Commonwealth Environmental Associates, Inc.
7411 Iron Bridge Rd. • Richmond, VA 23237 • 804.275.9320 • Fax: 804.275.9322

FINDINGS REPORT
LIMITED PHASE II ENVIRONMENTAL SITE ASSESSMENT REPORT
PROPOSED STORE LOCATION
2600 & 2704 OKEECHOBEE ROAD
FORT PIERCE, FLORIDA

Prepared for:

O'Reilly Automotive Stores, Inc.
Springfield, Missouri

Prepared by:

Commonwealth Environmental Associates, Inc.
Richmond, Virginia

December 13, 2013

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December 13, 2013

O'Reilly Automotive Stores, Inc.
Real Estate Department
233 South Patterson
Springfield, MO 65802

Attn: Ms. Ellen Beeny

RE: Limited Phase II Environmental Site Assessment Report
Proposed Store Location
2600 & 2704 Okeechobee Road
Fort Pierce, Florida
CEA Project No. 28913

Dear Madame:

Commonwealth Environmental Associates, Inc., is pleased to submit this Limited Phase II Environmental Site Assessment Report completed for the above referenced property. The proposed scope of services was based on the information gathered during the Phase I Environmental Site Assessment previously completed by CEA.

Purpose of Proposed Services

To be present during geotechnical drilling to determine if the subject site has been significantly impacted due to the uses of the parcel located at 2704 Okeechobee Road as service station and the service stations uses of in-ground hydraulic lifts.

Project Background

CEA completed a Phase I Environmental Site Assessment of the subject property with the findings presented within a report dated October 30, 2013. Based upon interviews with personnel familiar with the site, aerial photographs viewed by CEA personnel, information obtained during the site reconnaissance, historical information and historical maps, the parcel located at 2704 Okeechobee Road was developed as a service station in the late 1950's. The service station operated at the site until the mid to late 1970's. The service station structure is still located at the site. The following is a summary of the conclusions as presented within the Phase I ESA:

The Environmental Site Assessment of the subject site including the properties located at 2600 and 2704 Okeechobee Road in Fort Pierce, Florida, was completed on October 30, 2013. CEA, Inc. performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Standard E 1527-05 of the subject site including the properties located at 2600 and 2704 Okeechobee Road in Fort Pierce, Florida. Any exceptions to, or deletions from, this practice is described in Section 10.0 of this report. This assessment revealed no evidence of recognized environmental conditions in connection with the property with the exception of the following:

- *Service Station- The parcel located at 2704 Okeechobee road was developed as a service station with gas sales in the late 1950's. The service station operated until the mid to late 1970's. The use of the parcel as a service station is considered a recognized environmental condition (REC) for the subject site. Groundwater flow was found to be flowing to the east-northeast during a 2002 Site Assessment. Based on the groundwater flow, no true down-gradient wells were installed during the completion of the 2002 Site Assessment. CEA recommends additional subsurface investigation be completed down-gradient of the service bay areas to determine the past uses of the parcel located at 2704 Okeechobee Road as a service station have negatively impacted the site.*

- *Hydraulic Lifts - CEA noted a large concrete pad on the northeast side of the structure. A 3-foot diameter concrete patch was noted in the middle of the concrete pad. Metal conduit was noted in the surface of the concrete leading to the concrete patch. The owner indicated that the concrete pad was associated with an in-ground hydraulic lift. It was not determined if the lift was closed in place or removed. CEA attempted to view the service bays for evidence of in-ground hydraulic lifts. However, the concrete floor within the service bay area was overlaid with a wood floor by the current owner. The property owner indicated that he recalls seeing a patch within the center of northeast most service bay similar to the patch in the concrete pad located on the northeast side of the structure. He indicated it may have been a hydraulic lift. No other hydraulic lift components were noted within the service bays. CEA was unable to locate documentation of the proper closure of the hydraulic lifts or if each service bay contained a hydraulic lift; therefore, the unknown status of the hydraulic lifts are considered a recognized environmental condition (REC) for the subject site. CEA recommends that further review of the service bay areas and the outside lift area associated with the parcel located at 2704 Okeechobee Road to determine if additional lifts are present within the service bay areas and to determine if the known lifts have been removed.*

CEA offered a limited program to further investigate the listed areas of potential concern relating to the redevelopment of the site. CEA was requested to complete a limited study at the site.

Scope of Services

The scope of services completed for this project included the following activities:

- CEA provided the personnel and management required to complete the project.

- CEA had the public underground utilities marked prior to initiating services at the site.

- CEA coordinated with the geotechnical contractor to be on site and collected soil samples from the borings advanced as a part of the geotechnical soils study for field analysis utilizing a Photo-ionization Detector (PID) as well as field observations for staining, fill or odors. CEA coordinated with the geotechnical contractor to complete a boring down gradient of and adjacent to the service bay areas as well as the former UST basin located to the southeast for the service station building.

- CEA attempted to further review the service bay area of the structure for evidence of additional automotive hydraulic lifts. CEA attempted to determine if the viewed hydraulic lift on the northeast side of the service bay had been removed.

- CEA prepared this Phase II Environmental Site Assessment findings report presenting the field observations and pertinent maps and quality control documentation.

Field Activities

CEA environmental personnel completed the limited Phase II field services at the subject site on December 4, 2013. CEA coordinated with the geotechnical contractor (Cardno ATC, Tampa, Florida) and their drillers (Standard Drilling Services) to complete the Phase II services at the subject site. The geotechnical contractor indicated that they had the public underground utilities marked prior to the work being completed on the subject site.

The Phase II services were completed to determine if the subject site had been significantly impacted due to the uses of the parcel located at 2704 Okeechobee Road as a service station and the service stations uses of in-ground hydraulic lifts. A total of seven (7) soil borings were advanced at the subject site utilizing a track mounted drill rig. Of the seven (7) borings, four (4) (B-4, B-5, B-6 and B-7) were completed on the parcel located at 2704 Okeechobee Road. The remaining borings (B-1, B-2 and B-3) were completed on the parcel located at 2600 Okeechobee Road. One (1) boring (B-4) was completed adjacent and to the northeast of the UST basins located to the southeast of the service station structure. One (1) boring (B-5) was completed to the northeast of the service station structure and adjacent to the outside hydraulic lift location. One (1) boring (B-6) was completed toward the middle of the northeast property boundary of the parcel located at 2704 Okeechobee Road. One (1) boring (B-7) was completed toward the north property boundary of the parcel located at 2704 Okeechobee Road. Borings B-4 and B-5 were completed down-gradient of the areas of concern for the parcel located at 2704 Okeechobee Road. Continuous sampling was performed to fifteen (15) feet within the seven (7) borings.

In addition to observing the completion of the geotechnical borings, CEA attempted to further review the service bay area of the structure for evidence of additional automotive hydraulic lifts. Due to the presence of a plywood floor covering the floor of the former service bays and stored personal items of the current owner of the structure, CEA was unable to determine if the service bays contained hydraulic lifts. CEA also attempted to determine if the hydraulic lift on the northeast side of the service bay has been removed. CEA utilized hand excavation equipment to remove a portion of the concrete patch covering the location of the suspected hydraulic lift. Once exposed, CEA determined that the hydraulic lift had been removed from the ground. CEA utilized concrete to patch the excavation area.

A map illustrating the general location of the site and soil boring locations is presented as Figure 1 and 2 in Attachment A.

Boring B-4 was completed adjacent and to the northeast of the UST basins located to the southeast of the service station structure. Boring B-4 was advanced to a depth of fifteen (15) feet. The soils collected from the boring were screened with a PID. No elevated PID readings were noted. No odors or soil staining was noted within the soils collected during the completion of the soil boring. The soils consisted of brown to tan fine sands. Groundwater was not encountered during the completion of this boring.

Boring B-5 was completed to the northeast of the service station structure and adjacent to the outside hydraulic lift location. Boring B-5 was advanced to a depth of fifteen (15) feet. The soils collected from the boring were screened with a PID. No elevated PID readings were noted. No odors or soil staining was noted within the soils collected during the completion of the soil boring. The soils consisted of brown to tan fine sands. Groundwater was not encountered during the completion of this boring.

Boring B-6 was completed toward the middle of the northeast property boundary of the parcel located at 2704 Okeechobee Road. Boring B-6 was advanced to a depth of fifteen (15) feet. The soils collected from the boring were screened with a PID. No elevated PID readings were noted. No odors or soil staining was noted within the soils collected during the completion of the soil boring. The soils consisted of brown to tan fine sands. Groundwater was not encountered during the completion of this boring.

Boring B-7 was completed toward the north property boundary of the parcel located at 2704 Okeechobee Road. Boring B-7 was advanced to a depth of fifteen (15) feet. The soils collected from the boring were screened with a PID. No elevated PID readings were noted. No odors or soil staining was noted within the soils collected during the completion of the soil boring. The soils consisted of brown to tan fine sands. Groundwater was not encountered during the completion of this boring.

The borings B-1, B-2 and B-3 were all completed on the parcel located at 2600 Okeechobee Road. The borings were advanced to a depth of fifteen (15) feet. The soils collected from the boring were screened with a PID. No elevated PID readings were noted. No odors or soil staining was noted within the soils collected during the completion of the soil borings. The soils consisted of brown to tan fine sands. Groundwater was not encountered during the completion of these borings.

The total depth of the soil borings and the field screening results are noted within Table 1. Boring Logs are included as Attachment B.

TABLE 1 2600 & 2704 Okeechobee Road Fort Pierce, Florida Soil Boring Information		
SOIL BORING NO.	**BORING DEPTH**	**FIELD ANALYSIS (ppm)**
2600 Okeechobee Road		
B-1	15’	0.0
B-2	15’	0.0
B-3	15’	0.0
2704 Okeechobee Road		
B-4	15’	0.0
B-5	15’	0.0
B-6	15’	0.0
B-7	15’	0.0

Evaluation

CEA environmental personnel completed the limited Phase II field services at the subject site on December 4, 2013. CEA coordinated with the geotechnical contractor (Cardno ATC, Tampa, Florida) and their drillers (Standard Drilling Services) to complete the Phase II services at the subject site.

The Phase II services were completed to determine if the subject site had been significantly impacted due to the uses of the parcel located at 2704 Okeechobee Road as a service station and the service stations uses of in-ground hydraulic lifts. A total of seven (7) soil borings were advanced at the subject site utilizing a track mounted drill rig. Of the seven (7) borings, four (4) (B-4, B-5, B-6 and B-7) were completed on the parcel located at 2704 Okeechobee Road. The remaining borings (B-1, B-2 and B-3) were completed on the parcel located at 2600 Okeechobee Road.

CEA collected soils from each boring completed at the site for field analysis utilizing a PID as well as field observations for staining, fill and odors. No elevated PID readings, soil staining or petroleum odors were noted during the completion of the soil borings at the site. Based on the services completed at the subject site, no gross or significant contamination was detected within the borings completed at the site.

CEA attempted to further review the service bay area of the structure for evidence of additional automotive hydraulic lifts. Due to the presence of a plywood floor covering the floor of the former service bays and stored personal items of the current owner of the structure, CEA was unable to determine if the service bays contained hydraulic lifts. CEA also attempted to determine if the hydraulic lift formerly situated on the northeast side of the service bay had been removed. CEA utilized hand excavation equipment to remove a portion of the concrete patch covering the location of the suspected hydraulic lift. Once exposed, CEA determined that the hydraulic lift had been removed from the ground. If hydraulic lifts are discovered within the service bays of the service station structure located a 2704 Okeechobee Road during demolition activities, CEA recommends the hydraulic lifts be removed per local, state and federal laws and regulations.

Commonwealth Environmental Associates, Inc. appreciates the opportunity to work with O'Reilly Automotive Stores, Inc. on this project. Please do not hesitate to contact our office with any questions concerning this project at (804) 275-9320.

Sincerely,

COMMONWEALTH ENVIRONMENTAL ASSOCIATES, INC.

By:
Dan Goodman
Project Manager

By:
W. Fred Mayes
President

Attachments: A - Figures
B - Soil Boring Logs

Limitations

This report has been prepared for the exclusive use of O'Reilly Automotive Stores, Inc. and/or their agents, for specific application to the subject site. This report should in no way be construed as our recommendation to either, purchase, sell, or develop the project site.

The report was prepared in accordance with generally accepted standards of practice for environmental services. No other warranty, either expressed or implied, is made. This report is not to be reproduced, either in whole or in part, without written consent from Commonwealth Environmental Associates, Inc.

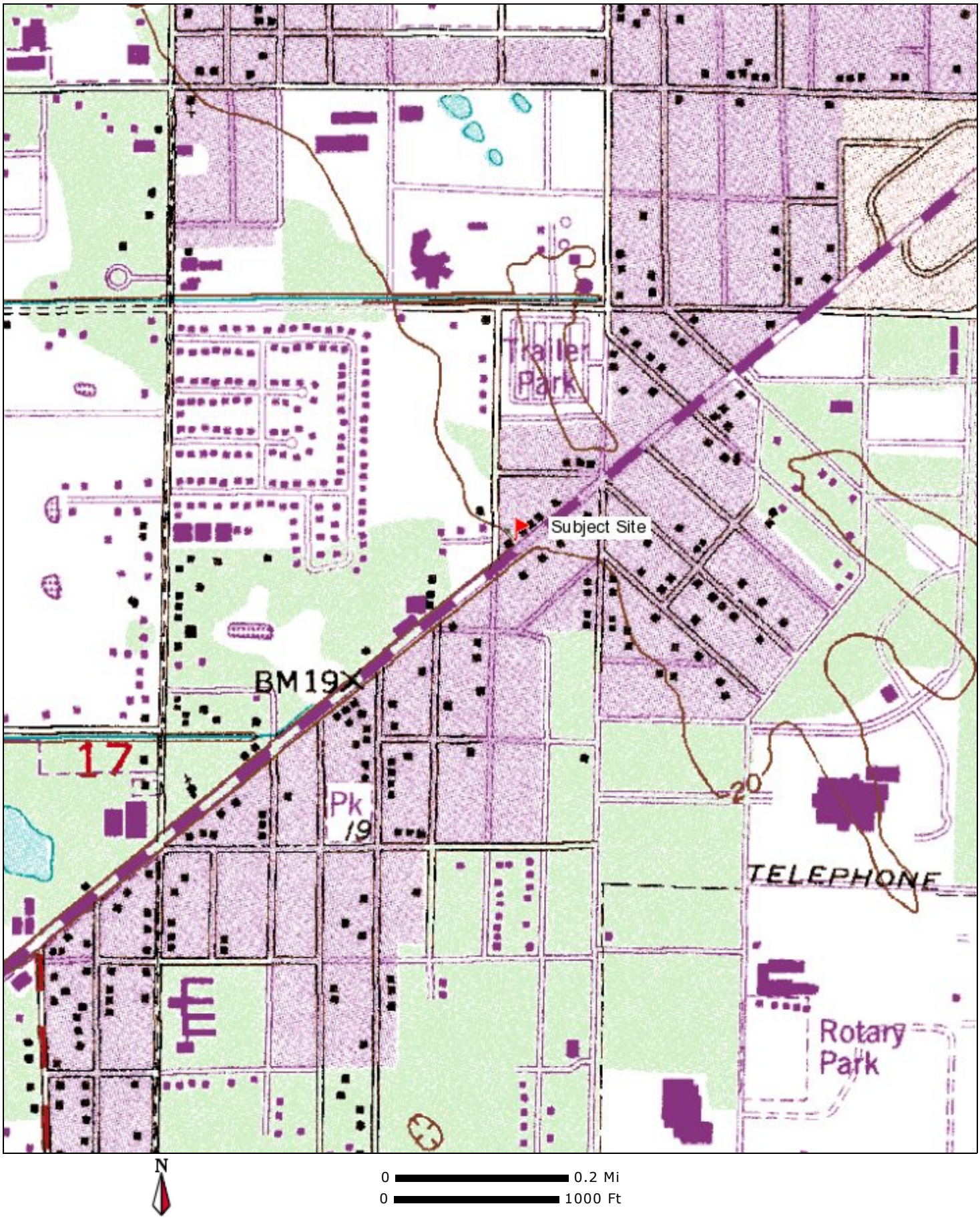
Our conclusions and recommendations are based upon information provided to us by others, our site observations, and professional judgment. To the best of our knowledge, information provided by others is true and correct, unless otherwise noted; however, Commonwealth Environmental Associates, Inc. is not responsible for the accuracy of information provided by others.

Our on-site observations pertain only to specific locations at specific times on specific dates. Our observations and conclusions do not reflect variations in subsurface conditions that may exist between sampling locations, in unexplored areas of the site, or at times other than those represented by our observations.

In providing this report, Commonwealth Environmental Associates, Inc. does not assume any responsibilities of the party, or parties that are deemed legally responsible for the subject site. It is not the responsibility of Commonwealth Environmental Associates, Inc., to report our findings to any federal, state or local agency, including such conditions that may present a potential danger to public health, safety or the environment. It is the responsibility of the client to notify the appropriate federal, state and/or local agencies, in a timely manner, of such findings as may be required by law.

ATTACHMENT A

FIGURES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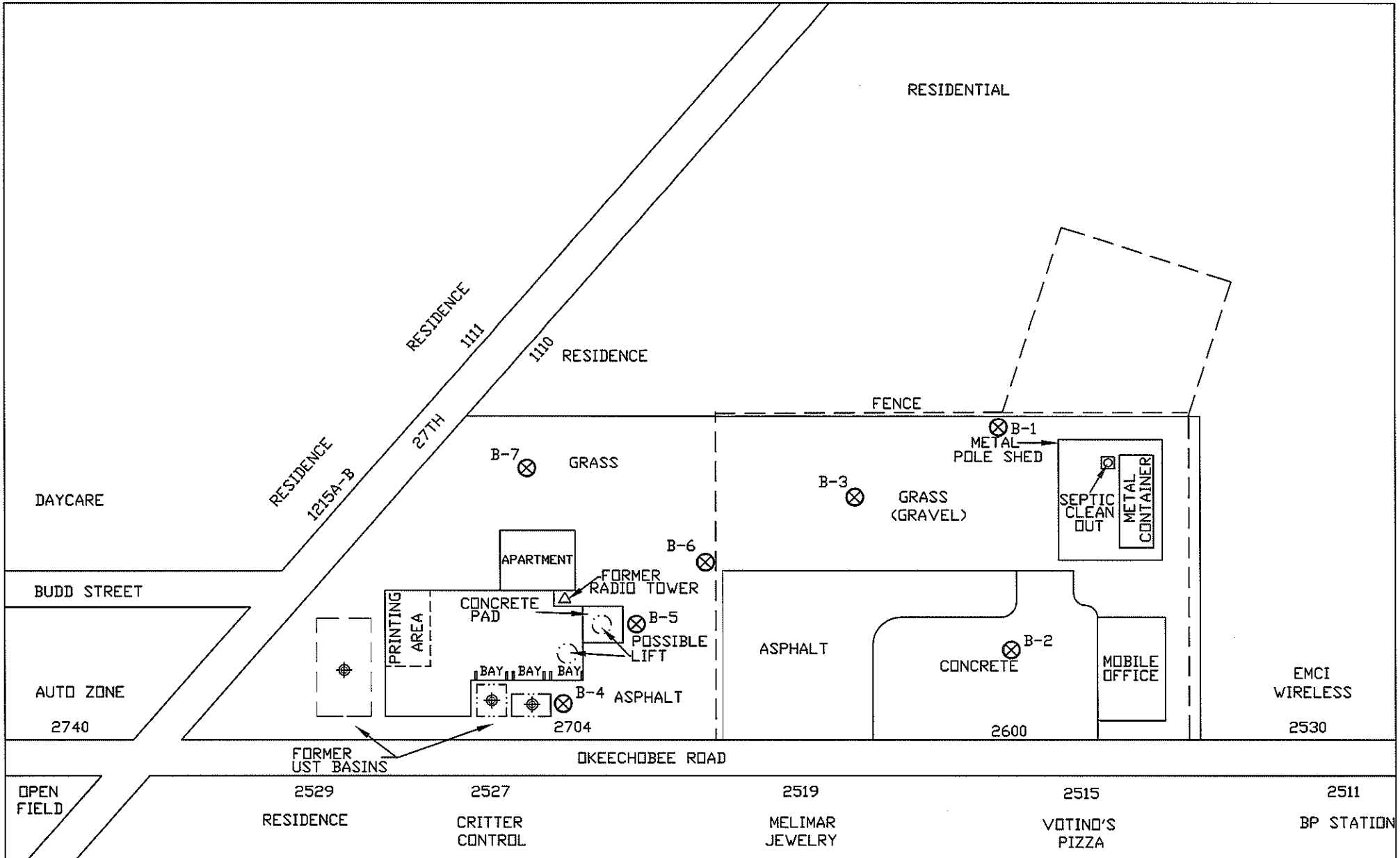

2600 & 2704 OKEECHOBEE ROAD
FORT PIERCE, FL

SAMPLE LOCATION MAP

PROJECT #: 28913	DATE: 10/29/2013	DESIGN BY: DBG	CLIENT: O'REILLY AUTOMOTIVE
APPROVED BY: WFM	DWG # : 28913-2	DRAWN BY: AEF	SCALE: NOT TO SCALE

COMMONWEALTH ENVIRONMENTAL ASSOCIATES, INC.
7411 IRON BRIDGE ROAD, RICHMOND, VIRGINIA 23237

FIGURE 2

ATTACHMENT B

SOIL BORING LOGS

Boring Log
Soil Boring B-1
CEA Job # 28913 2600 & 2704 Okeechobee Road, Fort Pierce, Florida 12/04/13

Depth	Soil Description	PID (ppm)	Observations/
0-3”	Gravel		
3”-3’	Dark Brown Silty Sands	0.0	
3’-6’	Light Brown Sands	0.0	
6’-8’	White Fine Sands	0.0	
8’-10’	Grayish White Fine Sands	0.0	
13.5’-15’	Brown Fine Sands	0.0	
No samples were collected from this boring for chemical analysis.			

Boring Log
Soil Boring B-2
CEA Job # 28913 2600 & 2704 Okeechobee Road, Fort Pierce, Florida 12/04/13

Depth	Soil Description	PID (ppm)	Observations
0-3”	Concrete		
3”-3’	Dark Brown Silty Sands	0.0	
3’-6’	Light Brown Sands	0.0	
6’-8’	White Fine Sands	0.0	
8’-10’	Grayish White Fine Sands	0.0	
13.5’-15’	Brown Fine Sands	0.0	
No samples were collected from this boring for chemical analysis.			

Boring Log
Soil Boring B-3
CEA Job # 28913 2600 & 2704 Okeechobee Road, Fort Pierce, Florida 12/04/13

Depth	Soil Description	PID (ppm)	Observations
0-3”	Gravel		
3”-3’	Dark Brown Silty Sands	0.0	
3’-6’	Light Brown Sands	0.0	
6’-8’	White Fine Sands	0.0	
8’-10’	Grayish White Fine Sands	0.0	
13.5’-15’	Brown Fine Sands	0.0	
No samples were collected from this boring for chemical analysis.			

Boring Log
Soil Boring B-4
CEA Job # 28913 2600 & 2704 Okeechobee Road, Fort Pierce, Florida 12/04/13

Depth	Soil Description	PID (ppm)	Observations
0-3”	Asphalt		
3”-3’	Brown Silty Sands	0.0	
3’-6’	Light Brown Sands	0.0	
6’-8’	White Fine Sands	0.0	
8’-10’	Grayish White Fine Sands	0.0	
13.5’-15’	Brown Fine Sands	0.0	
No samples were collected from this boring for chemical analysis.			

Boring Log
Soil Boring B-5
CEA Job # 28913 2600 & 2704 Okeechobee Road, Fort Pierce, Florida 12/04/13

Depth	Soil Description	PID (ppm)	Observations
0-3”	Organic Material		
3”-3’	Brown To Dark Brown Sands	0.0	
3’-6’	Tan to Gray Sands	0.0	
6’-8’	Tan Sandy Clays	0.0	
8’-10’	Tan Brown Silty Sands	0.0	
13.5’-15’	Brown Fine Sands	0.0	
No samples were collected from this boring for chemical analysis.			

Boring Log
Soil Boring B-6
CEA Job # 28913 2600 & 2704 Okeechobee Road, Fort Pierce, Florida 12/04/13

Depth	Soil Description	PID (ppm)	Observations
0-3”	Organic Material		
3”-3’	Brown To Dark Brown Sands	0.0	
3’-6’	Tan to Gray Sands	0.0	
6’-8’	Tan Sandy Clays	0.0	
8’-10’	White Fine Sands	0.0	
13.5’-15’	Brown Fine Sands	0.0	
No samples were collected from this boring for chemical analysis.			

Boring Log
Soil Boring B-7
CEA Job # 28913 2600 & 2704 Okeechobee Road, Fort Pierce, Florida 12/04/13

Depth	Soil Description	PID (ppm)	Observations
0-3”	Organic Material		
3”-3’	Brown To Dark Brown Sands	0.0	
3’-6’	Tan to Gray Sands	0.0	
6’-8’	Tan Sandy Clays	0.0	
8’-10’	White Fine Sands	0.0	
13.5’-15’	Brown Fine Sands	0.0	

No samples were collected from this boring for chemical analysis.