

# Phase I Environmental Site Assessment

ACRES ID: 239358

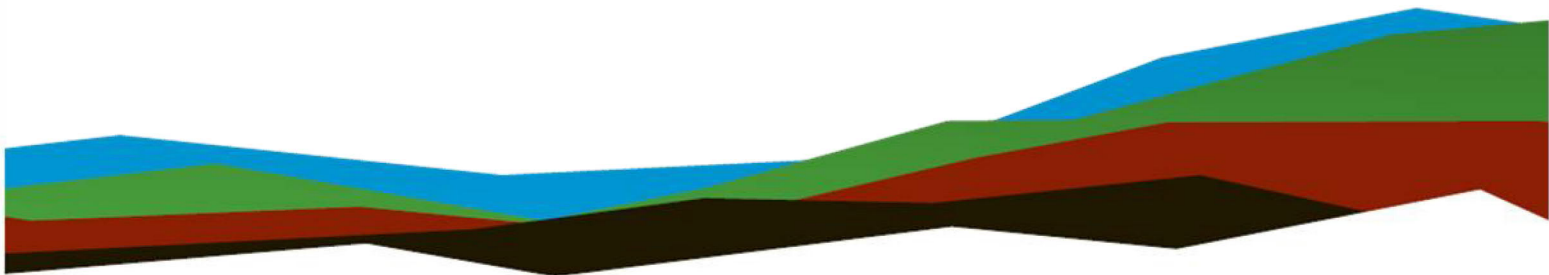
1317 N. Magnolia Avenue and 23 NE 13<sup>th</sup> Street

Ocala, Marion County, Florida

July 12, 2023 | Terracon Project No. EQ237012-Task B

## Prepared for:

City of Ocala  
EPA Brownfields Assessment Grant  
Ocala, Florida



## Prepared by:

Terracon Consultant, Inc.  
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July 12, 2023

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Re: Phase I Environmental Site Assessment  
ACRES ID: 239358  
1317 N. Magnolia Avenue and  
23 NE 13<sup>th</sup> Street  
Ocala, Marion County, Florida  
Terracon Project No. EQ237012 – Task B

Dear Mr. Ellis:

Terracon Consultants, Inc. (Terracon) is pleased to submit the enclosed Phase I Environmental Site Assessment (ESA) report for the above-referenced site. This assessment was performed in accordance with the Authorization for Phase I ESA dated June 13, 2023, and our Professional Brownfields Services Contract GRM/220582 dated December 20, 2022. We appreciate the opportunity to be of service to you on this project. If there are any questions regarding this report or if we may be of further assistance, please do not hesitate to contact us.

Sincerely,

**Terracon Consultants, Inc.**

A handwritten signature in black ink, appearing to read "Angellica Rodriguez-Baz".

Angellica Rodriguez-Baz  
Senior Staff Scientist

A handwritten signature in black ink, appearing to read "Kyle E. Hayes".

Kyle E. Hayes  
Environmental Department Manager



## Table of Contents

<b>EXECUTIVE SUMMARY .....</b>	<b>1</b>
Findings and Opinions .....	1
Site Description and Use .....	1
Historical Information .....	1
Previous Environmental Reports .....	2
Records Review .....	2
Site Reconnaissance .....	5
Adjoining Properties .....	5
Radon Review .....	5
Significant Data Gaps .....	5
Conclusions .....	5
Recommendations .....	6
<b>1.0 INTRODUCTION .....</b>	<b>7</b>
1.1 Site Description .....	7
1.2 Scope of Services .....	7
1.3 Standard of Care .....	8
1.4 Additional Scope Limitations, ASTM Deviations, and Data Gaps .....	8
1.5 Reliance .....	9
1.6 Client Provided Information .....	10
<b>2.0 PHYSICAL SETTING .....</b>	<b>10</b>
<b>3.0 HISTORICAL USE INFORMATION .....</b>	<b>12</b>
3.1 Historical Topographic Maps, Aerial Photographs, and Sanborn Maps .....	12
3.2 Historical City Directories .....	14
3.3 Site Ownership .....	15
3.4 Title Search .....	15
3.5 Environmental Liens and Activity and Use Limitations .....	15
3.6 Interviews Regarding Current and Historical Site Uses .....	15
3.7 Prior Report Review .....	16



4.0	RECORDS REVIEW .....	16
4.1	Federal and State/Tribal Databases .....	17
4.2	Local Agency Inquiries.....	24
5.0	SITE RECONNAISSANCE .....	24
5.1	General Site Information .....	24
5.2	Overview of Current Site Occupants.....	25
5.3	Overview of Current Site Operations .....	25
5.4	Site Observations .....	25
6.0	ADJOINING PROPERTY RECONNAISSANCE .....	27
7.0	ADDITIONAL SERVICES .....	28
8.0	DECLARATION.....	28



## APPENDICES

APPENDIX A Exhibit 1: Topographic Map, Exhibit 2: Site Diagram

APPENDIX B Site Photographs

APPENDIX C Historical Documentation and User Questionnaire

APPENDIX D Environmental Database Information

APPENDIX E Prior Reports

APPENDIX F Credentials

APPENDIX G Description of Terms and Acronyms

## EXECUTIVE SUMMARY

This Phase I Environmental Site Assessment (ESA) was performed in accordance with the Authorization for Phase I ESA dated June 13, 2023, and our Professional Brownfields Services Contract GRM/220582 dated December 20, 2022 and was conducted consistent with the procedures included in ASTM E1527-21, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. The ESA was conducted under the supervision or responsible charge of Kyle E. Hayes, Environmental Professional. Darryl Williams performed the site reconnaissance on June 20, 2023.

### Findings and Opinions

A summary of findings is provided below. It should be recognized that details were not included or fully developed in this section, and the report must be read in its entirety for a comprehensive understanding of the items contained herein.

#### Site Description and Use

The site consists of approximately 1.7-acres of vacant land located at 1317 N Magnolia Avenue and 23 NE 13<sup>th</sup> Street in Ocala, Marion County, Florida. The site is identified by Marion County Property Appraiser Parcel Nos. 26297-000-00 and 26298-000-00. The site is improved with a paved parking area and utilities.

#### Historical Information

Historical sources reviewed as part of this assessment indicate the site has been occupied by residential and commercial structures since as early as 1930. The site was occupied by a furniture warehouse from 1930 to approximately 1960; a filling station was also located at the southwest corner in 1930 through the mid-1940s; multiple residential homes until the 1970s, and a lumber storage company and associated warehouses from the mid-1940s through 2000. According to a representative from the City of Ocala, the lumber storage facility mainly operated across the street to the west and the site consisted of offices and lumber warehouse storage. The on-site structures were razed by 2013 and the site has since remained vacant.

A filling station formerly occupied an address associated with the site at 1201 N Magnolia Avenue with historical city directory listings from 1937 to 1945. The 1930 and 1948 historical Sanborn maps depict a filling station with two gas tanks (assumed underground). Tank closure documentation was not identified through records review. The potential for a petroleum product release due to the historical presence of a filling station on the site is a Recognized Environmental Condition (REC).

The north adjoining property has consisted of a cemetery since at least 1930. The east adjoining property has consisted of a residential area since at least 1930. The south adjoining property has consisted of a residential area since 1930 and a motel through the 1960s. A filling station occupied the southwest adjoining property at 1122 and 1224 Magnolia Ave by 1930 through the mid-1970s. This facility (Ace Supply Co./Clardy Oil Co) is not a REC and is further discussed in the report body; Section 4.0 Records Review.

The west adjoining property consisted of residential homes and a filling station by 1930. The filling station occupied the northwest adjoining property at 1338 N Magnolia Ave. through the mid-1990s. This facility (Chevron Station) is a REC and further discussed in the report body; Section 4.0 Records Review. The west adjoining property was occupied by a motel from approximately from the late 1930s to mid-1970s. A lumber storage yard occupied the west adjoining property from the late 1940s to the mid-2000s.

### Previous Environmental Reports

Two previous Phase I Environmental Site Assessment reports for the site were reviewed. Both reports were conducted as part of the 2018 City of Ocala Brownfield Assessment Grant. The reports are identified as Phase I Environmental Site Assessment, 1317 N. Magnolia Avenue and 23 NE 13<sup>th</sup> Street, Ocala FL, Terracon, April 2019, prepared for the City of Ocala for Brownfields Grant BF00D71118-0 and Phase I Environmental Site Assessment Update, 1317 N. Magnolia Avenue and 23 NE 13<sup>th</sup> Street, Ocala FL, Terracon, October 2019, prepared for the City of Ocala for Brownfields Grant BF00D71118-0.

The 2019 Terracon Phase I ESAs described the site as vacant land with a paved parking area at the southwest portion. Both of the reports identified the following RECs:

- The potential for a petroleum product release associated with a historical gas station located at the southwest corner of the site.
- The lack of regulatory tank closure documentation and the potential for a historical petroleum product release on site.
- The lack of regulatory tank closure documentation on the northwestern adjoining property which formerly operated as a Chevron gas station and the potential for a historical petroleum product release on site.

Terracon recommended an additional investigation to evaluate the subsurface conditions associated with the identified RECs.

### Records Review

Applicable federal and state/tribal environmental regulatory databases were reviewed for the site and surrounding properties within the specified search radii outlined in ASTM E1527-21, as well as reviewing responses from state and local regulatory agency inquiries. The site was identified by the following listings: Florida Department of Environmental

Protection (FDEP) Designated Brownfields Area (BROWNFIELD AREA), Facility Registry Service/Facility Index (FINDS/FRS), The Assessment, Cleanup and Redevelopment Exchange System (ACRES) Brownfield Database (FED BROWNFIELDS), Underground Storage Tank (UST) and Storage Tank/Contaminated Sites (STCS). These listings are further discussed below.

#### North Magnolia Community Redevelopment Area

The site was identified on the BROWNFIELD AREA databases due to its location within the North Magnolia Community Redevelopment Area. According to the Florida Department of Environmental Protection (FDEP) Map Direct database, the site and surrounding area is identified as Brownfield Area BF422001000, pursuant to the City of Ocala, dated September 15, 2020. According to the FDEP, a "brownfield area" means a contiguous area of one or more brownfield sites, some of which may not be contaminated, that has been designated as such by a local government resolution. Such areas may include all or portions of community redevelopment areas, enterprise zones, empowerment zones, other such designated economically-deprived communities and areas, and USEPA designated brownfield pilot projects. Based on the available regulatory information, the Brownfields designation associated with the North Magnolia Community Redevelopment Area does not constitute a REC associated with the site.

#### Ocala Lumber Co.

The site is also listed in environmental database with two UST facility listings (FDEP Facility ID# 8511264 and 9200810). According to the environmental database, a 1,000-gallon leaded gasoline UST (FDEP FAC ID 8511264) was removed in 1988. Terracon reviewed files on FDEP's online document management system NEXUS/OCULUS. Limited documents and information were available. A letter from Ocala Lumber Co. dated June 6, 1989, to the Florida Department of Environmental Regulation states that underground fuel storage tanks were removed from service prior to January 1, 1989. The letter does not reference the number or type of tanks. A historical Stationary Tank Registration/Notification Form dated December 15, 1984 includes a map showing the location of a former UST (included in Appendix C). Based on a review of historical aerial photographs and corresponding building configuration on the map, this UST is believed to have been located on the west adjoining property (associated with Ocala Lumber Co. operations). Based on its former location and distance from the site, the UST associated with FDEP FAC ID 8511264, is not a REC.

According to the environmental database, two USTs (FDEP FAC ID 9200810) of unknown size and content were removed in 1988. Terracon reviewed files on FDEP's online document management system OCULUS. A Florida Department of Environmental Regulation Registration Fees document dated March 26, 1992, indicates that two USTs were removed from service by December 1988. Due to the lack of regulatory tank closure



documentation and the potential for a historical petroleum product release, the former USTs associated with the site and FDEP FAC ID 9200810 are considered a REC.

The environmental database report also identified one (1) EPA National Priorities Listings (NPL), one (1) Super Fund Enterprise Management System Listing (SEMS), one (1) Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS), two (2) Resource Conservation and Recovery Act Very Small Quantity Generators (RCRA-VSQG), seven (7) RCRA-NON GENs, seventeen (17) FED BROWNFIELDS, thirteen (13) Environmental Restoration Integrated Cleanups (ERIC), three (3) FDEP Cleanup Sites (CLEANUP DEP), two (2) Voluntary Cleanup Site (VCP), seven (7) Waste Cleanup Responsible Party Site (WCRPS), three (3) Delisted Waste Cleanup Sites (DELISTED WCP), twelve (12) Solid Waste Facility/Landfill (SWF/LF), thirty two (32) Leaking Storage Tanks (LST), twenty (20) USTs, eight (8) Aboveground Storage Tanks (ASTs), sixty three (63) STCSs', eight (8) BROWNFIELD AREAs, one (1) Former Defense Site (FUDS), one (1) Oil and Hazardous Materials Incidents (SPILLS), thirty eight (38) Department of Waste Management Contaminated Sites (DWM CONTAM), one (1) Delisted Contaminated Site (DEL CONTAM SITE), and six (6) Well Surveillance Program Facilities (WELL SURVEILLANCE) within ASTM specified search distances. Selected listings are further discussed below and in Section 4.1 of the report.

#### Chevron Station (Pickett's)

The Chevron Station, formerly located approximately 100-feet northwest of the site, was listed in the environmental database as a UST facility (FDEP FAC ID 8518848). According to the environmental database, one 2,000-gallon UST containing leaded gas, two 2,000-gallon USTs containing unleaded gas, and one 500-gallon waste oil UST were removed from service in 1990. One 2,000-gallon UST containing unleaded gas was removed from service in 2000. Terracon reviewed files on FDEP's online document management system OCULUS and found an Underground Storage Tank Closure report dated November 6, 2000 by Central Testing Laboratory which documented closure assessment activities for one 2,000-gallon gasoline UST. According to this report, soils from the tank excavation were screened with an organic vapor analyzer and one soil sample was collected for laboratory analysis. The number and corresponding depth(s) of samples collected for soil screening and laboratory analysis was not provided. The report indicates that contaminated soil was not identified through soil screening results and soil laboratory analytical results were reported below applicable regulatory levels. The report states that groundwater was not encountered at 18-feet below ground surface, and therefore, no groundwater samples were collected.

Records regarding the regulatory status of this facility with respect to tank closure were not identified. Based on the proximity of the facility to the site, lack of groundwater data, and regulatory closure documentation, this facility is a REC.

## Site Reconnaissance

The site reconnaissance was performed by Terracon representative, Darryl Williams, on June 20, 2023. The site consists of vacant land with a paved parking area at the southwest portion. RECs were not identified during the site reconnaissance.

## Adjoining Properties

The north adjoining property consists of a cemetery. The east adjoining property consists of NE 1<sup>st</sup> Avenue followed by a residential area. The south adjoining property consists of NE 13<sup>th</sup> Street followed by a commercial building. The west adjoining property consists of N Magnolia Avenue followed by vacant land with an auto detailing business to the northwest. RECs were not identified with the current use of adjoining properties.

## Radon Review

The site is located in USEPA Radon Zone 3, which is defined as an area with an average indoor radon concentration of less than 2 picoCuries per liter (pCi/L) of air. The USEPA recommends a guideline “action level” of 4.0 pCi/L for annual average indoor radon concentrations. Based on this information, the site is considered to have a low potential for elevated indoor concentrations of radon gas. However, testing would be required to evaluate site-specific concentrations of radon gas.

## Significant Data Gaps

There are no significant data gaps associated with the site or report.

## Conclusions

We have performed a Phase I ESA consistent with the procedures included in ASTM Practice E1527-21 at 1317 N. Magnolia Avenue and 23 NE 13<sup>th</sup> Street, Ocala, Marion County, Florida, the site. The following RECs were identified in connection with the site:

- **Former on-site filling station:** Potential for a petroleum product release associated with a historical gas station located at the southwest corner of the site.
- **Former on-site USTs:** Lack of regulatory tank closure documentation and the potential for a historical petroleum product release,
- **Former USTs at Chevron Station (northwest adjoining property):** Lack of regulatory tank closure documentation and the potential for a historical petroleum product release.



## Recommendations

Based on the scope of services, limitations and conclusions of this assessment, Terracon recommends additional investigation to evaluate subsurface conditions associated with the identified RECs.

## 1.0 INTRODUCTION

### 1.1 Site Description

Site Name	ACRES ID:239358
Site Location/Address	1317 Magnolia Avenue and 23 NE 13 <sup>st</sup> Street, Ocala, Marion County, FL
Land Area	Approximately 1.7-acres
Site Improvements	Vacant land with paved areas
Anticipated Future Site Use	Commercial mixed-use
Reason for the ESA	Redevelopment

The location of the site is depicted on Exhibit 1 of Appendix A, which was reproduced from a portion of the USGS 7.5-minute series topographic map. The site and adjoining properties are depicted on the Site Diagram, which is included as Exhibit 2 of Appendix A. Acronyms and terms used in this report are described in Appendix F.

### 1.2 Scope of Services

This Phase I ESA was performed in accordance with the Authorization for Phase I ESA dated June 13, 2023, and our Professional Brownfields Services Contract GRM/220582 dated December 20, 2022 and was conducted consistent with the procedures included in ASTM E1527-21, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. The purpose of this ESA was to assist the client in developing information to identify RECs in connection with the site as reflected by the scope of this report. Recognized environmental conditions are defined by ASTM E1527-21 as "(1) the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment." A de minimis condition is not a recognized environmental condition.

This purpose was undertaken through user-provided information, a regulatory database review, historical and physical records review, interviews (including local government inquiries, as applicable), and a visual noninvasive reconnaissance of the site and adjoining properties. Limitations, ASTM deviations, and significant data gaps (if identified) are noted in the applicable sections of the report.

As requested by the client, no additional services were performed.

### **1.3 Standard of Care**

This ESA was performed in accordance with generally accepted practices of this profession, undertaken in similar studies at the same time and in the same geographical area. We have endeavored to meet this standard of care, but may be limited by conditions encountered during performance, a client-driven scope of work, or inability to review information not received by the report date. Where appropriate, these limitations are discussed in the text of the report, and an evaluation of their significance with respect to our findings has been conducted.

Phase I ESAs, such as the one performed at this site, are of limited scope, are noninvasive, and cannot eliminate the potential that hazardous, toxic, or petroleum substances are present or have been released at the site beyond what is identified by the limited scope of this ESA. In conducting the limited scope of services described herein, certain sources of information and public records were not reviewed. It should be recognized that environmental concerns may be documented in public records that were not reviewed. No ESA can wholly eliminate uncertainty regarding the potential for RECs in connection with a property. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs. No warranties, express or implied, are intended or made. The limitations herein must be considered when the user of this report formulates opinions as to risks associated with the site or otherwise uses the report for any other purpose. These risks may be further evaluated – but not eliminated – through additional research or assessment. We will, upon request, advise you of additional research or assessment options that may be available and associated costs.

### **1.4 Additional Scope Limitations, ASTM Deviations, and Data Gaps**

Based upon the agreed-on scope of services, this ESA did not include subsurface or other invasive assessments, vapor intrusion assessments or indoor air quality assessments (i.e., evaluation of the presence of vapors within a building structure), business environmental risk evaluations, or other services not particularly identified and discussed herein. Credentials of the company (Statement of Qualifications) have not been included in this report but are available upon request. Pertinent documents are referred to in the text of this report, and a separate reference section has not been included. Reasonable attempts were made to obtain information within the scope and time constraints set forth by the client; however, in some instances, information requested is not, or was not, received by the issuance date of the report. Information obtained for this ESA was received from several sources that we believe to be reliable; nonetheless, the authenticity or reliability of these sources cannot and is not warranted hereunder. This ESA was further limited by the following:

- Environmental lien and activity and use limitation (AUL) records recorded against the site were not provided by the client. At the direction of the client, performance of a review of these records was not included as part of the scope of services and unless notified otherwise, we assume that the client is evaluating this information outside the scope of this report. Based on other information reviewed during the completion of this report, the absence of this information is not deemed significant.

An evaluation of the significance of limitations and missing information with respect to our findings has been conducted, and where appropriate, significant data gaps are identified and discussed in the text of the report. However, it should be recognized that an evaluation of significant data gaps is based on the information available at the time of report issuance, and an evaluation of information received after the report issuance date may result in an alteration of our conclusions, recommendations, or opinions. We have no obligation to provide information obtained or discovered by us after the issuance date of the report, or to perform any additional services, regardless of whether the information would affect any conclusions, recommendations, or opinions in the report. This disclaimer specifically applies to any information that has not been provided by the client.

This report represents our service to you as of the report date and constitutes our final document; its text may not be altered after final issuance. Findings in this report are based upon the site's current utilization, information derived from the most recent reconnaissance and from other activities described herein; such information is subject to change. Certain indicators of the presence of hazardous substances, petroleum products or PFAS compounds may have been latent, inaccessible, unobservable, or not present during the most recent reconnaissance and may subsequently become observable (such as after site renovation or development). Further, these services are not to be construed as legal interpretation or advice.

## 1.5 Reliance

This ESA report is prepared for the exclusive use and reliance of the City of Ocala. Use or reliance by any other party is prohibited without the written authorization of the City of Ocala and Terracon Consultants, Inc. (Terracon).

Reliance on the ESA by the client and all authorized parties will be subject to the terms, conditions and limitations stated in the proposal, ESA report, and Terracon's Agreement. The limitation of liability defined in the Agreement is the aggregate limit of Terracon's liability to the client and all relying parties.

Continued viability of this report is subject to ASTM E1527-21 Section 4.6. If the ESA will be used by a different user (third party) than the user for whom the ESA was originally prepared, the third party must also satisfy the user's responsibilities in Section 6 of ASTM E1527-21.



## 1.6 Client Provided Information

Prior to the site visit, City of Ocala representative, Gus Gianikas, was asked to provide the following user questionnaire information as described in ASTM E1527-21 Section 6.

### Client Questionnaire Responses

Client Questionnaire Item	Client Did Not Respond	Client's Response	
		Yes	No
Specialized Knowledge or Experience that is material to a REC in connection with the site.			X
Actual Knowledge of Environmental Liens or Activity Use Limitations (AULs) that may encumber the site.			X
Actual Knowledge of a Lower Purchase Price because contamination is known or believed to be present at the site.			X
Commonly Known or Reasonably Ascertainable Information that is material to a REC in connection with the site.		X	
Obvious Indicators of Releases at the site.		X	

The questionnaire responses reflect that the site was previously assessed under a former Brownfields grant in 2019. The former assessment work is further discussed in Section 3.7 of this report. A copy of the questionnaire is included in Appendix C.

## 2.0 PHYSICAL SETTING

Physical Setting Information		Source
Topography		
Site Elevation	Approximately 55 feet above sea level	USGS Topographic Map, Ocala, Florida Quadrangle, 2021 (Appendix A) and ERIS Physical Setting Report March 2023
Topographic Gradient	South-southeast	
Closest Surface Water	Stormwater pond, approximately 200-feet south	
Soil Characteristics		
Soil Type	Urban land	Marion County, FL Soil Source, issued June 2023
Description	The site consists of <b>Urban Land</b> soil. Urban land has no specified parent material, unit typical soil profile, is not prime farmland, and	

Physical Setting Information		Source
	includes highly variable anthropogenic deposits.	
Geology/Hydrogeology		
Formation	<b>Thc: Coosawhatchie Formation</b>	
Description	Coosawhatchie Formation consists of light gray to olive gray, poorly consolidated, variably clayey and phosphatic sand with few fossils, to an olive gray, poorly moderately consolidated, slightly sandy, silty clay with few to no fossils. Silicified nodules are often present in the Coosawhatchie Formation sediments in the outcrop region. The sediment may contain 20 percent or more phosphate. Permeability of the Coosawhatchie sediments is generally low, forming part of the intermediate confining unit/aquifer system.	
Estimated Depth to First Occurrence of Groundwater	Approximately 18 feet bgs	Underground Storage Tank Closure 1338 N Magnolia Ave, Ocala, FL November 6, 2000 Central Testing Laboratory (northwest adjoining property)
*Hydrogeologic Gradient	south	

\* The groundwater flow direction and the depth to shallow, unconfined groundwater, if present, would likely vary depending upon seasonal variations in rainfall and other hydrogeological features. Without the benefit of on-site groundwater monitoring wells surveyed to a datum, groundwater depth and flow direction beneath the site cannot be directly ascertained.

## 3.0 HISTORICAL USE INFORMATION

Terracon reviewed the following historical sources to develop a history of the previous uses of the site and surrounding area, in order to help identify RECs associated with past uses. Copies of selected historical documents are included in Appendix C.

### 3.1 Historical Topographic Maps, Aerial Photographs, and Sanborn Maps

Readily available historical USGS topographic maps, selected historical aerial photographs (at approximately 10 to 15 year intervals) and Sanborn Fire Insurance Maps were reviewed to evaluate land development and obtain information concerning the history of development on and near the site. Reviewed historical topographic maps, aerial photographs and historical fire insurance maps produced by the Sanborn Map Company are summarized below.

- Topographic map: Ocala, Florida, published in **1895** (1:5,208)
- Topographic maps: Ocala, Florida, published in, **1968, 1991, 2015, and 2021** (1:2,000)
- Aerial photographs: Agricultural Stabilization and Conservation Service (ASCS), published in **1940, 1949** and **1957** (1:500)
- Aerial photographs: United States Geological Survey (USGS), published in **1964, 1988, 1995** and **1999** (1:500)
- Aerial photographs: Florida Department of Transportation (FDOT), published in **1973** and **1983** (1:500)
- Aerial photographs: United States Department of Agriculture (USDA), published in **2005, 2007, 2010, 2013, 2015, 2017** and **2019** (1:500)
- Aerial photographs: MAXAR TECHNOLOGIES, published in **2021** (1:500)
- Sanborn Fire Insurance Map(s): **1930, 1948** and **1970**

### Historical Maps and Aerial Photographs

Direction	Description
Site	Vacant land (2013-2015); multiple warehouse structures (1940-2010); lumber storage and planing mill related structures (1948-1965); residential dwellings at southeast corner (1930-1965); <u>filling station with two gas tanks</u> at southwest corner (1930-1948); furniture warehouse and residential dwelling (1930-1982); furniture warehouse still present and residential dwelling no longer onsite (1983-2012); all buildings demolished; site is vacant land (2013-2021)
North	Cemetery (1930-2021)
East	NE 1 <sup>st</sup> Avenue (formerly referred to as Hurt Pl.) followed by residential area (1930-2021)
South	NE 13 Street (formerly referred to as E. Hayes St.) followed by: residential area (1930-2015) and motel (1948-1965) and <u>Shell Petroleum Corp./filling station with multiple gas tanks</u> to southwest (1930-1965); motel and gas station buildings still present (1966-2004); all buildings demolished; area is predominately vacant land (2005-2021)
West	N. Magnolia Avenue followed by residential area and motel (1930-1965) and lumber storage and associated warehouses (1948-2007) and <u>filling station to northwest</u> (1930-1965); gas station buildings still present (1966-2004); all buildings demolished; area is predominately vacant land (2005-2021)

Historical maps and aerial photographs of environmental concern are underlined.

The site was formerly occupied by a filling station located at the southwest corner. The 1930 and 1948 historical Sanborn maps depict a filling station with two gas tanks (assumed underground). The potential for a petroleum product release due to the historical presence of a filling station on the site is a REC.

The 1930, 1948, and 1965 historical Sanborn maps depict a filling station with multiple gas tanks located on the adjoining property to the southwest of the site at the intersection of NW 13<sup>th</sup> Street and N Magnolia Avenue. This facility is further discussed in Section 4.1 Records Review, and is not a REC.

The 1930, 1948, and 1965 historical Sanborn maps depict a filling station with multiple gas tanks located on the adjoining property to the northwest of the site at the intersection of 14<sup>th</sup> Street and N. Magnolia Avenue (1338 N. Magnolia Ave.). This facility is considered a REC and further discussed in Section 4.1 Records Review.

## 3.2 Historical City Directories

The city directories used in this study were made available through Polks (selected years reviewed: 1925-1996) and Digital Business Directory (selected years reviewed: 1925-2022) and were reviewed at approximate five-year intervals, if readily available. The current street address for the site was identified as 1317 N. Magnolia Avenue and 23 NE 13<sup>th</sup> Street.

### Historical City Directories

Direction	Description
Site	<p><b>1317 N. Magnolia Ave.:</b> Ocala Lumber Co. (1971-2000), Concrete Ready-Mix (2006-2011), Hunting/Sporting Goods Retail (2006-2016)</p> <p><b>1315 N. Magnolia Ave.:</b> Produce (1945), Furniture (1955-1960)</p> <p><b>1213 N. Magnolia Ave.:</b> Jas M Collins (1930)</p> <p><b>1201 N. Magnolia Ave.:</b> <u>Adam Loyd Inc Tires (1930), Filling Station (1937-1945)</u></p> <p><b>23 NE 13<sup>th</sup> St.:</b> Jack B Arnold (1971)</p>
North	No listings (cemetery)
East	Residential area and listings
South	<p><b>1125 N. Magnolia Ave.:</b> Motel (1960-1965)</p> <p><b>16 NE 13<sup>th</sup> St.:</b> residential listings (1971-1990)</p> <p><b>20 NE 13<sup>th</sup> St.:</b> residential listings (1971-1990)</p> <p><b>1122/1224 N. Magnolia Ave. (southwest):</b> <u>Service Station (1940-1955), Bunn's Texaco Service Station (1971-1975), Ocala Radio &amp; TV (1980), Tires Unlimited (1990-2006), Used Car Dealer (2011), Electric Supply (2016)</u></p>
West	<p><b>1216 N. Magnolia Ave.:</b> John P Hogan (1930), Thos Hall (1937-1940)</p> <p><b>1200/1302 N. Magnolia Ave.:</b> Motel (1937-1975)</p> <p><b>1230/1338 N. Magnolia Ave. (northwest):</b> <u>Pickett's Filling Station (1937-1995), Marion Detail/Auto Detail &amp; Cleaning (2006-2016), Ocala Auto Show Inc Used Cars (2011)</u></p>

Historical city directory listings of environmental concern are underlined.

A filling station formerly occupied an address associated with the site at 1201 N Magnolia Avenue with listings from 1937 to 1945. The potential for a petroleum product release due to the historical presence of a filling station on the site is a REC.

A service station formerly occupied the southwest adjoining property located at 1122/1224 N Magnolia Avenue from approximately 1940 to 1975. This facility is further discussed in Section 4.1 Records Review, and is not a REC.

A service station formerly occupied the northwest adjoining property located at 1230/1338 N Magnolia Avenue from approximately 1937 to 1995. This facility is considered a REC and further discussed in Section 4.1 Records Review.

### 3.3 Site Ownership

The current site owner is City of Ocala which has owned the site since 2020. In addition, previous owners identified include The Moxon Generational Trust (Parcel No. 26297-000-00) and The Henry JG Moxon Living Trust (Parcel No. 26298-000-00). Additionally, previous owners identified for Parcel No. 26297-000-00 included various private individuals since 1994. Previous owners identified for Parcel No. 26298-000-00 include various private individuals and Ocala Lumber Company since 1977.

### 3.4 Title Search

At the direction of the client, a title search was not included as part of the scope of services.

### 3.5 Environmental Liens and Activity and Use Limitations

The ERIS regulatory database report included a review of both Federal and State Engineering Control (EC) and Institutional Control (IC) databases. Based on a review of the database report, the site was not listed on the EC or IC databases. At the direction of the client, performance of a review of these records was not included as part of the scope of services.

### 3.6 Interviews Regarding Current and Historical Site Uses

The following individuals were contacted for an interview regarding the current and historical use of the site.

#### Interviews

Interviewer	Name / Phone #	Title	Date/Time
Angellica Rodriguez-Baz	Gus Gianikas / 352-629-8311	Owner representative (City of Ocala)	June 20, 2023 3:10 PM

Mr. Gianikas was interviewed prior to the site reconnaissance and reported the following:



- The City of Ocala has owned the property for about 4-5 years with intentions of selling it for commercial reuse,
- To his knowledge the site was previously a lumber yard and had a mechanic shop on a portion of the site.
- The site is currently connected to city electric and sewer.
- He is not aware of any environmental permits issued for the site.
- He is not aware of any spills or releases of hazardous substances or petroleum products at the site.
- To his knowledge the site does not currently utilize any underground or aboveground storage tanks (USTs/ASTs); and noted it is possible USTs may still be located on site from historical use as a mechanic shop.
- He is not aware of any pending, threatened or past environmental litigation, proceedings or notices of possible violations of environmental laws or liability or potential environmental concerns in connection with the site.

### 3.7 Prior Report Review

Two previous environmental reports for the site were reviewed and are described below.

*Phase I Environmental Site Assessment, 1317 N. Magnolia Avenue and 23 NE 13<sup>th</sup> Street, Ocala FL, Terracon, April 2019, prepared for the City of Ocala for Brownfields Grant BF00D71118-0*

*Phase I Environmental Site Assessment Update, 1317 N. Magnolia Avenue and 23 NE 13<sup>th</sup> Street, Ocala FL, Terracon, October 2019, prepared for the City of Ocala for Brownfields Grant BF00D71118-0.*

The two previous Phase I Environmental Assessment reports for the site were reviewed. Both reports were conducted as part of the 2018 BF00D71118-0 City of Ocala Brownfield Assessment Grant. The 2019 Terracon Phase I ESAs described the site of vacant land with a paved parking area at the southwest portion. Both of the reports identified the following RECs:

- The potential for a petroleum product release associated with a historical gas station located at the southwest corner of the site.
- The lack of regulatory tank closure documentation and the potential for a historical petroleum product release on site.
- The lack of regulatory tank closure documentation on the northwestern adjoining property which formerly operated as a Chevron station and the potential for a historical petroleum product release on site.

Terracon recommended an additional investigation to evaluate the subsurface conditions associated with the identified RECs.

### 3.8 RECORDS REVIEW

Regulatory database information was provided by ERIS, a contract information services company in a report dated Database Report Date. The purpose of the records review was to identify RECs in connection with the site. Information in this section is subject to the accuracy of the data provided by the information services company and the date at which the information is updated. The scope herein did not include confirmation of facilities listed as "unmappable" by regulatory databases.

In some of the following subsections, the words up-gradient, cross-gradient, and down-gradient refer to the topographic gradient in relation to the site. As stated previously, the groundwater flow direction and the depth to shallow groundwater, if present, would likely vary depending upon seasonal variations in rainfall and the depth to the soil/bedrock interface. Without the benefit of on-site groundwater monitoring wells surveyed to a datum, groundwater depth and flow direction beneath the site cannot be directly ascertained.

### 3.9 Federal and State/Tribal Databases

Listed below are the facility listings identified on federal and state/tribal databases within the ASTM-required search distances from the approximate site boundaries. Database definition, descriptions, and the database search report are included in Appendix D.

#### Federal Databases

Database	Description	Distance (miles)	Listings
CERC	Comprehensive Environmental Response, Compensation and Liability Information System - CERCLIS	0.5	1
CERL	CERCLIS Liens	Site	0
CNFR	CERCLIS - No Further Remedial Action Planned	0.5	0
EC	Federal Engineering Controls-ECs	0.5	0
ERN1	Emergency Response Notification System	Site	0
ERN2	Emergency Response Notification System	Site	0
ERNS	Emergency Response Notification System	Site	0
FBFL	The Assessment, Cleanup and Redevelopment Exchange System (ACRES) Brownfield Database	0.5	8 and 1 on Site
FRS	Facility Registry Service/Facility Index	Site	1
HMIR	Hazardous Materials Information Reporting System	0.10	0

Database	Description	Distance (miles)	Listings
HTSC	Hist TSCA	0.10	0
IC	Federal Institutional Controls- ICs	0.5	0
IODI	EPA Report on the Status of Open Dumps on Indian Lands	0.5	0
NCDL	National Clandestine Drug Labs	Site	0
NPL	National Priority List	1	1
NPLD	Delisted NPL	0.5	0
NPLP	National Priority List - Proposed	1	0
ODI	Inventory of Open Dumps, June 1985	0.5	0
RCOR	RCRA CORRACTS- Corrective Action	1	0
RGEN	RCRA Generator List	0.25	2
RNGN	RCRA Non-Generators	0.25	7
RTSD	RCRA non-CORRACTS TSD Facilities	0.5	0
TRI	Toxics Release Inventory (TRI) Program	Site	0
TSCA	Toxic Substances Control Act	0.10	0

### State/Tribal Databases

Database	Description	Distance (miles)	Listings
AST	Aboveground Storage Tanks	0.25	8
BFLA	Brownfield Areas	0.5	8 and 1 on Site
BFLD	Brownfield Sites	0.5	1
CS	Contaminated Sites	0.5	38
DCS	Delisted Contaminated Sites	0.5	1
DDRC	Delisted Dry Cleaning Facilities	0.25	0
DLST	Delisted Leaking Tanks	0.5	0
DRYC	Dry Cleaning Facilities	0.25	0
DST	Delisted AST UST Storage Tanks	0.25	0
DTNK	Delisted Storage Tanks	0.25	0

Database	Description	Distance (miles)	Listings
ENG	Engineering Controls	0.5	0
FFTA	Federal Facilities Listing	0.25	0
ILST	Leaking Underground Storage Tanks (LUSTs) on Indian Land	0.5	0
INST	Institutional Controls Registry	0.5	1
IUST	Underground Storage Tanks (USTs) on Indian Lands	0.25	0
LST	Leaking Tanks	0.5	32
PRL	Priority Ranking List	0.5	0
SHWS	Florida's State-Funded Action Sites	1	0
SPL	Oil and Hazardous Materials Incidents	0.10	1
STCS	Storage Tank/Contaminated Facility Search	0.5	63 and 2 on Site
SWF	Solid Waste Facilities and Landfills	0.5	12
TANK	Storage Tank Facilities	0.25	0
UIC	Underground Injection Control Wells	Site	0
UST	Underground Storage Tanks	0.25	20 and 2 on Site
VCP	Voluntary Cleanup Sites	0.5	2

In addition to the above ASTM-required listings, Terracon reviewed other federal, state, local, and proprietary databases provided by the database firm. A list of the additional reviewed databases is included in the regulatory database report in Appendix D.

The following table summarizes the site-specific information provided by the database and/or gathered by this office for identified facilities. Facilities are listed in order of proximity to the site. Additional discussion for selected facilities follows the summary table.

### Listed Facilities

Facility Name and Location	Estimated Distance / Direction/Gradient	Database Listings	Findings Summary
North Magnolia Redevelopment Area	Site	BROWNFIELD AREA	Not a REC, based on discussion
ACRES: 239358 and Registry ID: 110070605054 1317 N. Magnolia Ave & 23 NE 13 <sup>th</sup> St.	Site	FINDS/FRS, FED BROWNFIELDS	<b>REC</b> , based on discussion in Section 3.7
OCALA LUMBER CO. 1317 N. Magnolia Ave & 23 NE 13 <sup>th</sup> St.	Site	UST, STCS	<b>REC</b> , based on discussion
Chevron Station 1338 N. Magnolia Ave	Approximately 100-feet west-northwest / up-gradient	UST, STCS	<b>REC</b> , based on discussion
SW 14 <sup>th</sup> St. and S. Magnolia Ave	Approximately 138-feet north-northwest / up-gradient	SPIILLS	Not a REC, based on discussion
Ocala Area #2 N. Magnolia Ave.	Approximately 170-feet / north-northwest / up-gradient	BROWNFIELD AREA	Not a REC, based on discussion
Ace Supply Co./Clardy Oil Co. 1202 M. Magnolia Ave.	Approximately 300-feet / southwest / up-gradient	UST, AST, LST, STCS	Not a REC, based on discussion

#### North Magnolia Community Redevelopment Area

The site was identified on the BROWNFIELD AREA databases due to its location within the North Magnolia Community Redevelopment Area. According to the Florida Department of Environmental Protection (FDEP) Map Direct database, the site and surrounding area is identified as Brownfield Area BF422001000, pursuant to the City of Ocala, dated September 15, 2020. According to the FDEP, a "brownfield area" means a contiguous area of one or more brownfield sites, some of which may not be contaminated, that has been

designated as such by a local government resolution. Such areas may include all or portions of community redevelopment areas, enterprise zones, empowerment zones, other such designated economically deprived communities and areas, and USEPA designated brownfield pilot projects. Based on the available regulatory information, the Brownfields designation associated with the North Magnolia Community Redevelopment Area does not constitute a REC associated with the site.

ACRES: 239358 and Registry ID: 110070605054

The Site is identified by the unique EPA ACRES ID 239358 and EPA registry ID 110070605054 on the EPA Assessment, Cleanup and Redevelopment Exchange System Brownfield Database (ACRES) and FINDS/FRS databases respectively. The site was registered with these unique ID's during the 2018 Brownfield assessment grant. In 2019 record of two Phase I ESA's were reported on for the site, which concluded various historical RECs. These 2019 Phase I ESA were discussed in the previous report Section 3.7. Due to the 2019 reported RECs and not further documentation of assessment work on site, these listing present RECs associated with the site's historical use.

Ocala Lumber Co.

The site is also listed in environmental database with two UST facility listings (FDEP Facility ID# 8511264 and 9200810). According to the environmental database, a 1,000-gallon leaded gasoline UST (FDEP FAC ID 8511264) was removed in 1988. Terracon reviewed files on FDEP's online document management system NEXUS/OCULUS. Limited documents and information were available. A letter from Ocala Lumber Co. dated June 6, 1989, to the Florida Department of Environmental Regulation states that underground fuel storage tanks were removed from service prior to January 1, 1989. The letter does not reference the number or type of tanks. A historical Stationary Tank Registration/Notification Form dated December 15, 1984 includes a map showing the location of a former UST (included in Appendix C). Based on a review of historical aerial photographs and corresponding building configuration on the map, this UST is believed to have been located on the west adjoining property (associated with Ocala Lumber Co. operations). Based on its former location and distance from the site, the UST associated with FDEP FAC ID 8511264, is not a REC.

According to the environmental database, two USTs (FDEP FAC ID 9200810) of unknown size and content were removed in 1988. Terracon reviewed files on FDEP's online document management system OCULUS. A Florida Department of Environmental Regulation Registration Fees document dated March 26, 1992, indicates that two USTs were removed from service by December 1988. Due to the lack of regulatory tank closure documentation and the potential for a historical petroleum product release, the former USTs associated with the site and FDEP FAC ID 9200810 are considered a REC.



### Chevron Station (Pickett's)

The Chevron Station, formerly located approximately 100-feet northwest of the site, was listed in the environmental database as a UST facility (FDEP FAC ID 8518848). According to the environmental database, one 2,000-gallon UST containing leaded gas, two 2,000-gallon USTs containing unleaded gas, and one 500-gallon waste oil UST were removed from service in 1990. One 2,000-gallon UST containing unleaded gas was removed from service in 2000. Terracon reviewed files on FDEP's online document management system OCULUS and found an Underground Storage Tank Closure report dated November 6, 2000 by Central Testing Laboratory which documented closure assessment activities for one 2,000-gallon gasoline UST. According to this report, soils from the tank excavation were screened with an organic vapor analyzer and one soil sample was collected for laboratory analysis. The number and corresponding depth(s) of samples collected for soil screening and laboratory analysis was not provided. The report indicates that contaminated soil was not identified through soil screening results and soil laboratory analytical results were reported below applicable regulatory levels. The report states that groundwater was not encountered at 18-feet below ground surface, and therefore, no groundwater samples were collected.

Records regarding the regulatory status of this facility with respect to tank closure were not identified. Based on the proximity of the facility to the site, lack of groundwater data, and regulatory closure documentation, this facility is a REC.

### SW 14<sup>th</sup> St. and S. Magnolia Ave – Spill Incident No.55118

According to the SPILLS listing identified as Spill Incident No. 55118, dated April 19, 2016, a 10-gallon release of motor oil was recorded approximately 140-feet north-northwest of the site near the intersection of SW 14<sup>th</sup> Street and S. Magnolia Avenue. The incident reported the spill was caused by a vehicle accident, which was responded to by a cleanup report. Due to the volume of contents spilled and the cleanup activity reported, this is not considered a REC.

### Ocala Area #2

The site was identified on the BROWNFIELD AREA databases due to its location within the three Phase Pilot Project Area. According to the Florida Department of Environmental Protection (FDEP) Map Direct database, the site and surrounding area is identified as Brownfield Area BF429801000, pursuant to the Brownfield Area pursuant to the City of Ocala – CRA dated March 24, 1998. According to the FDEP, a "brownfield area" means a contiguous area of one or more brownfield sites, some of which may not be contaminated, that has been designated as such by a local government resolution. Such areas may include all or portions of community redevelopment areas, enterprise zones, empowerment zones, other such designated economically-deprived communities and areas, and USEPA designated brownfield pilot projects. Based on the available regulatory

information, the Brownfields designation associated with the three Phase Pilot Project Area project does not constitute a REC associated with the site.

#### Ace Supply Co. - Clardy Oil Co.

Ace Supply Co./Clardy Oil Co., located approximately 300-feet southwest of the site, is listed in the environmental database as a LUAST, UST, and AST facility. According to the environmental database, a 2,000-gallon leaded gasoline UST (FDEP FAC ID 8518769) was removed in 1986. Terracon reviewed files on FDEP's online document management system OCULUS. Limited documents were available for this facility listing. A Storage Tank Registration dated June 4, 1992 indicates a 2,000-gallon UST was removed in 1986. Records regarding the regulatory status of this registered UST with respect to closure were not identified. This is not considered a REC and is further discussed below.

According to the environmental database (FDEP FAC ID 9201462), two USTs of unknown size containing leaded and unleaded gasoline were removed from service in 1992. Additionally, two USTs of unknown size and contents were removed from service in 1991. A petroleum product discharge was reported for the facility on June 4, 1992. Terracon reviewed files on FDEP's online document management system OCULUS. A Contamination Assessment Report prepared by Environmental Engineering Service Group, Inc. dated August 1994, indicates that the depth to groundwater was approximately 23-feet below ground surface and groundwater flow direction was primarily to the south. The report indicates that none of the tanks were present at the time of the assessment. Soil and groundwater petroleum impacts were identified. Cleanup Activities were conducted under Florida's state funded Abandoned Tank Restoration Program (ATRP) and a No Further Action (NFA) was issued for the discharge by the FDEP on June 28, 1995.

Based on regulatory status, the petroleum discharge (FDEP FAC ID 9201462) at this facility is not a REC. Additionally, based on the comprehensive nature of the contamination assessment and cleanup status, the historical UST associated with FDEP FAC ID 8518769, is not considered a REC.

The remaining facilities listed in the database report do not appear to represent RECs to the site at this time based upon regulatory status, apparent topographic gradient, and/or distance from the site.

Unmapped facilities are those that do not contain sufficient address or location information to evaluate the facility listing locations relative to the site. The report listed one facility in the unmapped section. Determining the location of unmapped facilities is beyond the scope of this assessment; however, none of these facilities were identified as the site or adjacent properties. These facilities are listed in the database report in Appendix D.

### 3.10 Local Agency Inquiries

Agency Contacted/ Contact Method	Response
FDEP  <a href="mailto:Publicrecordsrequests_regulatory@floridadep.gov">Publicrecordsrequests_regulatory@floridadep.gov</a>	An open records request email was sent on June 8, 2023, requesting environmental records for the site on file with FDEP. Roxanne Smith responded the next day stating the FDEP had multiple listings for the site, including documentation for historical registered USTs. These records were discussed in Section 4.1.
Marion County Health Department (MCHD)  <a href="mailto:Info.Marion@flhealth.gov">Info.Marion@flhealth.gov</a>	An open records request email was sent on June 8, 2023, requesting environmental records for the site on file with the MCHD. Zachary Moore Public Information Officer for MCHD, replied to the next day that they had no information for the site.
Marion County Fire Rescue (MCFR)  <a href="http://Marionfl.org/contact-fire-rescue">Marionfl.org/contact-fire-rescue</a>	An open records request email was sent on June 8, 2023, requesting environmental records for the site on file with the MCFR. Fire Chief James Banta replied on April 7, 2023 that they had no information for the site.

Based on the records received RECs were not identified.

## 4.0 SITE RECONNAISSANCE

### 4.1 General Site Information

Information contained in this section is based on a visual reconnaissance conducted while walking through the site and the accessible interior areas of structures, if any, located on the site. The site and adjoining properties are depicted on the Site Diagram, which is included in Exhibit 2 of Appendix A. Photo documentation of the site at the time of the visual reconnaissance is provided in Appendix B. Credentials of the individuals planning and conducting the site visit are included in Appendix E.

## General Site Information

Site Reconnaissance	
Field Personnel	Darryl Williams
Reconnaissance Date	June 19, 2023
Weather Conditions	92° F and Rainy/Cloudy
Site Contact/Title	Gus Gianikas / City of Ocala (Site Owner) representative

### 4.2 Overview of Current Site Occupants

The site is currently unoccupied.

### 4.3 Overview of Current Site Operations

The site consists of vacant land with a paved area at the southwestern portion with no ongoing operations taking place.

### 4.4 Site Observations

The following table summarizes site observations and interviews. Affirmative responses (designated by an "X") are discussed in more detail following the table.

#### Site Characteristics

Category	Item or Feature	Observed or Identified
Site Operations, Processes, and Equipment	Emergency generators	
	Elevators	
	Air compressors	
	Hydraulic lifts	
	Dry cleaning	
	Photo processing	
	Ventilation hoods and/or incinerators	
	Waste treatment systems and/or water treatment systems	
	Heating and/or cooling systems	
	Paint booths	
	Sub-grade mechanic pits	

Category	Item or Feature	Observed or Identified
	Wash-down areas or carwashes	
	Pesticide/herbicide production or storage	
	Printing operations	
	Metal finishing (electroplating, chrome plating, galvanizing, etc.)	
	Salvage operations	
	Oil, gas, or mineral production	
	Other processes or equipment	
Aboveground Chemical or Waste Storage	Aboveground storage tanks	
	Drums, barrels, and/or containers $\geq$ 5 gallons	
	MSDS or SDS	
Underground Chemical or Waste Storage, Drainage or Collection Systems	Underground storage tanks or ancillary UST equipment	
	Sumps, cisterns, French drains, catch basins, and/or dry wells	
	Grease traps	
	Septic tanks and/or leach fields	
	Oil/water separators, clarifiers, sand traps, triple traps, interceptors	
	Pipeline markers	
	Interior floor drains	
Electrical Transformers/PCBs	Transformers and/or capacitors	X
	Other equipment	
Releases or Potential Releases	Stressed vegetation	
	Stained soil	
	Stained pavement or similar surface	
	Leachate and/or waste seeps	
	Trash, debris, and/or other waste materials	
	Dumping or disposal areas	
	Construction/demolition debris and/or dumped fill dirt	

Category	Item or Feature	Observed or Identified
	Surface water discoloration, odor, sheen, and/or free-floating product	
	Strong, pungent, or noxious odors	
	Exterior pipe discharges and/or other effluent discharges	
Other Notable Site Features	Surface water bodies	
	Quarries or pits	
	Wastewater lagoons	
	Wells	

### Electrical Transformers / Polychlorinated Biphenyls (PCBs)

#### Transformers and/or capacitors

Terracon observed pad-mounted transformers located on the site which was labeled as non-PCB containing. Ocala Electric Utility (OEU) maintains responsibility for the transformer, and if the transformer is "PCB contaminated", the utility company is not required to replace the transformer fluids until a release is identified; however, no evidence of a current or prior release was observed in the vicinity of any of the transformers during the site reconnaissance. As such, the transformers do not constitute a REC associated with the site.

## 5.0 ADJOINING PROPERTY RECONNAISSANCE

Visual observations of adjoining properties (from site boundaries) are summarized below.

#### Adjoining Properties

Direction	Description
West	N. Magnolia Ave. followed by vacant land and <i>Marion Detail</i> (auto detail) to the northwest
South	NE 13 <sup>th</sup> St. followed by commercial building
East	NE 1 <sup>st</sup> Ave. followed by residential area
North	Cemetery

No RECs were observed associated with the adjoining properties.

## 6.0 ADDITIONAL SERVICES

Per the agreed scope of services specified in the proposal no additional services were conducted.

## 7.0 DECLARATION

I, Kyle E. Hayes, declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in Section 312.10 of 40 CFR 312; and I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the site. I have developed and performed the All-Appropriate Inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

A handwritten signature in cursive script, reading 'Kyle Hayes', written in black ink.

---

Kyle E. Hayes

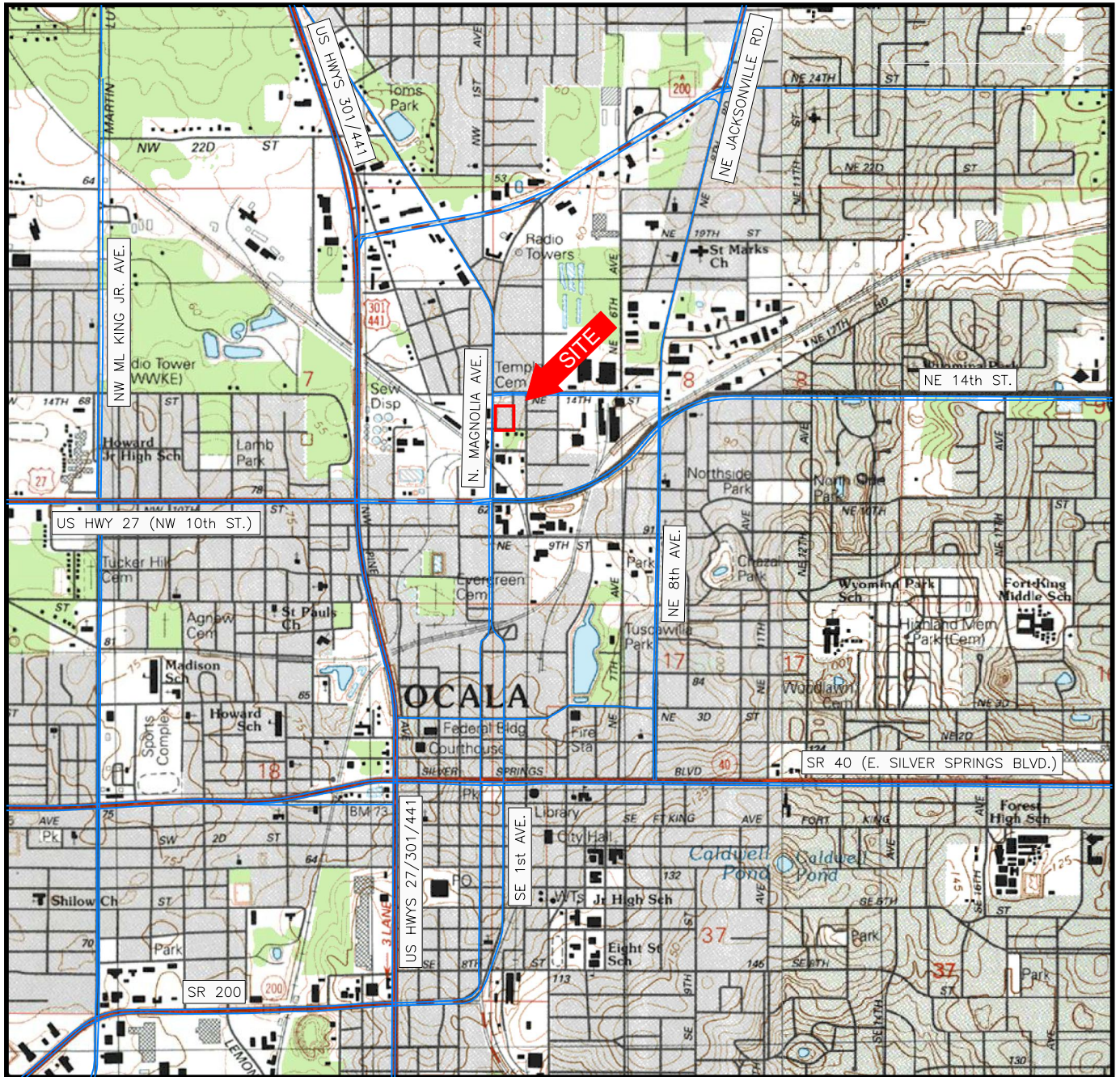
Environmental Department Manager

**APPENDIX A**

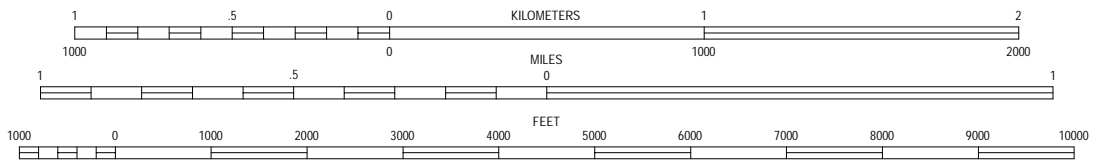
**EXHIBIT 1: TOPOGRAPHIC MAP**

**EXHIBIT 2: SITE DIAGRAM**





SCALE 1:24 000



CONTOUR INTERVAL 5 FEET  
NATIONAL GEODETIC VERTICAL DATUM OF 1929

SECTION: 8  
TOWNSHIP: 15 SOUTH  
RANGE: 22 EAST

OCALA WEST, FLORIDA  
ISSUED: 1991

OCALA EAST, FLORIDA  
ISSUED: 1991

7.5 MINUTE SERIES (QUADRANGLE)



Project Mgr:	ar
Drawn By:	SW
Checked By:	ar
Approved By:	kh
Project No:	EQ237012
Scale:	AS SHOWN
File No:	EQ237012-B
Date:	July 2023

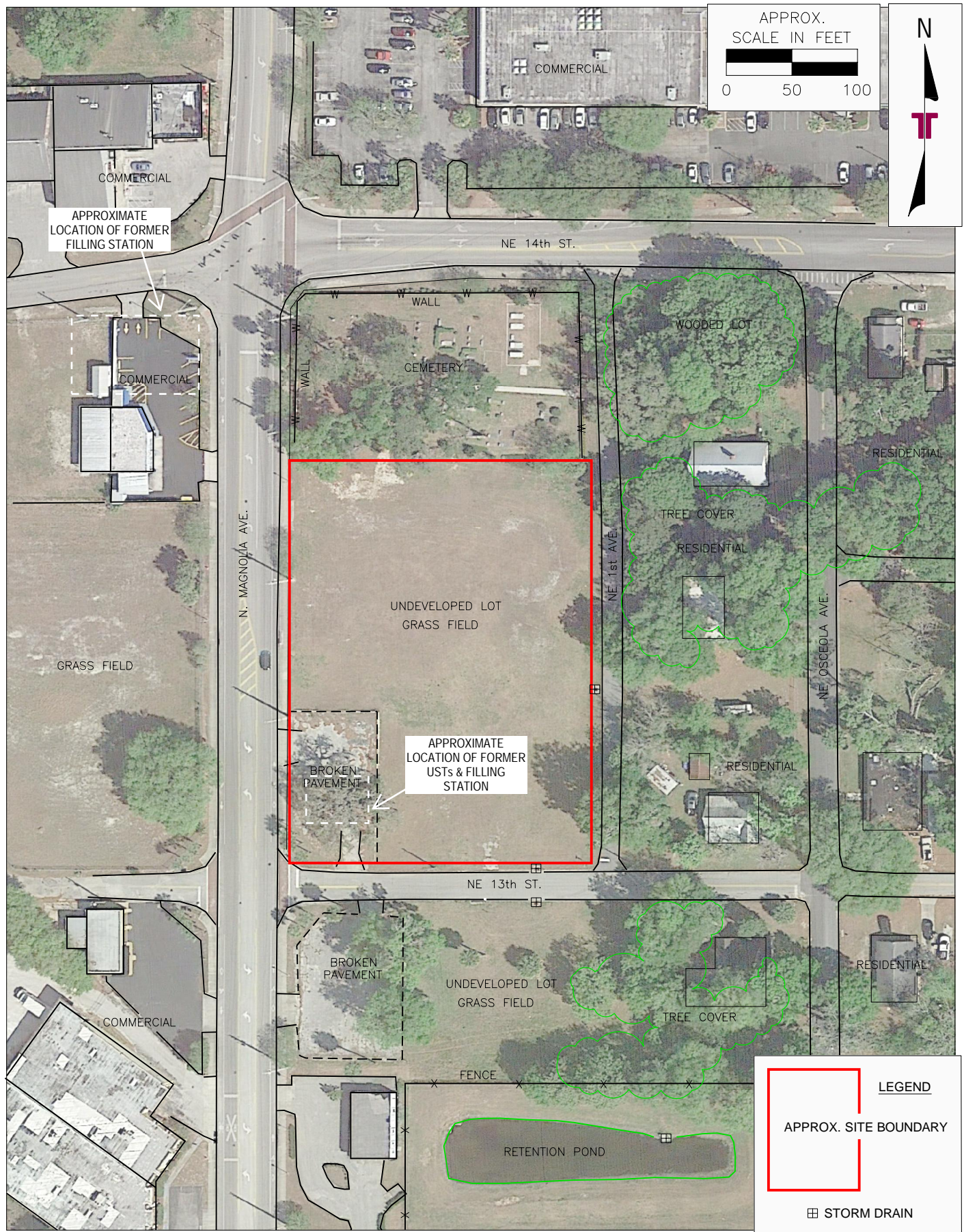


TOPOGRAPHIC LOCATION MAP  
PHASE I ENVIRONMENTAL SITE ASSESSMENT  
MAGNOLIA AVENUE SITE  
1317 N. MAGNOLIA AVE. and 23 NE 13th ST.  
OCALA, MARION COUNTY, FLORIDA

EXHIBIT  
1



Mar20, 2019-10:10am N:\Projects-Other Offices\Jacksonville\2018\EQ187138-1B2\Cad\7138-site 2.dwg



Project Mgr:	ar	Project No:	EQ237012
Drawn By:	SW	Scale:	AS SHOWN
Checked By:	ar	File No:	EQ237012-B
Approved By:	kh	Date:	July 2023



SITE DIAGRAM  
PHASE I ENVIRONMENTAL SITE ASSESSMENT  
MAGNOLIA AVENUE SITE  
1317 N. MAGNOLIA AVE. and 23 NE 13th ST.  
OCALA, MARION COUNTY, FLORIDA

EXHIBIT

2

## **APPENDIX B**

# **SITE PHOTOGRAPHS**





Photo 1 View east.



Photo 2 View west.



Photo 3 Storm drain on east side of site.



Photo 4 View north.



Photo 5 South adjacent property.



Photo 6 View south.



Photo 7 North adjacent property.



Photo 8 View south from parking area.





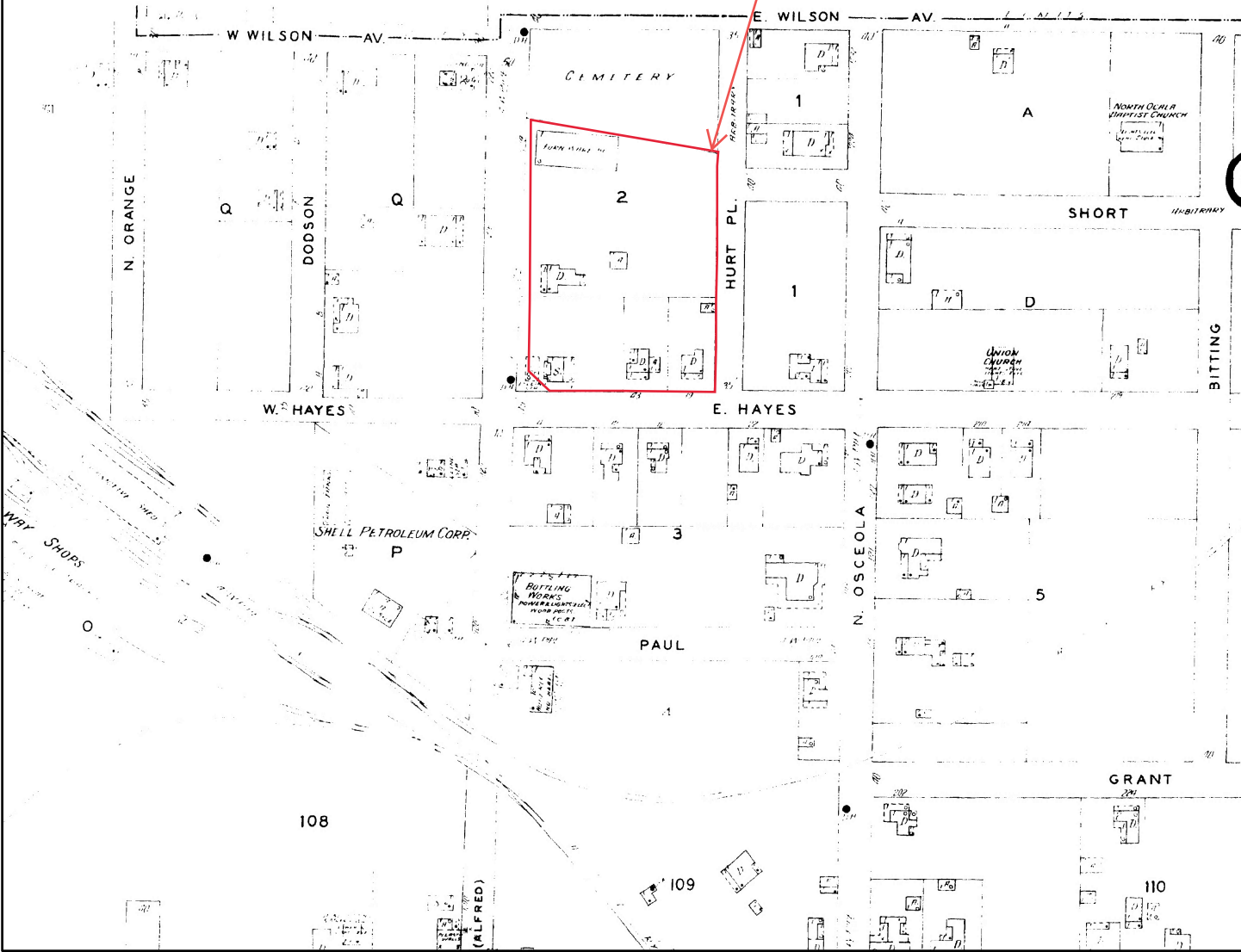
Photo 9 View northwest from parking area.

## **APPENDIX C**

# **HISTORICAL DOCUMENTATION AND USER QUESTIONNAIRE**

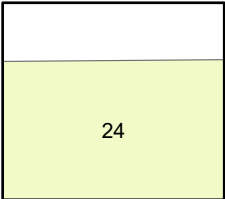
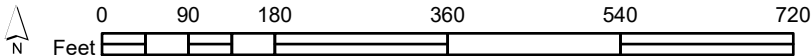
# Fire Insurance Map

APPROXIMATE SITE LOCATION



1930

Address: 1317 N. Magnolia Avenue and 23 NE 13th Street Ocala FL 34470



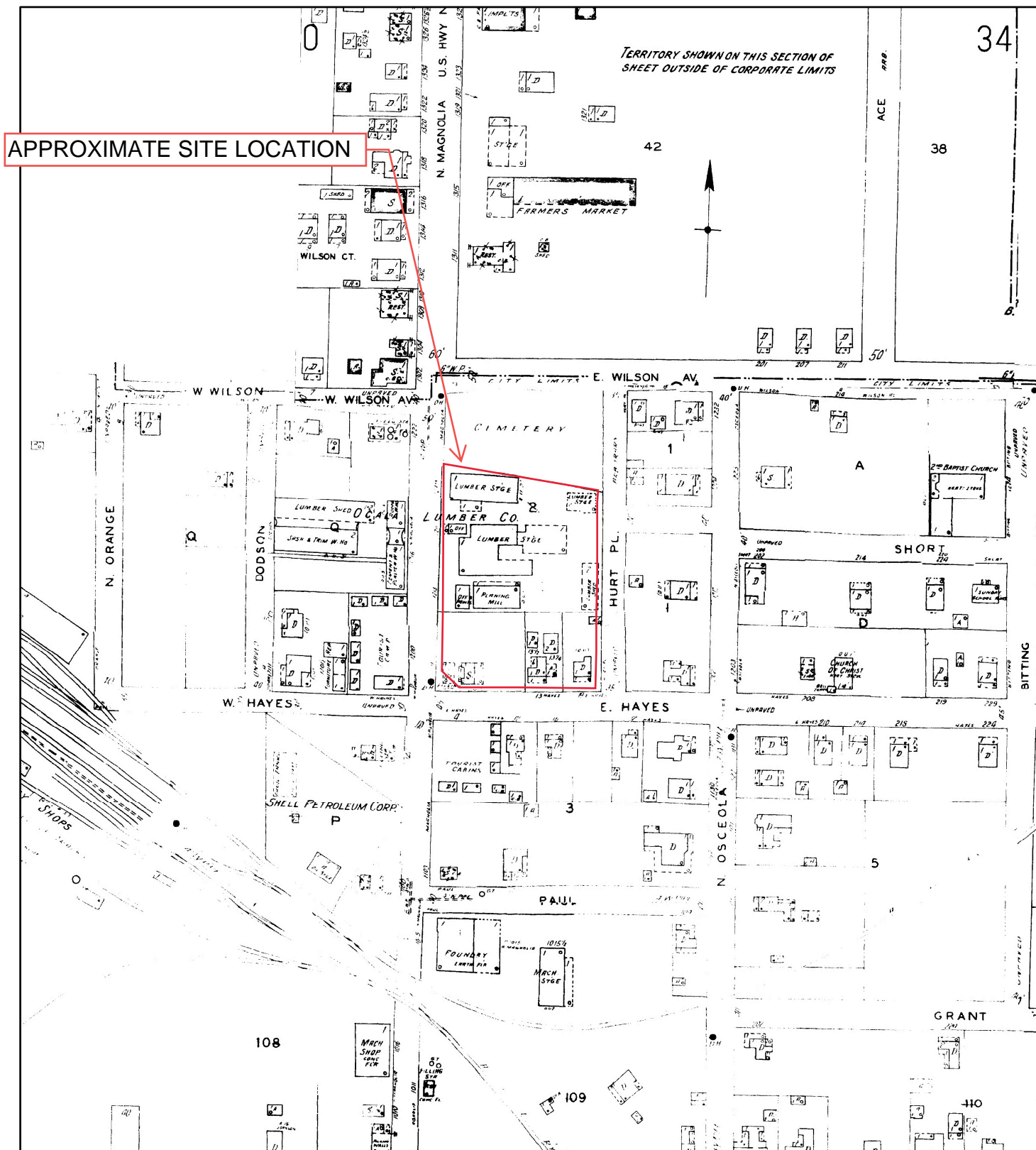
Map sheet(s):  
Volume NA: 24;

Order Number 23062000186



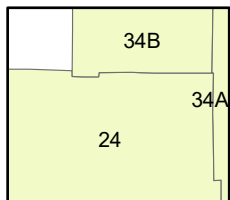


# Fire Insurance Map



1948

Address: 1317 N. Magnolia Avenue and 23 NE 13th Street Ocala FL 34470



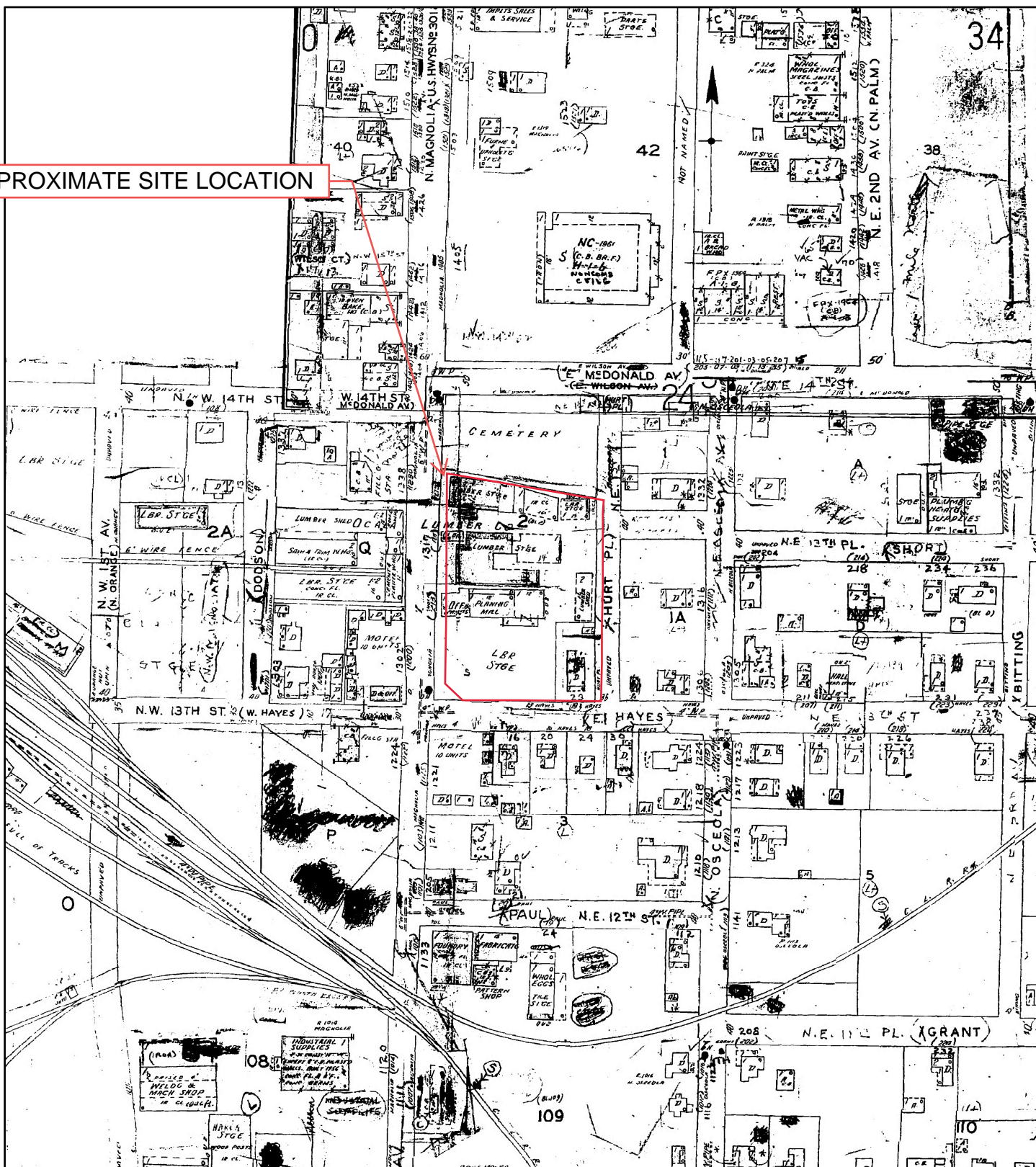
Map sheet(s):  
Volume NA: 24,34;

Order Number 23062000186



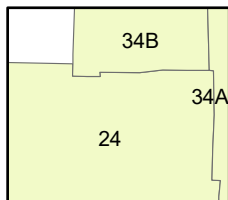
# Fire Insurance Map

APPROXIMATE SITE LOCATION



1970

Address: 1317 N. Magnolia Avenue and 23 NE 13th Street Ocala FL 34470

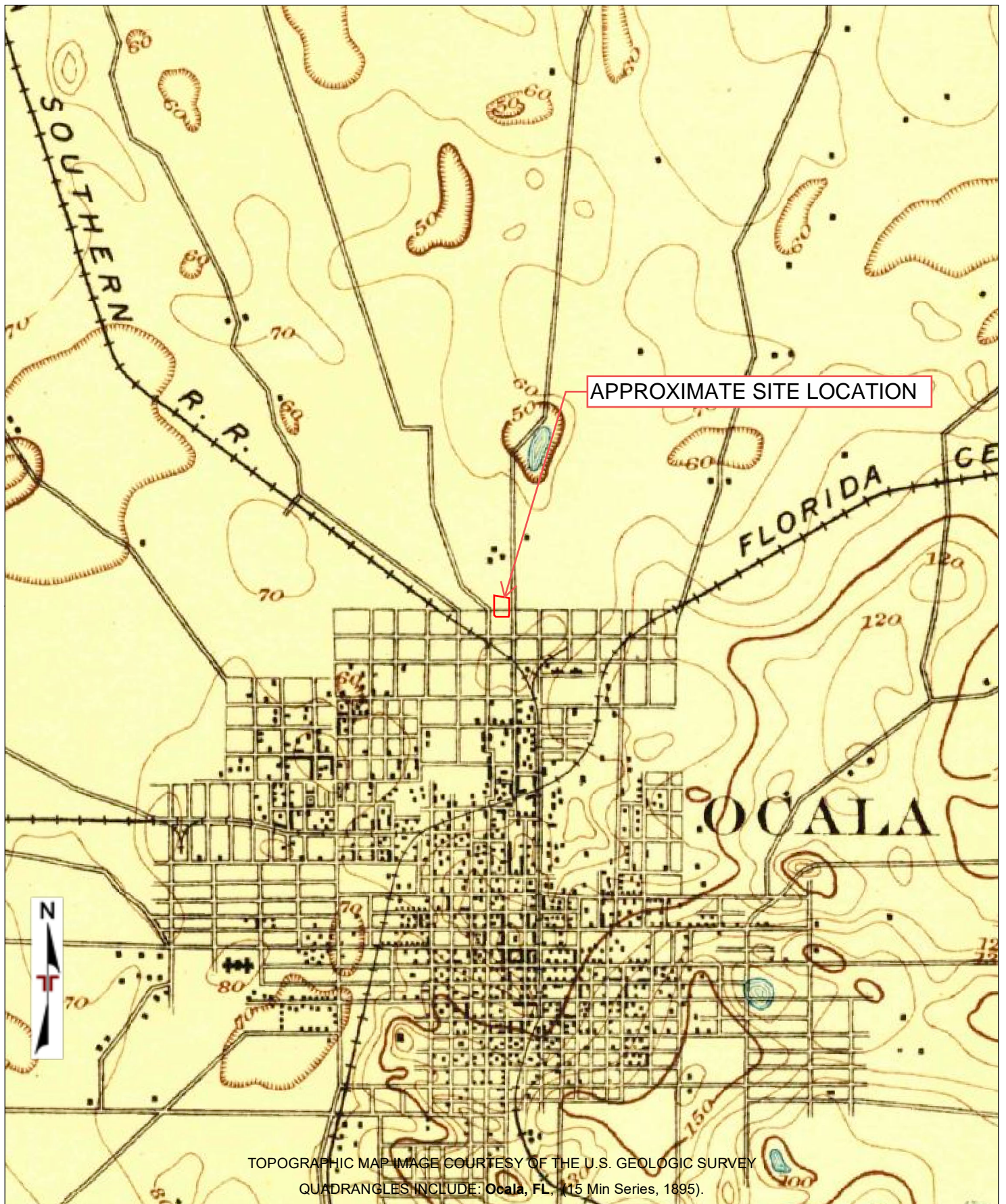



Map sheet(s):  
Volume NA: 24,34;  
24,34;

Order Number 23062000186

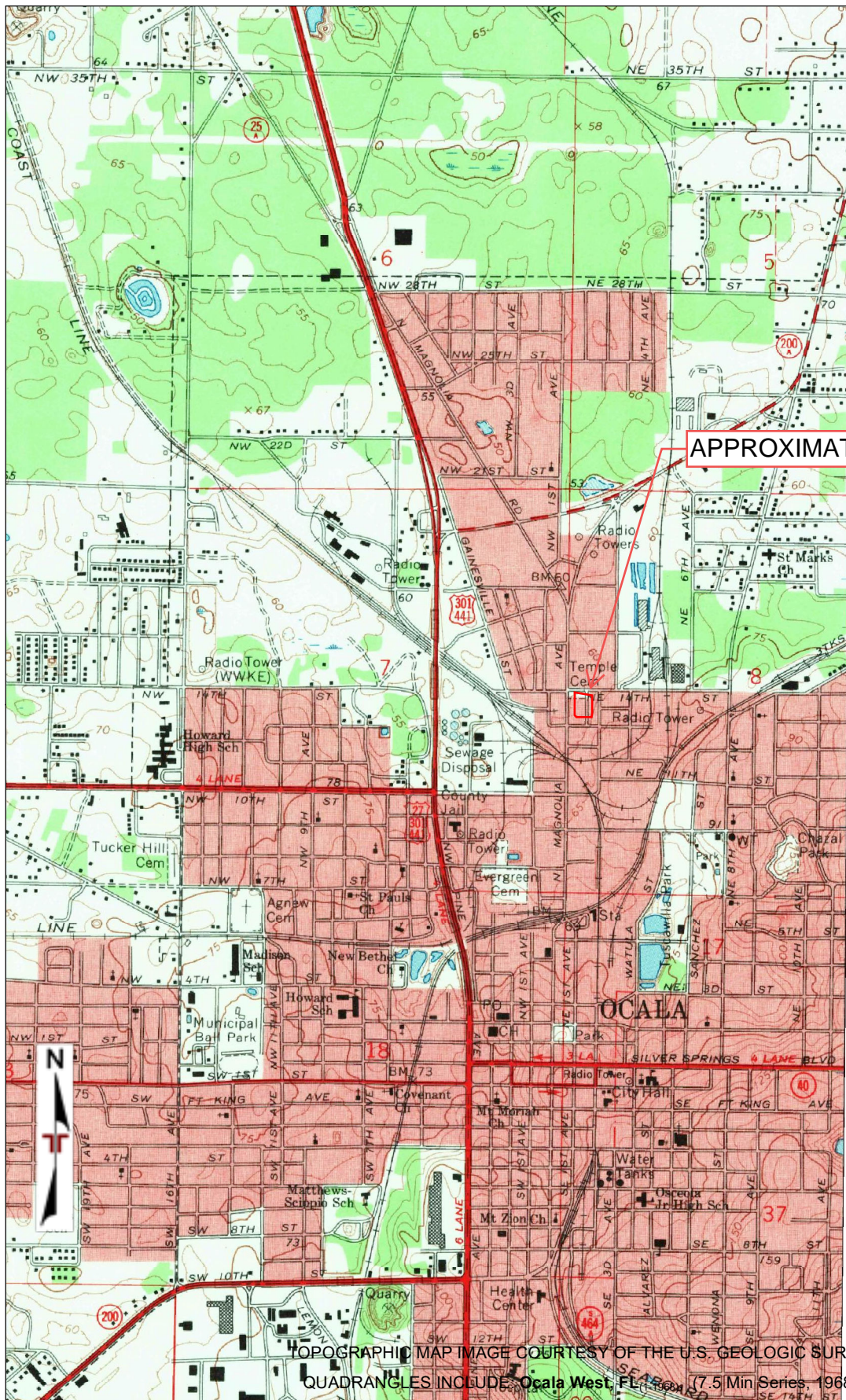






Project Manager:	Project No:		TOPOGRAPHIC MAP (1895)	
Drawn By:	Scale:			
Checked By:	File Name:			
Approved By:	Date:			





APPROXIMATE SITE LOCATION

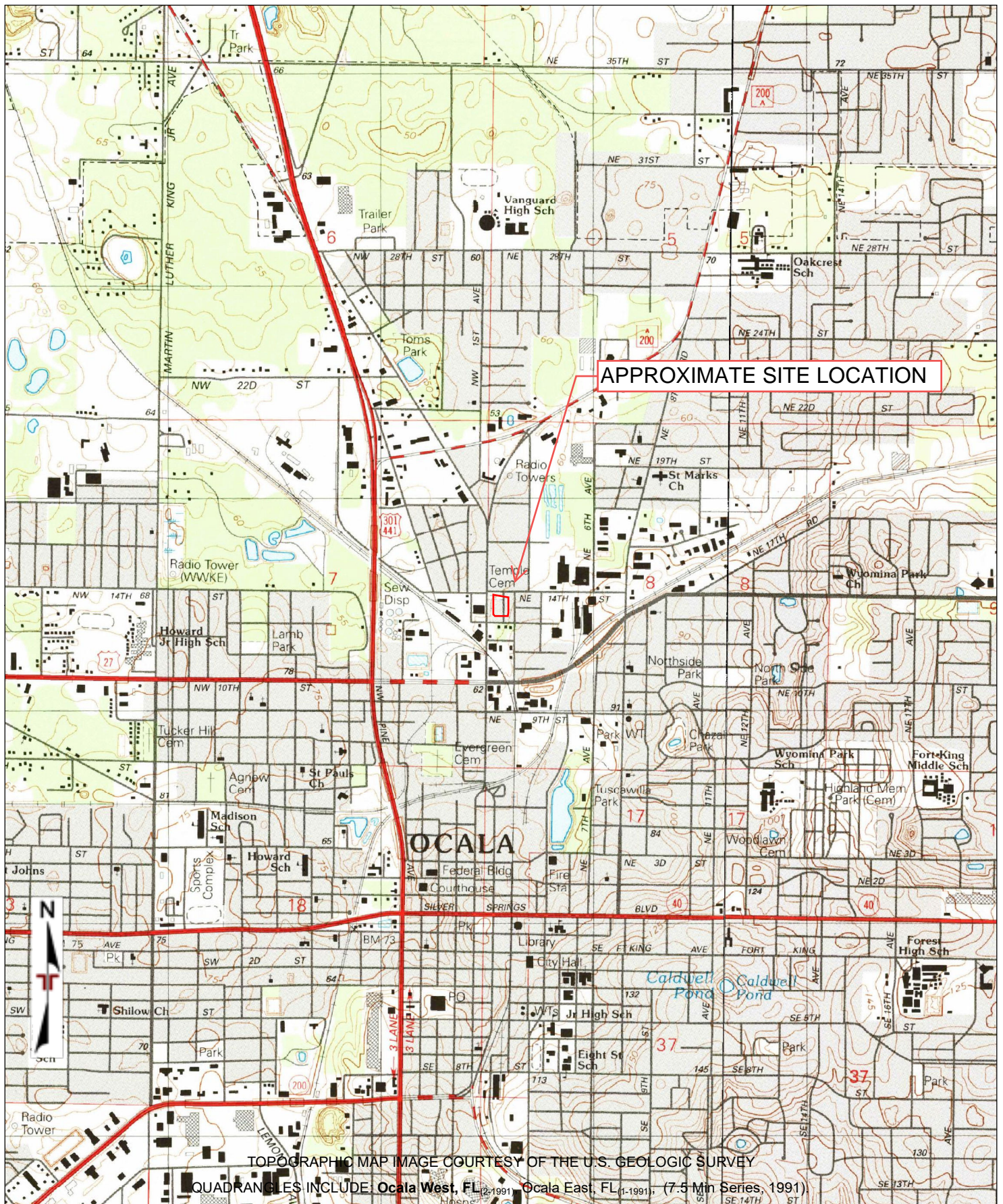
TOPOGRAPHIC MAP IMAGE COURTESY OF THE U.S. GEOLOGIC SURVEY  
QUADRANGLES INCLUDE: Ocala West, FL 3060 (7.5 Min Series, 1968).


Project Manager:	Project No:
Drawn By:	Scale:
Checked By:	File Name:
Approved By:	Date:



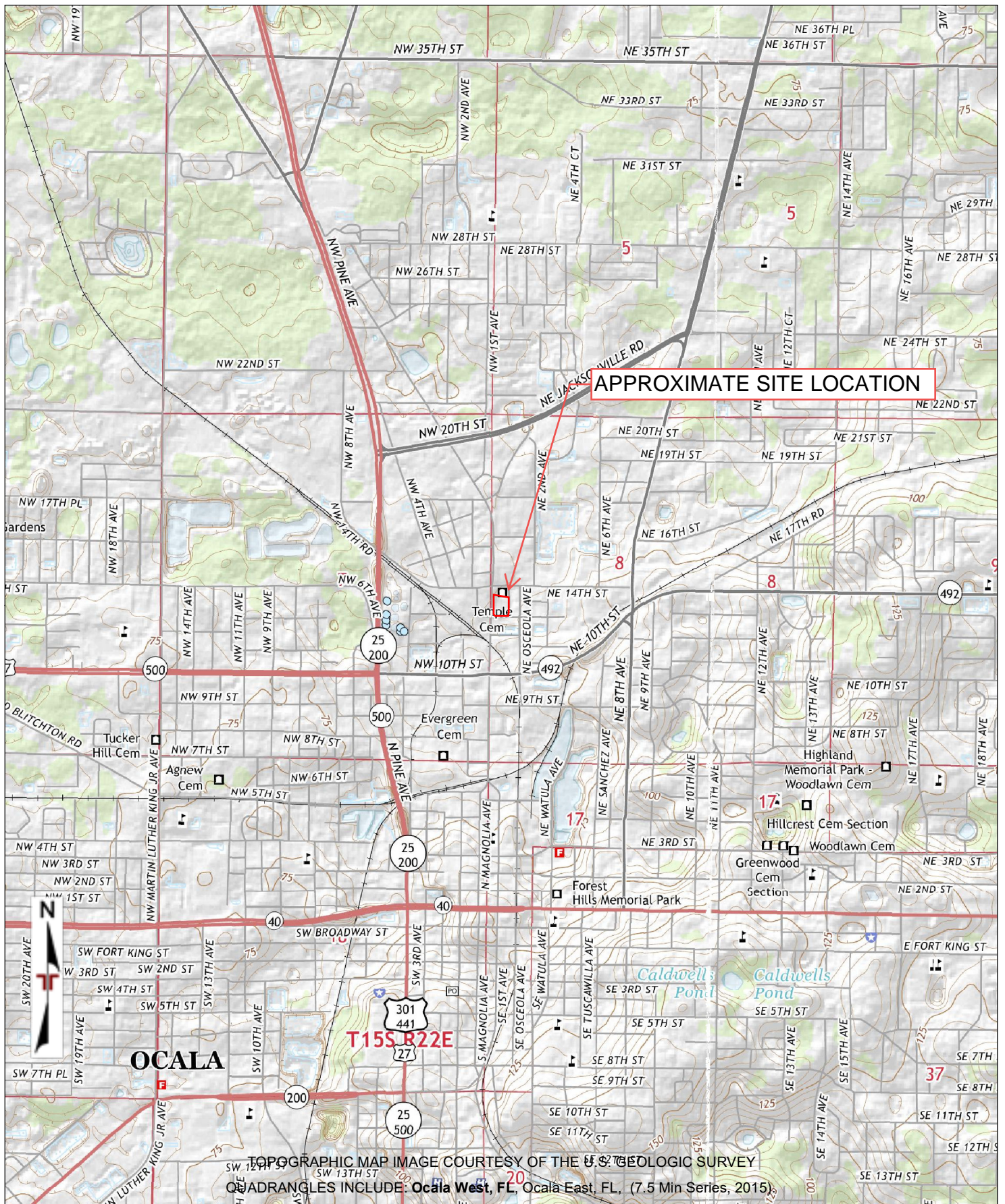
TOPOGRAPHIC MAP (1968)





Project Manager:	Project No:		TOPOGRAPHIC MAP (1991)	
Drawn By:	Scale:			
Checked By:	File Name:			
Approved By:	Date:			



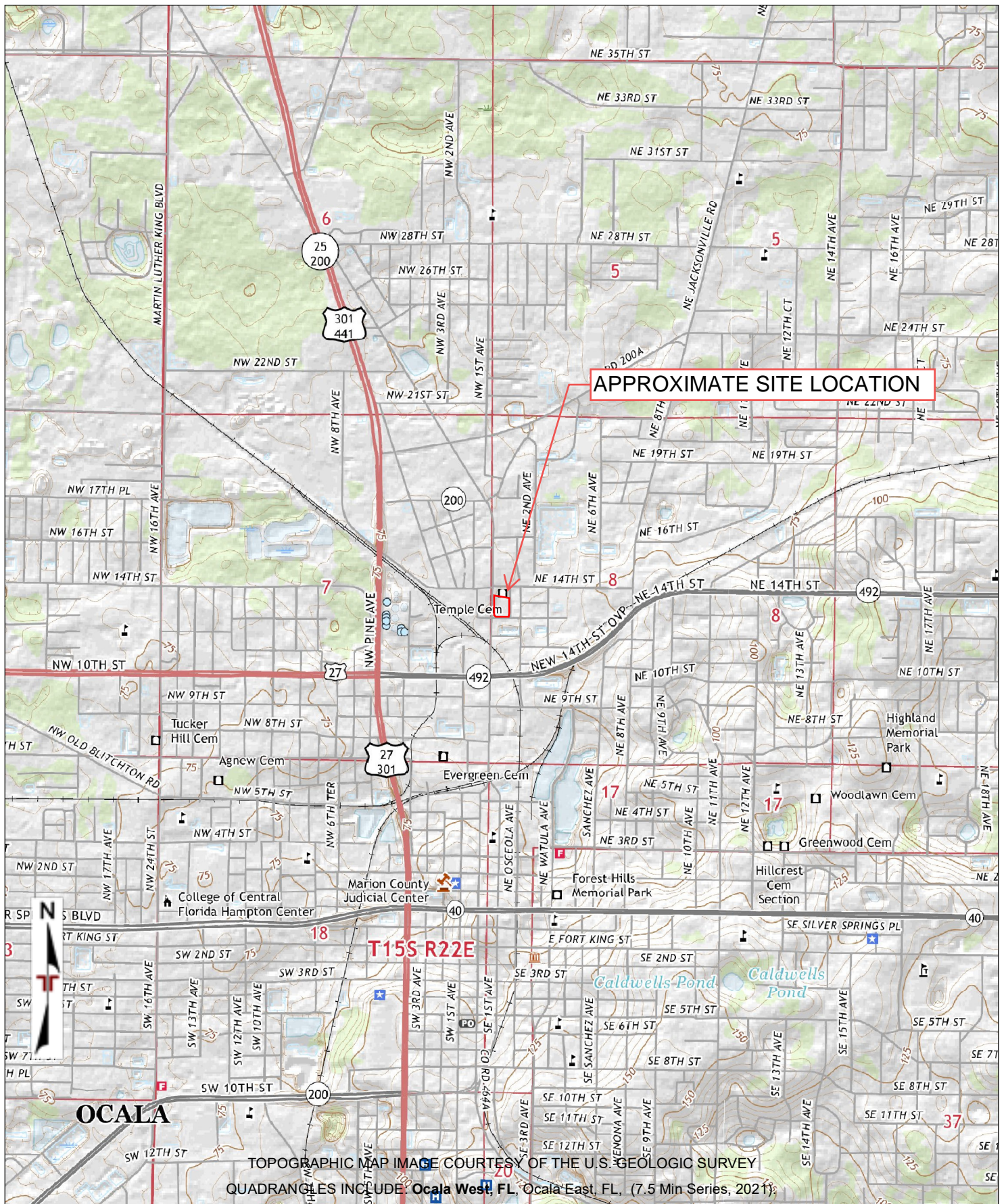


Project Manager:	Project No:
Drawn By:	Scale:
Checked By:	File Name:
Approved By:	Date:



TOPOGRAPHIC MAP (2015)





Project Manager:	Project No:
Drawn By:	Scale:
Checked By:	File Name:
Approved By:	Date:




TOPOGRAPHIC MAP (2021)





APPROXIMATE SITE LOCATION




Project Manager:	Project No.		AERIAL PHOTO (1940 - ASCS)	
Drawn by:	Scale:			
Checked by:	File Name:			
Approved by:	Date:			



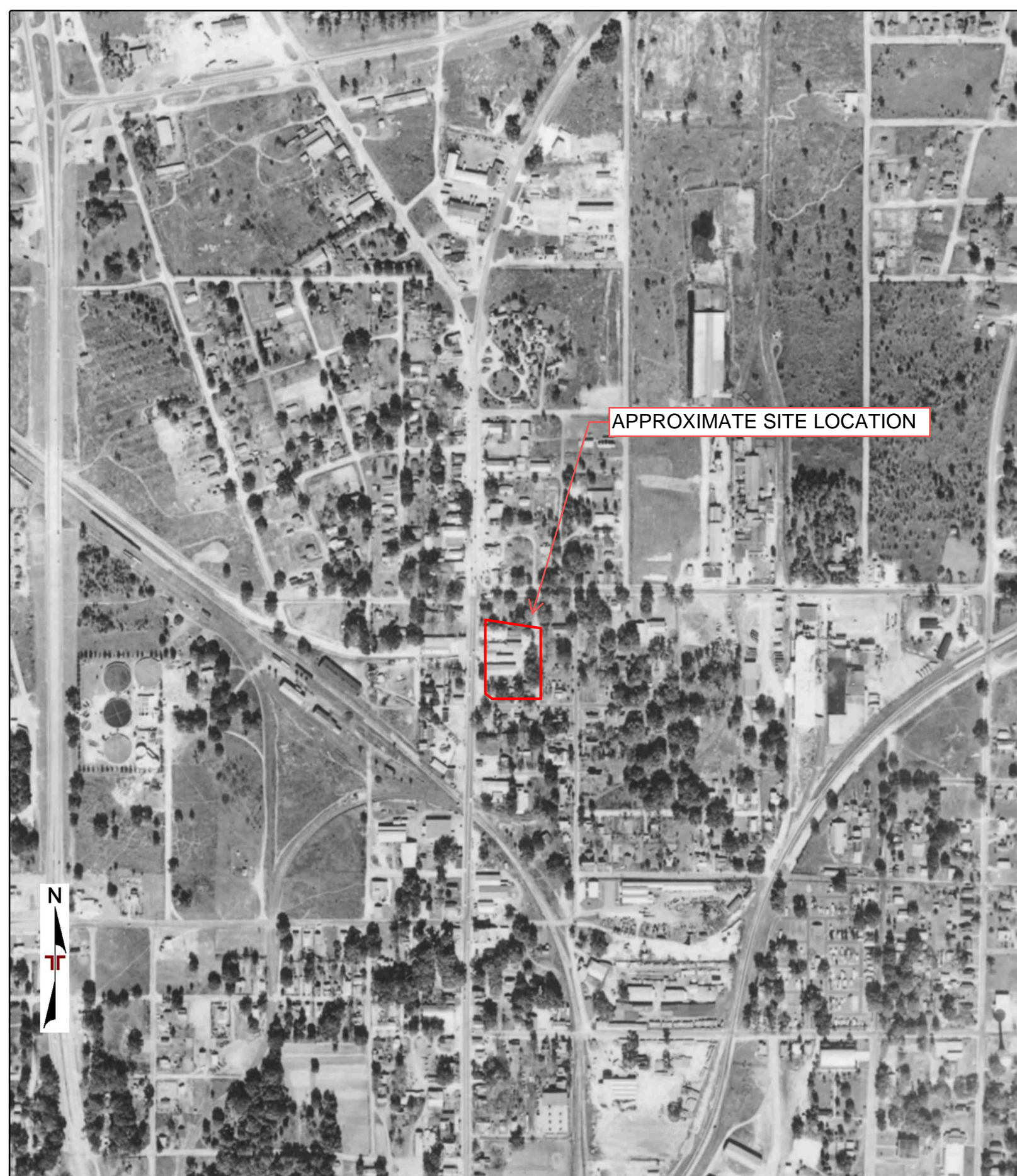


APPROXIMATE SITE LOCATION




Project Manager:	Project No.		AERIAL PHOTO (1949 - ASCS)	
Drawn by:	Scale:			
Checked by:	File Name:			
Approved by:	Date:			





APPROXIMATE SITE LOCATION




Project Manager:	Project No.		AERIAL PHOTO (1957 - ASCS)	
Drawn by:	Scale:			
Checked by:	File Name:			
Approved by:	Date:			





APPROXIMATE SITE LOCATION




Project Manager:	Project No.		AERIAL PHOTO (1964 - USGS)	
Drawn by:	Scale:			
Checked by:	File Name:			
Approved by:	Date:			





APPROXIMATE SITE LOCATION




Project Manager:	Project No.		AERIAL PHOTO (1973 - FDOT)	
Drawn by:	Scale:			
Checked by:	File Name:			
Approved by:	Date:			





APPROXIMATE SITE LOCATION




Project Manager:	Project No.		AERIAL PHOTO (1983 - FDOT)	
Drawn by:	Scale:			
Checked by:	File Name:			
Approved by:	Date:			





APPROXIMATE SITE LOCATION




Project Manager:	Project No.		AERIAL PHOTO (1988 - USGS)	
Drawn by:	Scale:			
Checked by:	File Name:			
Approved by:	Date:			





APPROXIMATE SITE LOCATION




Project Manager:	Project No.		AERIAL PHOTO (1995 - USGS)	
Drawn by:	Scale:			
Checked by:	File Name:			
Approved by:	Date:			





APPROXIMATE SITE LOCATION




Project Manager:	Project No.		AERIAL PHOTO (1999 - USGS)	
Drawn by:	Scale:			
Checked by:	File Name:			
Approved by:	Date:			





APPROXIMATE SITE LOCATION




Project Manager:	Project No.		AERIAL PHOTO (2005 - USDA)	
Drawn by:	Scale:			
Checked by:	File Name:			
Approved by:	Date:			





APPROXIMATE SITE LOCATION




Project Manager:	Project No.		AERIAL PHOTO (2006 - USDA)	
Drawn by:	Scale:			
Checked by:	File Name:			
Approved by:	Date:			





APPROXIMATE SITE LOCATION



Project Manager:	Project No.		AERIAL PHOTO (2007 - USDA)	
Drawn by:	Scale:			
Checked by:	File Name:			
Approved by:	Date:			





APPROXIMATE SITE LOCATION

N

TR


Project Manager:	Project No.		AERIAL PHOTO (2010 - USDA)	
Drawn by:	Scale:			
Checked by:	File Name:			
Approved by:	Date:			





APPROXIMATE SITE LOCATION



Project Manager:	Project No.		AERIAL PHOTO (2013 - USDA)	
Drawn by:	Scale:			
Checked by:	File Name:			
Approved by:	Date:			



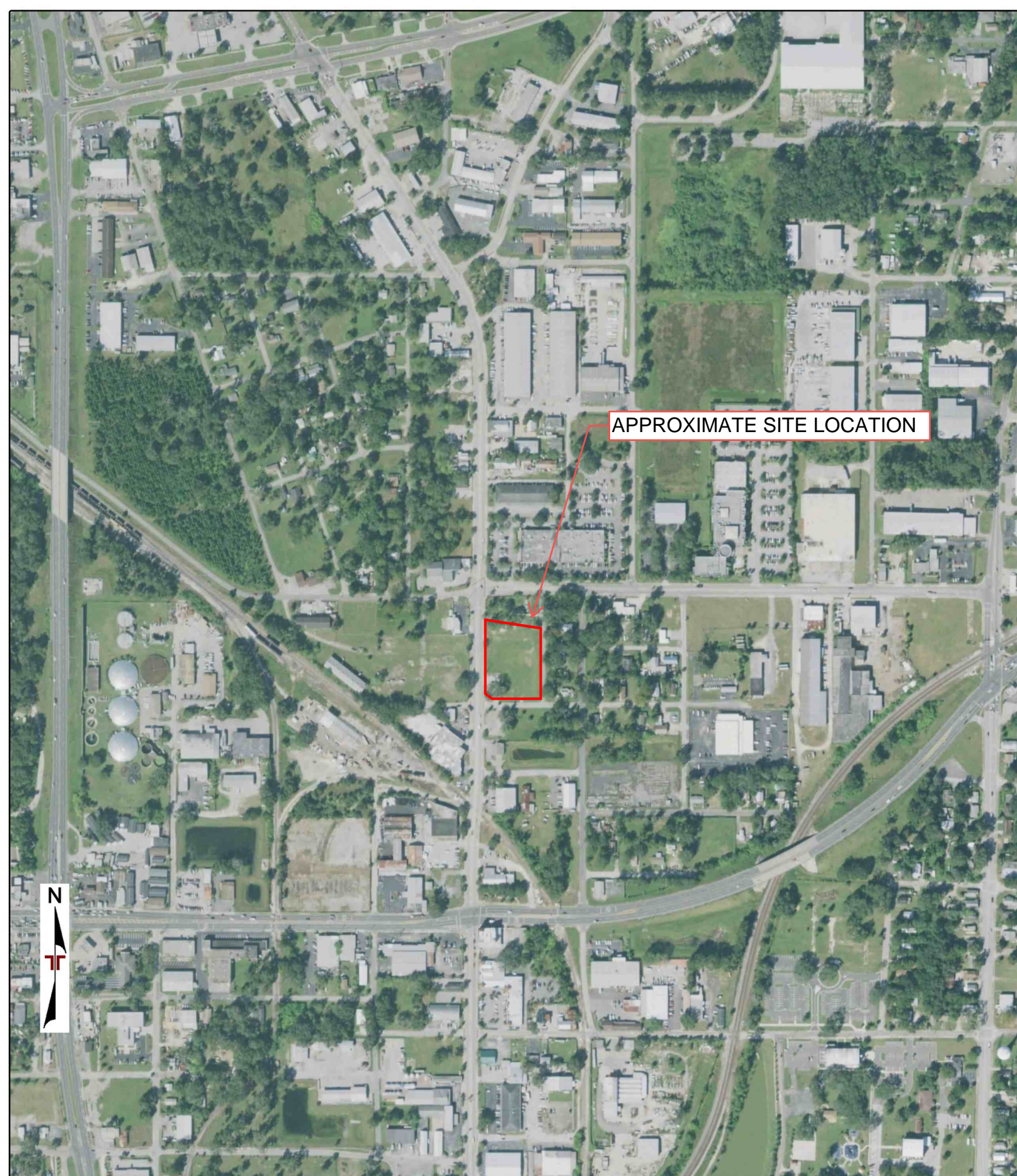


APPROXIMATE SITE LOCATION




Project Manager:	Project No.		AERIAL PHOTO (2015 - USDA)	
Drawn by:	Scale:			
Checked by:	File Name:			
Approved by:	Date:			





APPROXIMATE SITE LOCATION




Project Manager:	Project No.		AERIAL PHOTO (2017 - USDA)	
Drawn by:	Scale:			
Checked by:	File Name:			
Approved by:	Date:			





APPROXIMATE SITE LOCATION




Project Manager:	Project No.		AERIAL PHOTO (2019 - USDA)	
Drawn by:	Scale:			
Checked by:	File Name:			
Approved by:	Date:			





APPROXIMATE SITE LOCATION



Project Manager:	Project No.		AERIAL PHOTO (2021 - MAXAR)	
Drawn by:	Scale:			
Checked by:	File Name:			
Approved by:	Date:			



1120 MICHAEL BRAY...RESIDENTIAL  
1130 FLORIDA NORTHERN RAILROAD...RAILROADS  
1133 AIR PARTS...AUTOMOBILE PARTS & SUPPLIES-RETAIL-NEW  
1202 RESOURCE ONE...JANITORS EQUIPMENT & SUPPLIES-MFRS  
1202 RESOURCE ONE...JANITORS EQUIPMENT/SUPPLIES (WHLS)  
1224 MARION SUPPLY LLC...ELECTRIC SUPPLIES-MANUFACTURERS  
1224 MARION SUPPLY LLC...ELECTRONIC EQUIPMENT & SUPPLIES-REPAIR  
1224 MARION SUPPLY LLC...FEDERAL GOVERNMENT CONTRACTORS  
1317 BULL'S EYE SPORTS...HUNTING EQUIPMENT & SUPPLIES  
1338 MARION DETAIL...AUTOMOBILE DETAIL & CLEAN-UP SERVICE  
1412 MAGNOLIA BAKERY CATERING...BAKERS-RETAIL  
1469 CITY OF OCALA...GOVERNMENT OFFICES-CITY, VILLAGE & TWP  
1469 FLORINE STEVENSON...RESIDENTIAL  
1469 INTERNATIONAL EXECUTIVE GROUP...REAL ESTATE LOANS  
1469 JOINERS MARTIAL ARTS STUDIO...MARTIAL ARTS INSTRUCTION  
1469 LISA'S BAIL BONDS...BONDS-BAIL  
1469 OPTIONS OF MARION COUNTY...DRUG ABUSE & ADDICTION INFO & TREATMENT  
1469 SMOKEY FOCKERS SMOKE SHOP...CIGAR CIGARETTE & TOBACCO DEALERS-  
RETAIL  
1469 TAILOR TIM...OTHER CLOTHING STORES

118 BRIAN YAWN...RESIDENTIAL  
121 RAY CATES...RESIDENTIAL

1120 MICHAEL BRAY...RESIDENTIAL  
1130 FLORIDA NORTHERN RAILROAD...RAILROADS  
1133 AIR PARTS...AUTOMOBILE PARTS & SUPPLIES-RETAIL-NEW  
1202 RESOURCE ONE...JANITORS EQUIPMENT & SUPPLIES-MFRS  
1202 RESOURCE ONE...JANITORS EQUIPMENT/SUPPLIES (WHLS)  
1224 MARION SUPPLY LLC...ELECTRONIC EQUIPMENT & SUPPLIES-REPAIR  
1224 MARION SUPPLY LLC...ELECTRIC SUPPLIES-MANUFACTURERS  
1224 MARION SUPPLY LLC...FEDERAL GOVERNMENT CONTRACTORS  
1317 BULL'S EYE SPORTS...HUNTING EQUIPMENT & SUPPLIES  
1338 MARION DETAIL...AUTOMOBILE DETAIL & CLEAN-UP SERVICE  
1412 MAGNOLIA BAKERY CATERING...BAKERS-RETAIL  
1469 ACTION LABOR...EMPLOYMENT CONTRACTORS-TEMPORARY HELP  
1469 CITY OF OCALA...GOVERNMENT OFFICES-CITY, VILLAGE & TWP  
1469 FLORINE STEVENSON...RESIDENTIAL  
1469 INTERNATIONAL EXECUTIVE GROUP...REAL ESTATE LOANS  
1469 LISA'S BAIL BONDS...BONDS-BAIL  
1469 OPTIONS OF MARION COUNTY...DRUG ABUSE & ADDICTION INFO & TREATMENT  
1469 SMOKEY FOCKERS SMOKE SHOP...CIGAR CIGARETTE & TOBACCO DEALERS-  
RETAIL  
1469 TAILOR TIM...OTHER CLOTHING STORES

118 BRIAN YAWN...RESIDENTIAL  
121 BARBARA CATES...RESIDENTIAL

1120 BRAY INDUSTRIAL SALES...MANUFACTURERS DISTRS & INDL PRODUCTS  
1120 BRAY INDUSTRIAL SALES...STEEL-DISTRIBUTORS & WAREHOUSES (WHLS)  
1120 BRAY POWDER COATING...POWDER COATINGS (MFRS)  
1120 BRAY STEEL SALES INC...STEEL-DISTRIBUTORS & WAREHOUSES (WHLS)  
1120 BRAY WELDING INC...WELDING  
1133 AIR PARTS...AUTOMOBILE PARTS & SUPPLIES-RETAIL-NEW  
1202 RESOURCE ONE...JANITORS EQUIPMENT & SUPPLIES-MFRS  
1202 RESOURCE ONE...JANITORS EQUIPMENT/SUPPLIES (WHLS)  
1224 MARION SUPPLY LLC...ELECTRIC SUPPLIES-MANUFACTURERS  
1317 BULL'S EYE SPORTS...HUNTING EQUIPMENT & SUPPLIES  
1317 CONCRETE ON SITE...CONCRETE CONTRACTORS  
1338 MARION DETAIL...AUTOMOBILE DETAIL & CLEAN-UP SERVICE  
1424 RICHARDSON, LINDA...TAX PREPARATION SERVICES  
1469 ACTION LABOR...EMPLOYMENT CONTRACTORS-TEMPORARY HELP  
1469 CHARTERWEST MORTGAGE...REAL ESTATE LOANS  
1469 EXECUTIVE TAXES...TAX RETURN PREPARATION & FILING  
1469 FAMILY LIFE CTR OF OCALA INC...COUNSELING SERVICES  
1469 FLORINE STEVENSON...RESIDENTIAL  
1469 INTERNATIONAL EXECUTIVE GROUP...REAL ESTATE LOANS  
1469 OPTIONS OF MARION COUNTY...DRUG ABUSE & ADDICTION INFO & TREATMENT  
1469 PROVISION MARKETING SVC...MARKETING CONSULTANTS  
1469 RICHARDSON, LINDA...TAX PREPARATION SERVICES  
1469 SMOKEY FOCKERS SMOKE SHOP...CIGAR CIGARETTE & TOBACCO DEALERS-  
RETAIL  
1469 TAILOR TIM...OTHER CLOTHING STORES

121 BARBARA CATES...RESIDENTIAL  
121 RAY CATES...RESIDENTIAL

1120 BRAY INDUSTRIAL SALES...MANUFACTURERS DISTRS & INDL PRODUCTS  
 1120 BRAY INDUSTRIAL SALES...INDUSTRIAL MCHY NEC  
 1120 BRAY INDUSTRIAL SALES INC...WHOL/RET INDUSTRIAL & SAFETY EQUIPMENT  
 1120 BRAY POWDER COATING...POWDER COATINGS (MFRS)  
 1120 BRAY POWDER COATING...METAL COATING & NONPRECIOUS ENGRAVING  
 1120 BRAY STEEL SALES...WELDING REPAIR  
 1120 BRAY STEEL SALES...INDUSTRIAL MACHINERY MERCHANT WHOLS  
 1120 BRAY WELDING INC...WELDING  
 1120 BRAY WELDING INC...OTHER HOUSEHOLD GOODS REPAIR & MAINTENANCE  
 1120 BRAY WELDING INC...WELDING REPAIR  
 1130 FLORIDA NORTHERN RAILROAD...LINE-HAUL RR OPERTN  
 1130 FLORIDA NORTHERN RAILROAD...RAILROADS  
 1130 FLORIDA NORTHERN RAILROAD...LINE-HAUL RAILROADS  
 1133 AIR PARTS...RET AUTO/HOME SUPPLIES  
 1133 AIR PARTS...AUTOMOBILE PARTS & SUPPLIES-RETAIL-NEW  
 1133 AIR PARTS...AUTO, HOME SUPS STR  
 1133 BIG D HYDRAULICS PLUS INC...OTHER METAL VALVE & PIPE FITTING MFG  
 1202 RESOURCE ONE...OTHER COMMERCIAL & SVC MACHINERY MFG  
 1202 RESOURCE ONE...SERVICE INDUS MCHY  
 1202 RESOURCE ONE...WHOL SERVICE ESTABLISHMENT EQUIPMENT  
 1202 RESOURCE ONE...JANITORS EQUIPMENT & SUPPLIES-MFRS  
 1211 CHIPS COMPUTERS...COMPUTER SOFTWARE  
 1211 CHIPS COMPUTERS...CMP PROGRAMMING SVS  
 1211 CHIPS COMPUTERS INC...RET COMPUTERS/SOFTWARE  
 1224 J MAX AUTO OUTLET...USED CAR DEALERS  
 1224 MARION SUPPLY LLC...ELECTRIC EQUIPMENT & SUPPLIES-WHOLESALE  
 1224 TIRES UNLIMITED...RET AUTO/HOME SUPPLIES  
 1317 BULL'S EYE SPORTS...HUNTING EQUIPMENT & SUPPLIES  
 1317 BULLSEYE SPORTS...SPORTING GDS & BCY  
 1317 BULLSEYE SPORTS...SPORTING GOODS-RETAIL  
 1317 BULLSEYE SPORTS...SPORTING GOODS STORES  
 1317 CONCRETE ON SITE...LUMBER, REL BLD MTL  
 1317 CONCRETE ON SITE...OTHER BUILDING MATERIAL DEALERS  
 1317 FLORIDA ROOF TRUSS CO...ROOFING CONTRS  
 1317 FLORIDA ROOF TRUSS CO...ROOFING CONTRACTORS  
 1317 FLORIDA ROOF TRUSS CO...ROOFG, SHEET MET WK  
 1338 MARION DETAIL...CAR WASHES  
 1338 MARION DETAIL...CARWASHES  
 1338 MARION DETAIL...AUTOMOBILE DETAIL & CLEAN-UP SERVICE  
 1338 MARION DETAIL...CARWASH  
 1338 OCALA AUTO SHOW INC...NCLASSIFIABLE ESTAB  
 1412 NY DESSERTS...RETAIL BAKERIES  
 1417 SHERIDEE GIBBS...RESIDENTIAL  
 1469 A 1 SATELLITE INC...SATELLITE EQUIPMENT & SYSTEMS-RETAIL  
 1469 ACTION LABOR...EMPLOYMENT CONTRACTORS-TEMPORARY HELP  
 1469 ALPHA OMEGA...DISABILITY SERVICES  
 1469 CHARTERWEST MORTGAGE...REAL ESTATE CREDIT  
 1469 CHARTERWEST MORTGAGE...REAL ESTATE LOANS  
 1469 FAMILY LIFE CTR OF OCALA INC...COUNSELING SERVICES  
 1469 FLORINE STEVENSON FASHIONS...WOMEN'S APPAREL-RETAIL  
 1469 GOLDEN THREAD...CUSTOM TAILOR  
 1469 GOLDEN THREAD...RET HOUSEHOLD APPLIANCES  
 1469 INTERNATIONAL EXECUTIVE GROUP...REAL ESTATE LOANS  
 1469 LADY DIVINE FASHIONS...CLOTHING-RETAIL  
 1469 MOSIEUR BUSINESS BROKERS INC...BUSINESS BROKERS  
 1469 NEIGHBORHOOD REALTY & DEV CORP...REAL ESTATE  
 1469 OPTIONS OF MARION COUNTY...DRUG ABUSE & ADDICTION INFO & TREATMENT  
 1469 S2A ENGINEERING INC...CONST,CIVIL ENGINEERS  
 1469 S2A ENGINEERING INC...ENGINEERING SVCS  
 1469 TRANSWESTERN PUBLISHING...PUBLISHERS

13 RED'S HOME SVC...HOME IMPROVEMENTS  
 121 OCEANS HIGH SCHOOL...ELEMENTARY & SECONDARY SCHOOLS  
 121 OCEANS HIGH SCHOOL...PRIV ELEM,SECOND SCHS  
 121 RAY CATES...RESIDENTIAL



1120 BRAY INDUSTRIAL SALES...INDUSTRIAL MCHY NEC  
1120 BRAY INDUSTRIAL SALES INC...WHOL/RET INDUSTRIAL & SAFETY EQUIPMENT  
1120 BRAY POWDER COATING...MET COATING, REL SV  
1120 BRAY STEEL SALES...WELDING REPAIR  
1120 BRAY WELDING INC...WELDING REPAIR  
1130 FLORIDA NORTHERN RAILROAD...RAILROADS  
1130 FLORIDA NORTHERN RAILROAD...LINE-HAUL RR OPERTN  
1202 RESOURCE ONE...SERVICE INDUS MCHY  
1202 RESOURCE ONE...WHOL SERVICE ESTABLISHMENT EQUIPMENT  
1211 CHIPS COMPUTERS...COMPUTER SOFTWARE  
1211 CHIPS COMPUTERS...CMP PROGRAMMING SVS  
1211 CHIPS COMPUTERS INC...RET COMPUTERS/SOFTWARE  
1224 TIRES UNLIMITED...RET AUTO/HOME SUPPLIES  
1317 BULLSEYE SPORTS...SPORTING GDS & BCY  
1317 BULLSEYE SPORTS...SPORTING GOODS-RETAIL  
1317 CONCRETE ON SITE...LUMBER, REL BLD MTL  
1317 FLORIDA ROOF TRUSS CO...ROOFG, SHEET MET WK  
1338 MARION DETAIL...CARWASH  
1338 MARION DETAIL...CARWASHES  
1338 OCALA AUTO SHOW INC...NCLASSIFIABLE ESTAB  
1416 CLARANCE WILKERSON...RESIDENTIAL  
1417 TAYLOR BEAN & WHITAKER...REAL ESTATE LOANS  
1417 TAYLOR BEAN & WHITAKER...MORTGAGE BANKERS  
1422 DAVID FELIX...RESIDENTIAL  
1424 VICTORIA WINTERS...RESIDENTIAL  
1469 A 1 SATELLITE INC...SATELLITE EQUIPMENT & SYSTEMS-RETAIL  
1469 ACTION LABOR...EMPLOYMENT AGENCIES  
1469 ALPHA OMEGA...DISABILITY SERVICES  
1469 APOSTOLIC ELECT CHURCH-JESUS...CHURCHES  
1469 COUNTERTOP SHOP OF OCALA...KITCHEN CABINETS & EQUIPMENT-  
HOUSEHOLD  
1469 CPO LTD...NONCLASSIFIED ESTABLISHMENTS  
1469 DEBORAH P SCRAMBLING...RESIDENTIAL  
1469 FLORINE STEVENSON FASHIONS...WOMEN'S CL STORES  
1469 GOLDEN THREAD...RET HOUSEHOLD APPLIANCES  
1469 GOLDEN THREAD...CUSTOM TAILOR  
1469 J SIMMONS...RESIDENTIAL  
1469 JOHN SIMMONS...RESIDENTIAL  
1469 LADY DIVINE FASHIONS...CLOTHING-RETAIL  
1469 MACINTOSH V APPLE...RESIDENTIAL  
1469 MOSIEUR BUSINESS BROKERS INC...BUSINESS BROKERS  
1469 NEIGHBORHOOD REALTY & DEV CORP...REAL ESTATE  
1469 S2A ENGINEERING INC...CONST,CIVIL ENGINEERS  
1469 TRANSWESTERN PUBLISHING...PUBLISHERS

110 BILLA J SWEETEN...RESIDENTIAL  
118 OPTIONS OF MARION COUNTY LLC...DRUG AND ALCOHOL COUNSELING  
121 OCEANS HIGH SCHOOL...PRIV ELEM,SECOND SCHS

**2003 N MAGNOLIA AVE**

SOURCE: DIGITAL BUSINESS DIRECTORY

1120 BRAY INDUSTRIAL SALES  
1120 BRAY POWDER COATING  
1120 BRAY STEEL SALES  
1120 BRAY WELDING INC  
1130 FLORIDA NORTHERN RAILROAD  
1133 BIG SUN HYDRAULICS INC  
1133 TRIDENT HYDRAULICS INC  
1202 RESOURCE ONE  
1211 CHIPS COMPUTER INC...CUSTOM COMPUTER PROGRAMMING SERVICES  
1224 TIRES UNLIMITED  
1317 BULLSEYE SPORTS...SAWDUST, SHAVINGS, AND WOOD CHIPS  
1338 MARION DETAIL  
1412 MAGNOLIA BAKERY  
1417 TAYLOR BEAN & WHITAKER  
1422 CARLA BURD...RESIDENTIAL  
1426 H SPINKS...RESIDENTIAL  
1469 APOSTOLIC ELECT CHURCH-JESUS  
1469 APPLE MACINTOSH VAR  
1469 CPO LTD  
1469 FLORIDA LABOR  
1469 GOLDEN THREAD  
1469 JEFFREY BRIGGS & PHILIP WILCOX  
1469 NEIGHBORHOOD REALTY & DEV CORP  
1469 OCALA LENS LAB INC  
1469 ON STAGE PRODUCTIONS  
1469 OWN 1 RENTAL

**2003 NE 13TH ST**

SOURCE: DIGITAL BUSINESS DIRECTORY

7 W R DAVIS...RESIDENTIAL  
118 OPTIONS OF MARION COUNTY...COMMUNITY DEVELOPMENT GROUPS



**2000 N MAGNOLIA AVE**

SOURCE: DIGITAL BUSINESS DIRECTORY

1120	BRAY WELDING INC
1120	TRIDENT HYDRAULICS INC
1130	FLORIDA NORTHERN RAILROAD
1130	NORTHERN RAIL ROAD FLORIDA...RESIDENTIAL
1202	RESOURCE ONE
1224	TIRES UNLIMITED
1317	OCALA LUMBER CO
1404	DELI-ICOUS...RESIDENTIAL
1412	MAGNOLIA BAKERY
1422	CARLA BURD...RESIDENTIAL
1424	H SPINKS...RESIDENTIAL
1469	CPO LTD
1469	FLORIDA LABOR
1469	FLORIDA REALTY & EVALUATIONS
1469	LABOR FLORIDA...RESIDENTIAL
1469	NEIGHBORHOOD REALTY & DEV CORP
1469	NOBLE HOUSE COMPUTING
1469	OCALA LENS LAB INC
1469	OWN 1 RENTAL
1469	SCRAMBLING DEBORAH P

**2000 NE 13TH ST**

SOURCE: DIGITAL BUSINESS DIRECTORY

7	W R DAVIS...RESIDENTIAL
118	BARKER TITLE & ABSTRACT INC
118	TITLE & ABSTRACT OF OCA BARKER...RESIDENTIAL

1017 JOHNSON'S TIRE CITY  
1111 VACANT 2 HSES  
1133 BRAY WELDING INC  
1202 ACE SUPPLY CO JANITORIAL - SWIMMINA POOL SUPS  
1205 VACANT  
1211 PRECISION OFFICE SYSTEMS OFC EQUIP  
1224 TIRES UNLIMITED  
1317 OCALA LUMBER CO  
1318 OCALA LUMBER CO WHSE  
1338 VACANT  
1339 JEWISH TEMPLE CEMETERY  
1404 DELI ICIOUS  
1412 MAGNOLIA BAKERY VIZZINI BAKING CORP  
1416 VACANT 2 HSES 6295533  
1426 MAGNOLIA INN FURNISHED RMS 6228862  
1426 NOT VERIFIED  
1469 C P O LTD RENTAL UNITS 6227227  
1469 ELECT CHURCH OF JESUS CHRIST THE  
1469 EXPRESSED IMAGE  
1469 EXPRESSED IMAGE INC COMP SLS SERV & TRNG  
1469 EXPRESSED IMAGE INCORPORATED ADDITIONAL SPACE  
1469 FLORIDA LABOR SERVICE INC  
1469 INCORPORATED ADDITIONAL SPACE  
1469 MAGNOLIA SHOPPING CENTER  
1469 MC CUE LAWRENCE REAL EST AGT  
1469 OWN 1 RENTAL & TV REPAIR OVERFLOW  
1469 OWN 1 RENTAL TV & APPLS  
1469 VACANT  
1510 VACANT 3 HSES

211 JACKSON ROBERT G



**1991 N MAGNOLIA AVE**

SOURCE: POLKS

1017 JOHNSON'S TIRE CITY 7324064  
1111 CURT'S CARS & TRUCKS 6228270  
1120 BUSBEE H A CO INC MILL SUPS 6290  
1133 BRAY WELDING INC 6227780  
1202 ACE SUPPLY CO JANITORIAL SWIMMING POOL SUPS  
1205 FLO'S FOOD FACTORY GRO 3511205  
1211 PRECISION OFFICE SYSTEMS OFC EQUIP  
1224 TIRES UNLIMITED 8670137  
1317 OCALA LUMBER CO 7320167  
1318 OCALA LUMBER CO WHSE  
1338 PICKETT'S STANDARD SERVICE GAS 6228093  
1339 JEWISH TEMPLE CEMETERY  
1404 NICHOLE'S PUB & GRUB INC 3681955  
1412 MAGNOLIA BAKERY VIZZINI BAKING CORP  
1416 BEAN WILLIAM R  
1417 WINN DIXIE NO 2201 GRO 622-44  
1426 MAGNOLIA INN FURNISHED RMS  
1469 KID STUFF 7326930  
1469 LABOR FORCE OF OCALA INC EMPLOYMENT AGCY  
1469 M T A SCHOOL OVERFLOW  
1469 NO RETURN  
1469 OCALA TELEVISION & SATELLITE 6225033  
1469 OWN ONE INC TV & APPLS 3511115  
1469 TOOL CITY INC 3682218  
1469 UNITY CHURCH OF OCALA 3511313  
1469 UNITY CHURCH OF OCALA OVERFLOW  
1489 MAGNOLIA SHOPPING CENTER  
1510 HAWKINS UPHOLSTERY  
14691 HOUSING PROJECTS MANAGEMENT INC REAL EST MGMT  
14698 M T A SCHOOL 8670505

**1991 NE 13TH ST**

SOURCE: POLKS

16 LAWSON CJ 8670557  
20 MIZZELL PHILLIPS C 6225312  
24 KELLY JAMES PO  
30 VACANT  
211 DRIGGERS WAYNE E

**1986 N MAGNOLIA AVE**

SOURCE: POLKS

1017	EL INDIO SERVICE CENTER AUTO REPR
1017	JOHNSON'S TIRE CITY 7324054
1111	CURTS CARS & TRUCKS 6228519
1120	BUSBEE H A CO INC MILL SUPS 6
1133	BRAY WELDING INC 6227780
1202	ACE SUPPLY CO JANITORIAL SWIMMING POOL SUPS
1205	FLO'S FOOD FACTORY
1211	DE & R ELECTRIC CONTRS
1224	ALACO TAXI 6290055
1224	TRAILWAYS STATION
1317	OCALA LUMBER CO 7320167
1339	JEWISH TEMPLE CEMETERY
1404	VACANT 6295533
1412	VIZZINI BAKING INC
1416	SABBATIS ANTHONY 3682716
1417	WINN DIXIE NO 2201 GRO 6299337
1426	SHOEMAKER'S ROOMING HOUSE 7328191
1469	BODY & SOUL CHRISTIAN FITNESS CENTER
1469	CENTURY BUYERS OF OCALA
1469	CENTURY BUYERS OF OCALA OVERFLOW
1469	COUNTY TAX COLLECTOR ANNEX
1469	COUNTY TAX COLLR OVERFLOW 3682895
1469	J & J SUB & DELI 6221415
1469	MAGNOLIA SHOPPING CENTER
1469	TOOL CITY INC 3682218
1469	UNITY OF OCALA CHURCH 3511313
1469	VACANT
1510	VACANT

**1986 NE 13TH ST**

SOURCE: POLKS

16	KINGSLEY MAMIE B MRS
20	MIZZELL PHILLIP C 6225312
24	KELLY LILLIAN M 6290678
30	BURNS KENNETH
211	SIG GERALD L



**1980-81 N MAGNOLIA AVE**

SOURCE: POLKS

1017	JOHNSON'S TIRE CITY 7324054
1017	PHILLIPS EARL INC AUTO REPR 6293101
1111	K & A SALES & SERVICE 6228590
1120	BUSBEE H A CO INC MILL SUPS 629004
1133	BRAY WELDING INC 6227780
1202	ACE SUPPLY CO JANITORIAL SWIMMING POOL SUPS
1205	CHETS PLACE RESTR 7323911
1211	DE & R ELECTRIC CONTRS 7322020
1224	OCALA RADIO & TV 6225033
1317	OCALA LUMBER CO RET 7320167
1338	PICKETT'S STANDARD SERVICE 6228093
1339	JEWISH TEMPLE CEMETERY
1404	DROP INN BAR 6299114
1412	MAGNOLIA BAKERY 6295533
1416	MULDROW MELLIE T MRS â
1426	SHOEMAKER'S ROOMING HOUSE
1467	WINN - DIXIE SUPER MARKET
1506	VACANT

**1980-81 NE 13TH ST**

SOURCE: POLKS

11	VACANT
16	KINGSLEY MAMIE B MRS 6227785
20	TOWNSEND E MO 6225312
24	VACANT
30	VACANT
211	STAVRON JOHN M 7327273

**1975 N MAGNOLIA AVE**

SOURCE: POLKS

1017 JOHNSON'S TIRE CITY  
1111 VACANT  
1120 BUSBEE H A CO INC MILL SUPS  
1133 BRAY WELDING 6227780  
1202 ACE SUPPLY CO JANITORIAL SWIMMING POOL SUPS  
1202 AIRKEM OF OCALA INC ODOR COUNTERACTANTS  
1205 J & J CURLY TOP 7324259  
1211 DE & R ELECTRIC CONTRS 7322020  
1224 BUNN'S TEXACO SERVICE 6226181  
1302 ROCK MOTOR COURT 6297327  
1302 SALLOWS HAZEN O  
1317 OCALA LUMBER CO 7320167  
1338 PICKETT'S STANDARD SERVICE  
1339 JEWISH TEMPLE CEMETERY  
1404 JACK'S BAR  
1406 BIKE & HIKE  
1412 MAGNOLIA BAKERY  
1414 BILL'S SIGNS  
1416 MULDROW MELLIE T MRS  
1426 SHOEMAKER MAYME MRS  
1426 SHOEMAKER'S ROOMING HOUSE  
1467 WINN - DIXIE SUPER MARKET  
1510 HOGAN SALLIE MRS O

**1975 NE 13TH ST**

SOURCE: POLKS

11 CALLOWAY W C  
11 VACANT  
16 KINGSLEY MAMIE B MRS  
20 MAC LARENS BRIAN  
23 ARNOLD JACK RO 6  
24 OLIVER EARL  
30 ROBERTS WM L JR  
211 STAVROU



**1970 N MAGNOLIA AVE**

SOURCE: POLKS

1017 JOHNSON'S TIRE CITY  
1111 OCALA GARAGE & BODY SHOP  
1120 BUSBEE H A CO INC MILL SUPS 6290041  
1133 BRAY WELDING 6227780  
1205 CURLY TOP DAIRY BAR 6295362  
1211 ROBUCK ELECTRIC SALES & SERVICE CONTRS  
1221 HAYES MOTEL 6292740  
1224 BUNN'S TEXACO SERVICE 6226181  
1302 ROCK MOTOR COURT  
1302 SALLOWS HAZEN 6294522  
1317 OCALA LUMBER CO 6290167  
1338 PICKETT'S STANDARD SERVICE 622  
1339 JEWISH TEMPLE CEMETERY  
1404 JACK'S BAR  
1406 VACANT  
1412 MAGNOLIA BAKERY 6295533  
1416 MULDROWM BARNEY PO 6226895  
1426 ROSENBERG GRACE E MRS USED CLO O  
1426 ROSENBERG ROOMING HOUSE  
1430 VACANT  
1467 WNN DIXIE SUPER MARKET  
1503 FURNITURE OUTLET 6228698

**1970 NE 13TH ST**

SOURCE: POLKS

16 KINGSLEY MAMIE B MRS 6227785  
20 HALL LUCY 6228708  
23 ARNOLD JACK RO 6223982  
24 NASWORTH EMMA E  
30 PRYOR ELMO 6292658  
211 WILDER F 6290403

**1965 N MAGNOLIA AVE**

SOURCE: POLKS

1015 BRAY M R & SON WLDRS 622  
1100 CENTRAL FLA OIL INC BULK PLANT AND  
1100 SHELL PETROLEUM PRODS 622  
1100 STEWART'S SHELL SERV  
1101 CURL TOP DAIRY BAR ICE CREAM  
1103 INGRAM ELEC SERV 6295008  
1122 BUNN'S TEXACO SERV 6226181  
1125 HAYES MOTEL 6292740  
1125 KEMP THEO O  
1200 ROCK MTR CT MOTEL 6227065  
1200 SALLOWS HAZEN 6227065  
1214 OCALA LBR CO RETAIL OFC 622  
1230 PICKETT'S STAND STA 6228093  
1231 JEWISH TEMPLE CEMETERY  
1406 VACANT  
1408 DOLLY'S WANDER INN  
1408 SNYDER M M  
1428 MAGNOLIA BARBER SHOP  
1442 MAGNOLIA BAKERY 6295533  
1462 MULDROW BARNEY P 622  
1465 KWIK CHEK SUPER MKT  
1506 HAYLETTS APARTMENTS  
4184 AND 6224185

**1965 NE 13TH ST**

SOURCE: POLKS

12 KINGSLEY MAMIE MRS 6227735  
16 VACANT  
18 HOGAN CECIL  
19 ARNOLD JACK 6223982  
22 SULLIVAN LUTHER Oâ', 6291421  
207 VACANT



**1960 N MAGNOLIA AVE**

SOURCE: POLKS

1015 BRAY MR & SON WLDRS  
1100 STEWART'S SHELL SERV  
1101 CURLY TOP DAIRY BAR ICE CREAM  
1102 MEHAFFEY TM DISTRIBUTING CO BEER  
1122 BUNN'S TEXACO SERV  
1125 BEARD OTTO RO  
1125 COMMERCIAL MOTEL 4 MA92980  
1200 ROCK MTR CT MOTEL  
1200 SALLOWS HAZEN 4 MA27065  
1200 SALLOWS TV & APPLIANCE  
1203 HOGAN GEO C  
1212 OCALA LBR CO YARD  
1214 OCALA LBR CO A MA24184  
1230 BESSINGER'S STD STA  
1231 JEWISH TEMPLE CEMETERY  
1302 MOORHEAD GORDON  
1302 MOORHEAD'S GRO & MKT  
1304 BOB & CURTS SHOP BARBERS  
1305 CHARLIE'S OPEN AIR MART PROD  
1305 PENNUTO CHAS LO  
1306 MAGNOLIA BAKERY  
1311 WEST DRIVE IN RESTR  
1312 MULDROW BARNEY PO  
1315 MCNEAL'S REPR SHOP FURN  
1315 MORGAN THOS M 4 MA24752  
1316 P & D TELEV SERV 4 MA94611  
1316 TURNER GRACE E MRS FURN RMS  
1318 SANDERS REBECCA MRS â',  
1319 VACANT  
1320 STINES LAWRENCE C  
1320 VACANT  
1321 BOZEMAN DWIGHT E  
1322 HOGAN JAS DO  
1323 ADCOCK JIM T  
1324 SHEARER JAS E  
1324 VACANT  
1326 CENTRAL CITY MTR SERV  
1326 NEEDHAM WM & SON PLMB  
1327 RUSH'S TRACTOR CO AGRL MACHY  
1328 GIBBS GRO 4 MA92866  
1328 GIBBS LEROY  
1401 ACME WELDING & MACH WKS  
1402 GILBERT DAVID L  
1402 SILVER DOLLAR RESTR 4 MA93161  
1403 SUPERIOR TIRE SERV 4 MA27859  
1408 ROBISON'S FRUIT & VEGETABLE MKT  
1410 ADCOCK JAS T  
1412 VACANT  
1414 THRIFT OIL CO SERV STA  
1415 HILL HOWARD N4 MA27088  
1426 OCALA VENETIAN BLIND & AWNING CO MFRS  
1428 KINLAW WALDO T  
1430 VACANT  
1436 WEST MATTIE R MRS  
1501 SMITH GRAIN CO INC TRUCKING  
13221 VACANT

**1960 NE 13TH ST**

SOURCE: POLKS

13 ROSIER JAS C A MA93332  
13 SWEARINGEN BEN F JR  
16 THOMPSON JOHN P  
18 NELSON DEAN F  
19 THOMPSON JOHNNIE WO  
22 HARRELL WM O  
207 VACANT

**1955 N MAGNOLIA AVE**

SOURCE: POLKS

1015 BRAY MR & SON WLDRS  
1100 CENTRAL FLA OIL CO  
1100 STEWART'S SHELL SERV SERV STA  
1101 CREAMETTE DRIVE IN THE ICE CREAM  
1122 CRAWFORD'S SERV STA  
1200 BEARD OTTO RO  
1200 ROCK MOTOR COURT MOTEL  
1201 VACANT  
1214 OCALA LBR CO INC  
1230 PICKETT HETH A SERV STA  
1231 TEMPLE JEWISH CEMETERY  
1301 OCALA TRUCK TERMINAL  
1302 MOORHEAD GORDON O  
1302 MOORHEAD'S GRO & MK  
1305 CHARLIE'S OPEN AIR MART PROD  
1305 PENNUTO CHAS LO  
1308 MOELLER'S HOME BKY  
1311 WEST DRIVE IN RESTR  
1312 MULDROW BARNEY PO  
1314 MILLER FLORA V MRS  
1315 MCNEAL'S REPR SHOP USED FURN  
1316 HAYLETT THELMA A MRS FURN RMS  
1316 HAYLETT VANCE RO  
1316 TYMON'S SECOND HAND SHOP USED FURN  
1318 SANDERS REBECCA MRS FURN RMS  
1319 VACANT  
1320 VACANT  
1321 SMITH MONTINE N MRS  
1322 HOGAN JAS DO  
1322 THOMPSON GLINOS  
1323 NEWTON SAML  
1324 KNELLINGER BARBER SHO  
1324 VACANT  
1325 VACANT  
1326 CENTRAL CITY MTR SERV  
1326 NE DHAM WM & SON PLMB  
1327 RUSH'S TRACTOR CO AGRL MACH  
1328 MERIWETHER GRO  
1401 ACME WELDING & MAC WORKS  
1402 DAVIS WM DO  
1402 SILVER DOLLAR BAR BE  
1403 SUPERIOR TIRE SERV  
1408 ROBIN : ON'S FRUIT VEGETABLE MK  
1410 GIB ON NORA L  
1412 VACANT  
1414 THRIFT SERV STA  
1415 GAHAN VIVIAN S MRS  
1415 RED GATE HOTEL COU  
1426 MARY'S GRILL RESTR  
1428 ADCOX JAMES  
1430 RILEY'S SERV STA  
1436 WEST MATTIE A MRS O

**1955 NE 13TH ST**

SOURCE: POLKS

12 KINGSLEY RAYMOND  
13 MCGUIRE KENNETH W  
13 REAVES DENSON D  
16 THOMPSON JOHN P  
18 LYNCH LEWIS A  
19 THOMPSON JOHN W O  
22 HORNSBY NELLO J  
207 TUCKER IRA



**1951 N MAGNOLIA AVE**

SOURCE: POLKS

1015 BRAY M R & SON WLDRS  
1100 CENTRAL FLA OIL CO INC  
1100 COLSON J FRANK FILL STA  
1101 CREAMETTE DRIVE - IN THE  
1122 CRAWFORD'S SERV STA  
1200 ROCK MOTOR COURT TOURIST CAMP  
1201 NORTHSIDE GRO  
1214 Ocala LBR CO INC  
1230 PICKETT HETH A FILLING STA  
1231 JEWISH CEMETERY  
1302 WILSON'S JOE GRO & MKT  
1304 VACANT  
1311 WEST DRIVE IN RESTR  
1311 WEST JORDAN L  
1312 MULDROW BARNEY P  
1314 DURDEN EARL C  
1314 WORLEY PERNEL J  
1315 WORLEY WILEY G  
1316 HAYLETT VANCE R  
1316 HAYLETT'S LODGE BDG  
1316 HAYLETT'S SLS USED FURN  
1318 SANDERS REBECCA MRS O  
1319 VACANT  
1320 SANDERS RICHD C  
1321 COWART EDWIN F  
1322 HOGAN JAS D  
1323 NEWTON GEORGIA MRS PROD  
1323 NEWTON SAML O  
1324 WEAVER ROY F  
1325 OPEN AIR MKT PROD  
1326 SPELL JAS D BARBER  
1328 CRUMPTON WILMER JO  
1328 CRUMPTON'S GRO  
1401 S & S AUTO UPHOL  
1402 DAVIS WM D  
1402 SILVER DOLLAR CAFE RESTR  
1403 SUPERIOR TIRE SERV  
1408 ROBISON'S FRUIT & VEGETABLE MKT  
1410 PRIOR ELMO  
1412 GREENE'S GRO & SERV STA  
1415 GAHAN VIVIAN MRS O  
1415 RED GATE HOTEL COURT  
1415 THROSSELL WILBUR J  
1426 VIRGINIA GRILL RESTR  
1428 HALL WILLIS  
1430 RUSSEK'S SERV STA  
1436 WEST MATTIE A MRS O  
1501 Ocala TRUCK TERMINAL  
13084 MOELLER'S HOME BKY  
13264 FRUIT SHOP THE  
13274 RUSH'S TRACTOR CO AGRI MACH

**1951 NE 13TH ST**

SOURCE: POLKS

12 BURNSIDE LESLIE W  
13 BATCHELOR SEABORN E  
13 SWEARINGEN WM JR  
16 THOMPSON WM L  
19 THOMPSON JOHN W  
22 VACANT  
210 RHODEN LEE

**1945 N MAGNOLIA AVE**

SOURCE: POLKS

0 JEWISH CEMETERY (SE COR )  
1015 BRAY MARION R WLDR  
1100 MCPHEETERS PAUL R FILL STA  
1100 SHELL OIL CO\_INC  
1122 NORTH MAGNOLIA STATION  
1122 TRIPLETT EMETT D GAS STA  
1200 BEARD OTTO R  
1200 MCCLENDON WM L  
1200 ROCK MOTOR COURT TOURIST  
1200 WILLIAMS SAXBY C  
1201 THOMPSON JOHN W FILLING STA AND GRO  
1214 OCALA LUMBER CO INC  
1230 PICKETT HETH A FILL STA  
1302 WILSON JOS GRO  
1311 WEST GEO L RESTR  
1312 MULDROW BARNEY P  
1314 COX BOB P  
1315 LEE WH PRODUCE  
1316 CORDREY'S FRUIT & JUICES PACKING HOUSE  
1318 GODWAN HUBERT  
1318 SANDERS REBECCA  
1319 NEWTON SAM PRODUCE  
1320 GOODMAN PAUL W  
1320 LOVELL WM M  
1322 HOGAN JAS D  
1323 NEWTON SAM  
1323 SMITH FRANCIS D J  
1324 WEST DUDLEY L  
1328 CHAUNCEY ROY E GRO  
1402 SUPERIOR TIRE SERVICE  
1410 GREENE MARY L  
1415 GAHAN VIVIAN  
1415 PROSSELL WILBER I  
1415 RED GATE MOTOR COURT  
1428 MILLER JOS  
1430 FULFORD WOODROW AUTO REPR  
1436 ANDREWS FLORENCE  
1438 MILLER JOE  
1520 KOZY CAMP COTTAGES

**1945 NE 13TH ST**

SOURCE: POLKS

12 THOMPSON WM L  
13 HARWARD DWIGHT S  
16 TYNDALL THERMAN  
19 THOMPSON JOHN W  
22 TURNER FLOYD  
210 BRAY WM S



**1940 N MAGNOLIA AVE**

SOURCE: POLKS

0	JEWISH CEMETERY (SE COR )
1015	GIBSON - BRAY CO WELDERS
1100	MCPHEETERS SERVICE STA
1100	SHELL OIL CO INC
1105	VACANT
1122	MAGNOLIA SERVICE STA
1200	BEARD OTTO R
1200	ROCK MOTOR COURT TOURISTS
1201	THOMPSON JOHN W FILLING STA AND GRO
1214	OCALA LUMBER CO INC
1216	HALL THOS O
1230	PICKETT HETH A FILLING STA
1301	HASKINS AUTO PARTS AUTO WRECKERS
1302	WILSON JOS GRO
1310	MULDROW BARNEY P
1312	VACANT
1314	HOLMES FREDK L PEPSI COLA DISTR
1316	SANDERS BRITTON H
1318	HAMMOCK GEO W
1326	HOGAN JAS D O FILLING STA
1326	HOGAN SALLIE MRS GRO
1400	VACANT
1401	SNAIR CURTIS H REV
1410	GAHAN VIVIAN MRS O
1410	RED GATE COLONY TOURIST CAMP
1415	BUFFINGTON NEIL G
1415	MERRILL JOHN C FILLING STA

**1940 NE 13TH ST**

SOURCE: POLKS

12	GUNTER EUG E
13	DAY JAS M
16	GUNN ROBT
19	THOMPSON JOHN WO
22	CARROLL ROBT E
210	VACANT

**1937 N MAGNOLIA AVE**

SOURCE: POLKS

0	ATLANTIC COAST LINE SHOPS (WS )
0	JEWISH CEMETERY (SE COR )
0	KELLER HENRY H FILLING STA (WS 1 N )
0	RED GATE COLONY TOURIST CAMP (ES )
1015	HILL'S WELDING & MACHINE CO
1100	SHELL PETROLEUM CORP
1105	OCALA COCA - COLA BOTTLING CO
1120	TEXACO SERVICE STA FILLING STA
1200	ROCK CABINS THE
1201	WOODHAM WM L FILLING STA
1213	VACANT
1214	OCALA LUMBER CO
1215	ITTIK ANNA L MRS
1216	HALL THOS
1221	VACANT
1230	PICKETT HETH A FILLING STA
1301	HASKINS AUTO PARTS AUTO WRECKERS
1302	JOYNER THOS C GRO
1310	CONLEY EDW D
1312	POOSER LLOYD
1314	1308 THOMPSON S S PROD
1316	SANDERS BRITTON H
1318	GOODMAN PAUL R
1326	HOGAN JAS D FILLING STA
1400	HUDSPETH JC FILLING STA
1401	SNAIR CURTIS H REV

**1937 NE 13TH ST**

SOURCE: POLKS

12	CHEEK LEON B
13	DAY JAS M
16	SCROGGIN H CLYDE
19	THOMPSON JOHN W
22	MARTIN WALTER C
210	HESTER CURTIS



**1930 N MAGNOLIA AVE**

SOURCE: POLKS

0	JEWISH CEMETERY
1015	OCALA WELDING CO ACLRR SHOPS
1100	SHELL PETROLEUM CORP OILS
1105	OCALA COCA - COLA BOTTLING CO
1120	TEXACO SERVICE STA NO 1
1201	ADAMS LOYD INC TIRES
1213	COLLINS JAS M
1216	HOGAN JOHN P
1221	JORDAN E C & CO WHSE
1230	STANDARD OIL CO STA NO 3

**1930 NE 13TH ST**

SOURCE: POLKS

4	MCCANN RALPH M
12	GNAGY J LESTER
13	SWEARINGEN BENJ F
16	MORRIS VICTORIA MRS
19	WHITFIELD JOHN L
22	BOSTICK BRYDIA C MRS NURSE
22	BOSTICK LILLIE T MRS
210	LUFFMAN A COLBERT

0FRANK RAY

0HERBERT BRONSON

0JC CARTER

0W HOGAN

1012A A VANDENBROCK

STREET NOT LISTED



# ASTM E1527-21 User Questionnaire



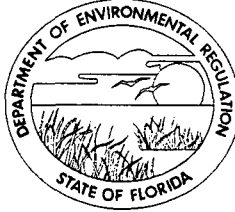
Date Completed	JUNE 13, 2023		
Person Completing Questionnaire	Name: GUS GIANIKAS Company: CITY OF OCALA	Phone: (352) 629-8311 Email: ggianikas@OCALAFI.org	
Site Name	ACRES ID 239358		
Site Address	1317 N. Magnolia Ave. and 23 NE 13 <sup>th</sup> St., Ocala, Marion County, Florida		
Point of Contact for Access	Name: GUS GIANIKAS Company: CITY OF OCALA	Phone: (352) 629-8311 Email: ggianikas@OCALAFI.org	
Access Restrictions or Special Site Requirements?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (If yes, please explain)		
Confidentiality Requirements?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (If yes, please explain)		
Current Site Owner	Name: Company: CITY OF OCALA	Phone: Email: 	
Current Site Operator	Name: Company: CITY OF OCALA	Phone: Email: 	
Reasons for ESA (e.g., financing, acquisition, lease, etc.)	FUTURE SALE OF PROPERTY		
Anticipated Future Site Use	COMMERCIAL BUILDING		
Relevant Documents?	Please provide Terracon copies of prior Phase I or II ESAs, Asbestos Surveys, Environmental Permits or Audit documents, Underground Storage Tank documents, Geotechnical Investigations, Site Surveys, Diagrams or Maps, or other relevant reports or documents.		
<b>ASTM User Questionnaire</b>			
To qualify for one of the <i>Landowner Liability Protections (LLPs)</i> offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the " <i>Brownfields Amendments</i> "), the user must respond to the following inquiries required by 40 C.F.R. §§ 312.25, 312.28, 312.29, 312.30, and 312.31. These inquiries must also be conducted by EPA Brownfield Assessment and Characterization grantees. The <i>user</i> should provide the following information to the <i>environmental professional</i> . Failure to conduct these inquiries could result in a determination that " <i>all appropriate inquiries</i> " is not complete.			
1) Did a search of land title records (or judicial records where appropriate) identify any environmental liens filed or recorded against the site under federal, tribal, state, or local law (40 CFR 312.25)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (If yes, explain below and send Terracon a copy of the title records or judicial records reviewed.)			
2) Did a search of land title records (or judicial records where appropriate) identify any activity and use limitations (AULs), such as engineering controls, land use restrictions, or institutional controls that are in place at the site and/or have been filed or recorded against the site under federal, tribal, state, or local law (40 CFR 312.26)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (If yes, explain below and send Terracon a copy of the title records or judicial records reviewed.)			
3) Do you have any specialized knowledge or experience related to the site or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the site or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business (40 CFR 312-28)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (If yes, explain below)			
4) Does the purchase price being paid for this site reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the site? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> Not applicable (If yes or Not applicable, explain below)			
5) Are you aware of commonly known or reasonably ascertainable information about the site that would help the environmental professional to identify conditions indicative of releases or threatened releases (40 CFR 312.30)? For example, (a.) Do you know the past uses of the site? (b.) Do you know of specific chemicals that are present or once were present at the site? (c.) Do you know of spills or other chemical releases that have taken place at the site? (d.) Do you know of any environmental cleanups that have taken place at the site? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes (If yes, explain below)			
6) Based on your knowledge and experience related to the site, are there any obvious indicators that point to the presence or likely presence of releases at the site (40 CFR 312.31)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes (If yes, explain below)			
Comments or explanations:			

Please return this form with the signed authorization to proceed.

Proposal No. PEQ237262

STATE OF FLORIDA  
**DEPARTMENT OF ENVIRONMENTAL REGULATION**

DALE TWACHTMANN  
SECRETARY



BOB MARTINEZ  
GOVERNOR

OCALA LUMBER COMPANY  
P O BOX 1389  
OCALA

FL 32678

FACILITY ID: 428511264

RENEWAL NOTICE  
No. 428511264-0005B

Date: 05/20/89

05/20/89 1 Renewal charge(s) @ \$25.00 \$ 25.00

TOTAL AMOUNT DUE:

\$ 25.00  
=====

Amount due must be received within thirty (30) days to avoid penalty charges.  
Make check payable to: Department of Environmental Regulation  
For Journal Transfer Use: 56 20 2 212001 56000000 00 000100

Please return this portion along with your remittance to:  
MOTOR FUEL TANK REGISTRATION  
2600 BLAIRSTONE ROAD, TALLAHASSEE, FL 32399-2405

Facility ID: 428511264  
Name: Ocala LUMBER CO.  
Location: 1317 N MAGNOLIA AVE  
OCALA

Date: 05/20/89

TOTAL AMOUNT DUE: \$ 25.00  
=====

If any information on this form is incorrect, written documentation or a revised registration form (17-61.090(3)) must be included.

For further assistance, please call (904) 488-3936.

0 428511264

*Protecting Florida and Your Quality of Life*





## **Goethe-Moxon Enterprises**

### **Ocala Lumber Sales Co.**

377 N.W. 14th Street  
P.O. Box 1389  
Ocala, Florida 32678  
Phone: 904/732-0167

### **Ocala Lumber Company**

1317 North Magnolia Ave.  
P.O. Box 1389  
Ocala, Florida 32678  
Phone: 904/732-0167

### **Leesburg Building Materials**

1119 East Main Street  
P.O. Box 856  
Leesburg, Florida 32749-0856  
Phone: 904/787-2135

### **Dunnellon Lumber & Hardware**

Hwy. 41 North  
P.O. Box 719  
Dunnellon, Florida 32630  
Phone: 904/489-2404

### **Florida Roof Truss Co.**

1100 N.W. 8th Ave.  
P.O. Box 730  
Ocala, Florida 32678  
Phone: 904/732-4245

### **Florida Roof Truss Block Division**

Hwy. 41 North  
Dunnellon, Florida 32630  
Phone: 904/489-3396

### **Truss Masters of Florida, Inc.**

7111 Overland Road  
P.O. Box 17096  
Orlando, Florida 32860  
Phone: 305/293-8431

### **Orlando Lumber Company**

7105 Overland Road  
P.O. Box 17307  
Orlando, Florida 32860  
Phone: 305/293-2345  
1-800-432-6100

### **Ocala Cleat Company**

1835 N.W. 21st Street  
P.O. Box 876  
Ocala, Florida 32678  
Phone: 904/629-1800

### **G & M Cattle Company**

377 N.W. 14th Street  
P.O. Box 1389  
Ocala, Florida 32678  
Phone: 904/732-0167

June 6, 1989

Florida Department of Environmental Regulation  
Motor Fuel Tank Registration  
2600 Blair Stone Road  
Tallahassee, FL 32399-2405

Dear Sirs:

I am returning the renewal notices on our  
underground fuel storage tanks. All of these tanks  
have been removed from service and from the ground  
prior to January 1, 1989.

Sincerely,

Henry J.G. Moxon  
General Manager

# Stationary Tank Registration/Notification Form

Form 17-1.218(2)

OCALA LUMBER CO  
1317 N MAGNOLIA AV  
OCALA

FL 32670

## FACILITY LOCATION

ADDRESS: 1317 N MAGNOLIA AV  
CITY: OCALA

FL 32670

Use this form to comply with the following requirements of the  
Stationary Tank Rule Chapter 17-61, Florida Administrative Code.

(Make corrections to name and addresses here)

1. Facility/Addressee name \_\_\_\_\_

Facility address \_\_\_\_\_

Mailing address P.O. Box 1389  
OCALA, FL 32678

1. Each owner or operator shall register the following with the department:
  - a. All existing facilities by December 31, 1984 (Questions 1-19)
  - b. All new storage systems or facilities at least 10 days prior to the start of installation of tanks except in the cases of emergency replacement (Questions 1-19)
  - c. A non-pollutant containing installation which is to be converted to a facility, at least 10 days prior to the placement of pollutants in such a facility (Questions 1-19)
2. Each owner or operator shall notify the department of the following:
  - a. All storage systems within 10 days of abandonment (Questions 1, 12, 16, 20)
  - b. Facility sale within 10 days of sale. Notice shall be made by the seller (Answer questions 1, 7, and 11. Question 7 about the new owner)
  - c. Retrofitting within 10 days of completion (Questions 1-19)
3. You may notify the department of a change of operator (Questions 1-6)

09474 Agency Use Only

SIC521100000

PLEASE PRINT OR TYPE

2. Facility number (DER will provide this number) 428511264
3. Date 12/15/84
4. Federal Employment Identification (number used to file IRS forms) 59-0265396
5. County Code (see enclosed letter) 42
6. Operator of facility OCALA LUMBER COMPANY  
Effective date (only for change of operator): \_\_\_\_\_ Telephone number (904) 732-0167
7. Company/Person owning tanks and piping OCALA LUMBER COMPANY  
Address P.O. Box 1389, OCALA, FL 32678  
Contact person HENRY MOXON, GEN. MGR. Telephone number: (904) 732-0167  
Effective date (only for change of owner): \_\_\_\_\_
8. How many tanks at this location have an individual storage capacity of greater than 550 gallons and store vehicular fuel made from petroleum?  
1 Underground 0 Aboveground
9. Facility location: Latitude \_\_\_\_\_ Longitude: \_\_\_\_\_ Section 7 Township 15S Range 22E  
This information is listed on property deeds, and in the offices of the property appraiser and tax assessor.
10. Sketch the facility on a separate page showing the APPROXIMATE location of buildings, tanks, and dispensers.
  - A. Draw a line from tank to dispenser to show which are connected by piping.
  - B. Label each tank as Tank 1, Tank 2, etc.
  - C. Write the date and your facility number, if known, or name and address exactly as it appears above.
  - D. Keep a copy of your sketch.

REFER TO TANKS BY THESE LABELS IN ANY COMMUNICATION WITH THE DEPARTMENT.  
DESCRIBE PIPING BY THE NUMBER OF THE TANK IT IS ATTACHED TO.

11. TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL INFORMATION SUBMITTED ON THIS FORM IS TRUE, ACCURATE, AND COMPLETE

HENRY J. G. MOXON, GENERAL MANAGER  
Name of owner, operator or authorized representative

Henry J. G. Moxon, Gen. Mgr.  
Signature of owner, operator or authorized representative

**JAN 22 1985**

KEEP A COPY OF THIS FORM FOR YOUR RECORDS

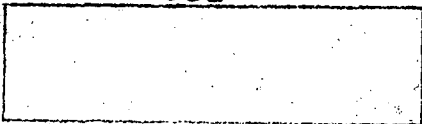
MAIL TO: DER Stationary Tank Registration  
2600 Blair Stone Road  
Room 603  
Tallahassee, Florida 32301



[illegible]

List 14	List 17U UNDERground Tanks	List 17A ABOVEground Tanks	List 18	List 19	List 20
Tank contents are:	Underground tank:	Aboveground tank:	Integral Piping System has:	Monitoring system is:	Tank <u>disposal</u> method.
A. leaded gasoline. B. unleaded gasoline. C. Alcohol enriched gasoline. D. diesel fuel. E. aviation fuel. Z. other.	A. has overfill protection. B. is interior lined. C. is painted/asphalted steel. D. is of unknown type. E. is fiberglass type. F. is fiberglass-clad steel. G. is sacrificial anode type. H. is impressed current type. I. is double walled. J. is concrete. K. is in secondary containment. N. is or has none of the above.	O. has overfill protection. P. is surrounded by impervious dike. Q. is surrounded by earth dike. R. rests on an impervious base. S. rests on a earth/gravel base. T. has interior lined bottom. U. is cathodically protected. V. is built of/coated with corrosion resistant materials. W. is supported above the soil. Z. is or has none of the above.	Parts contacting the soil which are: A. no parts in contact with the soil. B. unprotected metal. C. built of corrosion resistant materials. D. corrosion resistant coated. E. cathodically protected. F. double-walled. G. within a secondary containment. H. interior lined. M. none of the above.	A. automatically sampled well(s). B. manually sampled well(s). C. groundwater monitoring plan. D. SPCC plan. E. well/detector in secondary containment. F. in-ground detector. G. within walls of double-walled tank. H. continuous in piping. I. not required. N. none of the above.	A. Filling. B. Removal. C. Retrofitting. F. Other.

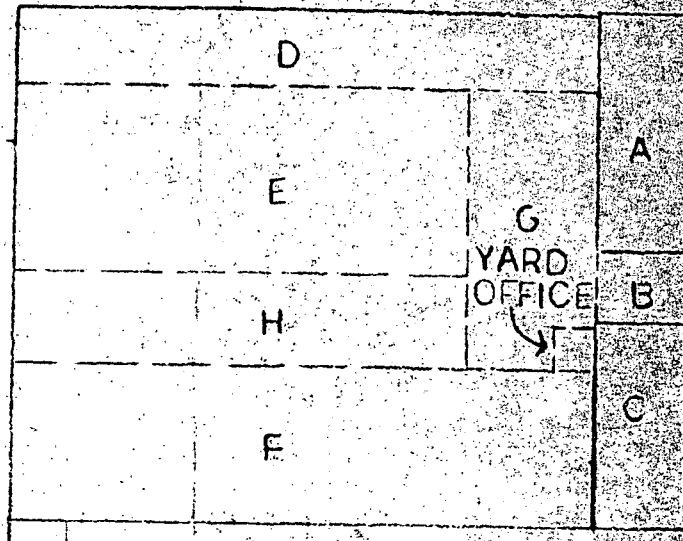
BLDG 7  
WAREHOUSE



← NOT  
TO  
SCALE  
APPROX.  
103' →



BLDG 6  
WAREHOUSE



□ BLDG 10  
YARD  
OFFICE

BLDG 9  
WAREHOUSE





## **APPENDIX D**

# **ENVIRONMENTAL DATABASE INFORMATION**

## **APPENDIX E**

### **PRIOR REPORTS**



# Phase I Environmental Site Assessment Update

City of Ocala Brownfields Assessment Grant  
1317 N Magnolia Avenue and 23 NE 13<sup>th</sup> Street  
Ocala, Marion County, Florida  
ACRES Property ID 239358

October 11, 2019

Terracon Project No. EQ187138 Task 1B8



**Prepared for:**

City of Ocala  
Ocala, Florida

EPA Brownfields Cooperative Agreement BF-00D71118

**Prepared by:**

Terracon Consultants, Inc.  
Jacksonville, Florida

[terracon.com](http://terracon.com)

# Terracon

Environmental



Facilities



Geotechnical



Materials

October 11, 2019



City of Ocala  
201 SE 3rd St  
Ocala, Florida 34471-2172

Attn: Ms. Lisa Walsh  
P: (352) 629-8391  
E: lwalsh@ocalafl.org

Re: Phase I Environmental Site Assessment Update  
City of Ocala Brownfields Assessment Grant  
1317 N Magnolia Avenue & 23 NE 13<sup>th</sup> Street  
Ocala, Marion County, Florida  
Marion County Parcel Nos. 26297-000-00 and 26298-000-00  
ACRES Property ID 239358  
Terracon Project No. EQ187138, Task 1B8

Dear Ms. Walsh:

Terracon Consultants, Inc. (Terracon) is pleased to submit the enclosed Phase I Environmental Site Assessment (ESA) report for the above-referenced site. This assessment was performed in accordance with our Authorization for Phase I ESA dated October 7, 2019 and our Professional Services Contract dated November 6, 2018. The City of Ocala Brownfields Assessment Grant is funded with U.S. Environmental Protection Agency (EPA), Region 4 Cooperative Agreement BF-00D71118. Services are conducted as part of Task 1 of the Cooperative Agreement Work Plan negotiated between the City of Ocala and EPA. Funding for this Phase I ESA was split between hazardous substances and petroleum assessment grant funds. We appreciate the opportunity to be of service to you on this project. If there are any questions regarding this report or if we may be of further assistance, please do not hesitate to contact us.

Sincerely,  
**Terracon Consultants, Inc.**

*Ben Briegel*

Ben Briegel  
Project Manager

A blue ink signature of Kyle E. Hayes, written in a cursive style.

Kyle E. Hayes  
Environmental Department Manager

Terracon Consultants Inc., 9655 Florida Mining Blvd W, Ste 509 Jacksonville, FL 32257-2042

P 904-900-6494 F 904-268-5255 [terracon.com](http://terracon.com)



Environmental



Facilities



Geotechnical



Materials

## TABLE OF CONTENTS

	Page No.
<b>EXECUTIVE SUMMARY .....</b>	<b>i</b>
Findings and Opinions .....	i
Opinions and Conclusions.....	iv
Recommendations .....	iv
<b>1.0 INTRODUCTION .....</b>	<b>1</b>
1.1 Site Description .....	1
1.2 Scope of Services.....	1
1.3 Standard of Care .....	2
1.4 Additional Scope Limitations, ASTM Deviations and Data Gaps.....	2
1.5 Reliance .....	3
1.6 Client Provided Information.....	3
<b>2.0 PHYSICAL SETTING .....</b>	<b>4</b>
<b>3.0 HISTORICAL USE INFORMATION .....</b>	<b>5</b>
3.1 Historical Topographic Maps, Aerial Photographs, Sanborn Maps.....	5
3.2 Historical City Directories.....	7
3.3 Site Ownership .....	8
3.4 Title Search .....	8
3.5 Environmental Liens and Activity and Use Limitations .....	8
3.6 Interviews Regarding Current and Historical Site Uses.....	8
3.7 Prior Report Review .....	9
<b>4.0 RECORDS REVIEW .....</b>	<b>9</b>
4.1 Federal and State/Tribal Databases.....	10
4.2 Local Agency Inquiries.....	13
<b>5.0 SITE RECONNAISSANCE .....</b>	<b>14</b>
5.1 General Site Information .....	14
5.2 Overview of Current Site Occupants & Operations .....	14
5.3 Site Observations .....	14
<b>6.0 ADJOINING PROPERTY RECONNAISSANCE.....</b>	<b>16</b>
<b>7.0 DECLARATION.....</b>	<b>17</b>



## TABLE OF CONTENTS (continued)

### **APPENDICES**

APPENDIX A	Exhibit 1 - Topographic Map, Exhibit 2 - Site Diagram
APPENDIX B	Site Photographs
APPENDIX C	Historical Documentation and User Questionnaire
APPENDIX D	Environmental Database Information
APPENDIX E	Credentials
APPENDIX F	Description of Terms and Acronyms

## **EXECUTIVE SUMMARY**

This Phase I Environmental Site Assessment (ESA) Update was performed in accordance with our Authorization for Phase I ESA Update dated October 7, 2019 and our Professional Services Contract dated November 6, 2018 and was conducted consistent with the procedures included in ASTM E1527-13, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. The City of Ocala Brownfields Assessment Grant is funded with U.S. Environmental Protection Agency (EPA), Region 4 Cooperative Agreement BF-00D71118. Services are conducted as part of Task 1 of the Cooperative Agreement Work Plan negotiated between the City of Ocala and EPA. Funding for this Phase I ESA was split between hazardous substances and petroleum assessment grant funds. The ESA was conducted under the supervision or responsible charge of Kyle E. Hayes, Environmental Professional. Darryl Williams performed the site reconnaissance on October 9, 2019.

### **Findings and Opinions**

A summary of findings is provided below. It should be recognized that details were not included or fully developed in this section, and the report must be read in its entirety for a comprehensive understanding of the items contained herein.

#### Site Description and Use

The site consists of approximately 1.7-acres of vacant land located at 1317 N Magnolia Avenue and 23 NE 13<sup>th</sup> Street in Ocala, Marion County, Florida. The site is identified by Marion County Property Appraiser Parcel Nos. 26297-000-00 and 26298-000-00. The site is improved with a paved parking area and utilities.

#### Historical Information

Historical sources reviewed as part of this assessment indicate the site has been occupied by residential and commercial structures since 1930. The site was occupied by a furniture warehouse by 1930 to approximately 1960; a filling station was located at the southwest corner by 1930 through the mid-1940s; multiple residential homes until the 1970s, and a lumber storage company and associated warehouses from the mid-1940s through 2000. According to a representative from the City of Ocala, the lumber storage facility mainly operated across the street to the west and the site consisted of offices and lumber warehouse storage. The on-site structures were razed by 2013 and the site has since remained vacant.

A filling station formerly occupied an address associated with the site at 1201 N Magnolia Avenue with historical city directory listings from 1937 to 1945. The 1930 and 1948 historical Sanborn maps depict a filling station with two gas tanks (assumed underground). Tanks closure documentation was not identified through records review. The potential for a petroleum product

release due to the historical presence of a filling station on the site is a Recognized Environmental Condition (REC).

The north adjoining property has consisted of a cemetery since at least 1930. The east adjoining property has consisted of a residential area since at least 1930. The south adjoining property has consisted of a residential area since 1930 and a motel through the 1960s. A filling station occupied the southwest adjoining property at 1122 and 1224 Magnolia Ave by 1930 through the mid-1970s. This facility (Ace Supply Co./Clardy Oil Co) is further discussed in Section 4.0 Records Review.

The west adjoining property consisted of residential homes and a filling station by 1930. The filling station occupied the northwest adjoining property at 1338 N Magnolia Ave. through the mid-1990s. This facility (Chevron Station) is a REC and further discussed in Section 4.0 Records Review. The west adjoining property was occupied by a motel from approximately the late 1930s to mid-1970s. A lumber storage yard occupied the west adjoining property from the late 1940s to the mid-2000s.

#### Records Review

Terracon reviewed applicable federal and state/tribal environmental regulatory databases for the site and surrounding properties within the specified search radii outlined in ASTM E1527-13, as well as responses from state and local regulatory agency inquiries. The site is listed in the environmental database as a registered Underground Storage Tank (UST) facility with two Florida Department of Environmental Protection (FDEP) Facility ID (FAC ID) numbers 8511264 and 9200810. According to the environmental database, a 1,000-gallon leaded gasoline UST (FDEP FAC ID 8511264) was removed in 1988. Terracon reviewed files on FDEP's online document management system OCULUS. Limited documents and information were available. A letter from Ocala Lumber Co. dated June 6, 1989, to the Department of Environmental Regulation states that all underground fuel storage tanks were removed from service prior to January 1, 1989. The letter does not reference the number or type of tanks. A historical Stationary Tank Registration/Notification Form dated December 15, 1984 includes a map showing the location of a former UST. Based on a review of historical aerial photographs and corresponding building configuration on the map, this UST is believed to have been located on the west adjoining property. Based on the former location and distance from the site, the UST associated with FDEP FAC ID 8511264, is not considered a REC. According to the environmental database, two USTs (FDEP FAC ID 9200810) of unknown size and content were removed in 1988. A Department of Environmental Regulation Registration Fees document dated March 26, 1992, indicates that two USTs were removed from service by December 1988. Further correspondence obtained through a request for information from the FDEP identified database records for the USTs. The database indicates the tanks were both 880-gallons in volume and were used to store Trichloroethylene (TCE). Due to the lack of regulatory tank closure documentation and the potential for a historical petroleum product release, the former USTs associated with the site and FDEP FAC ID 9200810, are considered a REC.



The Chevron Station, formerly located approximately 100-feet northwest of the site, at 1338 N Magnolia Ave., was listed in the environmental database as a UST facility (FDEP FAC ID 8518848). According to the environmental database, one 2,000-gallon UST containing leaded gas, two 2,000-gallon USTs containing unleaded gas, and one 500-gallon waste oil UST were removed from service in 1990. One 2,000-gallon UST containing unleaded gas was removed from service in 2000. Terracon reviewed files on FDEP's online document management system OCULUS. The Underground Storage Tank Closure report dated November 6, 2000 prepared by Central Testing Laboratory documented closure assessment activities for one 2,000-gallon gasoline UST. According to this report, soils from the tank excavation were screened with an organic vapor analyzer and one soil sample was collected for laboratory analysis. The number and corresponding depth(s) of samples collected for soil screening and laboratory analysis was not provided. The report indicates that contaminated soil was not identified through soil screening results and soil laboratory analytical results were reported below applicable regulatory levels. The report states that groundwater was not encountered at 18-feet below ground surface and therefore, no groundwater samples were collected. Records regarding the regulatory status of this facility with respect to closure were not identified. Based on the lack of regulatory closure documentation, this facility is considered a REC.

The environmental database report identified one Superfund Enterprise Management System (SEMS) facility (formerly known as CERCLIS [Comprehensive Environmental Response, Compensation, and Liability Information System]), eight Brownfields (BF) areas, 27 registered Leaking Storage Tanks (LUAST) facilities, three Solid Waste/Landfill (SWF/LF) facilities, four registered UST facilities, and one Voluntary Cleanup Site (VCS); within ASTM specified search radii.

The remaining facilities listed in the database report do not appear to represent RECs to the site at this time based upon regulatory status, apparent topographic gradient, and/or distance from the site.

#### Site Reconnaissance

The site reconnaissance was performed on October 9, 2019. The site consists of vacant land with a paved parking area at the southwest portion. RECs were not identified during the site reconnaissance.

#### Adjoining Properties

The north adjoining property consists of a cemetery. The east adjoining property consists of NE 1<sup>st</sup> Avenue followed by a residential area. The south adjoining property consists of NE 13<sup>th</sup> Street followed by vacant land and a vacant commercial building to the southwest. The west adjoining

property consists of N Magnolia Avenue followed by vacant land with an auto detailing business to the northwest. RECs were not identified with the current use of adjoining properties.

## **Opinions and Conclusions**

We have performed a Phase I ESA consistent with the procedures included in ASTM Practice E 1527-13 at the site located at 1317 N Magnolia Avenue and 23 NE 13<sup>th</sup> Street in Ocala, Marion County, Florida. The following RECs were identified:

- **Former on-site filling station:** Potential for a petroleum product release associated with a historical gas station located at the southwest corner of the site,
- **Former on-site USTs:** Lack of regulatory tank closure documentation and the potential for a historical product release, and
- **Former USTs at Chevron Station (northwest adjoining property):** Lack of regulatory tank closure documentation and the potential for a historical petroleum product release.

## **Recommendations**

Based on the scope of services, limitations, and conclusions of this assessment, Terracon recommends the following additional actions.

- Terracon recommends conducting additional investigation to evaluate subsurface conditions associated with the identified RECs.

## 1.0 INTRODUCTION

### 1.1 Site Description

<b>Site Name</b>	1317 N Magnolia Ave. and 23 NE 13 <sup>th</sup> Street
<b>Site Location/Address</b>	1317 N Magnolia Ave. and 23 NE 13 <sup>th</sup> Street Parcel Nos. 26297-000-00 and 26298-000-00
<b>Land Area</b>	Approximately 1.7-acres
<b>Site Improvements</b>	Vacant land with paved area and utilities
<b>Anticipated Future Site Use</b>	Redevelopment
<b>Purpose of the ESA</b>	Acquisition of the site

The location of the site is depicted on Exhibit 1 of Appendix A, which was reproduced from a portion of the USGS 7.5-minute series topographic map. The site and adjoining properties are depicted on the Site Diagram, which is included as Exhibit 2 of Appendix A. Acronyms and terms used in this report are described in Appendix F.

### 1.2 Scope of Services

This Phase I Environmental Site Assessment (ESA) Update was performed in accordance with our Authorization for Phase I ESA dated October 7, 2019 and our Professional Services Contract dated November 6, 2018 and was conducted consistent with the procedures included in ASTM E1527-13, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. The City of Ocala Brownfields Assessment Grant is funded with U.S. Environmental Protection Agency (EPA), Region 4 Cooperative Agreement BF-00D71118. Services are conducted as part of Task 1 of the Cooperative Agreement Work Plan negotiated between the City of Ocala and EPA. Funding for this Phase I ESA was split between hazardous substances and petroleum assessment grant funds. The purpose of this ESA was to assist the client in developing information to identify RECs in connection with the site as reflected by the scope of this report. This purpose was undertaken through user-provided information, a regulatory database review, historical and physical records review, interviews, including local government inquiries, as applicable, and a visual noninvasive reconnaissance of the site and adjoining properties. Limitations, ASTM deviations, and significant data gaps (if identified) are noted in the applicable sections of the report.

ASTM E1527-13 contains a new definition of "migrate/migration," which refers to "the movement of hazardous substances or petroleum products in any form, including, for example, solid and liquid at the surface or subsurface, and vapor in the subsurface." By including this explicit reference to migration in ASTM E1527-13, the Standard clarifies that the potential for vapor



migration should be addressed as part of a Phase I ESA. This Phase I ESA has considered vapor migration in evaluation of RECs associated with the site.

### **1.3 Standard of Care**

This ESA was performed in accordance with generally accepted practices of this profession, undertaken in similar studies at the same time and in the same geographical area. We have endeavored to meet this standard of care, but may be limited by conditions encountered during performance, a client-driven scope of work, or inability to review information not received by the report date. Where appropriate, these limitations are discussed in the text of the report, and an evaluation of their significance with respect to our findings has been conducted.

Phase I ESAs, such as the one performed at this site, are of limited scope, are noninvasive, and cannot eliminate the potential that hazardous, toxic, or petroleum substances are present or have been released at the site beyond what is identified by the limited scope of this ESA. In conducting the limited scope of services described herein, certain sources of information and public records were not reviewed. It should be recognized that environmental concerns may be documented in public records that were not reviewed. No ESA can wholly eliminate uncertainty regarding the potential for RECs in connection with a property. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs. No warranties, express or implied, are intended or made. The limitations herein must be considered when the user of this report formulates opinions as to risks associated with the site or otherwise uses the report for any other purpose. These risks may be further evaluated – but not eliminated – through additional research or assessment. We will, upon request, advise you of additional research or assessment options that may be available and associated costs.

### **1.4 Additional Scope Limitations, ASTM Deviations and Data Gaps**

Based upon the agreed-on scope of services, this ESA did not include subsurface or other invasive assessments, vapor intrusion assessments or indoor air quality assessments (i.e. evaluation of the presence of vapors within a building structure), business environmental risk evaluations, or other services not particularly identified and discussed herein. Credentials of the company (Statement of Qualifications) have not been included in this report but are available upon request. Pertinent documents are referred to in the text of this report, and a separate reference section has not been included. Reasonable attempts were made to obtain information within the scope and time constraints set forth by the client; however, in some instances, information requested is not, or was not, received by the issuance date of the report. Information obtained for this ESA was received from several sources that we believe to be reliable; nonetheless, the authenticity or reliability of these sources cannot and is not warranted hereunder.

An evaluation of the significance of limitations and missing information with respect to our findings has been conducted, and where appropriate, significant data gaps are identified and discussed in the text of the report. However, it should be recognized that an evaluation of significant data gaps is based on the information available at the time of report issuance, and an evaluation of

information received after the report issuance date may result in an alteration of our conclusions, recommendations, or opinions. We have no obligation to provide information obtained or discovered by us after the issuance date of the report, or to perform any additional services, regardless of whether the information would affect any conclusions, recommendations, or opinions in the report. This disclaimer specifically applies to any information that has not been provided by the client.

This report represents our service to you as of the report date and constitutes our final document; its text may not be altered after final issuance. Findings in this report are based upon the site's current utilization, information derived from the most recent reconnaissance and from other activities described herein; such information is subject to change. Certain indicators of the presence of hazardous substances or petroleum products may have been latent, inaccessible, unobservable, or not present during the most recent reconnaissance and may subsequently become observable (such as after site renovation or development). Further, these services are not to be construed as legal interpretation or advice.

## 1.5 Reliance

This ESA report is prepared for the exclusive use and reliance of City of Ocala. Use or reliance by any other party is prohibited without the written authorization of City of Ocala and Terracon Consultants, Inc. (Terracon).

Reliance on the ESA by the client and all authorized parties will be subject to the terms, conditions and limitations stated in the proposal, ESA report, and Terracon's Agreement. The limitation of liability defined in the Agreement is the aggregate limit of Terracon's liability to the client and all relying parties.

Continued viability of this report is subject to ASTM E1527-13 Sections 4.6 and 4.8. If the ESA will be used by a different user (third party) than the user for whom the ESA was originally prepared, the third party must also satisfy the user's responsibilities in Section 6 of ASTM E1527-13.

## 1.6 Client Provided Information

Prior to the site visit, Joseph Switt, client's representative, was asked to provide the following user questionnaire information as described in ASTM E1527-13 Section 6.

### Client Questionnaire Responses

Client Questionnaire Item	Client Did Not Respond	Client's Response	
		Yes	No
Specialized Knowledge or Experience that is material to a REC in connection with the site.			X

Client Questionnaire Item	Client Did Not Respond	Client's Response	
		Yes	No
Actual Knowledge of Environmental Liens or Activity Use Limitations (AULs) that may encumber the site.	X		
Actual Knowledge of a Lower Purchase Price because contamination is known or believed to be present at the site.			X
Commonly Known or Reasonably Ascertainable Information that is material to a REC in connection with the site.		X	
Obvious Indicators of Contamination at the site.		X	

Terracon's consideration of the client provided information did not aid in the identification of RECs. The client's knowledge of the site is based on information obtained from the initial Phase I ESA, dated April 3, 2019. A title search was not completed. A copy of the questionnaire is included in Appendix C.

## 2.0 PHYSICAL SETTING

Physical Setting Information		Source
Topography		
Site Elevation	Approximately 56-feet above sea level	USGS Topographic Map, Ocala West, Florida Quadrangle, 1991 (Appendix A)
Topographic Gradient	Generally south-southeast	
Closest Surface Water	Stormwater pond, approximately 200-feet south of the site	
Soil Characteristics		
Soil Type	Urban Land, 0 to 5 percent slopes	Marion County, FL USDA-NRCS Web Soil Survey issued September 12, 2018 <a href="http://websoilsurvey.nrcs.usda.gov/app/">http://websoilsurvey.nrcs.usda.gov/app/</a>
Description	The site is comprised of urban land. Urban land is an area identified as intensely reworked soils and therefore is not readily classified.	
Geology/Hydrogeology		
Formation	Ocala Limestone	Geologic Map of the State of Florida T.M. Scott, K.M. Campbell, F.R. Rupert, J.D. Arthur, T.M. Missimer, J.M. Lloyd, J.W. Yon, and J.G. Duncan, Florida Geological Survey, 2001 &
Description	The Ocala Limestone consists of nearly pure limestone and dolostones. The lower facies is composed of a white to cream-colored, fine to medium grained, poorly to moderately indurated, very fossiliferous limestone. The upper facies is	



Physical Setting Information		Source
	composed of white, poorly to well indurated, poorly sorted, very fossiliferous limestone. Chert is common in the upper facies. Fossils include foraminifers, echinoids, bryozoans, and mollusks. The limestone exhibits extensive karstification in the Ocala Karst District and Dougherty Plain District. In these areas, tens of feet of karst relief influence topography and disappearing streams and springs may occur. The permeable, highly transmissive carbonates form part of Floridan Aquifer System.	Text to Accompany the Geologic Map of Florida, T. M Scott, Florida Geological Survey, Open File Report 80, 2001
Estimated Depth to First Occurrence of Groundwater	Greater than 18-feet below ground surface	Underground Storage Tank Closure 1338 N Magnolia Ave, Ocala, FL November 6, 2000 Central Testing Laboratory (northwest adjoining property)
*Hydrogeologic Gradient	Generally south	Contamination Assessment Report, Ace Supply, Inc. 1202 N Magnolia Ave, Ocala, FL August 1994 Environmental Engineering Service Group, Inc. (southwest adjoining property)

\* The groundwater flow direction and the depth to shallow, unconfined groundwater, if present, would likely vary depending upon seasonal variations in rainfall and other hydrogeological features. Without the benefit of on-site groundwater monitoring wells surveyed to a datum, groundwater depth and flow direction beneath the site cannot be directly ascertained.

### 3.0 HISTORICAL USE INFORMATION

Terracon reviewed the following historical sources to develop a history of the previous uses of the site and surrounding area, in order to help identify RECs associated with past uses. Copies of selected historical documents are included in Appendix C.

#### 3.1 Historical Topographic Maps, Aerial Photographs, Sanborn Maps

Readily available historical USGS topographic maps, selected historical aerial photographs (at approximately 10 to 15 year intervals) and historical fire insurance maps produced by the Sanborn Map Company were reviewed to evaluate land development and obtain information concerning

the history of development on and near the site. Reviewed historical topographic maps, aerial photographs and Sanborn maps are summarized below.

Historical fire insurance maps produced by the Sanborn Map Company were requested from GeoSearch to evaluate past uses and relevant characteristics of the site and surrounding properties. GeoSearch provided Sanborn maps as summarized below.

- Topographic map: Ocala West, Florida, published in 2012, 1991, 1968, 1" = 2,000'
- Topographic map: Ocala, Florida, published in 1895, 1" = 5,208'
- Aerial photograph: United States Department of Agriculture (USDA), 2015, 2013, 2010, 2007, 2006, 2005, 1" = 500'
- Aerial photograph: United States Geological Survey (USGS), 1999, 1995, 1988, 1984, 1964, 1" = 500'
- Aerial photograph: Florida Department of Transportation (FDOT), 1983, 1973, 1" = 500'
- Aerial photograph: Agricultural Stabilization and Conservation Service (ASCS), 1957, 1950, 1949, 1940, 1" = 500'
- Sanborn Fire Insurance Map(s): 1930, 1948, and 1965

### Historical Maps and Aerial Photographs

Direction	Description
Site	Vacant land (2013-2015); multiple warehouse structures (1940-2010); lumber storage and planning mill related structures (1948-1965); residential dwellings at southeast corner (1930-1965); <u>filling station with two gas tanks</u> at southwest corner (1930-1948); furniture warehouse and residential dwelling (1930)
North	Cemetery (1930-2015)
East	NE 1 <sup>st</sup> Avenue (formerly referred to as Hurt Pl.) followed by: residential area (1930-1965)
South	NE 13 Street (formerly referred to as E. Hayes St.) followed by: residential area (1930-2015) and motel (1948-1965) and <u>Shell Petroleum Corp./filling station with multiple gas tanks</u> to southwest (1930-1965)
West	N. Magnolia Avenue followed by: residential area and motel (1930-1965) and lumber storage and associated warehouses (1948-2007) and <u>filling station to northwest</u> (1930-1965)

\* *Historical maps and aerial photographs of environmental concern are underlined.*

The site was formerly occupied by a filling station located at the southwest corner. The 1930 and 1948 historical Sanborn maps depict a filling station with two gas tanks (assumed underground storage tanks (USTs)). The potential for a petroleum product release due to the historical presence of a filling station on the site is a REC.

The 1930, 1948, and 1965 historical Sanborn maps depict a filling station with multiple gas tanks located on the adjoining property to the southwest of the site at the intersection of NW 13<sup>th</sup> Street and N Magnolia Avenue. This facility is further discussed in Section 4.0 Records Review.

The 1930, 1948, and 1965 historical Sanborn maps depict a filling station with multiple gas tanks located on the adjoining property to the northwest of the site at the intersection of 14<sup>th</sup> Street and N. Magnolia Avenue (1338 N. Magnolia Ave.). This facility is further discussed in Section 4.0 Records Review.

### 3.2 Historical City Directories

The R.L. Polk & Co. city directories used in this study were made available through GeoSearch (selected years reviewed: 1930-2016) and were reviewed at approximate five-year intervals, if readily available. Street listings not available prior to 1930. The current street address for the site was identified as 1317 N. Magnolia Ave. and 23 NE 13<sup>th</sup> St.

#### Historical City Directories

Direction	Description
Site	1317 N. Magnolia Ave.: Ocala Lumber Co. (1971-2000), Concrete Ready-Mix (2006-2011), Hunting/Sporting Goods Retail (2006-2016) 1315 N. Magnolia Ave.: Produce (1945), Furniture (1955-1960) 1213 N. Magnolia Ave.: Jas M Collins (1930) 1201 N. Magnolia Ave.: <u>Adam Loyd Inc Tires (1930), Filling Station (1937-1945)</u> 23 NE 13 <sup>th</sup> St.: Jack B Arnold (1971)
North	No listings (cemetery)
East	Residential area and listings
South	1125 N. Magnolia Ave.: Motel (1960-1965) 16 NE 13 <sup>th</sup> St.: residential listings (1971-1990) 20 NE 13 <sup>th</sup> St.: residential listings (1971-1990) 1122/1224 N. Magnolia Ave. (southwest): <u>Service Station (1940-1955), Bunn's Texaco Service Station (1971-1975)</u> , Ocala Radio & TV (1980), Tires Unlimited (1990-2006), Used Car Dealer (2011), Electric Supply (2016)
West	1216 N. Magnolia Ave.: John P Hogan (1930), Thos Hall (1937-1940) 1200/1302 N. Magnolia Ave.: Motel (1937-1975) 1230/1338 N. Magnolia Ave. (northwest): <u>Pickett's Filling Station (1937-1995)</u> , Marion Detail/Auto Detail & Cleaning (2006-2016), Ocala Auto Show Inc Used Cars (2011)

*\*Historical city directory listings of environmental concern are underlined.*

A filling station formerly occupied an address associated with the site at 1201 N Magnolia Avenue with listings from 1937 to 1945. The potential for a petroleum product release due to the historical presence of a filling station on the site is a REC.



A service station formerly occupied the southwest adjoining property located at 1122/1224 N Magnolia Avenue from approximately 1940 to 1975. This facility is further discussed in Section 4.0 Records Review.

A service station formerly occupied the northwest adjoining property located at 1230/1338 N Magnolia Avenue from approximately 1937 to 1995. This facility is further discussed in Section 4.0 Records Review.

### **3.3 Site Ownership**

Based on a review of information obtained from the Marion County Property Appraiser's records, the current site owner is The Moxon Generational Trust (Parcel No. 26297-000-00) and The Henry JG Moxon Living Trust (Parcel No. 26298-000-00). Previous owners identified for Parcel No. 26297-000-00 included various private individuals since 1994. Previous owners identified for Parcel No. 26298-000-00 include various private individuals and Ocala Lumber Company since 1977.

### **3.4 Title Search**

At the direction of the client, a title search was not included as part of the scope of services. Unless notified otherwise, we assume that the client is evaluating this information outside the scope of this report.

### **3.5 Environmental Liens and Activity and Use Limitations**

The GeoSearch regulatory database report included a review of both Federal and State Engineering Control (EC) and Institutional Control (IC) databases. Based on a review of the database report, the site was not listed on the EC or IC databases. Please note that in addition to these federal and state listings, AULs can be recorded at the county and municipal level that may not be listed in the regulatory database report. Environmental lien and activity and use limitation records recorded against the site were not provided by the client. At the direction of the client, performance of a review of these records was not included as part of the scope of services and unless notified otherwise, we assume that the client is evaluating this information outside the scope of this report.

### **3.6 Interviews Regarding Current and Historical Site Uses**

The following individuals were interviewed regarding the current and historical use of the site.

### Interviews

Interviewer	Name / Phone #	Title	Date/Time
Mary Menke	Joe Switt / (352) 629-8254	Real Estate Division. City of Ocala	March 26, 2019 / 12:00PM
Ben Briegel	Joe Switt / (352) 629-8254	Real Estate Division. City of Ocala	October 10, 2019 / 10:30AM

Terracon initially interviewed Mr. Joe Switt as part of the Phase I ESA prepared for the site, dated April 3, 2019, with the City of Ocala's Real Estate Division. Mr. Switt stated the City is under contract to purchase the site for redevelopment purposes. Mr. Switt indicated that the Ocala Lumber Company previously occupied the site and was associated with the Moxon family. He indicated that the main lumber company operations were conducted across the street to the west. The site was associated with offices and lumber warehouse storage. Mr. Switt is not aware of any wood treatment processes associated with the site.

A secondary interview with Mr. Switt was conducted on October 10, 2019 as part of this Phase I ESA Update to determine if he was aware of any additional environmental concerns associated with the site that have occurred since the previous interview. Mr. Switt stated that to his knowledge there has been no recent activity regarding the site or adjoining properties.

### 3.7 Prior Report Review

Terracon previously conducted a Phase 1 Environmental Site Assessment for the site on April 3, 2019, identified as EQ187138-Task 1B2. The current report serves as an update to the previous report.

## 4.0 RECORDS REVIEW

Regulatory database information was provided by GeoSearch, a contract information services company. The purpose of the records review was to identify RECs in connection with the site. Information in this section is subject to the accuracy of the data provided by the information services company and the date at which the information is updated. The scope herein did not include confirmation of facilities listed as "unmappable" by regulatory databases.

In some of the following subsections, the words up-gradient, cross-gradient and down-gradient refer to the topographic gradient in relation to the site. As stated previously, the groundwater flow direction and the depth to shallow groundwater, if present, would likely vary depending upon seasonal variations in rainfall and the depth to the soil/bedrock interface. Without the benefit of on-site groundwater monitoring wells surveyed to a datum, groundwater depth and flow direction beneath the site cannot be directly ascertained.

## 4.1 Federal and State/Tribal Databases

Listed below are the facility listings identified on federal and state/tribal databases within the ASTM-required search distances from the approximate site boundaries. Database definition, descriptions, and the database search report are included in Appendix D.

### Federal Databases

Database	Description	Distance (miles)	Listings
CERCLIS (SEMS)*	Comprehensive Environmental Response Compensation & Liability Information System	0.5	1
CERCLIS/NFRAP (SEMSARCH)*	Comprehensive Environmental Response Compensation & Liability Information System/ No Further Remedial Action Planned	0.5	0
ERNS	Emergency Response Notification System	Site	0
IC/EC (EC)*	Institutional Control/Engineering Control	Site	0
NPL	National Priorities List	1	0
DNPL	Delisted National Priorities List	0.5	0
RCRA CORRACTS/TSD (RCRAC)*	Resource Conservation & Recovery Act - Corrective Action Treatment Storage & Disposal Facilities	1	0
RCRA Generators (RCRAGR04)*	Resource Conservation and Recovery Act Generators	Site and adjoining properties	0
RCRA Non-CORRACTS/TSD (RCRAT)*	Resource Conservation & Recovery Act – Non-Corrective Action Treatment Storage & Disposal Facilities	0.5	0

\* = GeoSearch Acronym

### State/Tribal Databases

Database	Description	Distance (miles)	Listings
Brownfields (BF)*	Brownfield Areas	0.5	8
IC/EC	Engineering And Institutional Control Sites	Site	0
LUST (LUAST)*	Registered Leaking Storage Tanks	0.5	27
SHWS	State Hazardous Waste Sites	0.5	0
SWF/LF (SWF)*	Solid Waste Facilities	0.5	3
UST	Registered Storage Tanks	Site and adjoining properties	3
VCP (VCS)*	Voluntary Cleanup Sites	0.5	1

\* = GeoSearch Acronym



In addition to the above ASTM-required listings, Terracon reviewed other federal, state, local, and proprietary databases provided by the database firm. A list of the additional reviewed databases is included in the regulatory database report included in Appendix D.

The following table summarizes the site-specific information provided by the database and/or gathered by this office for identified facilities located within approximately 300-feet of the site. Facilities are listed in order of proximity to the site. Additional discussion for selected facilities follows the summary table.

### Listed Facilities

Facility Name And Location	Estimated Distance / Direction/Gradient	Database Listings	Is a REC, CREC, or HREC to the Site
Ocala Lumber Co 1317 N Magnolia Ave. and 23 NE 13 <sup>th</sup> Street	Site	UST	REC, discussed below
Chevron Station 1338 N Magnolia Ave.	Approximately 100-feet / west-northwest / up-gradient	UST	REC, discussed below
Brownfield Area Ocala Area #2 (N Magnolia Ave)	Approximately 200-feet / north / up-gradient	BF	No, discussed below
Ace Supply Co./Clardy Oil Co. 1202 M. Magnolia Ave.	Approximately 300-feet / southwest / up-gradient	UST, LUAST, AST	No, discussed below

#### Ocala Lumber Co

The site is listed in environmental database with two Underground Storage Tank (UST) facility listings (Florida Department of Environmental Protection (FDEP) Facility ID# 8511264 and 9200810). According to the environmental database, a 1,000-gallon leaded gasoline UST (FDEP FAC ID 8511264) was removed in 1988. Terracon reviewed files on FDEP's online document management system OCULUS. Limited documents and information were available. A letter from Ocala Lumber Co. dated June 6, 1989, to the Florida Department of Environmental Regulation states that underground fuel storage tanks were removed from service prior to January 1, 1989. The letter does not reference the number or type of tanks. A historical Stationary Tank Registration/Notification Form dated December 15, 1984 includes a map showing the location of a former UST (included in Appendix C). Based on a review of historical aerial photographs and corresponding building configuration on the map, this UST is believed to have been located on the west adjoining property (associated with Ocala Lumber Co. operations). Based on its former location and distance from the site, the UST associated with FDEP FAC ID 8511264, is not considered a REC.

According to the environmental database, two USTs (FDEP FAC ID 9200810) of unknown size and content were removed in 1988. Terracon reviewed files on FDEP's online document management system OCULUS. A FDEP Regulation Registration Fees document dated March

26, 1992, indicates that two USTs were removed from service by December 1988. An e-mail requesting further information regarding these USTs and additional information on file for the site was sent by Terracon to the FDEP on April 8, 2019. A response was received on April 12, 2019 which provided information obtained from the FDEP Oracle database records for the USTs. The database indicates the tanks were both 880-gallons in volume and were used to store Trichloroethylene (TCE). A copy of the e-mail chain is provided in Appendix C. Due to the lack of regulatory tank closure documentation and the potential for a historical product release, the former USTs associated with the site and FDEP FAC ID 9200810 are considered a REC.

#### Chevron Station (Pickett's)

The Chevron Station, formerly located approximately 100-feet northwest of the site, was listed in the environmental database as a UST facility (FDEP FAC ID 8518848). According to the environmental database, one 2,000-gallon UST containing leaded gas, two 2,000-gallon USTs containing unleaded gas, and one 500-gallon waste oil UST were removed from service in 1990. One 2,000-gallon UST containing unleaded gas was removed from service in 2000. Terracon reviewed files on FDEP's online document management system OCULUS and found an Underground Storage Tank Closure report dated November 6, 2000 by Central Testing Laboratory which documented closure assessment activities for one 2,000-gallon gasoline UST. According to this report, soils from the tank excavation were screened with an organic vapor analyzer and one soil sample was collected for laboratory analysis. The number and corresponding depth(s) of samples collected for soil screening and laboratory analysis was not provided. The report indicates that contaminated soil was not identified through soil screening results and soil laboratory analytical results were reported below applicable regulatory levels. The report states that groundwater was not encountered at 18-feet below ground surface, and therefore, no groundwater samples were collected.

Records regarding the regulatory status of this facility with respect to tank closure were not identified. Based on the lack of groundwater data and regulatory closure documentation, this facility is a REC.

#### Brownfield Ocala Area #2

A Brownfield area designated by the City of Ocala is located approximately 200-feet north of the site. The Brownfield area was designated for the purpose of environmental remediation, rehabilitation, and economic development and is not considered a REC to the site.

#### Ace Supply Co. - Clardy Oil Co.

Ace Supply Co./Clardy Oil Co., located approximately 300-feet southwest of the site, is listed in the environmental database as a LUAST, UST, and AST facility. According to the environmental database, a 2,000-gallon leaded gasoline UST (FDEP FAC ID 8518769) was removed in 1986. Terracon reviewed files on FDEP's online document management system OCULUS. Limited documents were available for this facility listing. A Storage Tank Registration dated June 4, 1992 indicates a 2,000-gallon UST was removed in 1986. Records regarding the regulatory status of

this registered UST with respect to closure were not identified. This is not considered a REC and is further discussed below.

According to the environmental database (FDEP FAC ID 9201462), two USTs of unknown size containing leaded and unleaded gasoline were removed from service in 1992. Additionally, two USTs of unknown size and contents were removed from service in 1991. A petroleum product discharge was reported for the facility on June 4, 1992. Terracon reviewed files on FDEP's online document management system OCULUS. A Contamination Assessment Report prepared by Environmental Engineering Service Group, Inc. dated August 1994, indicates that the depth to groundwater was approximately 23-feet below ground surface and groundwater flow direction was primarily to the south. The report indicates that none of the tanks were present at the time of the assessment. Soil and groundwater petroleum impacts were identified. Cleanup Activities were conducted under Florida's Abandoned Tank Restoration Program (ATRP) and a No Further Action (NFA) was issued for the discharge by the FDEP on June 28, 1995.

Based on regulatory status, the petroleum discharge (FDEP FAC ID 9201462) at this facility is not a REC. Additionally, based on the comprehensive nature of the contamination assessment and cleanup status, the historical UST associated with FDEP FAC ID 8518769, is not considered a REC.

The remaining facilities listed in the database report do not appear to represent RECs to the site at this time based upon regulatory status, apparent topographic gradient, and/or distance from the site.

Unmapped facilities are those that do not contain sufficient address or location information to evaluate the facility listing locations relative to the site. The report did not list facilities in the unmapped section.

## 4.2 Local Agency Inquiries

Agency Contacted/ Contact Method	Response
FDEP / By email at Publicrecordsrequests_regulatory@floridadep.gov	A link to storage tank documents on the FDEP database OCULUS was provided for both site addresses.
Florida Department of Health Marion County / By email at Info.Marion@FLhealth.gov	Jayne Ashberger responded via email to Terracon's request for information stating that there is nothing in their database for either subject parcels. Jayne did indicate that the site is vacant currently but was previously occupied by Ocala Lumber Company and then a sporting goods store. She also included that the southern parcel is a parking lot serviced by central water and sewer.



## 5.0 SITE RECONNAISSANCE

### 5.1 General Site Information

Information contained in this section is based on a visual reconnaissance conducted while walking through the site and the accessible interior areas of structures, if any, located on the site. The site and adjoining properties are depicted on the Site Diagram, which is included in Exhibit 2 of Appendix A. Photo documentation of the site at the time of the visual reconnaissance is provided in Appendix B. Credentials of the individuals planning and conducting the site visit are included in Appendix E.

#### General Site Information

Site Reconnaissance	
Field Personnel	Darryl Williams
Reconnaissance Date	October 9, 2019
Weather Conditions	Sunny, 82F
Site Contact/Title	Joe Switt / City of Ocala Real Estate Division
Site Utilities	
Drinking Water	Ocala Electric Utility (OEU)
Wastewater	OEU
Electric	OEU

### 5.2 Overview of Current Site Occupants & Operations

There are no present occupants of the site. The site consists of vacant land with a paved area at the southwestern portion.

### 5.3 Site Observations

The following table summarizes site observations and interviews. Affirmative responses (designated by an "X") are discussed in more detail following the table.

#### Site Characteristics

Category	Item or Feature	Observed or Identified
Site Operations, Processes, and Equipment	Emergency generators	
	Elevators	
	Air compressors	
	Hydraulic lifts	

Category	Item or Feature	Observed or Identified
	Dry cleaning	
	Photo processing	
	Ventilation hoods and/or incinerators	
	Waste treatment systems and/or water treatment systems	
	Heating and/or cooling systems	
	Paint booths	
	Sub-grade mechanic pits	
	Wash-down areas or carwashes	
	Pesticide/herbicide production or storage	
	Printing operations	
	Metal finishing (e.g., electroplating, chrome plating, galvanizing, etc.)	
	Salvage operations	
	Oil, gas or mineral production	
	Other processes or equipment	
Aboveground Chemical or Waste Storage	Aboveground storage tanks	
	Drums, barrels and/or containers ≥ 5 gallons	
	MSDS or SDS	
Underground Chemical or Waste Storage, Drainage or Collection Systems	Underground storage tanks or ancillary UST equipment	
	Sumps, cisterns, French drains, catch basins and/or dry wells	
	Grease traps	
	Septic tanks and/or leach fields	
	Oil/water separators, clarifiers, sand traps, triple traps, interceptors	
	Pipeline markers	
	Interior floor drains	
Electrical Transformers/PCBs	Transformers and/or capacitors	X
	Other equipment	

Category	Item or Feature	Observed or Identified
Releases or Potential Releases	Stressed vegetation	
	Stained soil	
	Stained pavement or similar surface	
	Leachate and/or waste seeps	
	Trash, debris and/or other waste materials	
	Dumping or disposal areas	
	Construction/demolition debris and/or dumped fill dirt	
	Surface water discoloration, odor, sheen, and/or free floating product	
	Strong, pungent or noxious odors	
	Exterior pipe discharges and/or other effluent discharges	
Other Notable Site Features	Surface water bodies	
	Quarries or pits	
	Wastewater lagoons	
	Wells	

## Electrical Transformers/PCBs

### Transformers and/or capacitors

During Terracon's site visit, one pole-mounted transformer, owned and serviced by OEU, was observed along the western boundary of the site; however, no information with regard to PCB content of the transformer fluids was observed. Some transformers contain mineral oil which may contain PCBs. OEU maintains responsibility for the transformer, and if the transformer was "PCB contaminated," OEU is not required to replace the transformer fluid until a release is identified. However, evidence of current or prior releases were not observed in the vicinity of the electrical equipment during the site reconnaissance. The identified transformer is not considered a REC to the site.

## 6.0 ADJOINING PROPERTY RECONNAISSANCE

Visual observations of adjoining properties (from site boundaries) are summarized below.

### Adjoining Properties

Direction	Description
North	Cemetery
East	NE 1 <sup>st</sup> Ave. followed by residential area




Direction	Description
South	NE 13 <sup>th</sup> St. followed by vacant land and vacant commercial building to southwest
West	N. Magnolia Ave. followed by vacant land and <i>Marion Detail</i> (auto detail) to the northwest

RECs were not observed with the adjoining properties.

## 7.0 DECLARATION

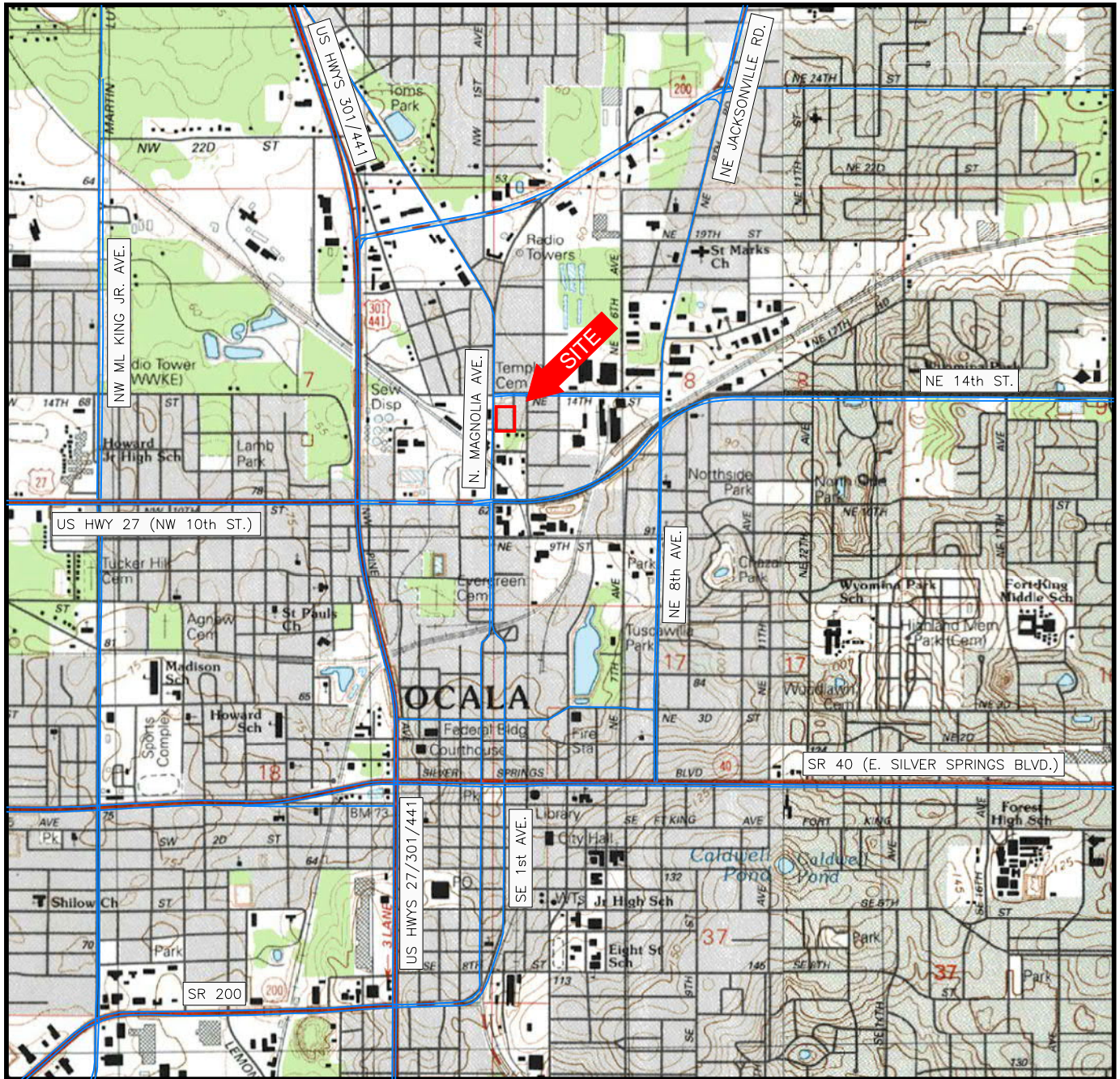
I, Kyle E. Hayes, declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in Section 312.10 of 40 CFR 312; and I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the site. I have developed and performed the All Appropriate Inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



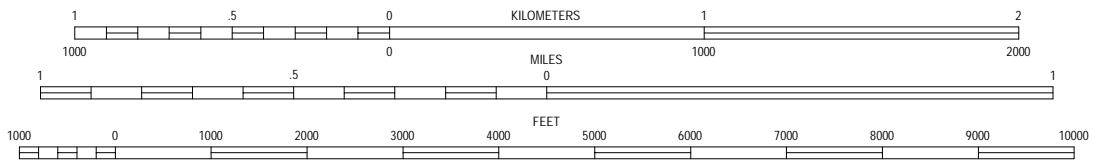
Kyle E. Hayes

Environmental Department Manager

**APPENDIX A**  
**EXHIBIT 1 – TOPOGRAPHIC VICINITY MAP**  
**EXHIBIT 2 – SITE DIAGRAM**



SCALE 1:24 000



CONTOUR INTERVAL 5 FEET  
NATIONAL GEODETIC VERTICAL DATUM OF 1929

SECTION: 8  
TOWNSHIP: 15 SOUTH  
RANGE: 22 EAST

OCALA WEST, FLORIDA  
ISSUED: 1991

OCALA EAST, FLORIDA  
ISSUED: 1991

7.5 MINUTE SERIES (QUADRANGLE)



Project Mgr:	BB	Project No.	EQ187138
Drawn By:	SW	Scale:	AS SHOWN
Checked By:	BB	File No.	EQ187138-1
Approved By:	BB	Date:	10-9-19

**Terracon**  
Consulting Engineers and Scientists  
9655 W. FLORIDA MINING BOULEVARD - SUITE 509  
JACKSONVILLE, FLORIDA 32257  
PH. (904) 296-0331 FAX. (904) 268-5255

#### TOPOGRAPHIC LOCATION MAP

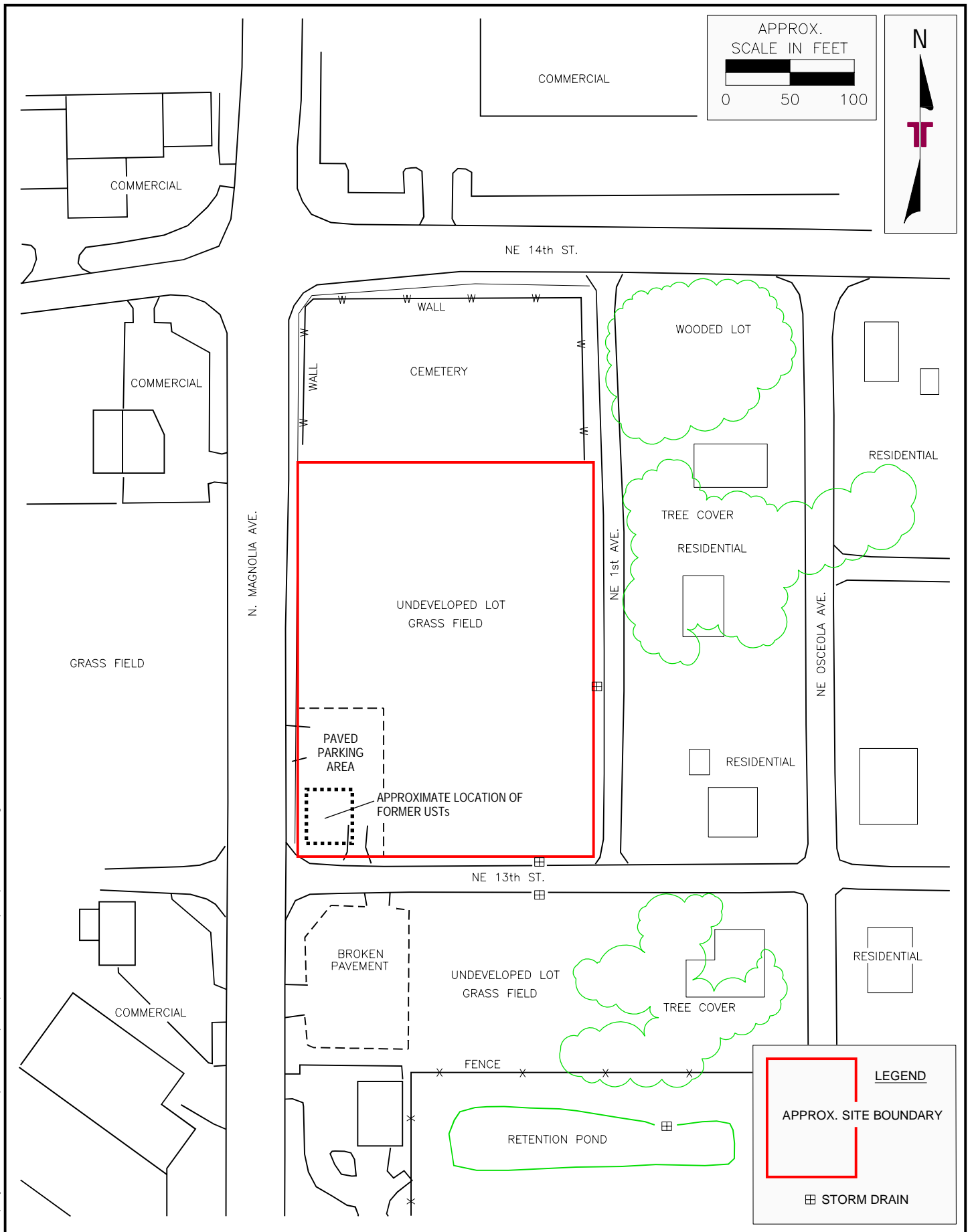
PHASE I ENVIRONMENTAL SITE ASSESSMENT  
1317 N. MAGNOLIA AVE. and 23 NE 13th ST.  
OCALA, MARION COUNTY, FLORIDA

EXHIBIT

1



Mar20, 2019-10:11 am N:\Projects-Other Offices-Jacksonville\2018\EQ187138-1B2\Cad\7138-site 2.dwg



Project Mng:	BB
Drawn By:	SW
Checked By:	BB
Approved By:	BB

Project No.	EQ187138
Scale:	AS SHOWN
File No.	EQ187138-2
Date:	10-9-19

**Terracon**  
Consulting Engineers and Scientists  
9655 W. FLORIDA MINING BOULEVARD - SUITE 509  
JACKSONVILLE, FLORIDA 32257  
PH. (904) 296-0331 FAX. (904) 268-5255

**SITE DIAGRAM**

**PHASE I ENVIRONMENTAL SITE ASSESSMENT**  
1317 N. MAGNOLIA AVE. and 23 NE 13th ST.  
OCALA, MARION COUNTY, FLORIDA

**EXHIBIT**

**2**

**APPENDIX B**  
**SITE PHOTOGRAPHS**



Photo 1: Near the western boundary looking east into the site.



Photo 2: View of the paved area on the southwest portion of the site looking south.



Photo 3: View of the ground cover on the northwest corner of the site.



Photo 4: Looking south near the northern site boundary.





Photo 5: View of the cemetery located on the northern adjoining property.



Photo 6: Stormwater inlet located on the southeastern corner of the site.



Photo 7: View of a paved area near the southern site boundary looking north.



Photo 8: Near the southwest corner of the site looking north.





Photo 9: Fire hydrant located on the southwest corner of the site.



Photo 10: Looking south at the boundary of the paved area on the southwest corner of the site.



Photo 11: Used tire and trash observed on the southwest corner of the site.



Photo 12: View of the pole-mounted transformer to the west of the site along N Magnolia Ave.

# Phase I Environmental Site Assessment

City of Ocala Brownfields Assessment Grant  
1317 N Magnolia Avenue and 23 NE 13<sup>th</sup> Street  
Ocala, Marion County, Florida  
ACRES Property ID 239358

April 3, 2019

Terracon Project No. EQ187138 Task 1B2



**Prepared for:**

City of Ocala  
Ocala, Florida

EPA Brownfields Cooperative Agreement BF-00D71118

**Prepared by:**

Terracon Consultants, Inc.  
Jacksonville, Florida

[terracon.com](http://terracon.com)

**Terracon**

Environmental



Facilities



Geotechnical



Materials



April 3, 2019



City of Ocala  
201 SE 3rd St  
Ocala, Florida 34471-2172

Attn: Ms. Lisa Walsh  
P: (352) 629-8391  
E: lwalsh@ocalafl.org

Re: Phase I Environmental Site Assessment  
City of Ocala Brownfields Assessment Grant  
1317 N Magnolia Avenue & 23 NE 13<sup>th</sup> Street  
Ocala, Marion County, Florida  
Marion County Parcel Nos. 26297-000-00 and 26298-000-00  
ACRES Property ID 239358  
Terracon Project No. EQ187138, Task 1B2

Dear Ms. Walsh:

Terracon Consultants, Inc. (Terracon) is pleased to submit the enclosed Phase I Environmental Site Assessment (ESA) report for the above-referenced site. This assessment was performed in accordance with our Authorization for Phase I ESA dated February 28, 2019 and our Professional Services Contract dated November 6, 2018. The City of Ocala Brownfields Assessment Grant is funded with U.S. Environmental Protection Agency (EPA), Region 4 Cooperative Agreement BF-00D711118. Services are conducted as part of Task 1 of the Cooperative Agreement Work Plan negotiated between the City of Ocala and EPA. Funding for this Phase I ESA was split between hazardous substances and petroleum assessment grant funds. We appreciate the opportunity to be of service to you on this project. If there are any questions regarding this report or if we may be of further assistance, please do not hesitate to contact us.

Sincerely,  
**Terracon Consultants, Inc.**

A handwritten signature in blue ink that reads "Mary Menke".

Mary Menke  
Project Manager

Kyle E. Hayes  
Environmental Department Manager

Terracon Consultants Inc. 9655 Florida Mining Blvd W, Ste 509 Jacksonville, FL 32257-2042

P 904-900-6494 F 904-268-5255 [terracon.com](http://terracon.com)



Environmental

Facilities

Geotechnical

Materials

## TABLE OF CONTENTS

	Page No.
<b>EXECUTIVE SUMMARY .....</b>	<b>i</b>
Findings and Opinions .....	i
Opinions and Conclusions .....	iii
Recommendations .....	iv
<b>1.0 INTRODUCTION.....</b>	<b>1</b>
1.1 Site Description .....	1
1.2 Scope of Services .....	1
1.3 Standard of Care.....	2
1.4 Additional Scope Limitations, ASTM Deviations and Data Gaps .....	2
1.5 Reliance .....	3
1.6 Client Provided Information.....	3
<b>2.0 PHYSICAL SETTING .....</b>	<b>4</b>
<b>3.0 HISTORICAL USE INFORMATION .....</b>	<b>5</b>
3.1 Historical Topographic Maps, Aerial Photographs, Sanborn Maps .....	5
3.2 Historical City Directories .....	7
3.3 Site Ownership.....	8
3.4 Title Search .....	8
3.5 Environmental Liens and Activity and Use Limitations .....	8
3.6 Interviews Regarding Current and Historical Site Uses .....	8
3.7 Prior Report Review .....	9
<b>4.0 RECORDS REVIEW .....</b>	<b>9</b>
4.1 Federal and State/Tribal Databases .....	9
4.2 Local Agency Inquiries .....	13
<b>5.0 SITE RECONNAISSANCE .....</b>	<b>13</b>
5.1 General Site Information .....	13
5.2 Overview of Current Site Occupants & Operations .....	14
5.3 Site Observations.....	14
<b>6.0 ADJOINING PROPERTY RECONNAISSANCE .....</b>	<b>16</b>
<b>7.0 DECLARATION .....</b>	<b>17</b>

## TABLE OF CONTENTS (continued)

### **APPENDICES**

APPENDIX A	Exhibit 1 - Topographic Map, Exhibit 2 - Site Diagram
APPENDIX B	Site Photographs
APPENDIX C	Historical Documentation and User Questionnaire
APPENDIX D	Environmental Database Information
APPENDIX E	Credentials
APPENDIX F	Description of Terms and Acronyms



## **EXECUTIVE SUMMARY**

This Phase I Environmental Site Assessment (ESA) was performed in accordance with our Authorization for Phase I ESA dated February 28, 2019 and our Professional Services Contract dated November 6, 2018 and was conducted consistent with the procedures included in ASTM E1527-13, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. The City of Ocala Brownfields Assessment Grant is funded with U.S. Environmental Protection Agency (EPA), Region 4 Cooperative Agreement BF-00D71118. Services are conducted as part of Task 1 of the Cooperative Agreement Work Plan negotiated between the City of Ocala and EPA. Funding for this Phase I ESA was split between hazardous substances and petroleum assessment grant funds. The ESA was conducted under the supervision or responsible charge of Kyle E. Hayes, Environmental Professional. Angellica L. Karones performed the site reconnaissance on March 12, 2019.

### **Findings and Opinions**

A summary of findings is provided below. It should be recognized that details were not included or fully developed in this section, and the report must be read in its entirety for a comprehensive understanding of the items contained herein.

#### Site Description and Use

The site consists of approximately 1.7-acres of vacant land located at 1317 N Magnolia Avenue and 23 NE 13<sup>th</sup> Street in Ocala, Marion County, Florida. The site is identified by Marion County Property Appraiser Parcel Nos. 26297-000-00 and 26298-000-00. The site is improved with a paved parking area and utilities.

#### Historical Information

Historical sources reviewed as part of this assessment indicate the site has been occupied by residential and commercial structures since 1930. The site was occupied by a furniture warehouse by 1930 to approximately 1960; a filling station was located at the southwest corner by 1930 through the mid-1940s; multiple residential homes until the 1970s, and a lumber storage company and associated warehouses from the mid-1940s through 2000. According to a representative from the City of Ocala, the lumber storage facility mainly operated across the street to the west and the site consisted of offices and lumber warehouse storage. The on-site structures were razed by 2013 and the site has since remained vacant.

A filling station formerly occupied an address associated with the site at 1201 N Magnolia Avenue with historical city directory listings from 1937 to 1945. The 1930 and 1948 historical Sanborn maps depict a filling station with two gas tanks (assumed underground). Tanks closure documentation was not identified through records review. The potential for a petroleum product

release due to the historical presence of a filling station on the site is a Recognized Environmental Condition (REC).

The north adjoining property has consisted of a cemetery since at least 1930. The east adjoining property has consisted of a residential area since at least 1930. The south adjoining property has consisted of a residential area since 1930 and a motel through the 1960s. A filling station occupied the southwest adjoining property at 1122 and 1224 Magnolia Ave by 1930 through the mid-1970s. This facility (Ace Supply Co./Clardy Oil Co) is further discussed in Section 4.0 Records Review.

The west adjoining property consisted of residential homes and a filling station by 1930. The filling station occupied the northwest adjoining property at 1338 N Magnolia Ave. through the mid-1990s. This facility (Chevron Station) is a REC and further discussed in Section 4.0 Records Review. The west adjoining property was occupied by a motel from approximately from the late 1930s to mid-1970s. A lumber storage yard occupied the west adjoining property from the late 1940s to the mid-2000s.

#### Records Review

Terracon reviewed applicable federal and state/tribal environmental regulatory databases for the site and surrounding properties within the specified search radii outlined in ASTM E1527-13, as well as responses from state and local regulatory agency inquiries. The site is listed in the environmental database as a registered Underground Storage Tank (UST) facility with two Florida Department of Environmental Protection (FDEP) Facility ID (FAC ID) numbers 8511264 and 9200810. According to the environmental database, a 1,000-gallon leaded gasoline UST (FDEP FAC ID 8511264) was removed in 1988. Terracon reviewed files on FDEP's online document management system OCULUS. Limited documents and information were available. A letter from Ocala Lumber Co. dated June 6, 1989, to the Department of Environmental Regulation states that all underground fuel storage tanks were removed from service prior to January 1, 1989. The letter does not reference the number or type of tanks. A historical Stationary Tank Registration/Notification Form dated December 15, 1984 includes a map showing the location of a former UST. Based on a review of historical aerial photographs and corresponding building configuration on the map, this UST is believed to have been located on the west adjoining property. Based on the former location and distance from the site, the UST associated with FDEP FAC ID 8511264, is not a REC. According to the environmental database, two USTs (FDEP FAC ID 9200810) of unknown size and content were removed in 1988. A Department of Environmental Regulation Registration Fees document dated March 26, 1992, indicates that two USTs were removed from service by December 1988. Due to the lack of regulatory tank closure documentation and the potential for a historical petroleum product release, the former USTs associated with the site and FDEP FAC ID 9200810, are considered a REC.

The Chevron Station, formerly located approximately 100-feet northwest of the site, at 1338 N Magnolia Ave., was listed in the environmental database as a UST facility (FDEP FAC ID 8518848). According to the environmental database, one 2,000-gallon UST containing leaded gas, two 2,000-gallon USTs containing unleaded gas, and one 500-gallon waste oil UST were

removed from service in 1990. One 2,000-gallon UST containing unleaded gas was removed from service in 2000. Terracon reviewed files on FDEP's online document management system OCULUS. The Underground Storage Tank Closure report dated November 6, 2000 prepared by Central Testing Laboratory documented closure assessment activities for one 2,000-gallon gasoline UST. According to this report, soils from the tank excavation were screened with an organic vapor analyzer and one soil sample was collected for laboratory analysis. The number and corresponding depth(s) of samples collected for soil screening and laboratory analysis was not provided. The report indicates that contaminated soil was not identified through soil screening results and soil laboratory analytical results were reported below applicable regulatory levels. The report states that groundwater was not encountered at 18-feet below ground surface and therefore, no groundwater samples were collected. Records regarding the regulatory status of this facility with respect to closure were not identified. Based on the lack of regulatory closure documentation, this facility is considered a REC.

The environmental database report identified one Superfund Enterprise Management System (SEMS) facility (formerly known as CERCLIS [Comprehensive Environmental Response, Compensation, and Liability Information System]), seven Brownfields (BF) areas, 28 registered Leaking Storage Tanks (LUAST) facilities, four Solid Waste/Landfill (SWF/LF) facilities, five registered UST facilities, and one Voluntary Cleanup Site (VCS); within ASTM specified search radii.

The remaining facilities listed in the database report do not appear to represent RECs to the site at this time based upon regulatory status, apparent topographic gradient, and/or distance from the site.

#### Site Reconnaissance

The site reconnaissance was performed on March 12, 2019. The site consists of vacant land with a paved parking area at the southwest portion. RECs were not identified during the site reconnaissance.

#### Adjoining Properties

The north adjoining property consists of a cemetery. The east adjoining property consists of NE 1<sup>st</sup> Avenue followed by a residential area. The south adjoining property consists of NE 13<sup>th</sup> Street followed by vacant land and a vacant commercial building to the southwest. The west adjoining property consists of N Magnolia Avenue followed by vacant land with an auto detailing business to the northwest. RECs were not identified with the current use of adjoining properties.

### **Opinions and Conclusions**

We have performed a Phase I ESA consistent with the procedures included in ASTM Practice E 1527-13 at the site located at 1317 N Magnolia Avenue and 23 NE 13<sup>th</sup> Street in Ocala, Marion County, Florida. The following RECs were identified:



- **Former on-site filling station:** Potential for a petroleum product release associated with a historical gas station located at the southwest corner of the site,
- **Former on-site USTs:** Lack of regulatory tank closure documentation and the potential for a historical petroleum product release,
- **Former USTs at Chevron Station (northwest adjoining property):** Lack of regulatory tank closure documentation and the potential for a historical petroleum product release.

## **Recommendations**

Based on the scope of services, limitations, and conclusions of this assessment, Terracon recommends the following additional actions.

- Terracon recommends conducting additional investigation to evaluate subsurface conditions associated with the identified RECs.

## 1.0 INTRODUCTION

### 1.1 Site Description

<b>Site Name</b>	1317 N Magnolia Ave. and 23 NE 13 <sup>th</sup> Street
<b>Site Location/Address</b>	1317 N Magnolia Ave. and 23 NE 13 <sup>th</sup> Street Parcel Nos. 26297-000-00 and 26298-000-00
<b>Land Area</b>	Approximately 1.7-acres
<b>Site Improvements</b>	Vacant land with paved area and utilities
<b>Anticipated Future Site Use</b>	Redevelopment
<b>Purpose of the ESA</b>	Acquisition of the site

The location of the site is depicted on Exhibit 1 of Appendix A, which was reproduced from a portion of the USGS 7.5-minute series topographic map. The site and adjoining properties are depicted on the Site Diagram, which is included as Exhibit 2 of Appendix A. Acronyms and terms used in this report are described in Appendix F.

### 1.2 Scope of Services

This Phase I Environmental Site Assessment (ESA) was performed in accordance with our Authorization for Phase I ESA dated February 28, 2019 and our Professional Services Contract dated November 6, 2018 and was conducted consistent with the procedures included in ASTM E1527-13, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. The City of Ocala Brownfields Assessment Grant is funded with U.S. Environmental Protection Agency (EPA), Region 4 Cooperative Agreement BF-00D71118. Services are conducted as part of Task 1 of the Cooperative Agreement Work Plan negotiated between the City of Ocala and EPA. Funding for this Phase I ESA was split between hazardous substances and petroleum assessment grant funds. The purpose of this ESA was to assist the client in developing information to identify RECs in connection with the site as reflected by the scope of this report. This purpose was undertaken through user-provided information, a regulatory database review, historical and physical records review, interviews, including local government inquiries, as applicable, and a visual noninvasive reconnaissance of the site and adjoining properties. Limitations, ASTM deviations, and significant data gaps (if identified) are noted in the applicable sections of the report.

ASTM E1527-13 contains a new definition of "migrate/migration," which refers to "the movement of hazardous substances or petroleum products in any form, including, for example, solid and liquid at the surface or subsurface, and vapor in the subsurface." By including this explicit reference to migration in ASTM E1527-13, the Standard clarifies that the potential for vapor

migration should be addressed as part of a Phase I ESA. This Phase I ESA has considered vapor migration in evaluation of RECs associated with the site.

### **1.3 Standard of Care**

This ESA was performed in accordance with generally accepted practices of this profession, undertaken in similar studies at the same time and in the same geographical area. We have endeavored to meet this standard of care, but may be limited by conditions encountered during performance, a client-driven scope of work, or inability to review information not received by the report date. Where appropriate, these limitations are discussed in the text of the report, and an evaluation of their significance with respect to our findings has been conducted.

Phase I ESAs, such as the one performed at this site, are of limited scope, are noninvasive, and cannot eliminate the potential that hazardous, toxic, or petroleum substances are present or have been released at the site beyond what is identified by the limited scope of this ESA. In conducting the limited scope of services described herein, certain sources of information and public records were not reviewed. It should be recognized that environmental concerns may be documented in public records that were not reviewed. No ESA can wholly eliminate uncertainty regarding the potential for RECs in connection with a property. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs. No warranties, express or implied, are intended or made. The limitations herein must be considered when the user of this report formulates opinions as to risks associated with the site or otherwise uses the report for any other purpose. These risks may be further evaluated – but not eliminated – through additional research or assessment. We will, upon request, advise you of additional research or assessment options that may be available and associated costs.

### **1.4 Additional Scope Limitations, ASTM Deviations and Data Gaps**

Based upon the agreed-on scope of services, this ESA did not include subsurface or other invasive assessments, vapor intrusion assessments or indoor air quality assessments (i.e. evaluation of the presence of vapors within a building structure), business environmental risk evaluations, or other services not particularly identified and discussed herein. Credentials of the company (Statement of Qualifications) have not been included in this report but are available upon request. Pertinent documents are referred to in the text of this report, and a separate reference section has not been included. Reasonable attempts were made to obtain information within the scope and time constraints set forth by the client; however, in some instances, information requested is not, or was not, received by the issuance date of the report. Information obtained for this ESA was received from several sources that we believe to be reliable; nonetheless, the authenticity or reliability of these sources cannot and is not warranted hereunder.

An evaluation of the significance of limitations and missing information with respect to our findings has been conducted, and where appropriate, significant data gaps are identified and discussed in the text of the report. However, it should be recognized that an evaluation of significant data gaps is based on the information available at the time of report issuance, and an evaluation of



## Phase I Environmental Site Assessment

1317 N Magnolia Ave & 23 NE 13<sup>th</sup> St ■ Ocala, FL

April 3, 2019 ■ Terracon Project No. EQ187138 Task 1B2



information received after the report issuance date may result in an alteration of our conclusions, recommendations, or opinions. We have no obligation to provide information obtained or discovered by us after the issuance date of the report, or to perform any additional services, regardless of whether the information would affect any conclusions, recommendations, or opinions in the report. This disclaimer specifically applies to any information that has not been provided by the client.

This report represents our service to you as of the report date and constitutes our final document; its text may not be altered after final issuance. Findings in this report are based upon the site's current utilization, information derived from the most recent reconnaissance and from other activities described herein; such information is subject to change. Certain indicators of the presence of hazardous substances or petroleum products may have been latent, inaccessible, unobservable, or not present during the most recent reconnaissance and may subsequently become observable (such as after site renovation or development). Further, these services are not to be construed as legal interpretation or advice.

### 1.5 Reliance

This ESA report is prepared for the exclusive use and reliance of City of Ocala. Use or reliance by any other party is prohibited without the written authorization of City of Ocala and Terracon Consultants, Inc. (Terracon).

Reliance on the ESA by the client and all authorized parties will be subject to the terms, conditions and limitations stated in the proposal, ESA report, and Terracon's Agreement. The limitation of liability defined in the Agreement is the aggregate limit of Terracon's liability to the client and all relying parties.

Continued viability of this report is subject to ASTM E1527-13 Sections 4.6 and 4.8. If the ESA will be used by a different user (third party) than the user for whom the ESA was originally prepared, the third party must also satisfy the user's responsibilities in Section 6 of ASTM E1527-13.

### 1.6 Client Provided Information

Prior to the site visit, Joseph Switt, client's representative, was asked to provide the following user questionnaire information as described in ASTM E1527-13 Section 6.

#### Client Questionnaire Responses

Client Questionnaire Item	Client Did Not Respond	Client's Response	
		Yes	No
Specialized Knowledge or Experience that is material to a REC in connection with the site.			X

Client Questionnaire Item	Client Did Not Respond	Client's Response	
		Yes	No
Actual Knowledge of Environmental Liens or Activity Use Limitations (AULs) that may encumber the site.	X		
Actual Knowledge of a Lower Purchase Price because contamination is known or believed to be present at the site.			X
Commonly Known or Reasonably Ascertainable Information that is material to a REC in connection with the site.			X
Obvious Indicators of Contamination at the site.			X

Terracon's consideration of the client provided information did not identify RECs. A title search was not completed. A copy of the questionnaire is included in Appendix C.

## 2.0 PHYSICAL SETTING

Physical Setting Information		Source
Topography		
Site Elevation	Approximately 56-feet above sea level	USGS Topographic Map, Ocala West, Florida Quadrangle, 1991 (Appendix A)
Topographic Gradient	Generally south-southeast	
Closest Surface Water	Stormwater pond, approximately 200-feet south of the site	
Soil Characteristics		
Soil Type	Urban Land, 0 to 5 percent slopes	Marion County, FL USDA-NRCS Web Soil Survey issued September 12, 2018 <a href="http://websoilsurvey.nrcs.usda.gov/app/">http://websoilsurvey.nrcs.usda.gov/app/</a>
Description	The site is comprised of urban land. Urban land is an area identified as intensely reworked soils and therefore is not readily classified.	
Geology/Hydrogeology		
Formation	Ocala Limestone	Geologic Map of the State of Florida T.M. Scott, K.M. Campbell, F.R. Rupert, J.D. Arthur, T.M. Missimer, J.M. Lloyd, J.W. Yon, and J.G. Duncan, Florida Geological Survey, 2001 & Text to Accompany the Geologic Map of Florida, T. M Scott, Florida
Description	The Ocala Limestone consists of nearly pure limestone and dolostones. The lower facies is composed of a white to cream-colored, fine to medium grained, poorly to moderately indurated, very fossiliferous limestone. The upper facies is composed of white, poorly to well indurated, poorly sorted, very	

**Phase I Environmental Site Assessment**1317 N Magnolia Ave & 23 NE 13<sup>th</sup> St ■ Ocala, FL

April 3, 2019 ■ Terracon Project No. EQ187138 Task 1B2



Physical Setting Information		Source
	fossiliferous limestone. Chert is common in the upper facies. Fossils include foraminifers, echinoids, bryozoans, and mollusks. The limestone exhibits extensive karstification in the Ocala Karst District and Dougherty Plain District. In these areas, tens of feet of karst relief influence topography and disappearing streams and springs may occur. The permeable, highly transmissive carbonates form part of Floridan Aquifer System.	Geological Survey, Open File Report 80, 2001
Estimated Depth to First Occurrence of Groundwater	Greater than 18-feet below ground surface	Underground Storage Tank Closure 1338 N Magnolia Ave, Ocala, FL November 6, 2000 Central Testing Laboratory (northwest adjoining property)
*Hydrogeologic Gradient	Generally south	Contamination Assessment Report, Ace Supply, Inc. 1202 N Magnolia Ave, Ocala, FL August 1994 Environmental Engineering Service Group, Inc. (southwest adjoining property)

\* The groundwater flow direction and the depth to shallow, unconfined groundwater, if present, would likely vary depending upon seasonal variations in rainfall and other hydrogeological features. Without the benefit of on-site groundwater monitoring wells surveyed to a datum, groundwater depth and flow direction beneath the site cannot be directly ascertained.

### 3.0 HISTORICAL USE INFORMATION

Terracon reviewed the following historical sources to develop a history of the previous uses of the site and surrounding area, in order to help identify RECs associated with past uses. Copies of selected historical documents are included in Appendix C.

#### 3.1 Historical Topographic Maps, Aerial Photographs, Sanborn Maps

Readily available historical USGS topographic maps, selected historical aerial photographs (at approximately 10 to 15 year intervals) and historical fire insurance maps produced by the Sanborn Map Company were reviewed to evaluate land development and obtain information concerning the history of development on and near the site. Reviewed historical topographic maps, aerial photographs and Sanborn maps are summarized below.



## Phase I Environmental Site Assessment

1317 N Magnolia Ave & 23 NE 13<sup>th</sup> St ■ Ocala, FL

April 3, 2019 ■ Terracon Project No. EQ187138 Task 1B2



Historical fire insurance maps produced by the Sanborn Map Company were requested from GeoSearch to evaluate past uses and relevant characteristics of the site and surrounding properties. GeoSearch provided Sanborn maps as summarized below.

- Topographic map: Ocala West, Florida, published in 2012, 1991, 1968, 1" = 2,000'
- Topographic map: Ocala, Florida, published in 1895, 1" = 5,208'
- Aerial photograph: United States Department of Agriculture (USDA), 2015, 2013, 2010, 2007, 2006, 2005, 1" = 500'
- Aerial photograph: United States Geological Survey (USGS), 1999, 1995, 1988, 1984, 1964, 1" = 500'
- Aerial photograph: Florida Department of Transportation (FDOT), 1983, 1973, 1" = 500'
- Aerial photograph: Agricultural Stabilization and Conservation Service (ASCS), 1957, 1950, 1949, 1940, 1" = 500'
- Sanborn Fire Insurance Map(s): 1930, 1948, and 1965

### Historical Maps and Aerial Photographs

Direction	Description
Site	Vacant land (2013-2015); multiple warehouse structures (1940-2010); lumber storage and planing mill related structures (1948-1965); residential dwellings at southeast corner (1930-1965); <u>filling station with two gas tanks</u> at southwest corner (1930-1948); furniture warehouse and residential dwelling (1930)
North	Cemetery (1930-2015)
East	NE 1 <sup>st</sup> Avenue (formerly referred to as Hurt Pl.) followed by: residential area (1930-1965)
South	NE 13 Street (formerly referred to as E. Hayes St.) followed by: residential area (1930-2015) and motel (1948-1965) and <u>Shell Petroleum Corp./filling station with multiple gas tanks</u> to southwest (1930-1965)
West	N. Magnolia Avenue followed by: residential area and motel (1930-1965) and lumber storage and associated warehouses (1948-2007) and <u>filling station to northwest</u> (1930-1965)

Historical maps and aerial photographs of environmental concern are underlined.

The site was formerly occupied by a filling station located at the southwest corner. The 1930 and 1948 historical Sanborn maps depict a filling station with two gas tanks (assumed underground). The potential for a petroleum product release due to the historical presence of a filling station on the site is a REC.

The 1930, 1948, and 1965 historical Sanborn maps depict a filling station with multiple gas tanks located on the adjoining property to the southwest of the site at the intersection of NW 13<sup>th</sup> Street and N Magnolia Avenue. This facility is further discussed in Section 4.0 Records Review.

The 1930, 1948, and 1965 historical Sanborn maps depict a filling station with multiple gas tanks located on the adjoining property to the northwest of the site at the intersection of 14<sup>th</sup> Street and N. Magnolia Avenue (1338 N. Magnolia Ave.). This facility is further discussed in Section 4.0 Records Review.

### 3.2 Historical City Directories

The R.L. Polk & Co. city directories used in this study were made available through GeoSearch (selected years reviewed: 1930-2016) and were reviewed at approximate five-year intervals, if readily available. Street listings not available prior to 1930. The current street address for the site was identified as 1317 N. Magnolia Ave. and 23 NE 13<sup>th</sup> St.

#### Historical City Directories

Direction	Description
Site	1317 N. Magnolia Ave.: Ocala Lumber Co. (1971-2000), Concrete Ready-Mix (2006-2011), Hunting/Sporting Goods Retail (2006-2016) 1315 N. Magnolia Ave.: Produce (1945), Furniture (1955-1960) 1213 N. Magnolia Ave.: Jas M Collins (1930) 1201 N. Magnolia Ave.: <u>Adam Loyd Inc Tires (1930), Filling Station (1937-1945)</u> 23 NE 13 <sup>th</sup> St.: Jack B Arnold (1971)
North	No listings (cemetery)
East	Residential area and listings
South	1125 N. Magnolia Ave.: Motel (1960-1965) 16 NE 13 <sup>th</sup> St.: residential listings (1971-1990) 20 NE 13 <sup>th</sup> St.: residential listings (1971-1990) 1122/1224 N. Magnolia Ave. (southwest): <u>Service Station (1940-1955), Bunn's Texaco Service Station (1971-1975)</u> , Ocala Radio & TV (1980), Tires Unlimited (1990-2006), Used Car Dealer (2011), Electric Supply (2016)
West	1216 N. Magnolia Ave.: John P Hogan (1930), Thos Hall (1937-1940) 1200/1302 N. Magnolia Ave.: Motel (1937-1975) 1230/1338 N. Magnolia Ave. (northwest): <u>Pickett's Filling Station (1937-1995)</u> , Marion Detail/Auto Detail & Cleaning (2006-2016), Ocala Auto Show Inc Used Cars (2011)

Historical city directory listings of environmental concern are underlined.

A filling station formerly occupied an address associated with the site at 1201 N Magnolia Avenue with listings from 1937 to 1945. The potential for a petroleum product release due to the historical presence of a filling station on the site is a REC.

## Phase I Environmental Site Assessment

1317 N Magnolia Ave & 23 NE 13<sup>th</sup> St ■ Ocala, FL  
April 3, 2019 ■ Terracon Project No. EQ187138 Task 1B2



A service station formerly occupied the southwest adjoining property located at 1122/1224 N Magnolia Avenue from approximately 1940 to 1975. This facility is further discussed in Section 4.0 Records Review.

A service station formerly occupied the northwest adjoining property located at 1230/1338 N Magnolia Avenue from approximately 1937 to 1995. This facility is further discussed in Section 4.0 Records Review.

### 3.3 Site Ownership

Based on a review of information obtained from the Marion County Property Appraiser's records, the current site owner is The Moxon Generational Trust (Parcel No. 26297-000-00) and The Henry JG Moxon Living Trust (Parcel No. 26298-000-00). Previous owners identified for Parcel No. 26297-000-00 included various private individuals since 1994. Previous owners identified for Parcel No. 26298-000-00 include various private individuals and Ocala Lumber Company since 1977.

### 3.4 Title Search

At the direction of the client, a title search was not included as part of the scope of services. Unless notified otherwise, we assume that the client is evaluating this information outside the scope of this report.

### 3.5 Environmental Liens and Activity and Use Limitations

The GeoSearch regulatory database report included a review of both Federal and State Engineering Control (EC) and Institutional Control (IC) databases. Based on a review of the database report, the site was not listed on the EC or IC databases. Please note that in addition to these federal and state listings, AULs can be recorded at the county and municipal level that may not be listed in the regulatory database report. Environmental lien and activity and use limitation records recorded against the site were not provided by the client. At the direction of the client, performance of a review of these records was not included as part of the scope of services and unless notified otherwise, we assume that the client is evaluating this information outside the scope of this report.

### 3.6 Interviews Regarding Current and Historical Site Uses

The following individuals were interviewed regarding the current and historical use of the site.

#### Interviews

Interviewer	Name / Phone #	Title	Date/Time
Mary Menke	Joe Switt / (352) 629-8254	Real Estate Division. City of Ocala	March 26, 2019 / 12:00PM



Terracon interviewed Mr. Joe Switt, with the City of Ocala's Real Estate Division. Mr. Switt stated the City is under contract to purchase the site for redevelopment purposes. Mr. Switt indicated that the Ocala Lumber Company previously occupied the site and was associated with the Moxon family. He indicated that the main lumber company operations were conducted across the street to the west. The site was associated with offices and lumber warehouse storage. Mr. Switt is not aware of any wood treatment processes associated with the site.

### **3.7 Prior Report Review**

Terracon requested the client provide any previous environmental reports they are aware of for the site. Previous reports were not provided by the client to Terracon for review.

## **4.0 RECORDS REVIEW**

Regulatory database information was provided by GeoSearch, a contract information services company. The purpose of the records review was to identify RECs in connection with the site. Information in this section is subject to the accuracy of the data provided by the information services company and the date at which the information is updated. The scope herein did not include confirmation of facilities listed as "unmappable" by regulatory databases.

In some of the following subsections, the words up-gradient, cross-gradient and down-gradient refer to the topographic gradient in relation to the site. As stated previously, the groundwater flow direction and the depth to shallow groundwater, if present, would likely vary depending upon seasonal variations in rainfall and the depth to the soil/bedrock interface. Without the benefit of on-site groundwater monitoring wells surveyed to a datum, groundwater depth and flow direction beneath the site cannot be directly ascertained.

### **4.1 Federal and State/Tribal Databases**

Listed below are the facility listings identified on federal and state/tribal databases within the ASTM-required search distances from the approximate site boundaries. Database definition, descriptions, and the database search report are included in Appendix D.

#### **Federal Databases**

<b>Database</b>	<b>Description</b>	<b>Distance (miles)</b>	<b>Listings</b>
CERCLIS (SEMS)*	Comprehensive Environmental Response Compensation & Liability Information System	0.5	1
CERCLIS/NFRAP (SEMSARCH)*	Comprehensive Environmental Response Compensation & Liability Information System/ No Further Remedial Action Planned	0.5	0
ERNS	Emergency Response Notification System	Site	0

**Phase I Environmental Site Assessment**1317 N Magnolia Ave & 23 NE 13<sup>th</sup> St ■ Ocala, FL

April 3, 2019 ■ Terracon Project No. EQ187138 Task 1B2



Database	Description	Distance (miles)	Listings
IC/EC (EC)*	Institutional Control/Engineering Control	Site	0
NPL	National Priorities List	1	0
DNPL	Delisted National Priorities List	0.5	0
RCRA CORRACTS/TSD (RCRAC)*	Resource Conservation & Recovery Act - Corrective Action Treatment Storage & Disposal Facilities	1	0
RCRA Generators (RCRAGR04)*	Resource Conservation and Recovery Act Generators	Site and adjoining properties	0
RCRA Non-CORRACTS/TSD (RCRAT)*	Resource Conservation & Recovery Act – Non-Corrective Action Treatment Storage & Disposal Facilities	0.5	0

\* = GeoSearch Acronym

**State/Tribal Databases**

Database	Description	Distance (miles)	Listings
Brownfields (BF)*	Brownfield Areas	0.5	7
IC/EC	Engineering And Institutional Control Sites	Site	0
LUST (LUAST)*	Registered Leaking Storage Tanks	0.5	28
SHWS	State Hazardous Waste Sites	0.5	0
SWF/LF (SWF)*	Solid Waste Facilities	0.5	4
UST	Registered Storage Tanks	Site and adjoining properties	5
VCP (VCS)*	Voluntary Cleanup Sites	0.5	1

\* = GeoSearch Acronym

In addition to the above ASTM-required listings, Terracon reviewed other federal, state, local, and proprietary databases provided by the database firm. A list of the additional reviewed databases is included in the regulatory database report included in Appendix D.

The following table summarizes the site-specific information provided by the database and/or gathered by this office for identified facilities located within approximately 300-feet of the site. Facilities are listed in order of proximity to the site. Additional discussion for selected facilities follows the summary table.

**Phase I Environmental Site Assessment**1317 N Magnolia Ave & 23 NE 13<sup>th</sup> St ■ Ocala, FL

April 3, 2019 ■ Terracon Project No. EQ187138 Task 1B2

**Listed Facilities**

<b>Facility Name And Location</b>	<b>Estimated Distance / Direction/Gradient</b>	<b>Database Listings</b>	<b>Is a REC, CREC, or HREC to the Site</b>
Ocala Lumber Co 1317 N Magnolia Ave. and 23 NE 13 <sup>th</sup> Street	Site	UST	REC, discussed below
Chevron Station 1338 N Magnolia Ave.	Approximately 100-feet / west-northwest / up-gradient	UST	REC, discussed below
Brownfield Area Ocala Area #2 (N Magnolia Ave)	Approximately 200-feet / north / up-gradient	BF	No, discussed below
Ace Supply Co./Clardy Oil Co. 1202 M. Magnolia Ave.	Approximately 300-feet / southwest / up-gradient	UST, LUAST, AST	No, discussed below

**Ocala Lumber Co**

The site is listed in environmental database with two Underground Storage Tank (UST) facility listings (FDEP Facility ID# 8511264 and 9200810). According to the environmental database, a 1,000-gallon leaded gasoline UST (FDEP FAC ID 8511264) was removed in 1988. Terracon reviewed files on FDEP's online document management system OCULUS. Limited documents and information were available. A letter from Ocala Lumber Co. dated June 6, 1989, to the Florida Department of Environmental Regulation states that underground fuel storage tanks were removed from service prior to January 1, 1989. The letter does not reference the number or type of tanks. A historical Stationary Tank Registration/Notification Form dated December 15, 1984 includes a map showing the location of a former UST (included in Appendix C). Based on a review of historical aerial photographs and corresponding building configuration on the map, this UST is believed to have been located on the west adjoining property (associated with Ocala Lumber Co. operations). Based on its former location and distance from the site, the UST associated with FDEP FAC ID 8511264, is not a REC.

According to the environmental database, two USTs (FDEP FAC ID 9200810) of unknown size and content were removed in 1988. Terracon reviewed files on FDEP's online document management system OCULUS. A Florida Department of Environmental Regulation Registration Fees document dated March 26, 1992, indicates that two USTs were removed from service by December 1988. Due to the lack of regulatory tank closure documentation and the potential for a historical petroleum product release, the former USTs associated with the site and FDEP FAC ID 9200810 are considered a REC.

**Chevron Station (Pickett's)**

The Chevron Station, formerly located approximately 100-feet northwest of the site, was listed in the environmental database as a UST facility (FDEP FAC ID 8518848). According to the environmental database, one 2,000-gallon UST containing leaded gas, two 2,000-gallon USTs containing unleaded gas, and one 500-gallon waste oil UST were removed from service in 1990. One 2,000-gallon UST containing unleaded gas was removed from service in 2000. Terracon



## Phase I Environmental Site Assessment

1317 N Magnolia Ave & 23 NE 13<sup>th</sup> St ■ Ocala, FL

April 3, 2019 ■ Terracon Project No. EQ187138 Task 1B2



reviewed files on FDEP's online document management system OCULUS and found an Underground Storage Tank Closure report dated November 6, 2000 by Central Testing Laboratory which documented closure assessment activities for one 2,000-gallon gasoline UST. According to this report, soils from the tank excavation were screened with an organic vapor analyzer and one soil sample was collected for laboratory analysis. The number and corresponding depth(s) of samples collected for soil screening and laboratory analysis was not provided. The report indicates that contaminated soil was not identified through soil screening results and soil laboratory analytical results were reported below applicable regulatory levels. The report states that groundwater was not encountered at 18-feet below ground surface, and therefore, no groundwater samples were collected.

Records regarding the regulatory status of this facility with respect to tank closure were not identified. Based on the lack of groundwater data and regulatory closure documentation, this facility is a REC.

### Brownfield Ocala Area #2

A Brownfield area designated by the City of Ocala is located approximately 200-feet north of the site. The Brownfield area was designated for the purpose of environmental remediation, rehabilitation, and economic development and is not considered a REC to the site.

### Ace Supply Co. - Clardy Oil Co.

Ace Supply Co./Clardy Oil Co., located approximately 300-feet southwest of the site, is listed in the environmental database as a LUAST, UST, and AST facility. According to the environmental database, a 2,000-gallon leaded gasoline UST (FDEP FAC ID 8518769) was removed in 1986. Terracon reviewed files on FDEP's online document management system OCULUS. Limited documents were available for this facility listing. A Storage Tank Registration dated June 4, 1992 indicates a 2,000-gallon UST was removed in 1986. Records regarding the regulatory status of this registered UST with respect to closure were not identified. This is not considered a REC and is further discussed below.

According to the environmental database (FDEP FAC ID 9201462), two USTs of unknown size containing leaded and unleaded gasoline were removed from service in 1992. Additionally, two USTs of unknown size and contents were removed from service in 1991. A petroleum product discharge was reported for the facility on June 4, 1992. Terracon reviewed files on FDEP's online document management system OCULUS. A Contamination Assessment Report prepared by Environmental Engineering Service Group, Inc. dated August 1994, indicates that the depth to groundwater was approximately 23-feet below ground surface and groundwater flow direction was primarily to the south. The report indicates that none of the tanks were present at the time of the assessment. Soil and groundwater petroleum impacts were identified. Cleanup Activities were conducted under Florida's Abandoned Tank Restoration Program (ATRP) and a No Further Action (NFA) was issued for the discharge by the FDEP on June 28, 1995.

## Phase I Environmental Site Assessment

1317 N Magnolia Ave & 23 NE 13<sup>th</sup> St ■ Ocala, FL

April 3, 2019 ■ Terracon Project No. EQ187138 Task 1B2



Based on regulatory status, the petroleum discharge (FDEP FAC ID 9201462) at this facility is not a REC. Additionally, based on the comprehensive nature of the contamination assessment and cleanup status, the historical UST associated with FDEP FAC ID 8518769, is not considered a REC.

The remaining facilities listed in the database report do not appear to represent RECs to the site at this time based upon regulatory status, apparent topographic gradient, and/or distance from the site.

Unmapped facilities are those that do not contain sufficient address or location information to evaluate the facility listing locations relative to the site. The report did not list facilities in the unmapped section.

### 4.2 Local Agency Inquiries

Agency Contacted/ Contact Method	Response
Florida Department of Environmental Protection / By email at Publicrecordsrequests_regulatory@floridadep.gov	A link to storage tank documents on the FDEP database OCULUS was provided for both site addresses. Additionally, an asbestos notification was provided for 1317 N Magnolia Ave. An asbestos notification was generated on January 28, 2011, for the demolition of the Bullseye Sports / Archery Store building located on the site.
Florida Department of Health Marion County / By email at Info.Marion@FLhealth.gov	At the issuance of this report, a response has not been received.
Alachua County Environmental Protection Department (EPD) / By email at jcullinan@alachuacounty.us	Alachua County Environmental Protection Department manages storage tank facilities for Marion County. A representative from the Alachua County EPD indicated that all records for the site are maintained on the FDEP OCULUS database. No additional records were identified.

## 5.0 SITE RECONNAISSANCE

### 5.1 General Site Information

Information contained in this section is based on a visual reconnaissance conducted while walking through the site and the accessible interior areas of structures, if any, located on the site. The site and adjoining properties are depicted on the Site Diagram, which is included in Exhibit 2 of Appendix A. Photo documentation of the site at the time of the visual reconnaissance is provided

in Appendix B. Credentials of the individuals planning and conducting the site visit are included in Appendix E.

### General Site Information

Site Reconnaissance	
Field Personnel	Angellica L. Karones
Reconnaissance Date	March 12, 2019
Weather Conditions	Sunny, 65F
Site Contact/Title	Joe Switt / City of Ocala Real Estate Division

Site Utilities	
Drinking Water	Ocala Electric Utility (OEU)
Wastewater	OEU
Electric	OEU

## 5.2 Overview of Current Site Occupants & Operations

There are no present occupants of the site. The site consists of vacant land with a paved area at the southwestern portion.

## 5.3 Site Observations

The following table summarizes site observations and interviews. Affirmative responses (designated by an "X") are discussed in more detail following the table.

### Site Characteristics

Category	Item or Feature	Observed or Identified
Site Operations, Processes, and Equipment	Emergency generators	
	Elevators	
	Air compressors	
	Hydraulic lifts	
	Dry cleaning	
	Photo processing	
	Ventilation hoods and/or incinerators	
	Waste treatment systems and/or water treatment systems	
	Heating and/or cooling systems	
	Paint booths	



**Phase I Environmental Site Assessment**1317 N Magnolia Ave & 23 NE 13<sup>th</sup> St ■ Ocala, FL

April 3, 2019 ■ Terracon Project No. EQ187138 Task 1B2



Category	Item or Feature	Observed or Identified
	Sub-grade mechanic pits	
	Wash-down areas or carwashes	
	Pesticide/herbicide production or storage	
	Printing operations	
	Metal finishing (e.g., electroplating, chrome plating, galvanizing, etc.)	
	Salvage operations	
	Oil, gas or mineral production	
	Other processes or equipment	
Aboveground Chemical or Waste Storage	Aboveground storage tanks	
	Drums, barrels and/or containers ≥ 5 gallons	
	MSDS or SDS	
Underground Chemical or Waste Storage, Drainage or Collection Systems	Underground storage tanks or ancillary UST equipment	
	Sumps, cisterns, French drains, catch basins and/or dry wells	
	Grease traps	
	Septic tanks and/or leach fields	
	Oil/water separators, clarifiers, sand traps, triple traps, interceptors	
	Pipeline markers	
	Interior floor drains	
Electrical Transformers/PCBs	Transformers and/or capacitors	X
	Other equipment	
Releases or Potential Releases	Stressed vegetation	
	Stained soil	
	Stained pavement or similar surface	
	Leachate and/or waste seeps	
	Trash, debris and/or other waste materials	
	Dumping or disposal areas	
	Construction/demolition debris and/or dumped fill dirt	
	Surface water discoloration, odor, sheen, and/or free floating product	
	Strong, pungent or noxious odors	
	Exterior pipe discharges and/or other effluent discharges	
Other Notable Site Features	Surface water bodies	
	Quarries or pits	

Category	Item or Feature	Observed or Identified
	Wastewater lagoons	
	Wells	

## Electrical Transformers/PCBs

### Transformers and/or capacitors

During Terracon's site visit, one pole-mounted transformer, owned and serviced by Ocala Electric Utility (OEU), was observed along the western boundary of the site; however, no information with regard to PCB content of the transformer fluids was observed. Some transformers contain mineral oil which may contain PCBs. OEU maintains responsibility for the transformer, and if the transformer was "PCB contaminated," OEU is not required to replace the transformer fluid until a release is identified. However, evidence of current or prior releases were not observed in the vicinity of the electrical equipment during the site reconnaissance. The identified transformer is not considered a REC to the site.

## 6.0 ADJOINING PROPERTY RECONNAISSANCE

Visual observations of adjoining properties (from site boundaries) are summarized below.

### Adjoining Properties

Direction	Description
North	Cemetery
East	NE 1 <sup>st</sup> Ave. followed by residential area
South	NE 13 <sup>th</sup> St. followed by vacant land and vacant commercial building to southwest
West	N. Magnolia Ave. followed by vacant land and <i>Marion Detail</i> (auto detail) to the northwest

RECs were not observed with the adjoining properties.

## **7.0 DECLARATION**

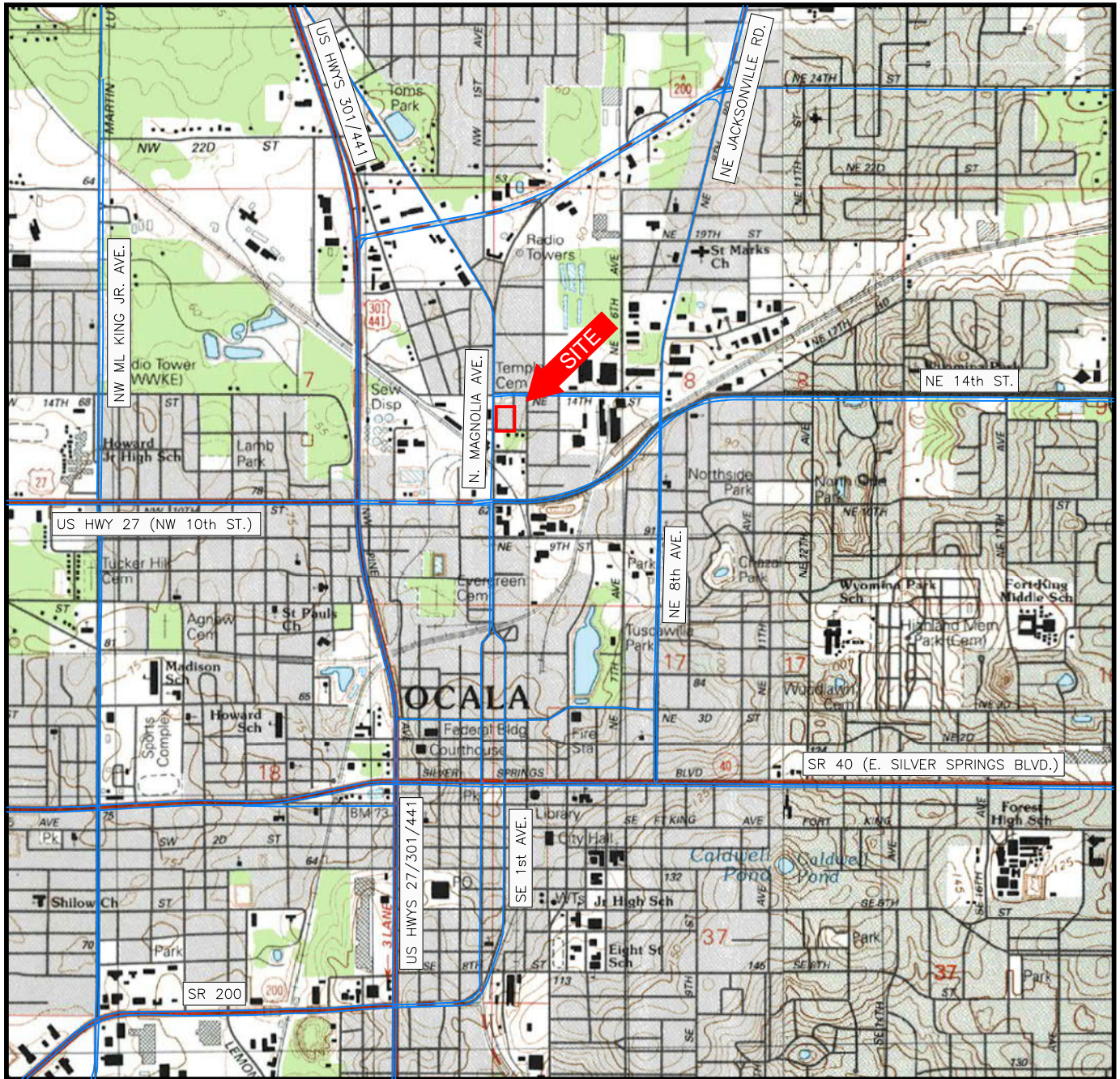
I, Kyle E. Hayes, declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in Section 312.10 of 40 CFR 312; and I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the site. I have developed and performed the All Appropriate Inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

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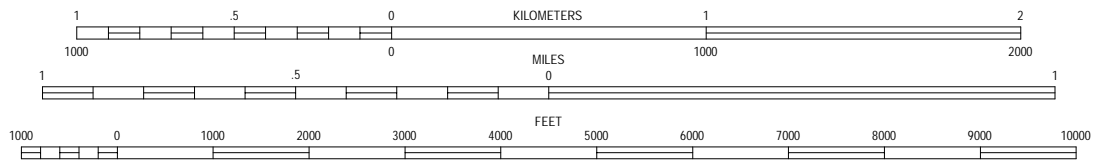
Kyle E. Hayes  
Environmental Department Manager



**APPENDIX A**  
**EXHIBIT 1 – TOPOGRAPHIC VICINITY MAP**  
**EXHIBIT 2 – SITE DIAGRAM**



SCALE 1:24 000



CONTOUR INTERVAL 5 FEET  
NATIONAL GEODETIC VERTICAL DATUM OF 1929

SECTION: 8  
TOWNSHIP: 15 SOUTH  
RANGE: 22 EAST

OCALA WEST, FLORIDA  
ISSUED: 1991

OCALA EAST, FLORIDA  
ISSUED: 1991

7.5 MINUTE SERIES (QUADRANGLE)



Project Mgr:	MM
Drawn By:	SW
Checked By:	MM
Approved By:	MM
Project No.	EQ187138
Scale:	AS SHOWN
File No.	EQ187138-1
Date:	3-20-19

**Terracon**  
Consulting Engineers and Scientists  
9655 W. FLORIDA MINING BOULEVARD - SUITE 509  
JACKSONVILLE, FLORIDA 32257  
PH. (904) 296-0331 FAX. (904) 268-5255

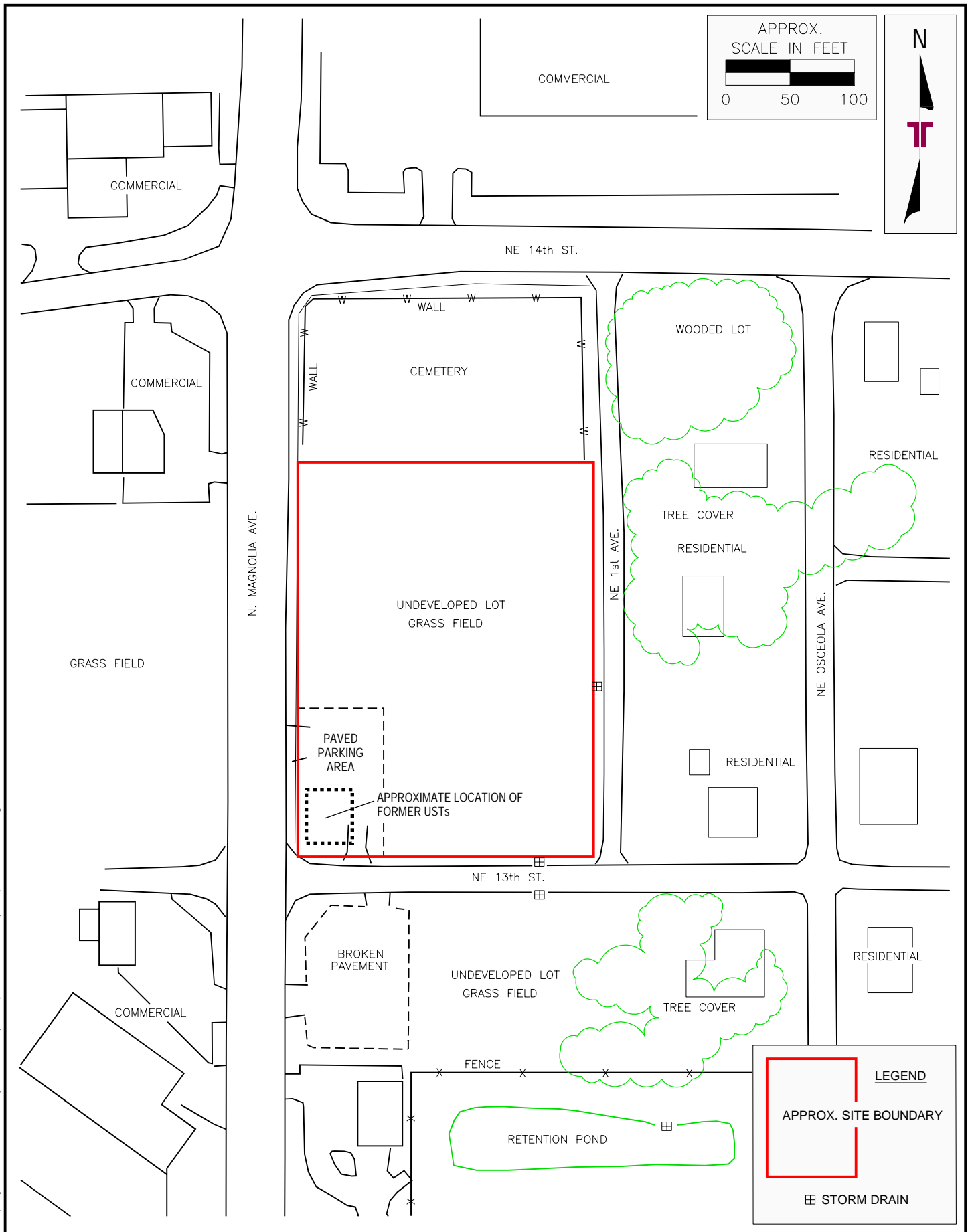
#### TOPOGRAPHIC LOCATION MAP

PHASE I ENVIRONMENTAL SITE ASSESSMENT  
1317 N. MAGNOLIA AVE. and 23 NE 13th ST.  
OCALA, MARION COUNTY, FLORIDA

EXHIBIT

1

Mar20, 2019--10:11 am N:\Projects--Other Offices--Jacksonville\2018\EQ187138--1B2\Cad\7138--site 2.dwg



Project Mng:	MM
Drawn By:	SW
Checked By:	MM
Approved By:	MM
Project No.	EQ187138
Scale:	AS SHOWN
File No.	EQ187138-2
Date:	3-20-19

**Terracon**  
Consulting Engineers and Scientists  
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JACKSONVILLE, FLORIDA 32257  
PH. (904) 296-0331 FAX. (904) 268-5255

SITE DIAGRAM

PHASE I ENVIRONMENTAL SITE ASSESSMENT  
1317 N. MAGNOLIA AVE. and 23 NE 13th ST.  
OCALA, MARION COUNTY, FLORIDA

EXHIBIT

2



**APPENDIX B**  
**SITE PHOTOGRAPHS**



Photo 1: View of the site facing north, showing paved parking area



Photo 2: View of the site facing northeast



Photo 3: View of the north adjoining property, showing cemetery



Photo 4: View of the site facing south



Photo 5: View of the east adjoining property along NE 1<sup>st</sup> Ave., facing northeast



Photo 6: View of the east adjoining property along NE 1<sup>st</sup> Ave., facing southeast



Photo 7: Stormwater inlet located on the southeastern corner of the Site



Photo 8: View of the southeastern adjoining residential area





Photo 9: View of the south adjoining property showing vacant land



Photo 10: View of the south adjoining property showing vacant land



Photo 11: View of the site facing northwest



Photo 12: View of southern portion of site facing east



Photo 13: View of the southwestern corner of the site facing west.



Photo 14: View of pole-mounted transformer to the west of the site along N Magnolia Ave.

## **APPENDIX F**

## **CREDENTIALS**



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## Angellica Rodriguez-Baz

### Senior Staff Scientist

#### PROFESSIONAL EXPERIENCE

Ms. Rodriguez-Baz is a Scientist in Terracon's Jacksonville, Florida office. She has over 8 years of experience providing environmental consulting in the states of Florida and Georgia, along with a history of over 9 years of research and laboratory experience within biological and veterinary/wildlife sciences. She has worked as a field scientist and project manager on federal, state, and privately funded projects. Her experience includes lead role in EPA Brownfield Assessment Grant management, FDEP Petroleum Restoration Program Site management, various assessments, multi-media sampling, Limited, Phase I and II ESAs, Wetland Delineations, and threatened and endangered species assessments with animal relocation. She routinely interfaces with clients and manages deliverables. She currently is responsible for site visits, field observations, collection and analysis of data sampling, evaluation of maps, drawings and photos for associated projects as well as technical report writing. Personally, conducted and managed all aspects of over fifty Phase I ESA projects in compliance with ASTM standards throughout North and Central Florida and southern Georgia.

#### PROJECT EXPERIENCE

Brownfields Services, Assessment Grant for The City of Ocala, FL, City of Jacksonville, FL, City of Tallahassee, FL and Development Authority of Bainbridge Country, GA

Assistant and Project Manager and current consultant under City's assessment grant. Actively engaging local community and brownfields stakeholders through community outreach events. Developing brownfields site inventory and priority ranking system to aid in selection of properties for assessment. Providing project management and conducting field activities of Phase I and II Environmental Site Assessments including scope and site-specific quality assurance plan development. Conducting ACRES reporting and analysis of brownfield cleanup alternatives.

FDEP Petroleum Restoration Program, Florida

Currently managing numerous state funded site assessment and remediation projects under the FDEP PRP program. Sites include leaking underground storage tanks, historic petroleum releases, long term natural attenuation monitoring, active air sparge / soil vapor extraction remediation, and source removal sites.

JEA Headquarters – Jacksonville, Florida

Assistant Project Manager and conducted and managed on site field activities for chlorinated solvent groundwater remediation based on Terracon, City of Jacksonville, and FDEP approved Remedial Action Plan for the chlorinated solvent plume which involved injection of PlumeStop. The remediation strategy has been successful to date with a shrinking and stable plume evident, which will ultimately lead to site closure.

CSER Level II - Hart Bridge Modifications – Jacksonville, Florida

Conducted field activities associated with a Level II Impact to Construction Assessment to evaluate potential contamination that could adversely affect the proposed roadway construction. The project included seven identified sites along the alignment that required investigation. The assessment successfully identified impacted soil and groundwater and provide recommendations for future construction practices within the identified areas of concern.



#### EDUCATION

M.S. Environmental Management,  
University of Florida, 2017

B.S., Biology, Florida State University, 2012

#### CERTIFICATIONS

40-hr. OSHA HAZWOPER

8-hr. HAZWOPER Refresher

Adult/Child First Aid and CPR

#### AFFILIATIONS

University of North Florida –  
Deans Leadership Council

Florida Native Plant Society –  
Chapter Ixia Member

# Kyle E. Hayes

## ENVIRONMENTAL DEPARTMENT MANAGER

### PROFESSIONAL EXPERIENCE

Kyle is the Environmental Services Department Manager in Terracon's Jacksonville, Florida office. Kyle oversees a team of environmental professionals and manages projects, ensuring client relationships are developed and maintained, and project scopes, budgets and timelines are facilitated accurately and efficiently.

Kyle has 17 years of experience as an environmental consultant/environmental scientist and manager with proven technical, management and communication skills. His experience includes the facilitation and management of multidisciplinary environmental projects relating to industrial processing, petroleum, mining, landfills, wetlands, governmental entities, waste streams, etc. Mr. Hayes is experienced in negotiating with regulatory agencies (federal, state, and local) regarding soil and groundwater contamination projects and general industry permitting and regulatory compliance.

A concentrated area of his expertise is in site assessment and remediation projects for both state funded and private clients. Mr. Hayes has participated and managed hundreds of Phase I and II ESAs as well as petroleum, metals, and chlorinated solvents assessment projects throughout his career. Many of these projects have been overseen by the Florida Department of Environmental Protection (FDEP) through the Petroleum Restoration Program (PRP) and various state and federal funded programs such as EPA funded Brownfield grants. Mr. Hayes has also managed many high profile long term privately funded projects, which include state Brownfields program cleanup sites and facilitated large-tract private mining reclamation and due-diligence projects.

### PROJECT EXPERIENCE

City of Jacksonville, Brownfields Services, Assessment Grants – Jacksonville, Florida  
Working with the COJ on a current grant and facilitated their prior grant, which includes the development, coordination, and management of assessment projects and enthusiastically engaging local community and brownfields stakeholders through community outreach. Manage Phase I and II Environmental Site Assessments including scope and site-specific quality assurance plan development.

City of Ocala, Brownfields Services, Assessment Grant – Jacksonville, FL

Current Project Manager under City assessment grant. Work closely with City to ensure projects are facilitated on schedule and meet expectations / goals. Actively engaging local community and brownfields stakeholders through community outreach events. Assisted in developing brownfields site inventory and priority ranking system to aid in selection of properties for assessment. Providing project management of Phase I and II Environmental Site Assessments including scope and site-specific quality assurance plan development. Ensure ACRES reporting and analysis of brownfield cleanup alternatives are completed.



### EDUCATION

Environmental Science, Eckerd College, Saint Petersburg, FL

### REGISTRATIONS

Registered Qualified Stormwater Management Inspector

**YEARS EXPERIENCE:** 17

### CERTIFICATIONS

40-Hour HAZWOPER

OSHA Hazardous Waste Operations and Emergency Response

### AFFILIATIONS

Secretary – First Coast Chapter Alliance of Hazardous Materials Professionals  
Florida Association of Environmental Professionals  
Florida Healthcare Engineering Association  
Trustee – Jax Chamber

### WORK HISTORY

LAN Associates, Inc.  
Project Scientist, 2006-2015  
Terracon Consultants, Inc., 2015-Present

### ADDITIONAL TRAINING

8 hour - Florida Wetland Delineation, Tampa Bay Association of Environmental Professionals, 2007;  
38 hour - Army Corp of Engineers Wetland Delineation and Management, Richard Chinn Environmental Training Inc., 2007

## Kyle E. Hayes (continued)

### ENVIRONMENTAL DEPARTMENT MANAGER

#### House at Tallahassee – Tallahassee, Florida

Managed a yearlong assessment project for a high-profile development project that began with a Phase I ESA. The assessment evaluated identified RECs associated with the historical use of the site and successfully identified and delineated on-site soil contamination. Natural background arguments were employed, and arsenic impacts were determined to be non-anthropogenic. Impacted soil was successfully remediated by Terracon personnel and the site obtained site closure through the Florida Department of Environmental Protection with no deed restrictions or institutional controls. The costs incurred through the assessment and remediation efforts were credited through a Brownfield Site Rehabilitation Agreement.

#### JEA Headquarters – Jacksonville, Florida

Managed a high-profile project with multiple environmental tasks including chlorinated solvent groundwater remediation and a large-scale asbestos containing materials (ACM) soil/debris excavation. Worked closely with the client, City of Jacksonville, and FDEP to develop a Remedial Action Plan for the chlorinated solvent plume which involved injection of PlumeStop. The remediation strategy has been successful to date with a shrinking and stable plume evident, which will ultimately lead to site closure. During initial development activities on the site, ACM was identified requiring a large-scale source removal of 14,000-tons of material from two intact historic basement structures. Over the course of the excavation numerous historic fuel tanks were encountered required proper closure. These projects were managed and completed as scoped. The costs incurred through this project were credited through a Brownfield Site Rehabilitation Agreement.

#### Lofts at Jefferson Station – Background Study

Managed and implemented a background study for petroleum constituents and pesticides identified through historic assessments of the site in downtown Jacksonville. The background study was performed to obtain FDEP Site Assessment approval following prior approval of an Institutional Control Plan and subsequent development of an apartment complex. This challenging project required extensive research and technical planning to ultimately achieve FDEP approval of the background study, which led to final closure of the site. The costs incurred through this project were credited through a Brownfield Site Rehabilitation Agreement.

#### CSER Level II - Hart Bridge Modifications – Jacksonville, Florida

Managed a Level II Impact to Construction Assessment to evaluate potential contamination that could adversely affect the proposed roadway construction. The project included seven identified sites along the alignment that required investigation. The assessment successfully identified impacted soil and groundwater and provide recommendations for future construction practices within the identified areas of concern.

#### Florida School for the Deaf and the Blind – Saint Augustine, Florida

Facilitating ongoing monitoring of a chlorinated solvent groundwater plume. Developed and implemented in-situ bioremediation through injection of dehalococcoides (DHC) microbial bacteria to speed up the anaerobic process of reductive dechlorination breakdown of PCE and TCE to ethane. This strategy was adopted to ultimately save the client long term monitoring expenses.



## Kyle E. Hayes (continued)

### ENVIRONMENTAL DEPARTMENT MANAGER

#### MountainShore Properties, Site Assessment & Remediation – Tallahassee, Florida

Managed a soil and groundwater site assessment for a demanding hotel development project. The site was a designated Brownfield site with a complex history of long-term industrial use. The client was seeking site closure through the Florida Department of Environmental Protection with no deed restrictions or institutional controls. The assessment was facilitated through a multifaceted approach that once completed proved to satisfy all regulatory and client requirements. The costs incurred through the assessment and remediation efforts were credited through a Brownfield Site Rehabilitation Agreement. Following receipt of an SRCO, this site now serves as a model for future development in the area due to its incorporation of forensic strategies and application of natural background arguments.

#### Kerr-McGee Chemical Corp – Superfund Program NPL Site – Jacksonville, Florida

Prepared and facilitated an inclusive Site Health and Safety Plan and Soil & Water Management Plan for environmental drilling operations within areas of known pesticide and metals contamination. Due to the nature of the contaminants of concern, precautions were required during all aspects of drilling; from use of PPE to containerization of drill cuttings and decon water, and decontamination of drill-rigs. Managed and oversaw the environmental and safety performance objectives for the project and facilitated the proper profiling of generated waste for proper disposal.

#### First Coast Expressway – FDOT - Reynolds Site – Green Cove Springs, Florida

Developed and executed a comprehensive Site Health and Safety Plan and Soil & Water Management Plan for geotechnical drilling operations within areas of known pyridine and lead contamination on a U.S. Army Corps of Engineers site. Due to the nature of the contaminants of concern, precautions were required during all aspects of drilling; from use of PPE to containerization of drill cuttings and decon water. Managed and oversaw the environmental and safety performance objectives for the project and facilitated the proper handling and profiling of generated waste for proper disposal.

#### The Pantry #6038 – Jacksonville, Florida

Oversaw the installation and operation of an air sparge / soil vapor extraction system at a former gasoline service station. The project was implemented and subsequently delayed due to a change in ownership, which required the system to be removed and replaced shortly after initial operation. The complexities and timing of this property transfer created numerous challenges which were overcome through successful project management and forward thinking. The system was ultimately restarted and through long term operation and maintenance was successful in greatly reducing contaminants of concern in groundwater at the site.

#### FDEP Petroleum Restoration Program, Florida

Currently managing numerous state funded site assessment and remediation projects under the FDEP PRP program. Sites include leaking underground storage tanks, historic petroleum releases, long term natural attenuation monitoring, active air sparge / soil vapor extraction remediation, and source removal sites.

#### CSER SR17 Over Broward River Bridge – Jacksonville, Florida

Conducted a Contamination Screening Evaluation Report for a stretch of highway both prior to and after a proposed bridge replacement area. The project incorporated due diligence activities that assisted in identifying and evaluating sites along the corridor with known or potential contamination. The study was performed as part of a Florida Department of Transportation project.

## Kyle E. Hayes (continued)

### ENVIRONMENTAL DEPARTMENT MANAGER

#### Kings Road Water and Sewer Line Permitting – Jacksonville, Florida

Managed a roadway improvements initiative for both STV (FDOT Contract) and the Jacksonville Electric Authority (JEA) along a corridor with known contamination. Identified suspected sites along the corridor, prepared a scope of work for limited assessment, and oversaw the groundwater assessments. The data obtained was used to prepare and successfully obtain permits from JEA for future dewatering needs during roadway project initiation.

#### NVAC Blount Island – Jacksonville, Florida

Managed and conducted the assessment of a one-mile long rail spur that bisected a naval facility. The project entailed identification of suspect areas of concern, both historically and present and the facilitation of both field and laboratory soil testing. The results of the assessment were used to develop a strategy for rail spur decommissioning.

#### Bozard Ford Co – Saint Augustine, Florida

Facilitated a site assessment for a former service station which included both soil and groundwater delineation. The assessment required careful consideration of current site operations both on and offsite. Through a coordinated approach, the assessment was completed and groundwater impacts were delineated. The site is currently participating in a long-term natural attenuation monitoring program.

#### Iluka Resources Inc., Green Cove Springs, Florida\*

Managed and facilitated a five-year, large scale soil and groundwater assessment project as part of a sand mine facility decommissioning. The project began with oversight of the decommissioning of a fully operational industrial facility and transitioned into the removal of buildings and structures, tank closures/removals, identification of areas of potential contamination and finally assessment, delineation, monitoring, remediation and state closure. The project was facilitated through a carefully coordinating the current and future needs of the client with the requirements and oversight of the Florida Department of Environmental Protection. Through this process the project was completed ahead of schedule and below anticipated costs.

\*This project was completed during prior to working with Terracon.

#### State Road 16 Wastewater Treatment Facility – Saint Augustine, Florida

Over the past 13 years, Mr. Hayes has performed ongoing biological monitoring of a created and natural wetland system that receives effluent from a wastewater treatment plant in Saint Johns County, Florida. Monitoring activities include surface water / sediment / benthic macro-invertebrate sampling, herbaceous / woody species transect cover counts, mosquito larvae counts, threatened and endangered species surveys and completing of a bi-annual report for submittal to the FDEP.

## **APPENDIX G**

### **DESCRIPTION OF TERMS AND ACRONYMS**



## Description of Selected General Terms and Acronyms

Term/Acronym	Description
ACM	<p>Asbestos Containing Material. Asbestos is a naturally occurring mineral, three varieties of which (chrysotile, amosite, crocidolite) have been commonly used as fireproofing or binding agents in construction materials. Exposure to asbestos, as well as ACM, has been documented to cause lung diseases including asbestosis (scarring of the lung), lung cancer and mesothelioma (a cancer of the lung lining).</p> <p>Regulatory agencies have generally defined ACM as a material containing greater than one (1) percent asbestos, however some states (e.g., California) define ACM as materials having 0.1% asbestos. In order to define a homogenous material as non-ACM, a minimum number of samples must be collected from the material dependent upon its type and quantity. Homogenous materials defined as non-ACM must either have 1) no asbestos identified in all of its samples or 2) an identified asbestos concentration below the appropriate regulatory threshold. Asbestos concentrations are generally determined using polarized light microscopy or transmission electron microscopy. Point counting is an analytical method to statistically quantify the percentage of asbestos in a sample. The asbestos component of ACM may either be friable or non-friable. Friable materials, when dry, can be crumbled, pulverized, or reduced to powder by hand pressure and have a higher potential for a fiber release than non-friable ACM. Non-friable ACM are materials that are firmly bound in a matrix by plastic, cement, etc. and, if handled carefully, will not become friable.</p> <p>Federal and state regulations require that either all suspect building materials be presumed ACM or that an asbestos survey be performed prior to renovation, dismantling, demolition, or other activities that may disturb potential ACM. Notifications are required prior to demolition and/or renovation activities that may impact the condition of ACM in a building. ACM removal may be required if the ACM is likely to be disturbed or damaged during the demolition or renovation. Abatement of friable or potentially friable ACM must be performed by a licensed abatement contractor in accordance with state rules and NESHAP. Additionally, OSHA regulations for work classification, worker training and worker protection will apply.</p>
AHERA	Asbestos Hazard Emergency Response Act
AST	Aboveground Storage Tanks. ASTs are generally described as storage tanks less than 10% of which are below ground (i.e., buried). Tanks located in a basement, but not buried, are also considered ASTs. Whether, and the extent to which, an AST is regulated, is determined on a case-by-case basis and depends upon tank size, its contents and the jurisdiction of its location.
BGS	Below Ground Surface

## Description of Selected General Terms and Acronyms

Term/Acronym	Description
Brownfields	State and/or tribal listing of Brownfield properties addressed by Cooperative Agreement Recipients or Targeted Brownfields Assessments.
BTEX	Benzene, Toluene, Ethylbenzene, and Xylenes. BTEX are VOC components found in gasoline and commonly used as analytical indicators of a petroleum hydrocarbon release.
CERCLA	Comprehensive Environmental Response, Compensation and Liability Act (a.k.a. Superfund). CERCLA is the federal act that regulates abandoned or uncontrolled hazardous waste sites. Under this Act, joint and several liability may be imposed on potentially responsible parties for cleanup-related costs.
CERCLIS	Comprehensive Environmental Response, Compensation and Liability Information System. An EPA compilation of sites having suspected or actual releases of hazardous substances to the environment. CERCLIS also contains information on site inspections, preliminary assessments and remediation of hazardous waste sites. These sites are typically reported to EPA by states and municipalities or by third parties pursuant to CERCLA Section 103.
CESQG	Conditionally Exempt Small Quantity Generators
CFR	Code of Federal Regulations
CREC	Controlled Recognized Environmental Condition is defined in ASTM E1527-21 as “a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority) , with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). A condition considered by the environmental professional to be a controlled recognized environmental condition shall be listed in the findings section of the Phase I Environmental Site Assessment report, and as a recognized environmental condition in the conclusions section of the Phase I Environmental Site Assessment report.”
DOT	U.S. Department of Transportation
EPA	U.S. Environmental Protection Agency
ERNS	Emergency Response Notification System. An EPA-maintained federal database which stores information on notifications of oil discharges and hazardous substance releases in quantities greater than the applicable reportable quantity under CERCLA. ERNS is a cooperative data-sharing effort between EPA, DOT, and the National Response Center.
ESA	Environmental Site Assessment

## Description of Selected General Terms and Acronyms

Term/Acronym	Description
FRP	Fiberglass Reinforced Plastic
Hazardous Substance	As defined under CERCLA, this is (A) any substance designated pursuant to section 1321(b)(2)(A) of Title 33, (B) any element, compound, mixture, solution, or substance designated pursuant to section 9602 of this title; (C) any hazardous waste having characteristics identified under or listed pursuant to section 3001 of the Solid Waste Disposal Act (with some exclusions); (D) any toxic pollutant listed under section 1317(a) of Title 33; (E) any hazardous air pollutant listed under section 112 of the Clean Air Act; and (F) any imminently hazardous chemical substance or mixture with respect to which the EPA Administrator has taken action under section 2606 of Title 15. This term does not include petroleum, including crude oil or any fraction thereof which is not otherwise listed as a hazardous substance under subparagraphs (A) through (F) above, and the term include natural gas, or synthetic gas usable for fuel (or mixtures of natural gas and such synthetic gas).
Hazardous Waste	This is defined as having characteristics identified or listed under section 3001 of the Solid Waste Disposal Act (with some exceptions). RCRA, as amended by the Solid Waste Disposal Act of 1980, defines this term as a "solid waste, or combination of solid wastes, which because of its quantity, concentration, or physical, chemical, or infectious characteristics may (A) cause, or significantly contribute to an increase in mortality or an increase in serious irreversible, or incapacitating reversible illness; or (B) pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, or disposed of, or otherwise managed."
HREC	Historical Recognized Environmental Condition is defined in ASTM E1527-21 as "a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted residential use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). Before calling the past release a historical recognized environmental condition, the environmental professional must determine whether the past release is a recognized environmental condition at the time of the Phase I Environmental Site Assessment is conducted (for example, if there has been a change in the regulatory criteria). If the EP considers the past release to be a recognized environmental condition at the time the Phase I ESA is conducted, the condition shall be included in the conclusions section of the report as a recognized environmental condition."



## Description of Selected General Terms and Acronyms

Term/Acronym	Description
IC/EC	A listing of sites with institutional and/or engineering controls in place. IC include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls. EC include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.
ILP	Innocent Landowner/Operator Program
LQG	Large Quantity Generators
LUST	Leaking Underground Storage Tank. This is a federal term set forth under RCRA for leaking USTs. Some states also utilize this term.
MCL	Maximum Contaminant Level. This Safe Drinking Water concept (and also used by many states as a ground water cleanup criteria) refers to the limit on drinking water contamination that determines whether a supplier can deliver water from a specific source without treatment.
MSDS	Material Safety Data Sheets. Written/printed forms prepared by chemical manufacturers, importers and employers which identify the physical and chemical traits of hazardous chemicals under OSHA's Hazard Communication Standard.
NESHAP	National Emissions Standard for Hazardous Air Pollutants (Federal Clean Air Act). This part of the Clean Air Act regulates emissions of hazardous air pollutants.
NFRAP	Facilities where there is "No Further Remedial Action Planned," as more particularly described under the Records Review section of this report.
NOV	Notice of Violation. A notice of violation or similar citation issued to an entity, company or individual by a state or federal regulatory body indicating a violation of applicable rule or regulations has been identified.
NPDES	National Pollutant Discharge Elimination System (Clean Water Act). The federal permit system for discharges of polluted water.
NPL	The NPL is the EPA's database of uncontrolled or abandoned hazardous waste facilities that have been listed for priority remedial actions under the Superfund Program.
OSHA	Occupational Safety and Health Administration or Occupational Safety and Health Act

## Description of Selected General Terms and Acronyms

Term/Acronym	Description
PACM	Presumed Asbestos-Containing Material. A material that is suspected of containing or presumed to contain asbestos but which has not been analyzed to confirm the presence or absence of asbestos.
PCB	Polychlorinated Biphenyl. A halogenated organic compound commonly in the form of a viscous liquid or resin, a flowing yellow oil, or a waxy solid. This compound was historically used as dielectric fluid in electrical equipment (such as electrical transformers and capacitors, electrical ballasts, hydraulic and heat transfer fluids), and for numerous heat and fire sensitive applications. PCB was preferred due to its durability, stability (even at high temperatures), good chemical resistance, low volatility, flammability, and conductivity. PCBs, however, do not break down in the environment and are classified by the EPA as a suspected carcinogen. 1978 regulations, under the Toxic Substances Control Act, prohibit manufacturing of PCB-containing equipment; however, some of this equipment may still be in use today.
pCi/L	picoCuries per Liter of Air. Unit of measurement for Radon and similar radioactive materials.
PLM	Polarized Light Microscopy (see ACM section of the report, if included in the scope of services)
PST	Petroleum Storage Tank. An AST or UST that contains a petroleum product.
Radon	A radioactive gas resulting from radioactive decay of naturally-occurring radioactive materials in rocks and soils containing uranium, granite, shale, phosphate, and pitchblende. Radon concentrations are measured in picoCuries per Liter of Air. Exposure to elevated levels of radon creates a risk of lung cancer; this risk generally increases as the level of radon and the duration of exposure increases. Outdoors, radon is diluted to such low concentrations that it usually does not present a health concern. However, radon can accumulate in building basements or similar enclosed spaces to levels that can pose a risk to human health. Indoor radon concentrations depend primarily upon the building's construction, design and the concentration of radon in the underlying soil and ground water. The EPA recommended annual average indoor "action level" concentration for residential structures is 4.0 pCi/l.
RCRA	Resource Conservation and Recovery Act. Federal act regulating solid and hazardous wastes from point of generation to time of disposal ("cradle to grave"). 42 U.S.C. 6901 et seq.
RCRA Generators	The RCRA Generators database, maintained by the EPA, lists facilities that generate hazardous waste as part of their normal business practices. Generators are listed as either large (LQG), small (SQG), or conditionally exempt (CESQG). LQG produce at least 1000 kg/month of non-acutely hazardous waste or 1 kg/month of acutely hazardous waste. SQG produce 100-1000 kg/month of non-acutely hazardous waste. CESQG are those that generate less than 100 kg/month of non-acutely hazardous waste.

## Description of Selected General Terms and Acronyms

Term/Acronym	Description
RCRA CORRACTS/TSDs	The USEPA maintains a database of RCRA facilities associated with treatment, storage, and disposal (TSD) of hazardous materials which are undergoing "corrective action". A "corrective action" order is issued when there is a release of hazardous waste or constituents into the environment from a RCRA facility.
RCRA Non-CORRACTS/TSDs	The RCRA Non-CORRACTS/TSD Database is a compilation by the USEPA of facilities which report storage, transportation, treatment, or disposal of hazardous waste. Unlike the RCRA CORRACTS/TSD database, the RCRA Non-CORRACTS/TSD database does not include RCRA facilities where corrective action is required.
RCRA Violators List	RAATS. RCRA Administrative Actions Taken. RAATS information is now contained in the RCRIS database and includes records of administrative enforcement actions against facilities for noncompliance.
RCRIS	Resource Conservation and Recovery Information System, as defined in the Records Review section of this report.
REC	Recognized Environmental Conditions are defined by ASTM E1527-21 as 1) the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment. A de minimis condition is not a recognized environmental condition.
SCL	State "CERCLIS" List (see SPL /State Priority List, below).
SPCC	Spill Prevention, Control and Countermeasures. SPCC plans are required under federal law (Clean Water Act and Oil Pollution Act) for any facility storing petroleum in tanks and/or containers of 55-gallons or more that when taken in aggregate exceed 1,320 gallons. SPCC plans are also required for facilities with underground petroleum storage tanks with capacities of over 42,000 gallons. Many states have similar spill prevention programs, which may have additional requirements.
SPL	State Priority List. State list of confirmed sites having contamination in which the state is actively involved in clean up activities or is actively pursuing potentially responsible parties for clean up. Sometimes referred to as a State "CERCLIS" List.
SQG	Small Quantity Generator
SWF/LF	State and/or Tribal database of Solid Waste/Landfill facilities. The database information may include the facility name, class, operation type, area, estimated operational life, and owner.
TPH	Total Petroleum Hydrocarbons



## Description of Selected General Terms and Acronyms

Term/Acronym	Description
TRI	Toxic Release Inventory. Routine EPA report on releases of toxic chemicals to the environment based upon information submitted by entities subject to reporting under the Emergency Planning and Community Right to Know Act.
TSCA	Toxic Substances Control Act. A federal law regulating manufacture, import, processing and distribution of chemical substances not specifically regulated by other federal laws (such as asbestos, PCBs, lead-based paint and radon). 15 U.S.C 2601 et seq.
USACE	United States Army Corps of Engineers
USC	United States Code
USGS	United States Geological Survey
USNRCS	United States Department of Agriculture-Natural Resource Conservation Service
UST	Underground Storage Tank. Most federal and state regulations, as well as ASTM E1527-21, define this as any tank, incl., underground piping connected to the tank, that is or has been used to contain hazardous substances or petroleum products and the volume of which is 10% or more beneath the surface of the ground (i.e., buried).
VCP	State and/or Tribal facilities included as Voluntary Cleanup Program sites.
VOC	Volatile Organic Compound

## Description of Selected General Terms and Acronyms

Term/Acronym	Description
Wetlands	<p>Areas that are typically saturated with surface or ground water that creates an environment supportive of wetland vegetation (i.e., swamps, marshes, bogs). The <u>Corps of Engineers Wetlands Delineation Manual</u> (Technical Report Y-87-1) defines wetlands as areas inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. For an area to be considered a jurisdictional wetland, it must meet the following criteria: more than 50 percent of the dominant plant species must be categorized as Obligate, Facultative Wetland, or Facultative on lists of plant species that occur in wetlands; the soil must be hydric; and, wetland hydrology must be present.</p> <p>The federal Clean Water Act which regulates “waters of the US,” also regulates wetlands, a program jointly administered by the USACE and the EPA. Waters of the U.S. are defined as: (1) waters used in interstate or foreign commerce, including all waters subject to the ebb and flow of tides; (2) all interstate waters including interstate wetlands; (3) all other waters such as intrastate lakes, rivers, streams (including intermittent streams), mudflats, sandflats, wetlands, sloughs, prairie potholes, wet meadows, playa lakes, or natural ponds, etc., which the use, degradation, or destruction could affect interstate/ foreign commerce; (4) all impoundments of waters otherwise defined as waters of the U. S., (5) tributaries of waters identified in 1 through 4 above; (6) the territorial seas; and (7) wetlands adjacent to waters identified in 1 through 6 above. Only the USACE has the authority to make a final wetlands jurisdictional determination.</p>