL CODE: 5373
VESSEL DESC:
SOURCE:

TRUCKING CMPY:
DRIVER ON

M=Manual Weight

* RECEIPT #: 484076
DATE 01/13/2005
TIME IN 14:50:37
TIME OUT 15:09:22

VEHICLE ID: DR-309
SCALE NUMBER: 1
GROSS WEIGHT 55460 lbs.
TARE WEIGHT 26380 lbs.
NET WEIGHT 29080 lbs.
14.54 Tons

SCALE RATE: $ 3.50
SCALE TOTAL: $ 7.00

OPERATOR NAME: CHARLIE

DRIVER: W. R. McFadden

PLEASE PRESS FIRM
****

NON-HAZARDOUS WASTE MANIFEST

1. Generator's US EPA ID No. | Manifest Document No. | 2. Page 1 of

3. Generator's Name and Mailing Address: City of New Port Richey
727-841-4500 5919 Main St.
4. Generator's Phone (X 261) New Port Richey FL

5. Transporter 1 Company Name: Statewide Env Tank Services | 6. US EPA ID Number | A. Transporter's Phone: 800-808-8265

7. Transporter 2 Company Name: DR McFadden Inc, | 8. US EPA ID Number | B. Transporter's Phone: 352-796-3836

9. Designated Facility Name and Site Address: KleenSoil 13838 Harlee Rd Palmetto FL | 10. US EPA ID Number | C. Facility's Phone: 941-723-2700

11. Waste Shipping Name and Description	12. Containers No.	12. Containers Type	13. Total Quantity	14. Unit Wt/Vol
a. Kerosene contam Soils			13 yds	
b.				
c.				
d.				

D. Additional Descriptions for Materials Listed Above

E. Handling Codes for Wastes Listed Above

15. Special Handling Instructions and Additional Information
Waste disposal analyticals by KleenSoil

16. GENERATOR'S CERTIFICATION: I certify the materials described above on this manifest are not subject to federal regulations for reporting proper disposal of Hazardous Waste.

Printed/Typed Name: William Szary, PG | Signature: William Szary, PG | Month 10 | Day 13 | Year 05

17. Transporter 1 Acknowledgement of Receipt of Materials

Printed/Typed Name: Robert Youakim | Signature | Month 10 | Day 13 | Year 05

18. Transporter 2 Acknowledgement of Receipt of Materials

Printed/Typed Name: D. R. McFadden | Signature: D. R. McFadden | Month 10 | Day 13 | Year 05

19. Discrepancy Indication Space

20. Facility Owner or Operator: Certification of receipt of waste materials covered by this manifest except as noted in Item 19.

Printed/Typed Name: Larry Reeves | Signature | Month 10 | Day 13 | Year 05

GENERATOR — TRANSPORTER — FACILITY

ORIGINAL - RETURN TO GENERATOR

Florida Department of
Environmental Protection

Memorandum

TO: Michael Bland
Bureau of Petroleum Storage Systems
Petroleum Cleanup Section 4
Mail Station 4580

FROM: Leslie Pedigo LP
Southwest District

DATE: June 29, 2007

SUBJECT: Site Assessment Report Addendum/
No Further Action Proposal
Hacienda Hotel
5621 Main Street
New Port Richey, Pasco County,, Florida
Facility ID #519806475
Discharge Date: 1/21/04

Enclosed please find the above referenced SARA/NFAP for your review and comments. This document has been submitted for scanning into OCULUS. Since this site is currently not eligible for one of the cleanup programs, please send your comments to me.

Thanks for your assistance!

LP

Enclosure

William Szary,
Professional Geologist
FL 01556

14013 Clubhouse Circle # 1301 ~ Tampa Florida 33618
Phone 813 264 7380 ~ Email: WSzary@Netzero.net

Independent environmental investigations

June 1, 2007

Dept. of Environmental Protection

JUN 29 2007

Southwest District

Mrs. Caprena Laliberte, Redevelopment Officer
City of New Port Richey
5919 Main Street
New Port Richey, Florida

Re: Soil and Ground Water Confirmation Sampling Report
Hacienda Hotel
5621 Main Street
New Port Richey, Pasco County
FDEP No. 51 9806475

Mrs. Laliberte:

This report presents a summary of soil and ground water confirmation sampling required to meet FDEP criteria for obtaining a Site Rehabilitation Completion Order (SRCO) for the referenced site. Several remaining environmental issues were commented on in FDEP's March 24, 2005 review letter with respect to the interim source removal completed in early 2005, and subsequent sampling efforts.

Background: On January 13, 2005, an interim source removal of 14.5 tons of kerosene contaminated soils was completed from an area consisting of 8 ft long x 8 ft wide x 5.5 feet deep (between the interval 6 ft and 12 ft below grade). Confirmation soil samples were collected from four sidewalls and base of excavation to confirm contaminated soils were properly removed. Laboratory results indicated residual concentrations of kerosene related contaminants (PAHs) continued to exceed residential clean up target levels in all four sidewall locations and at the base of excavation. Due to laboratory interferences, true residual concentrations were masked and the laboratory estimated contaminant concentrations, provided in the final report. In addition, ground water contaminants occurred below clean up target levels in all four wells. The presence of chlorinated hydrocarbons (chloromethane) was attributed towards cross contamination of the sample containers by the laboratory supplier. FDEP misstated chlorobenzene was the interfering contaminant in the March 2005 comment review letter.

A response letter dated April 23, 2005 was prepared by this consultant on behalf of, and at the request of the City of New Port Richey legal representative, Mr. Kevin Ditanna, Morrison & Mills, Tampa, Florida. This letter was never acted upon or forwarded to the Department in response to the Department's March 2005 comment letter, as Mr. Ditanna left the firm sometime after April 2005. The case was not reassigned to another representative from Morrison & Mills following Mr. Ditanna's departure.

Based on the time lapse occurring between January 2005 and the present, resampling of the formation material around the perimeter wall and base of former excavation, and resampling of four existing monitoring wells was proposed to clear up previous problems created during the source removal sampling activities. Procedures are described in the sections that follow.

Chlorinated Hydrocarbon Issue. To address the issue surrounding the presence of *chlorobenzene* (mis-stated by the Department in the March 2005 letter), *chloromethane* was the contaminant of concern in question. Chlorinated hydrocarbons were not used or stored on the property. Chloromethane detection was attributed towards laboratory cross contamination of the sampling containers, introduced into the sample at the time the containers were filled with ground water obtained from the existing wells on the property. New samples were collected from four existing wells on May 7, 2007 to confirm ground water impacts continue to remain non existent, and to resolve the chloromethane issue raised by the Department in the March 2005 letter. EPA Method 8260 full list parameters was the targeted analytical method.

Soil Confirmation Sampling

Based on written communication with the Department on April 18, 2007 (email), sample analyses addressed only those contaminants previously identified as exceeding cleanup target levels. The Department's concerns for acceptance of kerosene related analyses was subjected to collection of unsaturated samples at the same locations and depths previously targeted during the source removal action (EPA Method 8270, PAHs). To provide assurance that proper steps were taken to target the same locations and depths for obtaining accurate comparative results, procedures were followed as described below..

Procedure: To assure that the proper depth intervals and locations were sampled in order to correlate with previous sampling efforts, the following procedure was followed. The former excavation was demarcated by contact between newer asphalt pavement placed over the former excavated area and older existing asphalt pavement previously existing on the property. The contact was formed when the paving contractor cut the existing pavement to form an area where new pavement was placed. Contact between old and new pavement was considered to represent the undisturbed perimeter area of the former excavation, and was used as a guide for positioning new soil borings for collecting confirmation soil samples. Based on pre-sampling field observation, an overlap of 1.0 foot had occurred on the north and south perimeter sides. New pavement was placed flush against the former excavated perimeter to the east and west sides. Based on ground water sampling completed on May 7, 2007, the water table was measured at 11 feet below grade. Soil sampling was completed on May 14, 2007, targeting the unsaturated zone occurring above the water table interface. Specific sampling depths are described in the following paragraph.

A truck mounted drill rig was used to collect soil core samples using a 4 foot long Teflon liner placed inside a soil core barrel. Four confirmation soil borings were completed around the perimeter of the restored asphalt pavement pad area, using the center of each sidewall area as the target sample collection location. The depths of sampling for the north, east, and west walls was set at 8 feet below grade, coincident with previous confirmation sampling depths completed at the time of excavation. Sampling intervals were collected between 6 and 10 feet to assure that the proper depth was targeted for collection. The south perimeter wall was sampled at 10 feet below grade (sampling interval occurred between 7 and 11 feet below grade) to assure that the unsaturated zone was being targeted above the water table interface. The bottom of excavation was sampled at 10.5 feet below grade instead of 12 feet below grade due to the presence of the water table interface located at 11 feet below grade. Samples were removed from the Teflon liner

at the specified depths described above, and placed directly into 250 ml glass containers. The samples were kept on ice following collection. Laboratory analyses was completed for EPA Method 8270 PAHs based on previous analytical results, indicating the presence of elevated concentrations of kerosene.

Undisturbed Sample Location Procedure. To assure that previously placed clean fill material was not being sampled during this event, the center boring was completed first for establishing recognition of clean fill soil texture and color properties previously placed within the confines of the perimeter wall area. The center soil boring could not be completed at the previously sampled 12 foot interval due to the occurrence of the water table interface at 11 feet below grade. To assess the potential presence and/or re-emergence of a residual smear zone, sampling of the fill was completed at 10.5 feet below grade, above the water table interface.

To address the obstruction posed by the storm water pipe previously encountered along the west perimeter wall, the west sample location was established by placing an initial soil boring by hand auger boring directly above the centerline of the storm water pipe. The storm water pipe was tagged at 3.5 feet below grade. The boring was then relocated further west by an additional 1.5 feet to clear the 24 inch diameter pipe by hand auger, while maintaining as close proximity to the storm water pipe as possible, continuing with core driving to the final sampling interval.

A hand auger was used to complete the initial four feet of each soil boring to observe soil properties to assure that fill material was being avoided during resampling. The remaining interval was completed by hydraulic percussion attachment to the drill rig drive which drove the sampling core to the specified depth interval.

Ground Water Confirmation Sampling

Four (4) ground water samples were collected for laboratory analyses from the existing monitoring wells for the purpose of updating previously reported results, and to resolve the issue of chlorinated hydrocarbon detection (chloromethane). Sampling procedures followed FDEP SOPs described in FS 2200 using a dedicated stainless steel submersible pump and dedicated polyethylene tubing. During well purging, field parameters were measured using a flow cell prior to sample collection. Field data was recorded on ground water sampling logs, included with this report. **Figure 1** presents the locations of existing monitoring wells in the west portion of the property. **Table 1** presents a summary of ground water table elevations.

Laboratory analyses was completed for EPA Method 8260 full list parameters, EPA Method 8270 PAHs, and FL PRO TRPH. Lead was not sampled based on previous sampling results reporting concentrations occurring below GCTLs (January 19, 2005, Interim Remedial Action Report).

Confirmation Sampling Results

Soil Sampling Results. Soil samples were collected for EPA Method 8270, PAHs based on previously reported results exceeding soil cleanup target levels at the time of the interim remedial action in January 2005. Gasoline related contaminants from the former tank location occurred below cleanup target levels, and were not sampled as part of this confirmation process.

Trace concentrations of kerosene related contaminants, known as benzo (a) pyrene equivalents, were reported for the center of the excavated area at 10.5 feet below grade, 0.5 feet above the water table interface. The Department's benzo (a) pyrene conversion table was used to determine the equivalent concentrations of this group in order to establish whether or not these contaminants exceeded residential or industrial cleanup target levels. The equivalency concentration was calculated at 0.1 mg/kg, which does not exceed residential cleanup target levels, but occurs equal to this target level (0.1 mg/kg). Benzo (a) pyrene equivalent concentrations occur below leachability criteria, indicating ground water is not at risk of becoming contaminated at this location.

Trace concentrations also appeared in the north perimeter wall of the former excavation. Benzo (a) pyrene equivalents were calculated at concentrations well below residential and leachability criteria (0.0 mg/kg).

Laboratory results indicate kerosene related contaminants occurred below soil cleanup target levels for the east, west, and south perimeter wall locations. **Figure 2** presents locations of new soil borings placed on May 14, 2007. Benzo(a) pyrene equivalent tables are provided for the center and north perimeter locations, along with **Table 2** which a summarizes soil analytical results.

Ground Water Sampling Results. Concentrations of volatile organic compounds (volatile aromatic, semi volatile, and chlorinated compounds) occurred below GCTLs for all four wells. Polynuclear aromatic hydrocarbons also occurred below GCTLs for all four wells, although trace amounts of total petroleum hydrocarbons continue to remain in MW 1 (500 ug/l), well below cleanup criteria (340,000 ug/l). Concentrations in MW 1 (500 ug/l) declined from the previous sampling event (8500 ug/l). Chloromethane was absent from all four wells, and from laboratory provided sampling vials. **Table 3** presents a summary of the ground water analytical results.

Ground Water Flow Direction. Ground water flow occurs from the east to the west, beneath the site. **Figure 3** presents a graphical depiction of ground water flow beneath the area of the site currently under investigation.

Conclusions and Recommendations

Soil sampling from the center of the former excavation and four perimeter walls indicates trace amounts of kerosene related contaminants remain in the center area of the pit, at a depth of 10.5 feet below grade, immediately above the water table interface positioned at 11 feet below grade. The amounts that remain are equal to the residential cleanup target level (0.1 mg/kg), based on benzo (a) pyrene equivalent calculations. Concentrations are well below leaching criteria, and have no significant affect on ground water quality, although low levels of total petroleum hydrocarbons were reported for MW 1. Based on two consecutive sampling results conducted two years apart (2005 and 2007), the presence of PAH concentrations within the center area of the former excavation appear to be declining under natural attenuation processes. Both soil and ground water concentrations occur well below respective cleanup target levels. Previously reported chloromethane concentrations were attributed towards cross contamination of lab sample vials, and are not indicative of ground water contamination based on the May 7, 2007 results provided in this report.

In conclusion, there is a basis for consideration of no further action. Concentrations that continue to persist within the basal area of the excavation center soils are not showing significant impacts to ground water quality. Soil concentrations remain at levels equal to residential cleanup target levels. Ground water concentrations of TRPH remain well below cleanup criteria.

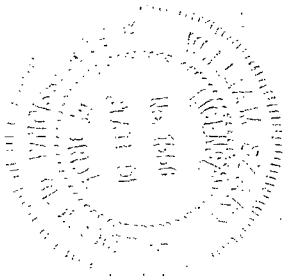
If there are any questions with respect to the contents of this report, please feel free to contact me for discussion.

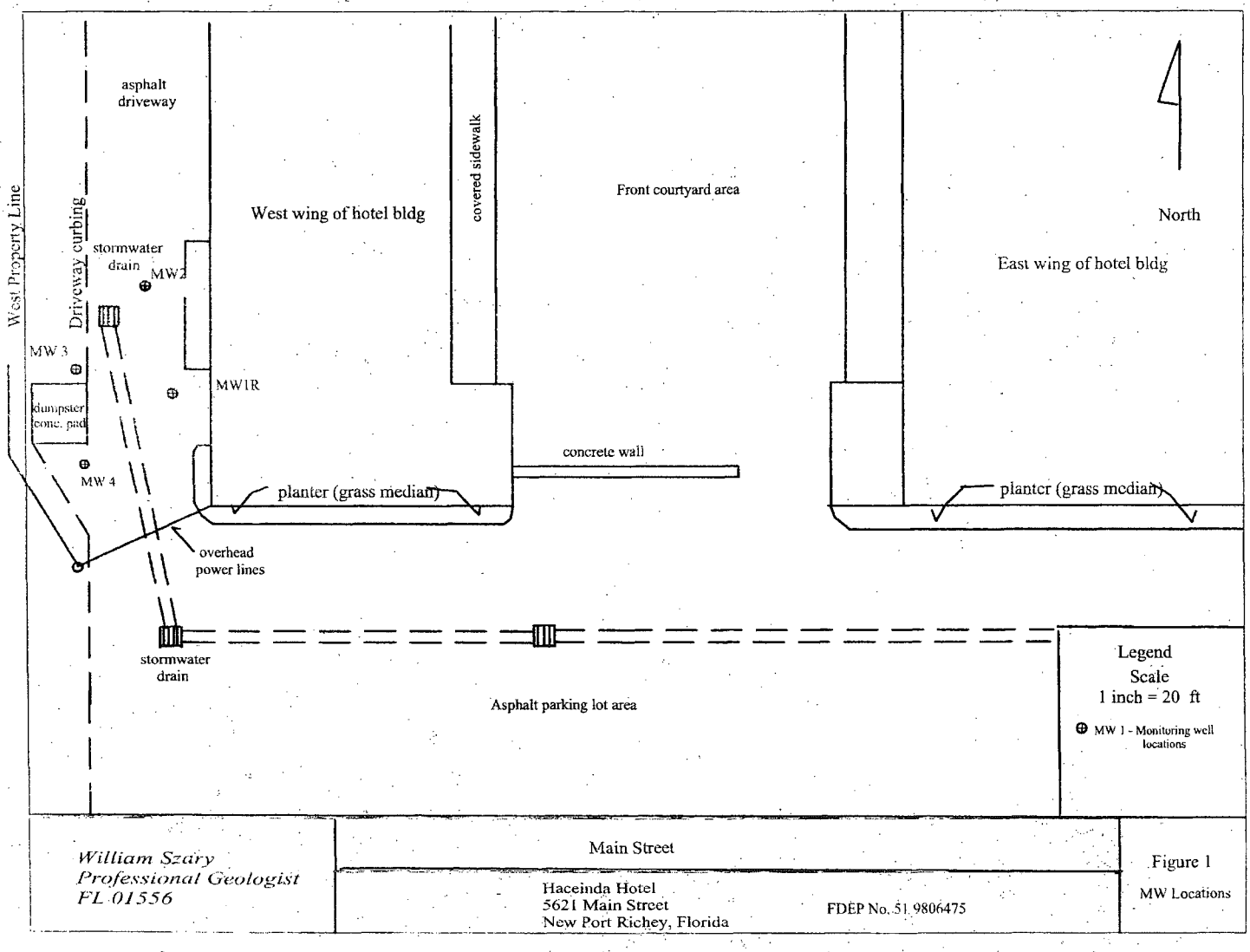
Sincerely,

William Szary

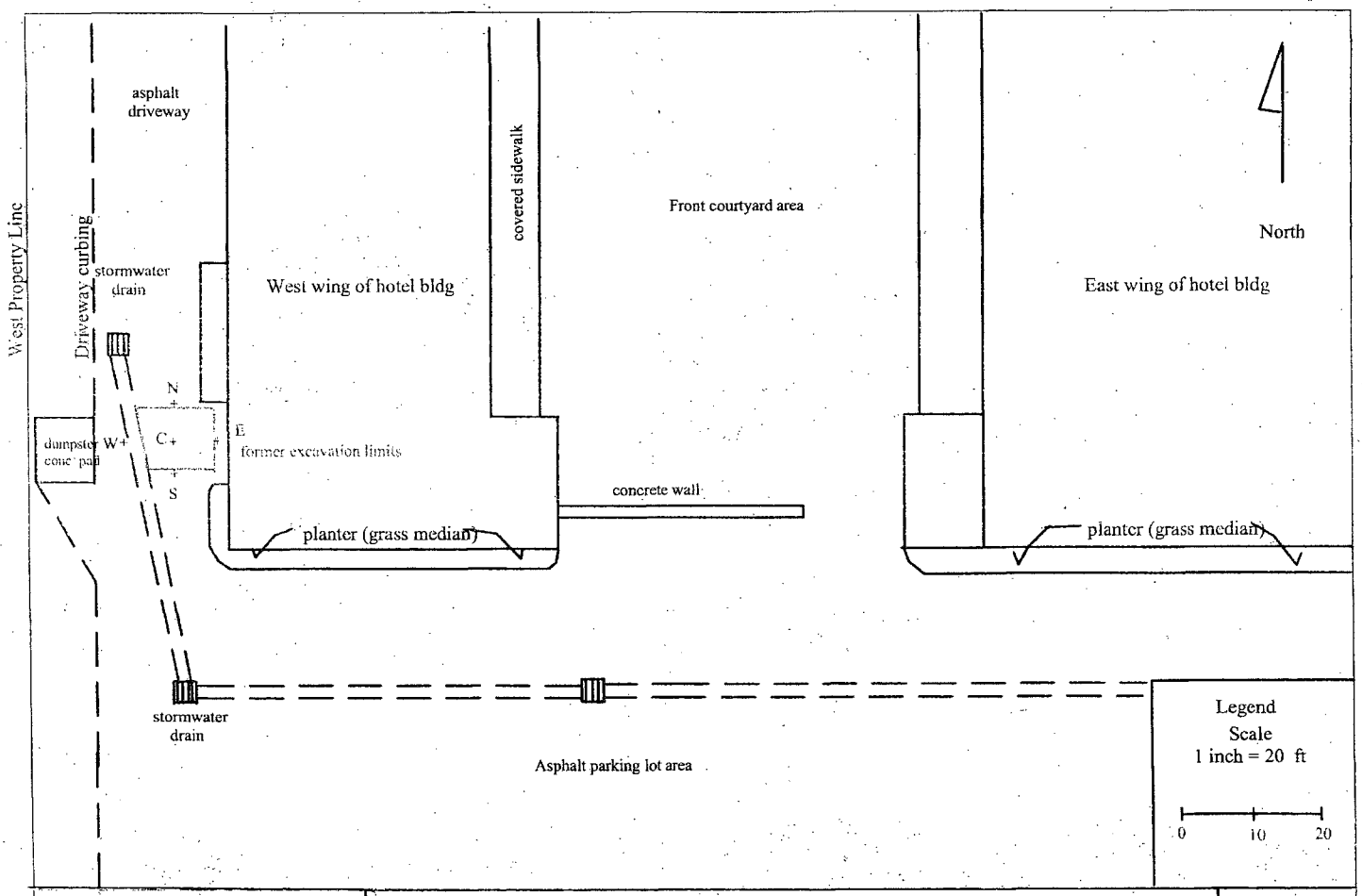
William Szary
Professional Geologist

Cc: Mrs. Leslie Pedigo, ES III, FDEP SWD Petroleum Storage Tanks Sections – 13051 North Telecom Parkway, Temple Terrace, FL 33637

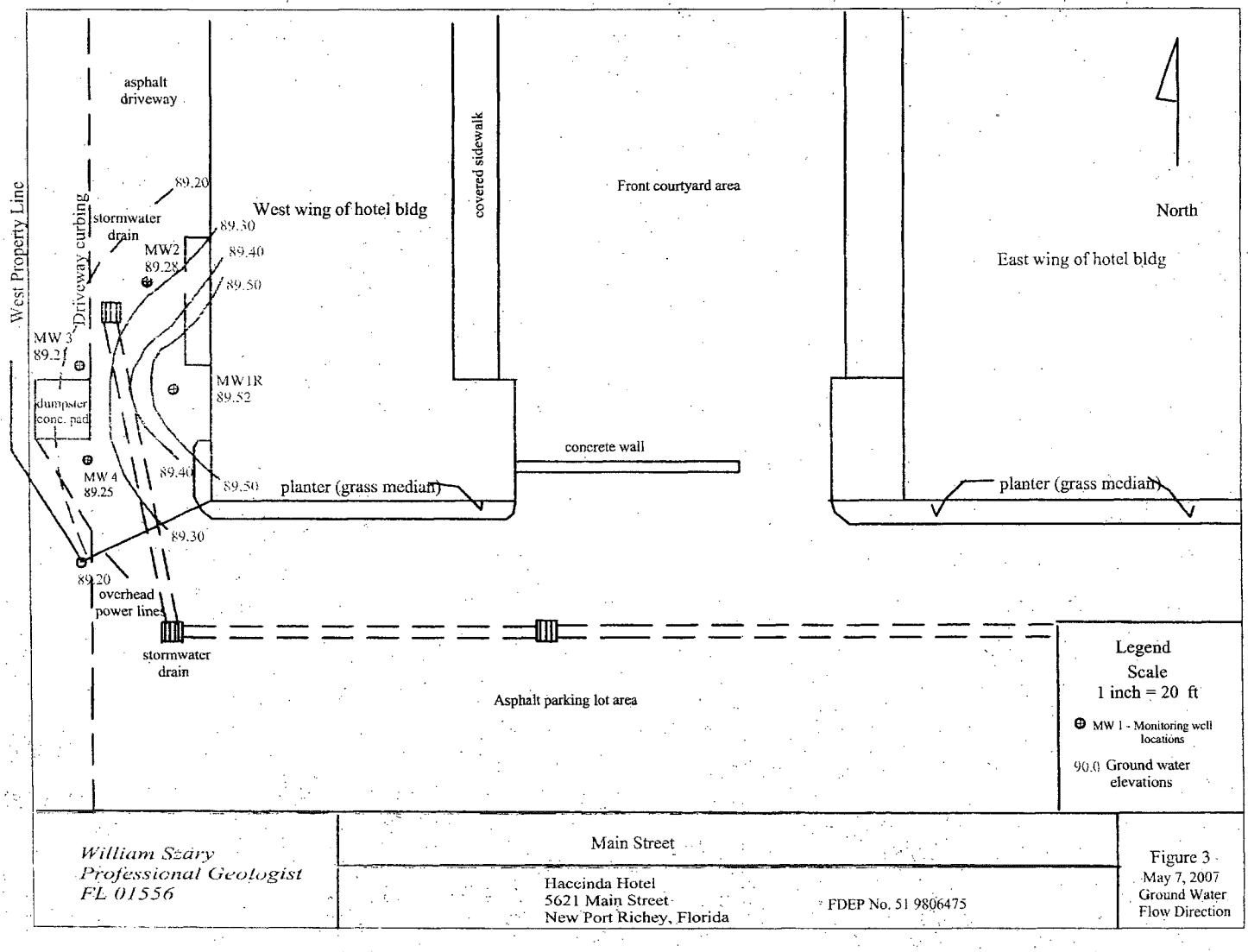




William Szary
Professional Geologist
FL 01556



William Szary ***Professional Geologist*** ***FL 01556***	Main Street Hacienda Hotel 5621 Main Street New Port Richey, Florida FDEP No. 51 9806475	Figure 2 Confirmation SB Locations May 14, 2007



William Szary
Professional Geologist
FL 01556

Main Street

Haccinda Hotel
5621 Main Street
New Port Richey, Florida

FDEP No. 51 9806475

Figure 3
May 7, 2007
Ground Water Flow Direction

Florida Department of

Memorandum **Environmental Protection**

CLEANUP COVER MEMO

TO: ☒ Richard W. Cantrell, Interim Director

FROM/THROUGH: ☒ Bill Kutash, Waste Program Administrator

☒ Laurel Culbreth, Environmental Manager

☒ Leslie Pedigo, Environmental Specialist

DATE: August 7, 2007

FILE NAME: **HACIENDA HOTEL** FDEP ID# **519806475**

PROGRAM: **SWD/WASTE MANAGEMENT/STORAGE TANKS** COUNTY: **PASCO**

TYPE OF DOCUMENT:

☐ NATURAL ATTENUATION APPROVAL ORDER
☐ REMEDIAL ACTION APPROVAL ORDER
☒ SITE REHABILITATION COMPLETION ORDER

SUMMARY OF CLEANUP ACTIONS:

CONTAMINATION DISCOVERED 1/21/04
SAR SUBMITTED 6/30/04
SAR ADDENDUM I SUBMITTED 2/15/05
SAR ADDENDUM II/NFAP SUBMITTED 6/29/07

Florida Department of
Environmental Protection

Southwest District Office
13051 North Telecom Parkway
Temple Terrace, Florida 33637-0926

Charlie Crist
Governor

Jeff Kottkamp
Lt. Governor

Michael W. Sole
Secretary

August 10, 2007

CERTIFIED MAIL 7007 0710 0005 3636 3725
RETURN RECEIPT REQUESTED

Mrs. Melissa Assha
Director of Purchasing, Safety & Maintenance
Gulf Coast Jewish Family Services
14041 ICOT Boulevard
Clearwater, FL 33760

Subject: Site Rehabilitation Completion Order
Hacienda Hotel
5621 Main Street
New Port Richey, Pasco County, Florida
Facility ID #519806475
Discharge Date: January 21, 2004

Dear Mrs. Assha:

John Vargo at the Bureau of Petroleum Storage Systems, Petroleum Cleanup Section 5, has reviewed the Site Assessment Report (SAR) Addendum and No Further Action Proposal (NFAP), dated June 1, 2007 (received June 29, 2007), prepared and submitted by William Szary, P.G., for the petroleum product discharge referenced above. All the documents submitted to date are adequate to meet the site assessment requirements of Rule 62-770.600, Florida Administrative Code (F.A.C.). In addition, documentation submitted with the SARA/NFAP confirms that criteria set forth in Subsection 62-770.680(1), F.A.C., have been met. Please refer to the attached maps of the source property and analytical summary tables. The SARA/NFAP is hereby incorporated by reference in this Site Rehabilitation Completion Order (Order). Therefore, you are released from any further obligation to conduct site rehabilitation at the facility for petroleum product contamination associated with the discharge referenced above, except as set forth below.

1) In the event concentrations of petroleum products' contaminants of concern increase above the levels approved in this Order, or if a subsequent discharge of petroleum or petroleum product occurs at the facility, the Florida Department of Environmental Protection (Department) may require site rehabilitation to reduce concentrations of petroleum products' contaminants of concern to the levels approved in the SARA/NFAP or otherwise allowed by Chapter 62-770, F.A.C.

2) Additionally, you are required to properly abandon all monitoring wells within 60 days of receipt of this Order. The monitoring wells must be plugged and abandoned in accordance with the requirements of Subsection 62-532.500(4), F.A.C.

Legal Issues

The Department's Order shall become final unless a timely petition for an administrative hearing is filed under Sections 120.569 and 120.57, Florida Statutes (F.S.), within 21 days of receipt of this Order. The procedures for petitioning for an administrative hearing are set forth below.

Persons affected by this Order have the following options:

1) If you choose to accept the Department's decision regarding the SARA/NFAP you do not have to do anything. This Order is final and effective as of the date on the top of the first page of this Order.

2) If you choose to challenge the decision, you may do the following:

a) File a request for an extension of time to file a petition for an administrative hearing with the Department's Agency Clerk in the Office of General Counsel within 21 days of receipt of this Order; such a request should be made if you wish to meet with the Department in an attempt to informally resolve any disputes without first filing a petition for an administrative hearing; or

b) File a petition for an administrative hearing with the Department's Agency Clerk in the Office of General Counsel within 21 days of receipt of this Order.

Please be advised that mediation of this decision pursuant to Section 120.573, F.S., is not available.

How to Request an Extension of Time to File a Petition for an Administrative Hearing

For good cause shown, pursuant to Subsection 62-110.106(4), F.A.C., the Department may grant a request for an extension of time to file a petition for an administrative hearing. Such a request must be filed (received) by the Department's Agency Clerk in the Office of General Counsel at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida, 32399-3000, within 21 days of receipt of this Order. Petitioner, if different from Gulf Coast Jewish Family Services, shall mail a copy of the request to Gulf Coast Jewish Family Services at the time of filing. Timely filing a request for an extension of time tolls the time period within which a petition for an administrative hearing must be made.

How to File a Petition for an Administrative Hearing

A person whose substantial interests are affected by this Order may petition for an administrative hearing under Sections 120.569 and 120.57, F.S. The petition must contain the information set forth below and must be filed (received) by the Department's Agency Clerk in the Office of General Counsel at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida, 32399-3000, within 21 days of receipt of this Order. Petitioner, if different from Gulf Coast Jewish Family Services, shall mail a copy of the petition to Gulf Coast Jewish Family Services at the time of filing. Failure to file a petition within this time period shall waive the right of anyone who may request an administrative hearing under Sections 120.569 and 120.57, F.S.

Pursuant to Subsection 120.569(2), F.S. and Rule 28-106.201, F.A.C., a petition for an administrative hearing shall contain the following information:

1) The name, address, and telephone number of each petitioner; the name, address, and telephone number of the petitioner's representative, if any; the facility owner's name and address, if different from the petitioner; the FDEP facility number, and the name and address of the facility;
2) A statement of when and how each petitioner received notice of the Department's action or proposed action;
3) An explanation of how each petitioner's substantial interests are or will be affected by the Department's action or proposed action;
4) A statement of the disputed issues of material fact, or a statement that there are no disputed facts;
5) A statement of the ultimate facts alleged, including a statement of the specific facts the petitioner contends warrant reversal or modification of the Department's action or proposed action;
6) A statement of the specific rules or statutes the petitioner contends require reversal or modification of the Department's action or proposed action; and
7) A statement of the relief sought by the petitioner, stating precisely the action petitioner wishes the Department to take with respect to the Department's action or proposed action.

This Order is final and effective as of the date on the top of the first page of this Order. Timely filing a petition for an administrative hearing postpones the date this Order takes effect until the Department issues either a final order pursuant to an administrative hearing or an Order Responding to Supplemental Information provided to the Department pursuant to meetings with the Department.

Judicial Review

Any party to this Order has the right to seek judicial review of it under Section 120.68, F.S., by filing a notice of appeal under Rule 9.110 of the Florida Rules of Appellate Procedure with the Department's Agency Clerk in the Office of General Counsel at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida; 32399-3000, and by filing a copy of the notice

of appeal accompanied by the applicable filing fees with the appropriate district court of appeal. The notice of appeal must be filed within 30 days after this Order is filed with the Department's clerk (see below).

Questions

Any questions regarding the Department's review of your SARA/NFAP should be directed to Leslie Pedigo at (813) 632-7600, ext. 427 or John Vargo at (850) 222-6446, ext. 248. Questions regarding legal issues should be referred to the Department's Office of General Counsel at (850) 245-2242. Contact with any of the above does not constitute a petition for an administrative hearing or a request for an extension of time to file a petition for an administrative hearing.

The FDEP Facility Number for this facility is 519806475. Please use this identification on all future correspondence with the Department.

Sincerely,

Richard W. Cantrell
Interim Director
Southwest District

RWC/lelp

Attachments

cc: William Szary, P.G.
Ken Weber, Southwest Florida Water Management District
Danny Harris, Pasco County Health Department
John Vargo, FDEP-BPSS, Petroleum Cleanup Section 5
File

FILING AND ACKNOWLEDGMENT
FILED, on this date, pursuant to
§120.52 Florida Statutes, with the
designated Department Clerk, receipt
of which is hereby acknowledged.

Marcia Haines 8-10-2007
Clerk Date

Memorandum

Florida Department of Environmental Protection

To: Leslie Pedigo
Florida Department of Environmental Protection – Southwest District
3804 Coconut Palm Drive, Tampa, Florida 33619-8218

Dept. of Environmental Protection
JUL 30 2007
Southwest District

Through: MB Michael Bland, P.G.
Bureau of Petroleum Storage Systems
Petroleum Cleanup Section 4
Mail Station 4580

From: JSV John S. Vargo, C.P.G., P.G.
Bureau of Petroleum Storage Systems
WRS Petroleum Cleanup Section 5
Mail Station 4585

Date: July 23, 2007

Subject: Request for No Further Action Determination
Preliminary Review Comments #3
Soil and Groundwater Confirmation Sampling Report
Hacienda Hotel (DRF#1: 01/21/2004)
5621 Main Street
New Port Richey, Pasco County, Florida
DEP Facility ID #51-9806475

I have reviewed the Request for No Further Action Determination dated June 1, 2007, (received by the Southwest District in Tampa on June 29, 2007, and by the Bureau of Petroleum Storage Systems in Tallahassee on July 3, 2007). William Szary, P.G. prepared the Soil and Groundwater Confirmation Sampling Report as authorized by Gulf Coast Jewish Family Services.

Supplemental requested information was received from Mr. Szary, P.G. on July 13, 2007, and from FDEP Environmental Assessment Section – Tallahassee on July 13, 2007.

The referenced documents correspond to: (1) Site Assessment Report (SAR) dated June 25, 2004; (2) Interim Remedial Action Report dated February 7, 2005; and, (3) Soil and Groundwater Confirmation Sampling Report dated June 1, 2007.

Based on my review of the referenced documents, eligibility for a No Further Action without Conditions is applicable for the discharge dated January 21, 2004, as follows:

Summary of Findings

1) Summary of Soil Conditions
   a) A source removal was performed on January 13, 2005.
   b) Approximate dimensions of the excavation at monitoring well MW-1 were eight feet by eight feet by 11.5 feet depth.
   c) The upper portion of the excavation from land surface down to about six feet depth was considered clean, clean soils were segregated, and subsequently backfilled into the excavation pit.
   d) Approximately 14.54 tons of contaminated soil from six to 11.5 feet depth was excavated and disposed.
   e) Analysis of confirmatory sidewall soil samples CS 8E (8'), CS 8W (8'), CS 10S (10'), and bottom sample CS 12B (12') revealed that (1) laboratory method detection limits (MDLs) for benzo(a)pyrene and dibenzo(a,h)anthracene exceeded soil cleanup target levels (SCTLs) for residential direct exposure of 0.100 milligrams per kilogram (mg/kg); and, (2) MDLs for 1-methylnaphthalene exceeded SCTLs for leachability of 2.20 mg/kg.
   f) Analysis of confirmatory sidewall soil sample CS 8N (8') revealed that concentrations of benzo(a)pyrene were detected at 0.240 mg/kg which exceeded SCTLs for residential direct exposure of 0.100 mg/kg
2) Based on review of the Soil and Groundwater Confirmation Sampling Report dated June 1, 2007, the following was noted:
   a) The report states, "The presence of chlorinated hydrocarbons (chloromethane) was attributed towards cross contamination of the sample containers by the laboratory".
   b) On May 7, 2007, four groundwater samples MW-1R, MW-2, MW-3 and MW-4 were collected for analysis of EPA Method 8260 (full list), PAHs and by FL-PRO. The depth to groundwater was 11 feet.
      i) Analysis of groundwater samples MW-1R, MW-2, MW-3 and MW-4 revealed that no contaminants of concern were detected at levels exceeding groundwater cleanup target levels (GCTLs).
      ii) Based on review of the chain of custody form for the May 7, 2007, sampling event, the laboratory recorded the sample preservation temperature as 16°C. NELAC standards require positive indication that the samples were received according to the preservation requirements. The Department's Groundwater Sampling SOP requires that samples must be thermally preserved by cooling to 4°C.
   c) On May 14, 2007, five confirmatory soil borings (North, East, South, West and Center) were performed to 11 feet depth. Soil samples were collected from between six to 11 feet depth. Soil samples were not field screened with an OVA. Five confirmatory soil samples North (8'), East (8'), South (10'), West (8') and Center (10.5') were collected for analysis.
      i) Analysis of confirmatory soil samples North (8'), East (8'), South (10'), West (8') and Center (10.5') revealed that no contaminants of concern were detected at levels exceeding soil cleanup target levels (SCTLs).

ii) Based on review of the chain of custody form for the May 14, 2007, sampling event, the laboratory recorded the sample preservation temperature as 9°C. NELAC standards require positive indication that the samples were received according to the preservation requirements. The Department's Soil Sampling SOP requires that samples must be thermally preserved by cooling to 4°C.

d) A request for a QA/QC review (#1) was forwarded to Silky Labie, FDEP-Tallahassee, Environmental Assessment Section on July 13, 2007, via email to provide comments in regard to Mr. Szary, P.G.'s response to why the report lacks a field description stating how the (soil and groundwater) samples were packed and preserved to meet the Department's Sampling SOPs.

i) Supplemental requested QA/QC information was received from Mr. Szary, P.G. on July 13, 2007, via email, as follows:

(1) "The samples were packed in an ice chest using ice bottles instead of free ice. The bottles were dispersed within the ice chest, placed on the bottom, in between and in contact with the sample containers, and on top of the containers filling in void space area between the top of the containers and ice chest lid. Ice bottles may not have had adequate time to cool the sample containers down to below 4 degrees C due to the short travel time occurring between the site and lab (45 minutes of travel time). Samples were delivered to the lab at the end of each sampling day. If the Department has to make an issue out of travel time and heat transfer, I don't know how to cool down the samples to 4 degrees C in short order other than using dry ice or equivalent".

ii) QA/QC review comments (#1) were received from Ms. Labie on July 13, 2007, via email, as follows:

(1) "The DEP requirement is to place samples **in wet ice**. Please note: Ice bottles and any other form of containerized cooling cannot be used to cool samples when they initially collected since the samples will not be cooled efficiently. Ice bottles and other forms of containerized cooling may be used once the samples have reached the requisite temperature. In the future, field procedures must incorporate use of wet ice in the field. All containers must be placed **in** the ice such that the bottles are surrounded with ice. The goal is to reduce the temperature to 4 degrees as quickly as possible and then maintain that temperature until receipt by the laboratory. While the samples may not reach 4 degrees C in a short time period, the samples should have been cooler than 16 degrees if the samples were properly iced in the field (spoken from personal experience)".

3) In summary, due to probable latent heat issues associated with the short time of sample transport for adequately cooling the samples, the Department considers the analytical results to be acceptable in this case only. However, the Department expects any future soil and/or groundwater sampling to be strictly performed according to the Department's Soil and Groundwater Sampling SOPs.

Based on my review of the referenced documents, a recommendation for No Further Action (NFA) without conditions is appropriate for this area of the subject site (discharge dated January 21, 2004) and that a Site Rehabilitation Completion Order (SRCO) should be issued by the Department, as this report has met the site assessment report (SAR) requirements for assessment of soil and groundwater conditions per Chapter 62-770.600, F.A.C. and the NFA without conditions requirements of Chapter 62-770.680, F.A.C.

If you have any questions, please contact me by telephone at (850) 222-6446, ext. 248.

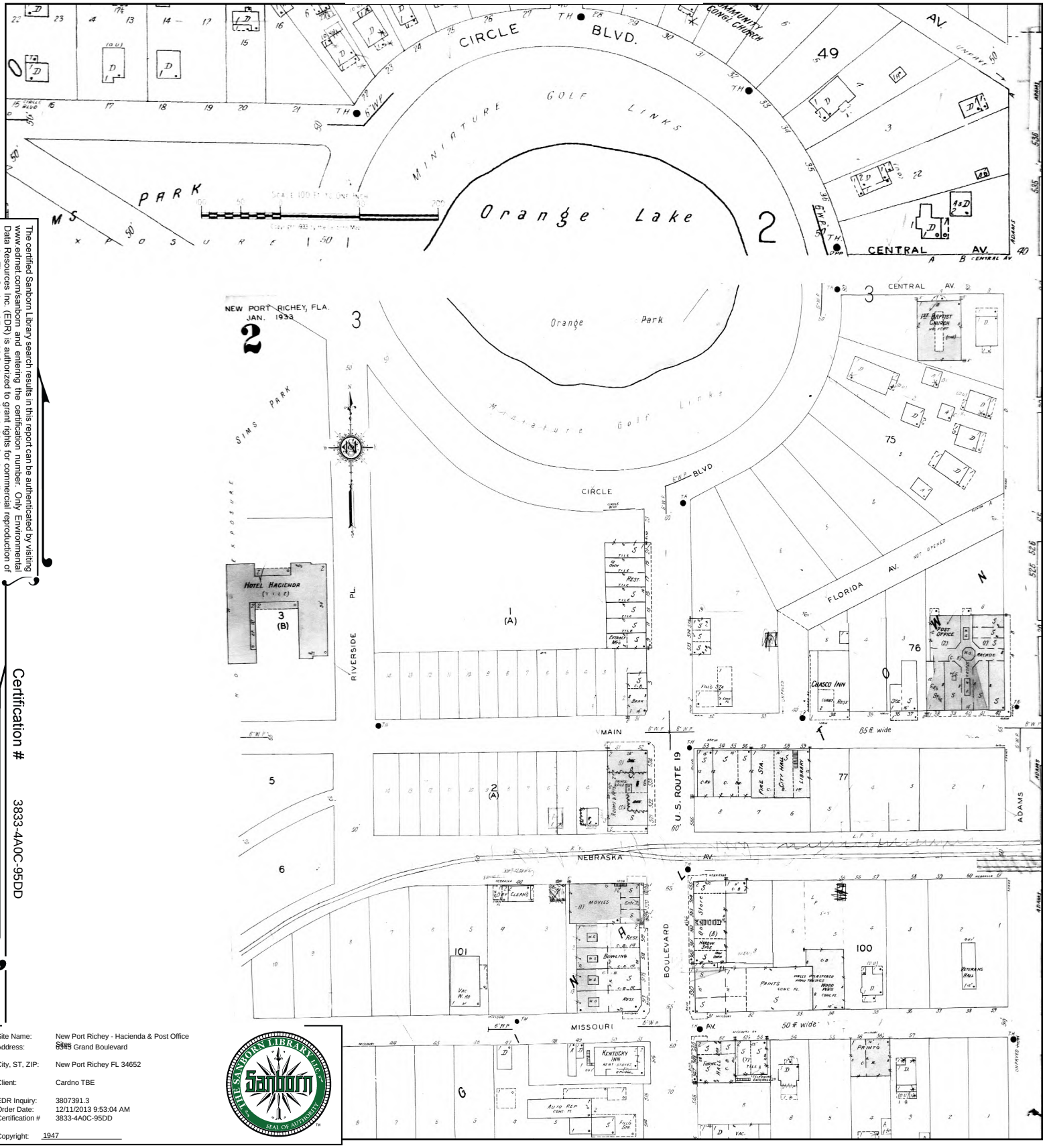
Sincerely,

John S. Vargo, C.P.G., P.G.
Florida Professional Geologist #521
AIPG Certified Professional Geologist #10373
Petroleum Cleanup Section 5
Bureau of Petroleum Storage Systems
Date July 23, 2007
Email: Jvargo@wrsie.com

Appendix D

Sanborn Fire Insurance Maps - Search Results

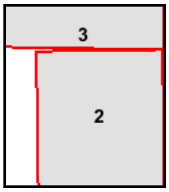
1947 Certified Sanborn Map



Certification # 3833-4A0C-95DD

Site Name:	New Port Richey - Hacienda & Post Office Sites
Address:	6345 Grand Boulevard
City, ST, ZIP:	New Port Richey FL 34652
Client:	Cardno TBE
EDR Inquiry:	3807391.3
Order Date:	12/11/2013 9:53:04 AM
Certification #	3833-4A0C-95DD
Copyright:	1947

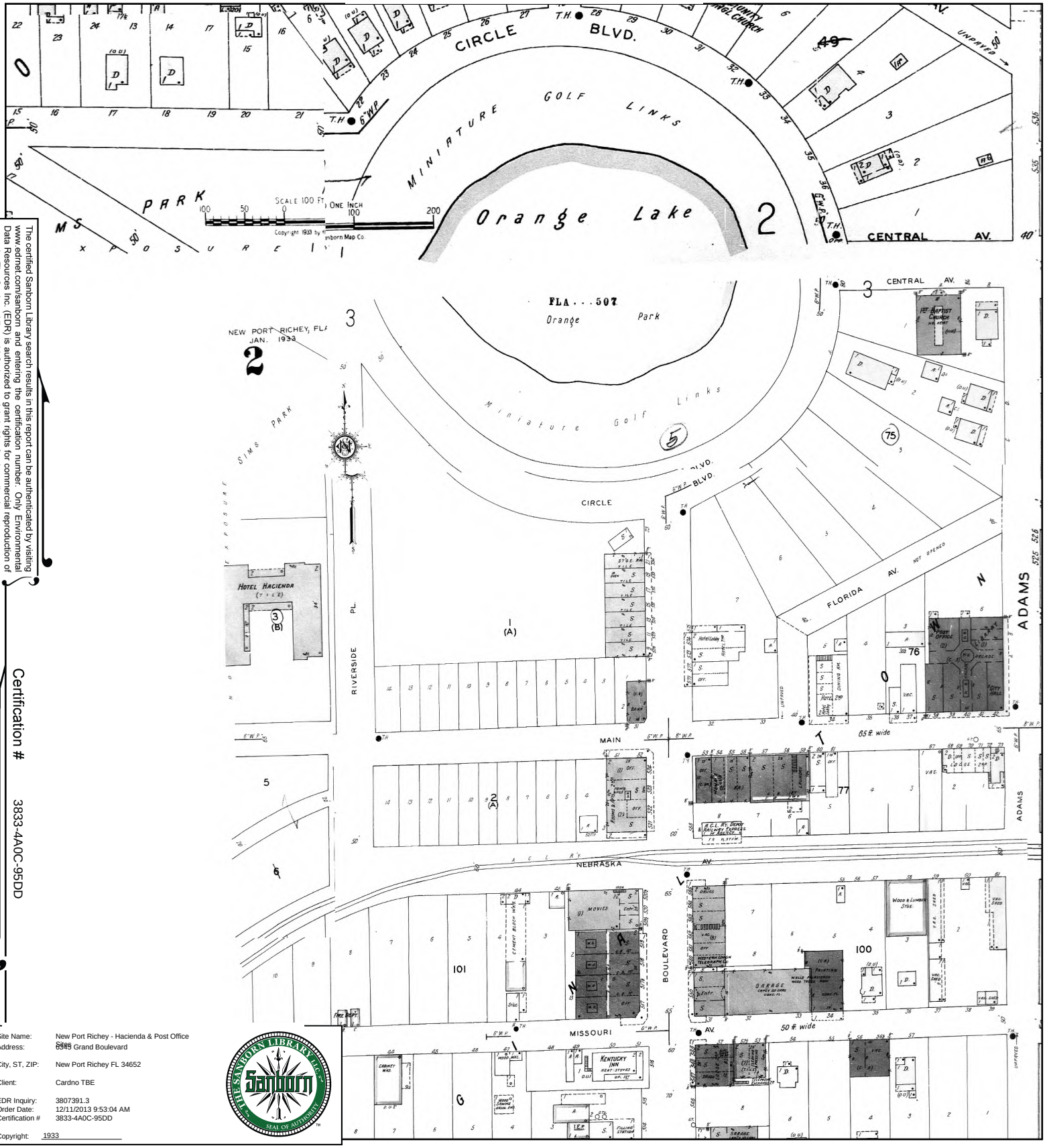
This Certified Sanborn Map combines the following sheets.
Outlined areas indicate map sheets within the collection.



Volume 1, Sheet 3
Volume 1, Sheet 2

0 Feet 150 300 600

1933 Certified Sanborn Map

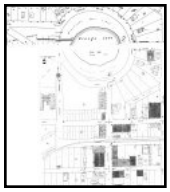


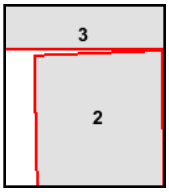
Certification # 3833-4A0C-95DD

Site Name: New Port Richey - Hacienda & Post Office Sites
Address: 6345 Grand Boulevard
City, ST, ZIP: New Port Richey FL 34652
Client: Cardno TBE
EDR Inquiry: 3807391.3
Order Date: 12/11/2013 9:53:04 AM
Certification # 3833-4A0C-95DD
Copyright: 1933

This Certified Sanborn Map combines the following sheets.
Outlined areas indicate map sheets within the collection.

0 Feet 150 300 600





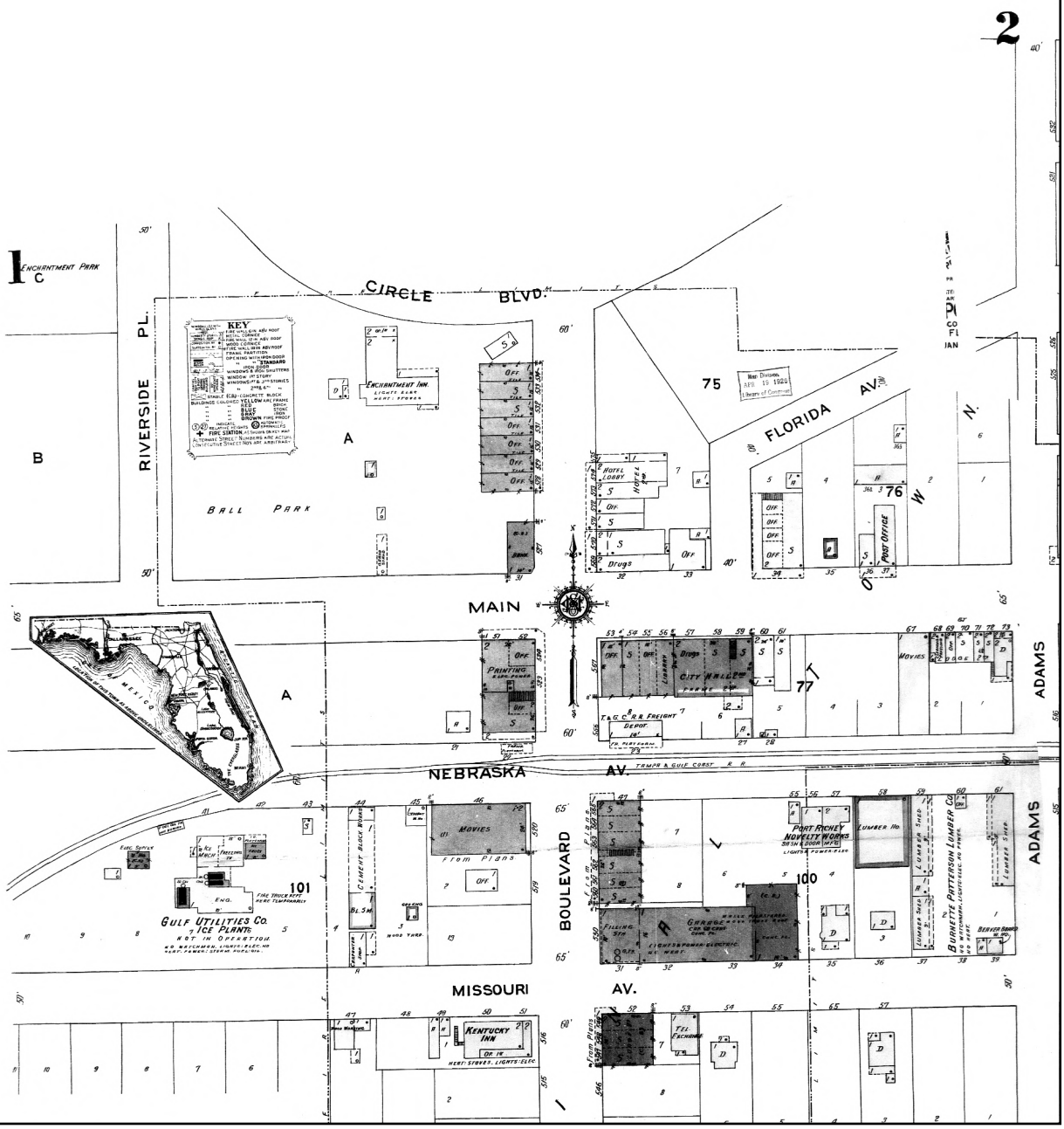
Volume 1, Sheet 3
Volume 1, Sheet 2

N

1926 Certified Sanborn Map

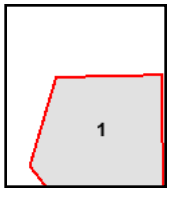
Site Name: New Port Richey - Hacienda & Post Office
Address: Sites 6345 Grand Boulevard
City, ST, ZIP: New Port Richey FL 34652
Client: Cardno TBE
EDR Inquiry: 3807391.3
Order Date: 12/11/2013 9:53:04 AM
Certification #: 3833-4A0C-95DD
Copyright: 1926

Certification # 3833-4A0C-95DD



This Certified Sanborn Map combines the following sheets.
Outlined areas indicate map sheets within the collection.

0 Feet 150 300 600

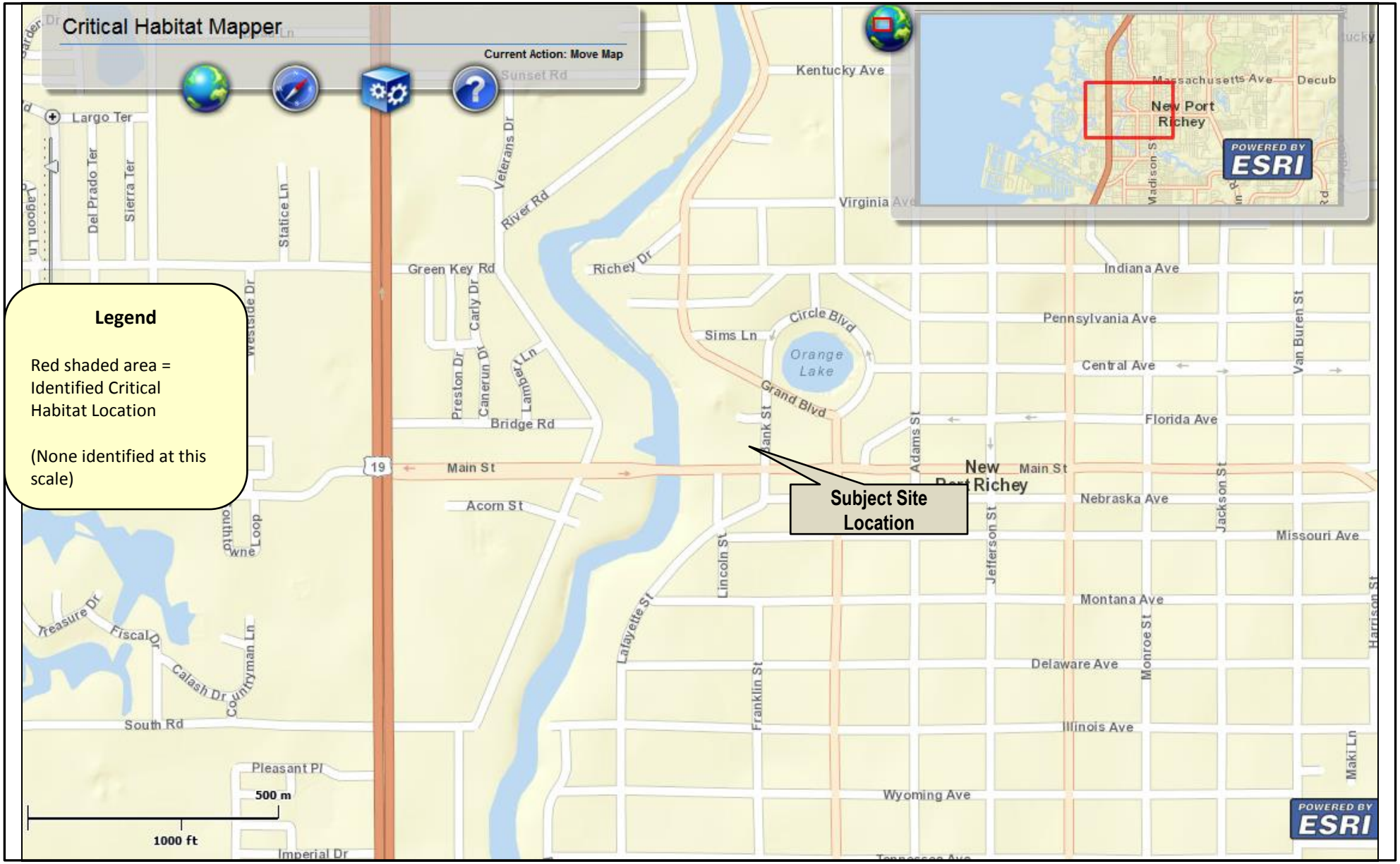


Volume 1, Sheet 1

N

Appendix E

USFW - Critical Habitat Search Results



Cardno TBE

Former Hacienda Hotel Site
5621 Main Street, New Port Richey
Parcel ID No. 05-26-16-001A-00300-0010

U.S. Fish & Wildlife Service
Critical Habitat Map

Appendix F

USDA Soil Survey Search Results

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Pasco County, Florida

Hacienda Hotel Site, Main Street, New Port Richey

December 12, 2013

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://soils.usda.gov/sqi/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (http://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://soils.usda.gov/contact/state_offices/).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Soil Data Mart Web site or the NRCS Web Soil Survey. The Soil Data Mart is the data storage site for the official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means

for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

Contents

Preface.....2
Soil Map.....5
Soil Map.....6
Legend.....7
Map Unit Legend.....8

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map

Map Scale: 1:417 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 5 10 20 30

Feet
0 20 40 80 120

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: http://websoilsurvey.nrcs.usda.gov
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Pasco County, Florida
Survey Area Data: Version 9, Sep 28, 2012

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Feb 13, 2010—Mar 13, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Pasco County, Florida (FL101)			
Map Unit Symbol	**Map Unit Name**	**Acres in AOI**	**Percent of AOI**
15	Tavares-Urban land complex, 0 to 5 percent slopes	0.9	100.0%
Totals for Area of Interest		**0.9**	**100.0%**

Appendix G
Site Visit Photos

Site Photos – December 2013

Former Hacienda Hotel Property, New Port Richey, Pasco County, Florida

Left and Right. Typical exterior views of the subject site structure.

Left and Right: Views of the west side of the on-site structure (location of former UST).

Cardno TBE

Site Photos – December 2013

Former Hacienda Hotel Property, New Port Richey, Pasco County, Florida

Typical interior views of the subject site structure. Top right photo is of the fire place with lead-based paint.

Cardno TBE