



UNIVERSAL ENGINEERING SCIENCES

**PHASE I ENVIRONMENTAL SITE ASSESSMENT
Former Flagler Hospital
901 East Moody Boulevard
Bunnell, Flagler County, Florida**

**UES PROJECT NO. 0940.1300057.0000
REPORT NO. 1042696**

June 27, 2013

Prepared For:

FLAGLER COUNTY
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Bunnell, Florida 32110

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FLAGLER COUNTY

1769 East Moody Boulevard – Building No. 2
Bunnell, Florida 32110

Attention: Mr. Richard Gordon, P.E.

Reference: Phase I Environmental Site Assessment
Former Flagler Hospital
901 East Moody Boulevard
Bunnell, Flagler County, Florida
UES Project No. 0940.1300057.0000
UES Report No. 1042696

Dear Mr. Gordon:

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

Based on the results of the Phase I ESA conducted at the referenced property, UES found evidence of one (1) historic recognized environmental condition (HREC) associated with the subject property. A petroleum discharge occurred in 1989 and was subsequently remediated. A Site Rehabilitation Completion Order (SRCO) was issued by the FDEP in March, 2004. Based on our current findings, it is our opinion that further environmental assessment is not warranted at this time.

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

Respectfully submitted,
Universal Engineering Sciences, Inc.

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1.0 SUMMARY

The subject property evaluated by Universal Engineering Sciences, Inc. (UES) as part of this Phase I Environmental Site Assessment (ESA) consists of approximately 7.25 +/- acres of developed commercial use property located at 901 East Moody Boulevard in Bunnell, Flagler County, Florida. More specifically, the subject property is described as Flagler County Real Estate Identification Number 10-12-30-0850-00180-0000. Please refer to the USGS Site Location Map (Figure A-1), the Site Plan (Figure A-2) and the 2011 Aerial Photograph (Figure A-3) presented in Appendix A for additional site information.

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

1. Based on our field observations, historical research, public records review and interviews, UES found evidence of one (1) historic recognized environmental condition (HREC) associated with the subject property. A petroleum discharge occurred in 1989 and was subsequently remediated. A Site Rehabilitation Completion Order (SRCO) was issued by the FDEP in March, 2004.
2. Except as noted, we found no evidence of current petroleum product or hazardous materials storage or use at the subject property during the site reconnaissance. There is one above ground storage tank associated with an emergency generator. This AST is reportedly empty and out of service.
3. Except as noted, we found no evidence indicating the presence of obvious surface discharges such as stained soil or pavement, indications of solid or liquid waste dumping or disposal, USTs, ASTs, polychlorinated biphenyls (PCBs), drums, monitoring wells, commercial septic tanks, seeps, unusual odors, pits, ponds, lagoons, stressed vegetation, or roads/paths with no outlet likely to have been used for disposal of hazardous wastes or petroleum products on the subject property. In addition to the AST noted above, there are approximately twenty-three (23) abandoned monitoring wells and recovery wells associated with the past petroleum discharge.
4. We found evidence indicating the presence of thirteen (13) facilities within the ASTM minimum search distance that contained leaking underground storage tanks (LUSTs) based on UES' regulatory agency contact and field observations. (Please refer to Table 3 for a partial listing of these facilities). Based on the proximity to the subject property, apparent groundwater/surface water flow patterns and /or regulatory status, these facilities are not, in our opinion, RECs.
5. We found evidence indicating the presence of three (3) facilities within the ASTM minimum search distances that formerly or currently handled/generate(d) hazardous waste or use(d) hazardous materials. (Please refer to Table 3 for a partial listing of these facilities). Based on the proximity to the subject property, regulatory status and/or apparent groundwater/surface water flow patterns, these facilities are not, in our opinion, RECs.

Based on the conclusions of the Phase I ESA conducted at the referenced property, UES found evidence of one (1) historic recognized environmental condition associated with the



subject property. Based on our current findings, it is our opinion that further environmental assessment is not warranted at this time.

2.0 INTRODUCTION

2.1 PURPOSE

The primary purpose of this environmental site assessment was to conduct an evaluation of the subject property and surrounding properties to identify recognized environmental conditions associated with the past or present uses of the subject property and neighboring properties. 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, past release, or a material threat of a release into the structures on the subject property or into the ground, groundwater, or surface water of the property. This environmental assessment was conducted following the ASTM E1527-05 Standard Practice for Environmental Site Assessments. This assessment was also intended to identify potential off-site contaminant sources within the distances set forth in ASTM E1527-05 guidelines.

ASTM E-1527-05 also defines a *business environmental risk* as a risk that may have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in this practice.

These terms are not intended to include *de minimis* conditions that generally do not present a material risk of harm to public 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.

Methodology followed good commercial and customary practice with a goal to identify recognized environmental conditions that would be subject to an enforcement action if brought to the attention of appropriate government agencies.

2.2 DETAILED SCOPE OF SERVICES

The scope of work does not include an evaluation of lead in drinking water, regulatory compliance, cultural and historical resources, industrial hygiene, health and safety, ecological resources, indoor air quality, radon, site geotechnics (soils, foundations, site retention, etc.), wetlands, karst activity, endangered species, or construction materials testing. UES can provide these additional services if necessary. Also, substances that are not included in the definition of hazardous substances under the Comprehensive Environmental Response Compensation and Liability Act (CERCLA) as set forth in 42 United States Code Section 9601 et seq., as amended, are beyond the scope of this Phase I ESA. An evaluation of asbestos containing building materials, lead based paint and mold is currently being performed by UES and will be reported under separate cover.

The contracted scope of services consists of the preparation of a Phase I ESA of the subject property in compliance with the requirements set forth in ASTM E1527-05. The accuracy, correctness and completeness of this Phase I ESA is provided with knowledge of the CERCLA as set forth in 42 United States Code Section 9601 et seq., as amended.



2.3 SIGNIFICANT ASSUMPTIONS

Significant assumptions made by UES during the preparation of this Phase I ESA include:

- The reason UES was contracted to perform this Phase I ESA was to check for the presence of or likely presence of hazardous substances or petroleum products that indicate an existing release, past release or material threat of release into structures on the property or into the ground, groundwater or surface water of the property which may pose an environmental liability to or restrict the use of the property.

2.4 LIMITATIONS AND EXCEPTIONS

The findings of this report represent our professional judgment; no warranty is express or implied. These findings are relevant to the dates of our site work and the information cited herein. This report should not be relied upon to represent property conditions on other dates or at locations other than those specifically cited within the report.

Universal Engineering Sciences, Inc. can accept no responsibility for interpretations of these data made by other parties. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with the subject property.

2.5 SPECIAL TERMS AND CONDITIONS

This report, and the information contained herein, shall be the sole property of UES until payment of any unpaid balance is made in full. Flagler County, hereinafter referred to as the User of this Phase I ESA report, agrees that until payment is made in full, the User shall not have a proprietary interest in this report or the information contained herein. UES shall have the absolute right to request the return of any and all copies of this report submitted to other parties, public or private, on behalf of the User in the event of nonpayment of outstanding fees by the User pursuant to UES' General Conditions (Appendix B).

2.6 USER RELIANCE

This report is intended for the sole use of Flagler County. Its contents may not be relied upon by other parties without the explicit written consent of UES. This is not a statement of suitability of the property for any use or purpose. In accepting this report, all parties herein mentioned agree to the General Conditions of the Agreement between UES and Flagler County dated June 4, 2013. A copy of the General Conditions is contained in Appendix B.

3.0 SITE DESCRIPTION

3.1 LOCATION AND LEGAL DESCRIPTION

The subject property is located at 901 East Moody Boulevard in Bunnell, Flagler County, Florida. More specifically, the subject property is described as Flagler County Real Estate Identification Number 10-12-30-0850-00180-0000. The subject property is located within Section 11, Township 12 South, Range 30 East as referenced in the 1993 "Bunnell" United States Geological Survey (USGS) Topographic Quadrangle Map (Figure A-1 / Site Location Map) presented in Appendix A. Please refer to the Site Plan (Figure A-2) and the 2011 Aerial



Photograph (Figure A-3) presented in Appendix A. The legal description of the subject property is presented in Appendix C.

3.2 PROPERTY AND VICINITY CHARACTERISTICS

At the time of our assessment, the subject property appeared as approximately 7.25 +/- acres of developed commercial use property. The subject property is currently vacant but was most recently used as a private hospital.

The property vicinity is characterized by developed commercial and residential use property along with some undeveloped wooded land. Please refer to the Site Plan (Figure A-2) and to the 2011 Aerial Photograph (Figure A-3) in Appendix A.

3.3 CURRENT USE OF THE SUBJECT PROPERTY

At the time of the site reconnaissance, the subject property was vacant but was most recently used as a private hospital. Except for an existing above ground storage tank and a number of abandoned monitoring wells, it did not appear that any current uses of the subject property were likely to involve the use, treatment, storage, disposal, or generation of hazardous substances or petroleum products. The existing above ground storage tank and abandoned monitoring wells do not present environmental concerns and are discussed in subsequent sections of this report.

3.4 STRUCTURES, ROADS, AND/OR OTHER IMPROVEMENTS WITHIN THE SUBJECT PROPERTY

At the time of our site assessment, existing site improvements included a 60,010 square foot hospital building built in 1979 and a 4,098 square foot office building built in 1985, along with three storage sheds, concrete sidewalks, lighting, asphalt pavements and fencing. East Moody Boulevard is located along the northwest side of the subject property; DR Carter Boulevard is located along the northeast side and South Chapel Street is located along the southwest side. East Court Street/Canakaris Street cuts the subject property from southwest to northeast and Hospital Drive is located on the subject property.

3.5 CURRENT USES OF ADJOINING PARCELS

Currently, the parcels adjoining the subject property are used as follows:

Table 1 Description of Adjoining Parcels	
Direction From Subject property	Description of Current Use
Northwest	Developed commercial and residential property beyond East Moody Boulevard
Northeast	Developed commercial property beyond DR Carter Boulevard
Southeast	Developed residential and undeveloped wooded property
Southwest	Developed commercial beyond South Chapel Street



None of the current uses of the adjoining properties appear likely to indicate the presence of recognized environmental conditions in connection with the subject property.

4.0 USER PROVIDED INFORMATION

4.1 TITLE RECORDS

The user did not provide a copy of the historical property ownership chain-of-title report, nor was UES contracted to obtain a copy. It is our understanding that the user will be responsible for completing a review of the property chain-of-title information. According to information provided by the Flagler County Property Appraiser's report, the current owner of the subject property is Flagler Crossroads, Inc.

4.2 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS

UES obtained an environmental lien search for the subject property from Environmental Data Resources, Inc. No environmental liens or land use limitations were found.

4.3 SPECIALIZED KNOWLEDGE

The User did not have any information regarding specialized knowledge or experience that may pertain to recognized environmental conditions in connection to the subject property.

4.4 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES

The User did not provide UES with information pertaining to the value of the purchase price in relation to the purchase price of comparable parcels located within the subject area. Information pertaining to the assessed value of the subject property is included in the Flagler County Property Appraiser's Information presented in Appendix C.

4.5 OWNER, PROPERTY MANAGER, AND OCCUPANT INFORMATION

The User indicated that the current owner of the subject property is Flagler Crossroads, Inc.

4.6 REASON FOR PERFORMING PHASE I ESA

It is our assumption that UES was contracted to perform this Phase I ESA in conjunction with a real estate transaction in order for the prospective User to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations under CERCLA liability.

4.7 COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION ABOUT THE PROPERTY

The User did not have any information regarding specific chemicals that are or were present at the subject property; however, the User was aware of a past fuel release and subsequent remedial activity. The User has also observed/noted groundwater monitoring wells at the subject property. The User Questionnaire is presented in Appendix E.



4.8 OTHER

A Phase I ESA Report was provided to UES by the current owner, Flagler Crossroads, Inc. The report was prepared by Good Environmental Solutions, Inc and was dated May, 2006. The Phase I ESA Report indicated that the Subject Property is listed on the FDEP LUST/UST list. Two (2) 6000 gallon diesel USTs were formerly operated at the property. The USTs were removed in 1989 and 1999. During the 1989 removal, soil and groundwater contamination was discovered along with free product. A cleanup was conducted and a Site Rehabilitation Completion Order was issued by the FDEP in March, 2004.

5.0 RECORDS REVIEW

The purpose of the records review is to obtain and review records that will help identify recognized environmental conditions in connection with the subject property. Accuracy and completeness of record information varies among information sources, including governmental sources. Record information is often inaccurate or incomplete. Standard sources that are reasonably ascertainable were reviewed by UES for this Phase I ESA.

5.1 STANDARD ENVIRONMENTAL RECORD SOURCES

As a part of this assessment, we reviewed information sources to obtain existing information pertaining to a release of hazardous substances or petroleum products on or near the subject property. UES obtained an ASTM site search report through Environmental Data Resources, Inc. (EDR). The EDR Radius Map Report is presented in Appendix D. The following State and Federal sources were consulted during this record review:

State, County and Tribal Database Review (FDEP)

- FDEP, Leaking Underground Storage Tanks (LUST)
- FDEP, Registered Underground Storage Tanks (UST)
- FDEP, Registered Aboveground Storage Tanks (AST)
- FDEP, State Hazardous Waste Sites (SHWS)
- FDEP, Landfill/ Solid Waste Disposal Sites (SWL)
- FDEP, State Brownfield Areas (BROWNFIELDS)
- FDEP, Voluntary Cleanup Sites (VCP)
- FDEP, Institutional Controls Registry (Institutional & Engineering Controls)

Federal Database Review [United States Environmental Protection Agency (EPA)]

- EPA, National Priorities List (NPL), including Delisted and Proposed NPL Sites
- EPA, Comprehensive Environmental Response Compensation and Liability Act Information System (CERCLIS)
- EPA, CERCLIS No Further Remedial Action Planned (CERCLIS-NFRAP)
- EPA, RCRA Treatment, Storage and Disposal (RCRA TSD)
- EPA, RCRA Corrective Action Report (RCRA CORRACTS)
- EPA, RCRA Generators (RCRA GEN)
- EPA, Resource Conservation & Recovery Act Information System List (RCRIS)
- EPA, Institutional Controls Registry Database (Institutional & Engineering Controls)
- EPA, Emergency Response Notification System List (ERNS)
- EPA, RCRA Administrative Action Tracking System (RAATS)
- EPA, Brownfield Management System (BMS)
- EPA, Superfund Hazardous Waste Sites



Table 2 lists the approximate minimum search distances used during this assessment as set forth in ASTM E1527-05.

TABLE 2	
Approximate Minimum Search Distances - ASTM E1527-05	
SOURCE	SEARCH DISTANCE
Federal NPL Site List (National Priorities List)	1.0 mile
Federal Delisted NPL Site List	0.5 mile
Federal CERCLIS List (Comprehensive Environmental Response Compensation and Liability Act of 1980)	0.5 mile
Federal CERCLIS NFRAP Site List	0.5 mile
Federal RCRA CORRACTS Facilities List (Resource Conservation and Recovery Act)	1.0 mile
Federal RCRA non-CORRACTS TSD Facilities List	0.5 mile
Federal RCRA Generators List	Subject property and adjoining parcels
Federal Institutional Control/Engineering Control Registries	Subject property only
Federal ERNS List (Emergency Response Notification System)	Subject property only
States and Tribal Lists of Hazardous Waste Sites identified for investigation or remediation:	
State- and Tribal-equivalent NPL	1.0 mile
State- and Tribal-equivalent CERCLIS	0.5 mile
State and Tribal Landfill and/or Solid Waste Disposal Site Lists	0.5 mile
State and Tribal Leaking Storage Tanks Lists	0.5 mile
State and Tribal Registered Storage Tank Lists	Subject property and adjoining properties
State and Tribal Institutional Control/Engineering Control Registries	Subject property only
State and Tribal Voluntary Cleanup Sites	0.5 mile
State and Tribal Brownfield Sites	0.5 mile

5.1.1 FEDERAL, STATE AND COUNTY RECORDS REVIEW

According to information provided by EDR, the subject property appears on the Federal RCRA Non-Generator list. UES reviewed information in the EDR Report which revealed a total of twenty four (24) additional mapped properties (some facilities may appear on more than one list). UES reviewed the listed facilities and determined that they were not RECs due to regulatory status, physical distance and/or hydrogeologic considerations. UES listed some of the mapped facilities in Table 3 below. For a complete list of mapped facilities or for more



details relating to a mapped facility, please refer to the EDR Radius Map Report located in Appendix D of this report.

TABLE 3 FACILITIES IDENTIFIED WITHIN MINIMUM SEARCH DISTANCES			
Facility	Location	Database	Evaluation of REC
Memorial Hospital Flagler 901 East Moody Boulevard	Subject Property	RCRA Non-Gen FDEP LUST/UST Lists	Non-generators do not presently generate hazardous waste. This facility is a verified non-generator. Based upon its regulatory status, this facility is not considered a REC. Based upon our review of FDEP files, this facility operated two (2) 6000 gallon diesel USTs. A discharge was reported in 1989 when the first UST was removed and replaced. The discharge resulted in soil and groundwater contamination along with free product. A cleanup was conducted and the second UST was removed in 1999. When the cleanup was completed, approximately twenty-three (23) monitoring wells and recovery wells were abandoned (grouted). A Site Rehabilitation Completion Order was issued by the FDEP in March, 2004 (See Appendix J). Based on its history and regulatory status, this facility is considered a Historical REC that does not warrant further assessment.
Bunnell Medical Center 700 East Moody Boulevard	0.087 Mi. WSW	RCRA CESQG List	This facility is a Conditionally Exempt Small Quantity Generator. CESQG facilities generate 100 KG or less of hazardous waste per month and accumulated 1000 KG or less hazardous waste at any one time. No violations have been reported. Based upon it's regulatory status, this facility is not considered a REC.
Lil Champ Food Stores, Inc Kangaroo Express #1233 500 East Moody Boulevard	0.167 Mi. WSW	RCRA CESQG List FDEP LUST/UST List	This facility is a Conditionally Exempt Small Quantity Generator. CESQG facilities generate 100 KG or less of hazardous waste per month and accumulated 1000 KG or less hazardous waste at any one time. No violations have been reported. This facility reported a discharge on 5/05/1997 resulting in contaminated soil and a cleanup was required. The discharge was eligible for State cleanup assistance. Three USTs were removed and replaced in January, 2007. The cleanup has been completed and a SRCO was issued on 2/04/2009. Based upon it's regulatory status and physical distance from the subject property, this facility is not considered a REC.



TABLE 3 FACILITIES IDENTIFIED WITHIN MINIMUM SEARCH DISTANCES			
Facility	Location	Database	Evaluation of REC
Flagler County Business Park 500 Old Moody Boulevard	Subject Property	FDEP LUST/UST List	This facility reported a discharge on 6/16/1989 resulting in contaminated soil and groundwater. A cleanup was required and the discharge was eligible for State cleanup assistance. One UST was removed in August, 1989 and one UST was removed in May, 1999. The cleanup has been completed and a SRCO was issued on 3/23/2004. Based upon its regulatory status this release is considered a Historic REC.
Flagler Economic Enhancement Districts	Subject Property	Brownfields	The Flagler Economic Enhancement District is a Brownfields area that includes over 4,000 acres. It was created in June, 2010. The object ID is located 2.66 miles east, northeast of the subject property. This Brownfields designation is not a REC.

Orphan Sites – Thirty (30) additional facilities were listed as "unmappable" or "orphan" sites in the EDR® database report. These facilities could not be plotted due to errors or missing information in the regulatory records. UES reviewed this "orphan summary" in the database report. Most of the Orphan Sites could be eliminated from the ASTM search radii based on available addresses. It is our opinion that the remaining facilities were not adjoining properties. Most of the facilities were not located up-gradient within the respective search distances from the subject property based on the information provided and are not considered RECs.

In addition to reviewing the EDR report, UES performed reconnaissance of the property vicinity to identify any sites not mapped by EDR due to inadequate or inaccurate address information (orphan sites) and to look for unregistered facilities. No additional petroleum or hazardous waste facilities were observed within a half mile of the subject property during the field reconnaissance performed by UES.

5.2 ADDITIONAL ENVIRONMENTAL RECORDS

The FDEP Contamination Locator Map identifies petroleum clean-up sites, Superfund sites, Brownfields sites and other waste cleanup sites. Five petroleum facilities were shown within a half mile of the subject property. These facilities were located southwest of the subject property along south State Street (US-1) slightly less than a half mile away. The Contamination Locator Map is presented in Appendix J.

5.3 PHYSICAL SETTING SOURCES

The 1993 "Bunnell, Florida" USGS Topographic Quadrangle Map, Flagler County Soil Survey, dated October, 1997 and available regulatory files regarding properties of environmental concern in the property vicinity were reviewed as sources for obtaining information regarding the physical setting of the subject property and surrounding vicinity. Based on our site reconnaissance, review of USGS maps, aerial photographs, location of the subject property, and the present environmental related conditions of adjacent and nearby properties, the potential for migration of petroleum contamination or hazardous waste contamination from off-site sources appears to be low. See section 5.1 for an explanation of nearby sites.



5.3.1 TOPOGRAPHY

The USGS Topographic Quadrangle Map titled "Bunnell, Florida dated 1993 was referenced as a source for obtaining information regarding the physical setting of the subject property and surrounding vicinity. The subject property is located at an elevation of approximately 19 feet above sea level. The local topography in the vicinity of the subject property is relatively level and slopes gently down to the south. A copy of the USGS Quadrangle Map is provided as Figure A-1 (Site Location Map) in Appendix A.

5.3.2 SOILS/GEOLOGY

The general geology of Flagler County is characterized by 50 to 140 feet of undifferentiated fine to medium grained sand, clay and shell deposits of Pleistocene and Recent age overlying the Miocene age Hawthorn Group. The Hawthorn varies from approximately 30 to 80 feet in thickness and is comprised of interbedded layers of sand and shell along with some silt and clay. The underlying Ocala Group limestones of Eocene age gently dip east under an increasing thickness of younger sediments.

According to the October, 1997 USDA Soil Conservation Service, Flagler County Soil Survey, surficial soils at the subject property are classified primarily as Pomona fine sand. Pomona soils occur on 0 to 2 percent slopes and are poorly drained (Hydrologic Group B/D).

5.3.3 HYDROGEOLOGY

The general hydrogeology of Flagler County includes an unconfined surficial aquifer, an intermediate aquifer and the Floridan aquifer. The surficial aquifer is recharged by rainfall and can yield small to moderate amounts of water to small diameter wells, primarily for irrigation. The intermediate aquifer is located within the Hawthorn Group which separates the surficial aquifer from the Floridan Aquifer. This system is also recharged primarily by rainfall. The intermediate aquifer varies from 5 to 80 feet in thickness, yields good quality water and is the primary source for domestic uses. The Floridan aquifer occurs at a depth ranging from 80 to 190 feet. It may reach 2,000 feet in thickness and is the primary source of the public water supply.

The direction of shallow groundwater flow is generally toward surface water bodies. The direction of shallow groundwater flow, based on the USGS Topographic Map, is most likely to the southeast toward the drainage ditch.

5.4 HISTORICAL USE INFORMATION ON THE PROPERTY

Based on our review of aerial photographs, city directories, tax records and interviews, the subject property was initially developed as a hospital in 1979.

5.4.1 AERIAL PHOTOGRAPH REVIEW

To evaluate the previous land uses of the subject property and surrounding area, a series of aerial photographs was reviewed. The aerial photographs provide a progressive overview of parcels pertaining to this assessment.

UES reviewed aerial photographs from 1943 to 2011 which were provided by Environmental Data Resources, Inc. and the Flagler County Property Appraiser's website. Please refer to



Figure A-3 in Appendix A for a copy of the 2012 Aerial Photograph. Descriptions of UES' observations are outlined in Table 4.

TABLE 4 Summary of Aerial Photograph Observations			
Photograph Date	Resolution	Photograph Quality	Remarks
1943	1"=500 Ft.	Good	Site: Undeveloped – sparsely wooded Northwest: Developed – residential beyond East Moody Boulevard Northeast: Undeveloped – sparsely wooded Southeast: Undeveloped – open to sparsely wooded Southwest: Partially developed – residential
1952	1"=500 Ft.	Fair	Site: Undeveloped – wooded Northwest: Developed – residential beyond East Moody Boulevard Northeast: Undeveloped – wooded Southeast: Undeveloped – open to sparsely wooded Southwest: Partially developed – residential beyond South Chapel Street Some ditch construction has occurred along the southeast side of the subject property with a lateral ditch extending northwest into the property
1969	1"=500 Ft.	Good	Site: Undeveloped – wooded Northwest: Developed – residential beyond East Moody Boulevard Northeast: Partially developed – residential Southeast: Partially developed – apartments & undeveloped open property Southwest: Developed – residential and commercial beyond South Chapel Street
1971	1"=500 Ft.	Good	Site: Undeveloped – wooded Northwest: Developed – residential beyond East Moody Boulevard Northeast: Partially developed – residential Southeast: Partially developed – apartments & undeveloped open property Southwest: Developed – residential; and commercial beyond South Chapel Street



TABLE 4			
Summary of Aerial Photograph Observations			
Photograph Date	Resolution	Photograph Quality	Remarks
1981	1"=500 Ft.	Good	Site: Developed – Hospital Northwest: Developed – residential beyond East Moody Boulevard Northeast: Partially developed – residential Southeast: Partially developed – apartments & undeveloped open property Southwest: Developed – residential; and commercial beyond South Chapel Street
1999	1"=500 Ft.	Good	Site: Developed – Hospital Northwest: Developed – residential beyond East Moody Boulevard Northeast: Partially developed – residential Southeast: Partially developed – apartments & undeveloped wooded property Southwest: Developed – residential; and commercial beyond South Chapel Street
2005	1"=500 Ft.	Fair	Site: Developed – Hospital Northwest: Developed – residential beyond East Moody Boulevard Northeast: Developed – residential and commercial Southeast: Partially developed – apartments & undeveloped wooded property Southwest: Developed – residential; and commercial beyond South Chapel Street
2006/2007	1"=500 Ft.	Poor to Good	Site: Developed – Hospital Northwest: Developed – residential beyond East Moody Boulevard Northeast: Developed – residential and commercial Southeast: Partially developed – apartments & undeveloped wooded property Southwest: Developed – residential; and commercial beyond South Chapel Street
2010	1"=500 Ft.	Good	Site: Developed – Hospital Northwest: Developed – residential beyond East Moody Boulevard Northeast: Developed – residential and commercial Southeast: Partially developed – apartments & undeveloped wooded property Southwest: Developed – residential; and commercial beyond South Chapel Street



TABLE 4 Summary of Aerial Photograph Observations			
Photograph Date	Resolution	Photograph Quality	Remarks
2011 Appendix A-3	1"= 300 Ft.	Good	Site: Developed – Hospital Northwest: Developed – residential beyond East Moody Boulevard Northeast: Developed – residential and commercial Southeast: Partially developed – apartments & undeveloped wooded property Southwest: Developed – residential; and commercial beyond South Chapel Street

5.4.2 PROPERTY OWNERSHIP RECORDS

According to information provided by the Flagler County Property Appraiser’s report the current owner of the subject property is Flagler Crossroads, Inc.

5.4.3 SANBORN FIRE INSURANCE MAP REVIEW

A portion of the subject property was found in the Sanborn Fire Insurance Map library for the years 1926 and 1938. Descriptions of UES’ observations are outlined in Table 5.

TABLE 5 SUMMARY OF SANBORN MAP OBSERVATIONS	
Sanborn Date	Remarks
1926	Site: Partially Shown - Undeveloped Northeast: Undeveloped Northwest: Partially developed - residential Southwest: Partially developed - residential Southeast: Not Shown Vicinity: The general area appears partially developed for residential use
1938	Site: Partially Shown - Undeveloped Northeast: Undeveloped Northwest: Partially developed - residential Southwest: Partially developed - residential Southeast: Not Shown Vicinity: The general area appears partially developed for residential use

Our review of the Sanborn Fire Insurance Maps did not reveal the presence of any RECs associated with the subject property.

5.4.4 CITY DIRECTORY REVIEW

Available information from Polk’s City Directory for Bunnell, Florida regarding the site and surrounding properties was obtained by UES from EDR. This information was reviewed in an attempt to identify land use and areas of potential environmental concern. A copy of the EDR-



City Directory Abstract is included in Appendix D. The subject property was not listed nor were any surrounding properties identified.

5.4.5 LAND USE RECORDS

According to the Flagler County Property Appraiser's website, property type for the subject property is listed as Private Hospital.

5.4.6 OTHER HISTORICAL SOURCES

No other historical sources were reviewed during this assessment.

5.5 HISTORICAL USE INFORMATION ON ADJOINING PARCELS

According to a review of the earliest aerial photograph available (1943), property records and city directories, the adjoining property to the northwest was initially developed for residential use in 1924; the adjoining property to the northeast was initially developed for residential use between 1952 and 1969 with initial commercial development in 1982; the adjoining property to the southeast was initially developed for residential use (apartments) between 1952 and 1969; and the adjoining property to the southwest was initially developed for residential use in 1920 with initial commercial development in 1955. None of the past uses of the parcels adjoining the subject property appear likely to indicate recognized environmental conditions in connection with the subject property.

6.0 INFORMATION FROM SITE RECONNAISSANCE

On June 12, 2013, a site reconnaissance of the subject property was completed by Lewis Hay, P.E. of UES. The purpose of the site reconnaissance was to evaluate the current conditions of the subject property and to obtain information indicating the likelihood of identifying recognized environmental conditions in connection with the property.

6.1 METHODOLOGY AND LIMITING CONDITIONS

The reconnaissance included observing areas within the boundaries and the perimeter of the subject property. This visual observation of the property focused primarily on its surface features. Property use and significant features are indicated on the Site Plan (Figure A-2) and the 2011 Aerial Photograph (Figure A-3) presented in Appendix A. Site photographs are included in Appendix F.

The subject property appeared as approximately 7.25 +/- acres of developed commercial use property located at 901 East Moody Boulevard in Bunnell, Flagler County, Florida. There were no constraints which impeded our evaluation of the subject property the day of our site reconnaissance.

6.2 GENERAL SITE SETTING

The subject property is located within an area of developed institutional, commercial and residential use properties. Please refer to the Site Plan (Figure A-2) and 2011 Aerial Photograph (Figure A-3) in Appendix A and to the Site Photos in Appendix F.



6.3 OBSERVATIONS

During our site reconnaissance, the periphery and the interior of the subject property were observed. At the time of our assessment, the subject property appeared as approximately 7.25 +/- acres of developed commercial use property. Improvements to the property included a 60,010 square foot hospital building built in 1979 and a 4,098 square foot office building built in 1985, along with three storage sheds, concrete sidewalks, lighting, asphalt pavements, a helipad and fencing. The Hospital building was vacant at the time of our visit and we noted no evidence of petroleum product or hazardous material use or storage. The former office building was being utilized as a food bank. East Moody Boulevard is located along the northwest side of the subject property; DR Carter Boulevard is located along the northeast side and South Chapel Street is located along the southwest side. East Court Street/Canakariss Street cuts the subject property from southwest to northeast. Hospital Drive is located on the subject property and provides access from East Moody Boulevard. The topography of the site is relatively level. A small drainage swale is located on the southwest end of the subject property and drains from East Court Street to a drainage ditch on the adjacent property to the southeast. The drainage ditch on the adjacent property flows to the southwest. Surface water was not observed on the subject property at the time of our visit. A large electrical transformer, an emergency generator and an above ground diesel storage tank are located on the southwest end of the hospital building. The transformer is owned and maintained by Florida Power and light. We did not observe any leaks or stains in the vicinity of the AST and generator. There are also numerous abandoned groundwater monitoring wells located in this area. The AST and the abandoned monitoring wells are addressed in section 5.1.1.

Except as noted above, UES found no evidence of petroleum product or hazardous materials storage/use at the subject property. We found no evidence indicating the presence of obvious surface discharges such as stained soil or pavement, indications of solid or liquid waste dumping or disposal, USTs, ASTs, polychlorinated biphenyls (PCBs), leaking drums, commercial septic systems, monitoring wells (except as noted above), seeps, unusual odors, pits, ponds, lagoons, stressed vegetation, or roads/paths with no outlet likely to have been used for disposal of hazardous wastes or petroleum products on the subject property. UES did not identify any recognized environmental concerns in connection with the subject property.

7.0 INTERVIEWS

7.1 INTERVIEW WITH OWNER

UES interviewed Ms. Karin Clearwater of Flagler Crossroads, Inc. Ms. Clearwater is the account manager for the subject property. Ms. Clearwater advised us that Flagler Crossroads purchased the subject property in June or July, 2006. The subject property is currently a vacant building and it has been vacant since the property was acquired. The property was previously used as a hospital. Ms. Clearwater was not aware of any environmental liens or land use restrictions that have been filed or recorded against the property. Except for an above ground storage tank (AST) associated with an emergency generator, she was not aware of any current or past use, storage or disposal of petroleum products or hazardous materials on the subject property or on adjoining properties. The AST is empty and Ms. Clearwater stated that it is tested annually.

7.2 INTERVIEW WITH SITE MANAGER

Not Applicable.



7.3 INTERVIEWS WITH OCCUPANTS

Not Applicable.

7.4 INTERVIEWS WITH LOCAL GOVERNMENT OFFICIALS

No local government officials were interviewed for this Phase I ESA.

7.5 INTERVIEW WITH USER

See Appendix E

7.6 INTERVIEW WITH OTHERS

Not Applicable.

8.0 FINDINGS

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

1. Based on our field observations, historical research, public records review and interviews, UES found evidence of one (1) historic recognized environmental condition (HREC) associated with the subject property. A petroleum discharge occurred in 1989 and was subsequently remediated. A Site Rehabilitation Completion Order (SRCO) was issued by the FDEP in March, 2004.
2. Except as noted, we found no evidence of current petroleum product or hazardous materials storage or use at the subject property during the site reconnaissance. There is one above ground storage tank associated with an emergency generator. This AST is reportedly empty and out of service; it is addressed in Section 5.1.1.
3. Except as noted, we found no evidence indicating the presence of obvious surface discharges such as stained soil or pavement, indications of solid or liquid waste dumping or disposal, USTs, ASTs, polychlorinated biphenyls (PCBs), drums, monitoring wells, commercial septic tanks, seeps, unusual odors, pits, ponds, lagoons, stressed vegetation, or roads/paths with no outlet likely to have been used for disposal of hazardous wastes or petroleum products on the subject property. In addition to the AST noted above, there are approximately twenty-three (23) abandoned monitoring wells and recovery wells associated with the past petroleum discharge; the monitoring wells are addressed in Section 5.1.1.
4. We found evidence indicating the presence of thirteen (13) facilities within the ASTM minimum search distance that contained leaking underground storage tanks (LUSTs) based on UES' regulatory agency contact and field observations. (Please refer to Table 3 for a partial listing of these facilities). Based on the proximity to the subject property, apparent groundwater/surface water flow patterns and /or regulatory status, these facilities are not, in our opinion, RECs.



5. We found evidence indicating the presence of three (3) facilities within the ASTM minimum search distances that formerly or currently handled/generate(d) hazardous waste or use(d) hazardous materials. (Please refer to Table 3 for a partial listing of these facilities). Based on the proximity to the subject property, regulatory status and/or apparent groundwater/surface water flow patterns, these facilities are not, in our opinion, RECs.

9.0 OPINION

Based on the conclusions of the Phase I ESA conducted at the referenced property, UES found evidence of one (1) historic recognized environmental condition associated with the subject property. Based on our current findings, it is our opinion that further environmental assessment is not warranted at this time.

10.0 CONCLUSIONS

We have performed this Phase I ESA in significant compliance with the scope and limitations of ASTM Practice E1527-05 for the subject property located at 901 East Moody Boulevard in Bunnell, Flagler County, Florida. Any exceptions to or deletions from this practice are described in Sections 2.2, 2.3 and 2.4 of this report. Based on the conclusions of the Phase I ESA conducted at the referenced property, UES found evidence of one (1) historical recognized environmental condition. In our opinion, further environmental assessment is not warranted at this time.

11.0 DEVIATIONS

UES prepared this Phase I ESA in significant compliance with ASTM E1527-05. No data gaps were encountered that prohibited us from completing this Phase I ESA.

12.0 ADDITIONAL SERVICES

UES conducted a visual assessment and/or research of readily available records in an attempt to identify additional potential business environmental risk issues specifically requested by the client for this site. No samples, calculations, or in-depth investigation was performed and the client should not consider these additional assessment items to be anything other than rudimentary.

12.1 Radon – Flagler County is located in Federal EPA Radon Zone 3 and has a “low” predicted indoor radon screening level of less than 2 pCi/L. No additional radon resistant construction techniques are recommended by the Florida Department of Health to prevent radon problems.

12.2 Industrial Hygiene – UES observed the interior spaces of the on-site structures during our site visit. We did not observe any lab chemicals, biological samples, bio-hazardous waste or other items that could contribute to industrial hygiene issues. Any industrial hygiene issues that might exist at the subject property should be resolved as a result of the proposed renovations.

12.3 Indoor Air Quality – An indoor air quality evaluation was not performed in conjunction with this Phase I ESA because the primary building was not occupied and was not conditioned. Indoor air quality will not be a consideration until the proposed renovations are completed.



13.0 REFERENCES

References reviewed during the Phase I ESA are documented in Appendix G.

14.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

Please refer to the title page for signatures of the environmental professionals who prepared and reviewed this Phase I ESA.

15.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

This assessment was completed by Lewis E. Hay, P.E., Senior Engineer, and reviewed by James E. Blythe, Licensed Environmental Professional, both employees of Universal Engineering Sciences, Inc. We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional Team as defined in §312.10 of 40 CFR 312 and we have specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312. Qualifications of personnel participating in this assessment are provided in Appendix I.

