

# D. R. Stoneworks Property Due Diligence

## Phase I Environmental Site Assessment Report

January 2003

*Prepared For:*

Mr. Robert McIntyre, Jr.

c/o

Mr. Drennen L. Whitmire, Jr., Esq.

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*Prepared By:*

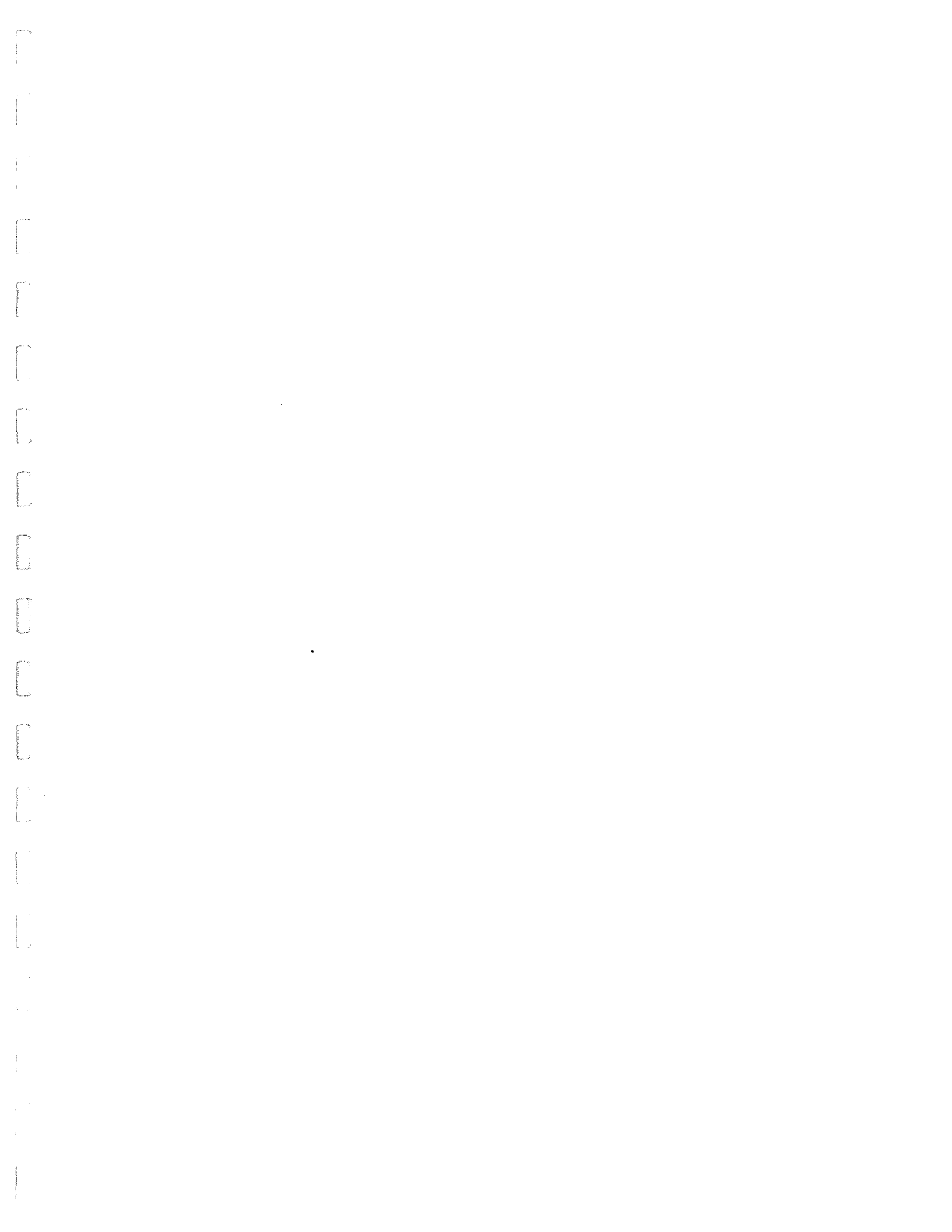
**ACCESS ENGINEERING**

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January 29, 2003

**Drennen L. Whitmire, Jr., Esq.**  
Fleming, Haile & Shaw, P.A.  
450 Royal Palm Way Sixth Floor  
Palm Beach, Florida 33480

**Re: *Environmental Site Assessment  
D. R. Stoneworks Property  
3204 Ohio Avenue, Fort Pierce, Florida***

Dear Sirs:

Access Engineering has performed an Environmental Site Assessment (ESA) of the referenced property. We performed this ESA in accordance with the appropriate standard of care and with the practices and service scope recommended by ASTM, except as otherwise noted. Enclosed is the report of the ESA conducted at the referenced property.

Our findings are summarized in the Executive Summary section of the report. As noted, we did not identify any recognized environmental conditions that indicate the likely presence or threat of a release of hazardous substances or petroleum products on the property.

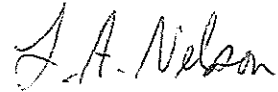
Drennen L. Whitmire, Jr., Esq. / Fleming, Haile & Shaw, P.A. and Robert McIntyre, Jr. are authorized to rely upon the findings and conclusions of this ESA Report.

Please do not hesitate to call this office with any questions or comments regarding the information contained in this report.

Sincerely,



Thomas Cozzie, Senior Scientist  
Senior Project Manager



L. A. Nelson, President  
Access Engineering

## EXECUTIVE SUMMARY

Access Engineering performed an Environmental Site Assessment of the property located at 3204 Ohio Avenue, Fort Pierce, Florida. The scope of work of this site assessment was intended to identify *recognized environmental conditions* (defined as evidence of the presence or likely presence of any hazardous substances or petroleum products under conditions that indicate an existing release, past release or material threat of a release) in connection with the property.

An initial site visit was conducted on January 15, 2003. The site contains two structures – one residence and one warehouse/garage – as well as a number of small shelters and ancillary structures. The site is occupied by D. R. Stoneworks, a fabricator of architectural cast stone products. Adjacent properties consist of mixed residential, commercial, and vacant lots.

The manufacturing process used by D. R. Stoneworks on the site generally consists of pouring a slurry such as Portland cement into a mold for casting. The principal chemical used in this process is a biodegradable, non-hazardous form release agent. Several 55-gallon drums of the form release agent were present on the site at the time of the site visit. Other chemicals or petroleum products observed on the site included gasoline, hydraulic oil, paints and polishes. These materials were stored on the site in 5-gallon or smaller containers. No evidence of a spill or release of any hazardous chemicals or petroleum products was observed on the site.

No records that indicated past violations of environmental regulations or releases of hazardous substances or petroleum products on the site were found in federal and state regulatory agency files. No evidence of off-site releases of hazardous substances or petroleum products that were likely to impact the site was discovered.

Based on the information developed during this site assessment, we did not identify any current, recognized environmental conditions in connection with the property.

## **1. INTRODUCTION**

### **1.1 Purpose**

This report presents the results of an Environmental Site Assessment (ESA) of the site, performed for Drennen L. Whitmire, Jr., Esq. / Fleming, Haile & Shaw, P.A. and Robert McIntyre, Jr. (the "User") and current as of January 15, 2003. The scope of services for the ESA is intended to comply with the ASTM designation E 1527, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. Any exceptions to this Standard Practice are noted in the report.

The purpose of this environmental site assessment is to identify, to the extent feasible given the scope of the process, recognized environmental conditions (defined as evidence of the presence or likely presence of any hazardous substances or petroleum products under conditions that indicate an existing release, past release or material threat of a release) in connection with the property.

### **1.2 Scope of Services**

A specific, detailed scope of services was provided to the User prior to initiation of the ESA. The scope of services is intended to follow the ASTM Standard Practice E 1527-00.

### **1.3 Limitations and Exceptions**

The findings and opinions conveyed in this report are based upon information obtained on a particular date from a variety of sources enumerated herein, which are believed to be reliable. Access Engineering does not warrant the authenticity or reliability of these information sources. Opinions relative to environmental conditions given in this report are based upon information derived from the most recent site reconnaissance date and from other activities described herein. The User is advised that the conditions are subject to change. Certain indicators of the presence of hazardous materials may have been latent or not present at the time of the most recent site reconnaissance and may subsequently become observable.

The research effort conducted for an environmental site assessment, while fully appropriate and in compliance with the scope of service, is limited and may not include all important information sources.

This environmental site assessment did not include a survey for asbestos-containing building materials, radon testing, wetlands delineation, or a lead paint survey. This environmental site assessment report does not include an evaluation of compliance by the owners or occupants of the property with applicable environmental rules and regulations, although such information may be a factor in identifying recognized environmental conditions in connection with the property.

This report is not a comprehensive site characterization or regulatory compliance audit and should not be construed as such. The opinions presented in this report are based upon findings derived from a site reconnaissance, a review of specified records and sources, and comments made by persons interviewed in the course of this site assessment. Specifically, Access Engineering does not represent that the site contains no hazardous or toxic materials, products or other latent conditions beyond those observed during the site assessment. Further, the services herein shall in no way be construed, designed or intended to be relied upon as legal interpretation or advice. The findings of this environmental site assessment are based on reasonable judgments made at a specified time under specific circumstances. No environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. The level of inquiry provided is not meant to represent an exhaustive assessment of the property. Invasive soil and groundwater testing, which could provide a greater level of certainty concerning the likely presence of recognized environmental conditions in connection with the property, was not included within the scope of this environmental site assessment except as described in this report.

#### **1.4 Reliance**

This study and report has been prepared on behalf of and for the exclusive use of the User, identified above. The User is authorized to rely upon the findings and conclusions of this Environmental Site Assessment. No warranties, duties or obligations extend to any other party unless specifically stated herein or in the transmittal letter attached to this report.

## **2. SITE DESCRIPTION**

### **2.1 Site Location and Legal Description**

The site is located at 3204 Ohio Avenue in Fort Pierce, St. Lucie County, Florida. The site is represented on the U.S. Geological Survey (USGS) 7.5 minute topographic map, Fort Pierce, Fla., quadrangle. The approximate location of the property is depicted on the location map presented as Figure 1.

The legal descriptions of the subject site is provided in Appendix A.

### **2.2 Site and Vicinity Characteristics**

The site is an irregularly-shaped lot, comprising approximately 0.34 acres, situated on relatively level terrain in the northeastern portion of St. Lucie County. Land use in the vicinity of the site is generally characterized by mixed commercial and residential uses. The site has been developed for residential and industrial use.

### **2.3 Structures, Roads and Other Improvements**

The site faces Ohio Avenue on its south side and adjoins Nebraska Avenue on the north. The site contains a two-story, wood-frame residence and a single-story, concrete-block garage with poured concrete floor and asphalt shingle hip roof.

### **2.4 Utilities**

The electric utility supplying the site and vicinity is Florida Power & Light Company (FPL). Overhead electric enters the site from the north. The site is connected to municipal water and sewer supplied by the Fort Pierce Utility Authority.

### **2.5 Current Uses of the Property**

The site is occupied by D. R. Stoneworks, a manufacturer of architectural and ornamental cast stone products. The two-story structure serves as a residence for the owner and the garage is used as a fabrication shop.

### **3. INFORMATION PROVIDED BY USER**

#### **3.1 Title Records, Environmental Liens and Valuation Reduction**

A Chain of Title or other records of prior ownership and lien holders were not reviewed for this investigation. The User did not report knowledge of any liens on the property or reductions in valuation associated with environmental liabilities.

#### **3.2 Information Provided by Owner and Occupant**

The occupant of the property, Mr. R. P. Smith of D. R. Stoneworks, was interviewed for this site assessment. Mr. Smith provided information on the history of the property and on-site activities. Mr. Smith stated that D. R. Stoneworks began operating on this site approximately four (4) years prior to the site inspection. According to Mr. Smith, the property was formerly used as a residence, only. Mr. Smith described current site activities in detail.

#### **3.3 Additional Information**

The User indicated that the purpose of this ESA was to satisfy environmental due diligence requirements associated with an intended purchase of the property.

## **4. HISTORICAL USE INFORMATION**

### **4.1 Current and Prior Ownership**

According to St. Lucie County Tax Records, the current owner of the site property is Barbara Jupiter, 112 Sweet Bay Circle, Jupiter, Florida. Sales of the property were recorded in March 2000 and November 1993. Further sales history was not available. A Chain of Title or other records of prior ownership were not reviewed for this investigation.

### **4.2 Review of Aerial Photographs**

Aerial photographs of the site and vicinity were reviewed in 10-year or shorter increments, as available. The aerial photographs were obtained from the offices of the St. Lucie County Property Appraiser and Engineering Division. The date of each photograph and the observations noted during the review are summarized below:

#### *February 1968*

The site was occupied by a single, residential structure, which fronted an unpaved roadway that provided access from 33<sup>rd</sup> Street to the west and Okeechobee Road to the east. Nebraska Avenue abutted the north boundary of the site. Small structures, most likely residences, were present on the adjoining properties east and west of the site. North of the site was vacant pastureland. South, across a drainage canal, was a cluster of buildings that appeared to be a church and school or related facilities.

#### *1975 (Month of flight not available)*

The site and adjacent properties appeared similar to their 1968 condition. To the southeast of the site and east of the church facility was a commercial structure that had not been visible in the 1968 photograph.

#### *March 1983*

The site and adjacent properties appeared similar to their 1975 condition. Approximately 150 feet west of the site, a commercial garage was now present, fronting on Nebraska Avenue.

#### *January 1992*

A rectangular commercial structure occupied the adjoining property east of the site. The site and other adjacent properties appeared similar to their 1983 condition.

#### *April 1997*

A rectangular structure has been built on the site, immediately east of the existing residence. Adjoining properties appeared similar to their 1992 condition.

#### *February 2000*

A third, smaller structure appeared to be present on the northeast part of the site. In addition, the balance of the site was cleared of vegetation. Adjoining properties appeared similar to their 1997 condition.

### **4.3 Historical City Directories**

Historical directories providing coverage for the vicinity of the subject site were used to identify former occupants of the site and adjoining properties. Directories were reviewed in approximately 5-year increments, as available. Reported occupants of adjoining properties are discussed in Section 8.1 of this report. Following is a summary of directory listings for the subject site.

**Table 4-1. Historical Occupants of Subject Property**

Year of Listing	Address	Occupant
1956	3204 Ohio Avenue	No listing for address
1960	3204 Ohio Avenue	No listing for address
1964	3204 Ohio Avenue	No listing for address
1969	3204 Ohio Avenue	No listing for address
1982	3204 Ohio Avenue	No listing for address
1994	3204 Ohio Avenue	No listing for address
1998	3204 Ohio Avenue	No listing for address
Sources: R.L. Polk & Company		

#### **4.4 Sanborn Fire Insurance Maps**

A search for Sanborn fire insurance maps found no coverage for the site.

#### **4.5 Other Historical Use Records**

St. Lucie County Property Appraiser's Office records indicated that the residence on the site was constructed in 1924. Mr. Smith, the occupant, confirmed that this was the approximate age of the residence. Mr. Smith indicated that the site was formerly used as a residence, only, and that the previous owner had constructed the garage for non-commercial purposes (i.e., as a "hobby shop"). The garage was built in 1996, according to St. Lucie County records.

#### **4.6 Previous Investigations**

No information concerning previous environmental investigations on the site was encountered in the course of this assessment.

## **5. ENVIRONMENTAL RECORDS REVIEW**

### **5.1 Standard Environmental Record Sources**

File lists of facilities regulated by State and Federal agencies, including the Florida Department of Environmental Protection (FDEP) and the U. S. Environmental Protection Agency (USEPA), were consulted to identify regulated facilities located within ASTM standard search distances from the site. In addition, applicable files maintained by the St. Lucie County Health Department were reviewed if appropriate. For the purpose of this report, regulated facilities include:

- National Priorities List (NPL) sites and delisted NPL sites
- Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) sites
- State Hazardous Waste Sites
- RCRA Hazardous Waste Treatment, Storage and Disposal (TSD) facilities
- Solid Waste Facilities and Landfills
- Leaking Underground Storage Tank (LUST) facilities, or petroleum cleanup sites
- Underground Storage Tank (UST) and Above-ground Storage Tank (AST) facilities

A summary of the regulatory database search findings, compiled by Environmental Data Resources, Inc., is attached as Appendix C.

### **5.2 Environmental Records Pertaining to the Site**

None of the referenced agencies were reported to have an active enforcement case involving hazardous substance violations on the site. No liens recorded against the property for environmental cleanup costs imposed by a regulatory agency were reported by the User. The site address did not appear in the search results for the environmental record databases consulted for this investigation.

### **5.3 Environmental Records Pertaining to Off-Site Sources**

The regulatory database search identified regulated facilities located within the search distance from the subject site. No adjoining properties were listed in the searched environmental records databases. However, the database search reported two petroleum cleanup sites located within the site vicinity, the former Fina service station at 3101 Okeechobee Road and the Bellsouth facility at 3300 Okeechobee Road.

The former Kickliter Fina station (FDEP Facility ID # 568518575) is located 200 feet southeast of the site, on the south side of Okeechobee Road. A discharge of gasoline was reported at this facility in 1987. Subsequently, site assessment and remedial activities were initiated under a State-sponsored cleanup costs reimbursement program. The site cleanup is reportedly continuing.

The Bellsouth operations facility (FDEP ID # 568734405) reported a release of diesel fuel in November 1996. The release apparently did not contaminate groundwater. As of April 1998, FDEP issued a No Further Action order affirming that all necessary cleanup activities relating to the fuel discharge had been completed.

Other regulated facilities located within the search distances from the subject site are identified in the report attached as Appendix C.

## **6. PHYSICAL SETTING SOURCES**

### **6.1 Topography and Surface Water Characteristics**

The site is situated on relatively level terrain at an approximate elevation of 19 feet above NGVD (National Geodetic Vertical Datum). The site adjoins a drainage canal to its south, across the Ohio Avenue right-of-way. The site does not contain any significant surface water features.

### **6.2 Geological and Soil Characteristics**

The shallow geology underlying St. Lucie County has been described in South Florida Water Management District and U. S. Geological Survey publications. Shallow soils in the vicinity of the site generally consist of surficial fine sands of varying thickness, underlain by Pleistocene aged sediments that consist of sands interbedded with thin beds or lenses of clayey sand, limestone, sandstone or shell.

### **6.3 Groundwater Characteristics**

Groundwater is reportedly encountered within several feet below land surface near the site. The water-table aquifer occurs in Pleistocene and Pliocene aged sediments consisting primarily of sand, limestone and shell. The aquifer is generally unconfined, occurring from the water table near land surface to depths of 180 to 200 feet in the vicinity of the site (South Florida Water Management District, 1994).

Direct infiltration of precipitation and seepage from canals are the major sources of freshwater recharge to the aquifer. Discharge from the aquifer occurs as a result of withdrawals for water supply, evaporation, transpiration and lateral discharge into canals.

Regional groundwater flow is likely to be toward the east, but the local groundwater flow direction may be influenced by the presence of drainage features.

## **7. SITE RECONNAISSANCE AND INTERVIEWS**

### **7.1 Methodology and Limiting Conditions**

A qualified environmental professional performed a visual reconnaissance of the site on January 15, 2003. Photographs of the site are provided in Appendix D. The environmental professional visually inspected the property and the exterior and accessible interior areas of the on-site structures.

### **7.2 General Site Observations**

The site was bounded on the south by the Ohio Avenue right-of-way and on the north by Nebraska Avenue. The site contained two structures. A two-story, wood-frame house was used as a residence and office by the site occupant. A single-story, detached, concrete block garage was used as a workshop for the principal site activity, D. R. Stoneworks.

D. R. Stoneworks was a manufacturer of architectural and ornamental cast stone products. Slurry made from concrete or other material (e.g., plaster, gypsum, etc.) was poured into molds for cold casting. A biodegradable, non-hazardous form release agent was used to facilitate removal of the hardened casting from the mold.

A few 55-gallon barrels of the form release agent were stored in a lean-to behind the garage, adjacent to an air compressor. Inside the garage were stored containers of various other chemicals, oils and products used on the site. The garage had a poured concrete floor. No floor drains were present. Completed castings, seconds and dry materials used in the slurry were stored in the yard area. Several pole tents in the yard area sheltered work areas. Sawing of wood frames for the molds was conducted in one of these work areas.

A vertical, capped length of PVC pipe was observed in the yard area. According to Mr. R. Smith, the occupant, the pipe was a cleanout for the connection to the municipal sewer line.

### **7.3 Hazardous Substance Use, Storage and Disposal**

As noted, the form release agent used in the fabricating process was a biodegradable, non-hazardous solvent. Potentially hazardous substances, such as gasoline, other petroleum products, paints and polishes, were present in small quantities in the on-site garage. The capacities of the largest containers of these materials did not exceed 5 gallons.

No evidence of on-site disposal, release or spills of hazardous substances or petroleum products was observed in the course of the site inspection.

### **7.4 Storage Tanks**

No evidence of the presence or former presence of storage tanks was observed on the site.

### **7.5 Wastewater and Industrial Wastes**

Except for domestic wastewater disposal via the Fort Pierce Utility Authority municipal sewer, no discharges of wastewater or industrial wastes were observed on the site.

### **7.6 Solid Waste Management and Disposal**

A waste container serviced by the City of Fort Pierce was present at the southeast corner of the site.

#### **7.7 Indications of Polychlorinated Biphenyls (PCBs)**

A pole-mounted electrical transformer was observed in the right-of-way along the north property boundary of the site. A label attesting to the absence of PCBs was affixed to the transformer. No other potential PCB equipment was observed on the site.

#### **7.8 Monitor Wells and Remediation Activities**

No monitor wells or evidence of remedial action associated with hazardous substances was observed on the site.

#### **7.9 Pits, Ponds or Lagoons**

No pits, ponds or lagoons were observed on the site.

#### **7.10 Stained Soils, Stressed Vegetation and Other Indicators**

No evidence that exposed soil or vegetation had been impacted by releases of hazardous substances was observed.

#### **7.11 Other Potential Concerns**

A number of environmental issues or conditions are outside the scope of the Phase I environmental site assessment practice. These non-scope considerations, including asbestos; radon; lead-based paint; lead in drinking water; wetlands; regulatory compliance; cultural and historical resources; industrial hygiene; health and safety; indoor air quality; ecological resources; endangered species; and high voltage power lines were not addressed in this investigation.

## **8. NEIGHBORING PROPERTIES ASSESSMENT**

### **8.1 Current and Past Uses of Adjoining Properties**

Adjoining and neighboring land uses included vacant land and mixed residential and commercial activities. To the north, across Nebraska Avenue, was a vacant lot. East of the site was an empty commercial building. This building formerly contained the Merita Bakery and Thrift Shop. According to Mr. R. Smith, occupant of the subject site, an automotive testing facility briefly occupied the building after the Merita Bakery. Further information on this tenant was not available. A drainage canal lies south of the site. South of the canal and to the southwest were the Community United Methodist Church and related facilities. To the southeast was a car wash. The adjoining property west of the site, 3207 Nebraska Avenue, was being used as a storage yard by D. R. Stoneworks. This property was formerly a residence. Farther west was a former automotive repair facility that fronted on Nebraska Avenue. The address listed on the front of the garage was 1502 33<sup>rd</sup> Street.

Available Polk's City Directories for the years 1956, 1960, 1964, 1969, 1982, 1994 and 1998 did not contain listings for the addresses of the subject site and adjoining properties.

### **8.2 Sensitive Receptors**

No public water supply wells were reported in the vicinity of the site. No private water supply wells were present on the site. A survey of neighboring properties for the presence of private water supply wells was not performed.

The nearest identified sensitive use was the Community United Methodist Pre-school, which was located immediately southeast of the site.

## 9. CONCLUSIONS

Based on the information developed during this site assessment, no recognized environmental conditions (defined as evidence of the presence or likely presence of any hazardous substances or petroleum products under conditions that indicate an existing release, past release or material threat of a release) in connection with the property were identified.

## 10. SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

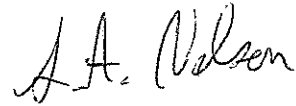
We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527 of a property located at 3204 Ohio Avenue, Fort Pierce, in St. Lucie County, Florida. Any exceptions to or deletions from this practice are described in Section 1.3 of this report. The signatories to this ESA report attest to the findings, conclusions and opinion expressed herein. The qualifications of the environmental professional(s) responsible for conducting this ESA are provided as Appendix E.

Signed:



Thomas Cozzie, Senior Scientist  
Senior Project Manager

Date: 01/29/03



L. A. Nelson, President  
Access Engineering

Date: 1/29/03

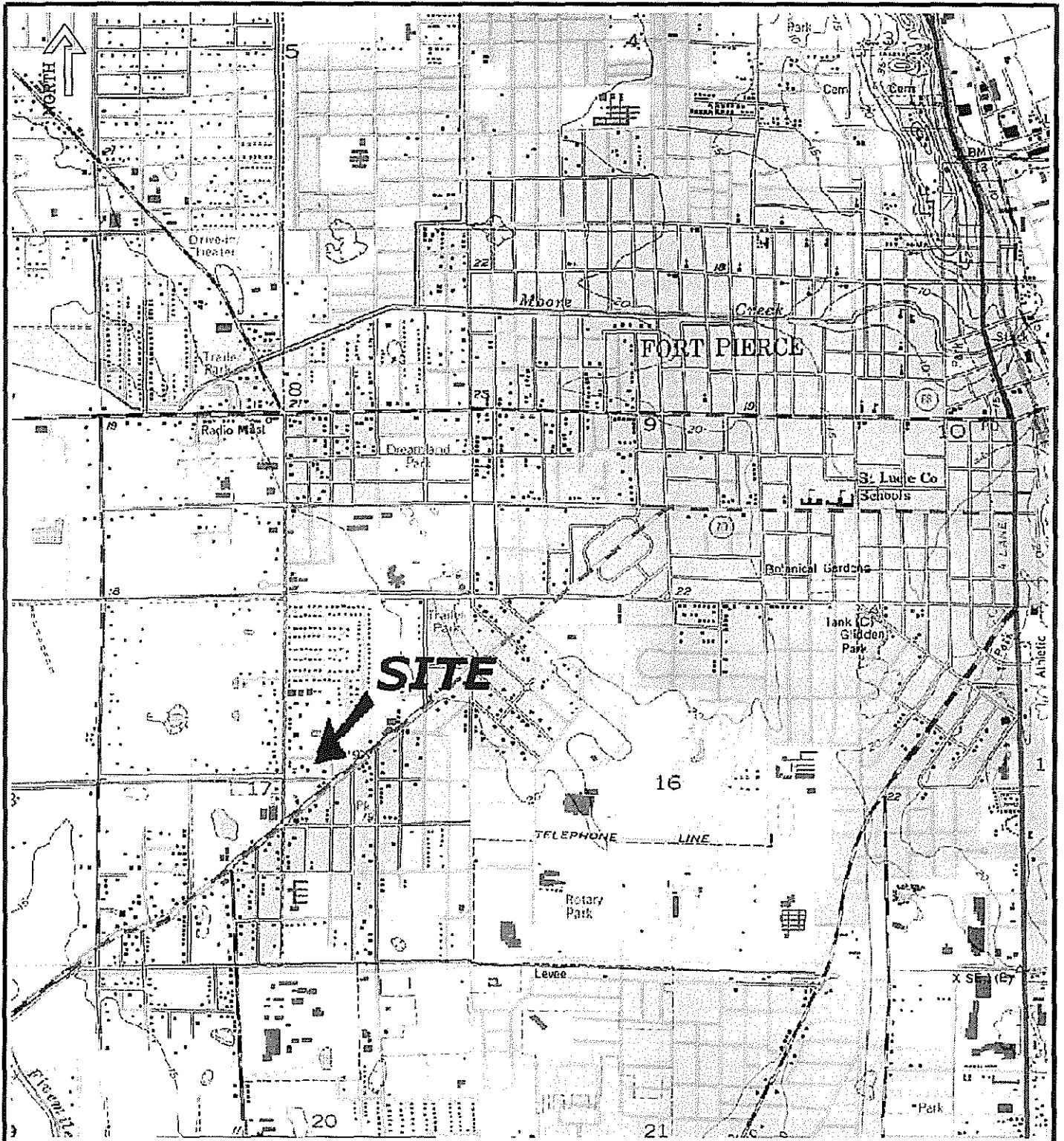
## 11. REFERENCES

ASTM. 2000. *Standard practice for environmental site assessments: phase I environmental site assessment process*. ASTM (American Society for Testing and Materials) Designation E 1527-00.

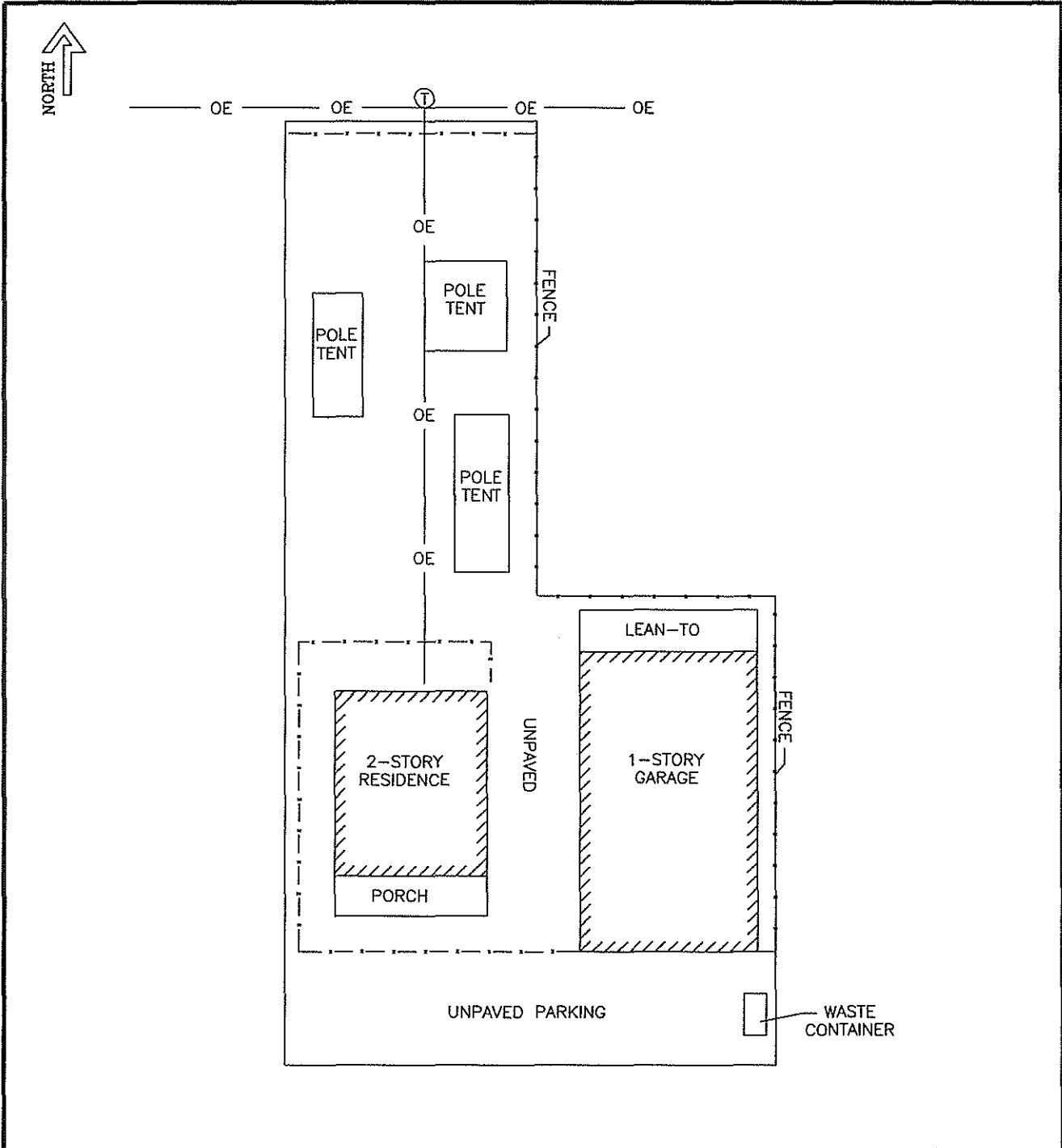
South Florida Water Management District. 1994. *Upper East Coast water supply plan background document*. Upper District Planning Division, South Florida Water Management District. Draft.

The Sanborn Library, LLC. Sanborn Fire Insurance Maps.

USGS. 1983. 7.5 Minute Series Topographic Map, Fort Pierce, Fla., Quadrangle. U. S. Department of the Interior, Geological Survey.



<p>SOURCE: USGS 7.5 MINUTE TOPOGRAPHIC MAP FT. PIERCE, FLORIDA QUADRANGLE</p>	<p>0 1000 2000 SCALE: 1 IN = 2000 FT</p>	
<p>PREPARED FOR: D.R. STONEWORKS 3204 OHIO AVENUE, FORT PIERCE, FLORIDA</p>	<p>PROJECT #: AEI-0012 DATE DRAWN: 06/14/02 DWG #: 020602F1</p>	
<p>FIGURE TITLE: SITE LOCATION MAP</p>	<p>FIGURE NO.: 1</p>	



<b>LEGEND:</b> —OE— OVERHEAD ELECTRIC ⊕ ELECTRIC TRANSFORMERS	0      15      30 SCALE: 1 IN = 30 FT	
	PROJECT #:	
PREPARED FOR: D.R. STONEWORKS 3204 OHIO AVE., FORT PIERCE, FLORIDA	DATE DRAWN: 01/21/03 DWG #: 030103F2	
FIGURE TITLE: SITE PLAN	FIGURE NO.: 2	

**Appendix A**  
**Legal Description from Tax Records**

**PROPERTY RECORD CARD**

Barbara Jupiter Record 1 of 1  
 Property Identification

Site Address: 3204 OHIO AV  
 Sec/Town/Range 17 :35S :40E  
 Map ID: 24/17N  
 Zoning: C-3 - FP

ParcelID: 2417-505-0021-000-9  
 Account #: 26681  
 Land Use: MX-STR OFCE  
 City/Cnty: FORT PIERCE



**Ownership and Mailing**

Owner: Barbara Jupiter  
 Address: 112 Sweet Bay Cir  
 Jupiter FL 33458

**Legal Description**

PALMETTO PK LOT 20 AND S 1/2 OF LOT 21 (OR 1288-689)

**Sales Information**

Date	Price	Code	Deed
3/22/2000	80000	00	WD
6/21/1995	100	01	QC
11/16/1993	11500	01	WD
5/5/1993	100	01	CT
4/23/1993	0	01	CT
3/1/1981	0	01	CV

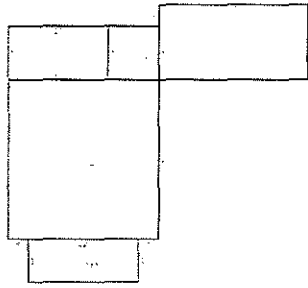
**Assessment**

2002 Val:	56800
Assessed:	56800
Ag.Credit:	0
Exempt:	0
Taxable:	56800

**Total Land and Building**

Total Land:	0.34 Acres
Buildings:	2
Finished Area:	3280 SqFt

**BUILDING INFORMATION**



**Exterior Features**

View: -  
 ExtType: HD - HD  
 Grade: D - D  
 StoryHght: 0020 - 2 Story

RoofCover: SA - Asph Shingle  
 YearBlt: 1924  
 EfyBlt: 1980  
 No.Units: 1

RoofStruct: GA - Gable  
 Frame: -  
 PrimeWall: WS - Wood/Sheath  
 SecWall: -

**Interior Features**

BedRooms: 4  
 FullBath: -  
 1/2Bath: -  
 %A/C: 100

Electric: MX - MAXIMUM  
 HeatType: -  
 HeatFuel: -  
 %Heated: 100

PrmIntWall: CB - CB  
 AvgHt/Ft: STD  
 Prm Flors: DP - Double Pine  
 %Sprinkled: 0

**Special Features and Yard Items**

Type	Y/S	Qty.	Units	Qual	Cond.	YrBlt
1						

**Land Information**

No.	Land Use	Type	Measure	Depth
1	1200-MX-STR OFCE	305 -Sq Feet	15000	

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.  
 THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

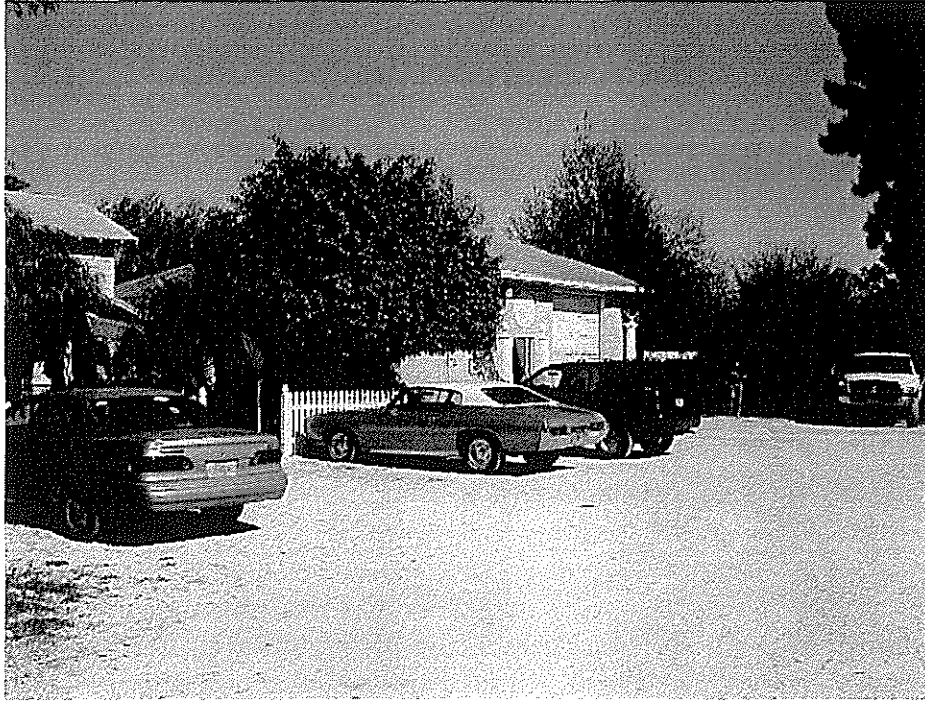


Photo 1. View of site from southwest, showing part of house and garage.

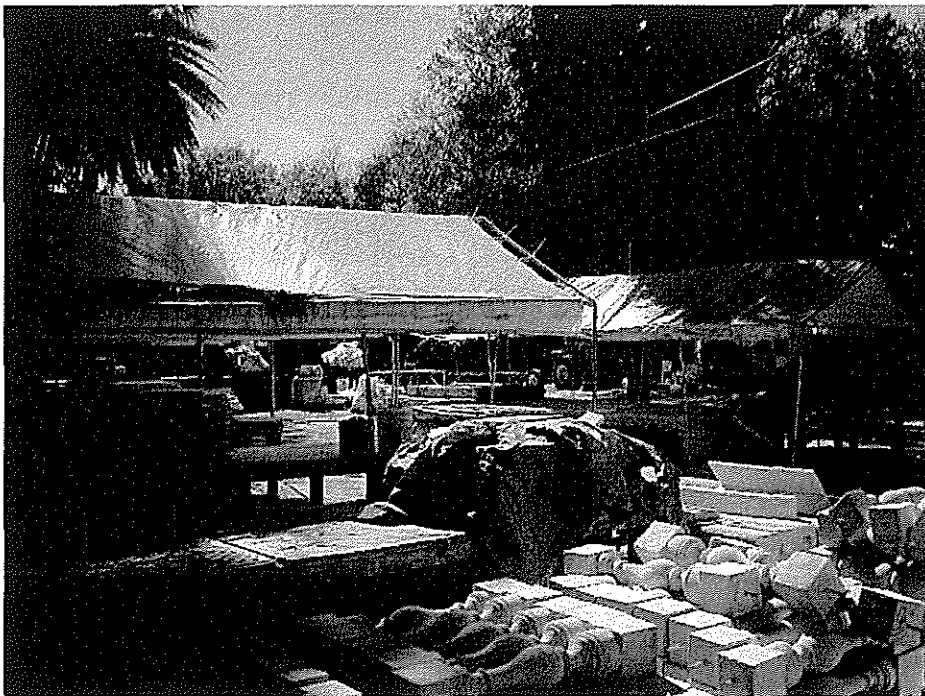


Photo 2. View of site from northeast, showing storage areas in yard.



Photo 5. General view of interior of garage, looking from south to north.

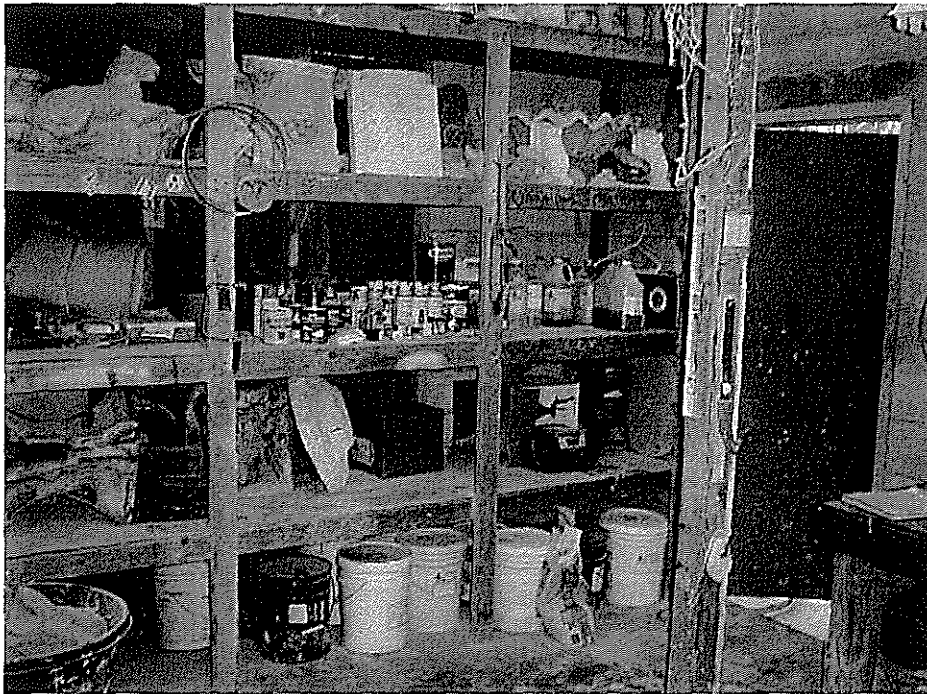


Photo 6. Detail of interior of garage, showing storage of paints, oils and other products.