

# ***PHASE I ENVIRONMENTAL SITE ASSESSMENT***

**PREPARED FOR:**

***KRINZMAN HOSS LUBETSKY, & HOTTE***

**CONDUCTED ON:**

***1010 SEAWAY DRIVE PROPERTY***

***1010 SEAWAY DRIVE***

**FORT PIERCE, FL 34949**

**REPORT DATE: October 29, 2025**

**180-DAY VIABILITY DATE: April 20, 2026**



***Environmental Property Audits, Inc.***



# ***Environmental Property Audits, Inc.***

*Environmental Engineering and Consulting Firm Advising on Issues Today to Assist in Making a Better Tomorrow*



Date: October 29, 2025

Prepared for: Krinzman Hoss Lubetsky, & Hotte  
110 SE 6<sup>th</sup> Street, Suite 1430  
Fort Lauderdale, FL 33301

Reference: Phase I Environmental Site Assessment (ESA) per ASTM 1527-21

Location: 1010 Seaway Drive Property  
1010 Seaway Drive  
Fort Pierce, FL 34949  
Parcel ID #'s: 2402-142-0001-000-4

Environmental Property Audits, Inc. (EPAI) has performed this Phase I Environmental Site Assessment (ESA) of the above-referenced property. The report is based upon our inspection of the property performed on October 22, 2025 and records review also dated October 22, 2025.

The assessment was conducted in accordance with the American Society for Testing and Materials (ASTM) Standard Guide for Environmental Site Assessments: Phase I Environmental Site Assessment Process E 1527-21, the All Appropriate Inquiries Final Rule (AAI Rule) for Phase I ESAs, the scope of work provided by the Client, and generally accepted industry standards.

The environmental assessment described herein was conducted by the undersigned employees of EPAI. EPAI's assessment consisted solely of the activities described in the Introduction of this report.

If you have any questions regarding this report, please feel free to contact me directly.

Respectfully submitted,

A handwritten signature in blue ink that reads "Byron R. Wood".

Byron R. Wood, L.E.P., C.E.S.

Enclosure

# PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

**Prepared for:**

**Krinzman Hoss Lubetsky, & Hotte  
110 SE 6<sup>th</sup> Street, Suite 1430  
Fort Lauderdale, FL 33301**

**Conducted on:**

**1010 Seaway Drive Property  
1010 Seaway Drive  
Fort Pierce, FL 34949**

**Parcel ID #: 2402-142-0001-000-4**

**EPAI Reference # 10257195**

**Prepared by:**

**Environmental Property Audits, Inc.  
2227 NW Pine Lake Drive  
Stuart, FL 34994  
(305) 895-9788 - (772) 692-9458**

**I declare that, to the best of my professional knowledge and belief, I meet the definition of environmental professional as defined in §312.10 of 40 C.F.R. 312. I, have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 C.F.R. Part 312.**

**Byron R. Wood, L.E.P., C.E.S.  
Registration # 158, 17703**



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**Signature**

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## 1.0 EXECUTIVE SUMMARY

At the request of Krinzman Hoss Lubetsky, & Hotte (the Client), Environmental Property Audits, Inc. (EPAI) has conducted a Phase I Environmental Site Assessment (ESA) of the following property. This ESA has been conducted in conformance with the scope and limitations of ASTM Practice E 1527-21 and in accordance with the All Appropriate Inquiries Final Rule (AAI Rule) for Phase I ESAs.

<b>Summary of Site Details</b>	
<b>Property Name:</b>	1010 Seaway Drive Property
<b>Property Address:</b>	1010 Seaway Drive, Fort Pierce, FL 34949
<b>Parcel ID No:</b>	2402-142-0001-000-4
<b>Property Size:</b>	The subject property consists of a parcel of land containing approximately 35,386 square feet (0.82 acres).
<b>Property Improvements:</b>	The subject property is improved with three (3) buildings, consisting of twelve (12) apartments, one (1) garage, one (1) free standing commercial building, and forty-one (41) boat slips. The buildings contain a total of approximately 12,162 square feet. The buildings were constructed between 1976 and 1977, according to the St. Lucie County Property Appraiser's records.
<b>Historical Uses:</b>	The subject property remained vacant and undeveloped until the subject property and immediately surrounding property consisting of 10,000 acres of uplands was leased to the United States Navy in 1943. The site was utilized to train Army and Navy personnel in beach landings, beach operations, and gunnery training. The facility was closed in 1946 and the subject property remained vacant and undeveloped until developed with one of the current buildings in 1976 & 1977, along with a portion of the current boat dock, according to the St. Lucie County Property Appraiser. The property has been utilized as a gasoline station with convenience store, pizza restaurant, residential apartments, and marina since that time. The gasoline station and store are currently closed.

## 1.1 CONCLUSIONS & RECOMMENDATIONS

Environmental Property Audits, Inc. (EPAI) has conducted a Phase I Environmental Site Assessment (ESA) on the property located at 1010 Seaway Drive Fort Pierce, FL 34949 (subject property, subject site, or Site) in conformance with the scope and limitations of ASTM Practice E 1527-21. The subject property was identified by the St. Lucie County Property Appraiser as Parcel Id No: 2402-142-0001-000-4. Any exceptions to, or deletions from, this practice are described in Section 11 of this report.

SECTION	ACCEPTABLE	REC	CREC	HREC	BER	DE MINIMIS
Environmental Setting	X					
Property History	X					
Database Review			X			
Visual Observations	X					
Storage Tanks						X
PCBs	X					

**It is EPAI's opinion, based upon the information compiled in this report, there is evidence of the presence of hazardous substances or petroleum products in, on or at the subject property due to a release to the environment; 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 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.**

**In conclusion, there was zero (0) Recognized Environmental Conditions (RECs), one (1) Controlled Recognized Environmental Conditions (CRECs), zero (0) Historical Recognized Environmental Condition (HREC), one (1) Business Environmental Risk (BER), and one (1) de minimis condition identified in this investigation.**

The CREC is described as:

The south portion of the subject property has been operated as a gasoline station since 1977. A Discharge Notification was filed with the FDEP dated April 13, 1987. The discharge was accepted into the State Early Detection Incentive (EDI) program and became eligible for State funded cleanup with a score of 11. Subsequent testing was performed on the subject property by Empire Environmental which did not identify

any soil contamination remained on site. The groundwater contained concentrations of Benzene at concentrations of 16.7 ug/L in the area of MW-1. Empire recommended the site be closed under Risk Management Option RMO-2, which included the recording of a Restrictive Covenant containing an Institutional Control, restricting the use of groundwater on the subject property.

The FDEP issued a Conditional Site Rehabilitation Completion Order (CSRCO) dated April 6, 2022, and the Restrictive Covenant was recorded on March 11, 2022 (see documentation in Appendix I). The CSRCO states that subsequent discharges are not covered by the CSRCO.

The BER is identified as:

An Asbestos Screening Inspection or Lead Based Paint Survey were not performed as a component of this ESA report. Based on the date of construction (circa 1976/77) the potential for asbestos containing building materials, PCB containing building materials, and lead based paint does exist in the building. However, EPAI did laboratory analyze one (1) vinyl floor tile for the presence of asbestos. The analysis did not identify any asbestos in the sample (see lab report in Appendix I). If the client desires to determine if any asbestos, PCB, or lead containing materials are present in the building, or renovation or demolition is going to be conducted on the building, surveys by qualified people should be conducted. Managing these materials may result in additional costs of future renovations or demolition and should be considered.

The De Minimis Condition is identified as:

The original underground storage tanks (USTs) were removed and replaced with the current 16,000 gallon compartmentalized UST in January of 1995. The facility is currently listed with the State as out of service. The inspection of the UST system by the State, conducted on February 19, 2025, identified two (2) open violations. The violations are identified as:

- **Improper maintenance of records. Records requiring to be maintained for 3 years or for the life of the system not kept by facility. Records not provided within 5 business days.**
- **Annual visual inspection of OUT-OF-SERVICE Tank not being performed. Corrective Action: Conduct Visual Inspection of Tank System Once a Year until tank is closed or placed back in service, -Next Inspection Due 2/19/26.**

These violations do not pose a risk to the subject property conditions that pose a material a risk to human health, or the environment, however, the above described de minimis storage tank violations, poses the potential for fines and other enforcement actions.

## Recommendations:

**Based upon the findings of this investigation, no additional environmental investigation is recommended at this time. However, it is recommended the facility comply with the State requirements, under de minimis conditions.**

## 2.0 INTRODUCTION

### 2.1 Purpose

The purpose of this report is to identify Recognized Environmental Conditions (REC), Historical Recognized Environmental Conditions (HREC), Controlled Recognized Environmental Conditions (CREC), and De Minimis conditions associated with the subject property.

Recognized environmental conditions are defined by the American Society of Testing and Materials (ASTM) 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 “Release” as defined under CERCLA according to 42 U.S.C. 9601(22) as “any spilling, leaking, pumping, pouring, emitting, emptying, discharging, injecting, escaping, leaching, dumping, or disposing into the environment (including the abandonment or discharging of barrels, containers, and other closed receptacles containing any hazardous substances or pollutant or contaminant).”

Historical Recognized Environmental Conditions (HREC) are defined by the American Society of Testing and Materials (ASTM) as “a past release of any hazardous substance or petroleum product that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority without subjecting the property to any required controls.” HREC are not classified as a REC.

Controlled Recognized Environmental Conditions (CREC) are defined by the American Society of Testing and Materials (ASTM) as “resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls. CREC are classified as a REC.

Business Environmental Risk (BER) means a risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated by the Standard.

De Minimis Conditions are defined by the American Society of Testing and Materials (ASTM) as “a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.” De Minimis conditions are not recognized conditions.

Significant Data Gaps are defined as “n—a data gap that affects the ability of the environmental professional to identify a recognized environmental condition.”

Data gaps are defined as “n—a lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information. Data gaps may result from incompleteness in any of the activities required by this practice, including, but not limited to, site reconnaissance (for example, an inability to conduct the site visit), and interviews (for example, an inability to interview the key site manager, regulatory officials, etc.).”

Data Failure is defined as “ n—failure to achieve the historical research objective even after reviewing the standard historical resources that are reasonably ascertainable and likely to be useful. Data failure is one type of data gap.”

The objective of the reported information herein presented is to document appropriate inquiry as it relates to good and customary business practice. Said practices meet or exceed the American Society of Testing and Materials (ASTM) Standard Practice Guidelines for Phase I Environmental Site Assessment Designation E 1527-21 and in accordance with the All Appropriate Inquiries Final Rule (AAI Rule) for Phase I ESAs.

This assessment is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability (hereinafter, the “landowner liability protections,” or “LLPs”): that is, the practice that constitutes “all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice” as defined at 42 U.S.C. §9601(35)(B).

The process, procedures and methodologies used in acquiring information and recording data herein is derived from various reliable sources including governmental agency files and records which have been researched as available and/or necessary along with a site and surrounding property survey and other inquires, investigations and interviews necessary in a duly diligent manner to accomplish the purpose of the conducted assessment.

## 2.2 Detailed Scope of Services

The assessment was conducted in accordance with the American Society for Testing and Materials (ASTM) Standard Guide for Environmental Site Assessments: Phase I Environmental Site Assessment Process E 1527-21, the All Appropriate Inquiries Final Rule (AAI Rule) for Phase I ESAs, the scope of work provided by the Client, and generally accepted industry standards.

The specific scope of work included the following:

Environmental Database Records Review - Reasonably ascertainable environmental databases were reviewed to determine whether the subject property or any neighboring properties were suspected of having or known to have environmental concerns likely to adversely impact the subject property. The databases reviewed and the radii chosen are based on the ASTM standard and Client's scope of work. It is important to note the scope of this investigation is limited to a visual inspection to identify areas of potential concern to the real property and a review of readily accessible government databases.

The inspection does not include a regulatory compliance audit of the facility. There are detailed regulations concerning the proper use, storage and disposal of hazardous and regulated material. These regulations include, but are not limited to, permitting, paper keeping and manifesting requirements, as well as community and employee right-to-know laws. It is typically the responsibility of the tenant(s) to maintain their space(s) in compliance with such regulations.

Prior Use History Review - Attempts were made to identify the prior usage of the property back to the earlier of the property's first developed use or 1940, whichever is earlier using as many sources that were both reasonably ascertainable and likely to be useful.

Record information that is reasonably ascertainable means information that is publicly available, information that is obtainable from its source within reasonable time and cost constraints (i.e. the information will be provided by the source within 20 calendar days of receiving a written, telephone, or in-person request at no more than a nominal cost intended to cover the source's cost of retrieving and duplicating the information), and information that is practically reviewable (i.e. the information is provided by the source in a manner and in a form that, upon examination, yields information relevant to the property without the need for extraordinary analysis of irrelevant data.

Standard historical sources include any or all of the following: aerial photographs, historical maps, tax information, land title records, topographic maps, local street directories, building department records, zoning/land use records, prior reports and interviews with local agencies.

Property/Site Reconnaissance - A reconnaissance of the property, consisting of a visual inspection of the subject property and neighboring properties as observable from the subject property, was conducted to identify recognized environmental conditions associated with the subject property, to the extent not obstructed by bodies of water, adjacent buildings or other obstacles.

Observations were conducted at the property for potential recognized environmental conditions as well as, and including, to the presence of roadways and structures, potable water supply and sewage disposal, current and past uses of the subject and adjoining properties, hazardous substances and petroleum products, storage tanks, odors, pools of liquid, drums, unidentified substance containers, PCBs, stains or corrosion, drains and sumps, pits, ponds and lagoons, stained soil or pavement, stressed vegetation, solid waste, waste water, water wells, dry wells and septic systems.

Environmental Setting - Efforts were made to determine the environmental setting of the subject property with respect to topography, surface water bodies, flood plain, wetlands, soil type, depth to groundwater and direction of groundwater flow. "Wetlands" is a general term used to describe a variety of ecosystems, which may include prairie potholes, marshes, fens, bogs, wet meadows and swamps. It is not part of this assessment to conduct a formal wetland determination utilizing the defined criteria, but to determine if additional work should be considered based on EPAI's observations.

UST and AST Search - Attempts were made to identify any ASTs containing hazardous or regulated materials, and to identify visual indications of USTs, such as fill and vent pipes, or volume gauges. In addition to the visual inspection, state databases of facilities with registered USTs were reviewed, and the property contact and local regulatory officials were interviewed regarding any knowledge of ASTs or USTs.

PCB Search - An attempt was made to identify electrical or hydraulic equipment known to or likely to contain PCBs, identify the condition of such equipment and to determine the ownership of the equipment. Per ASTM guidelines, fluorescent light ballasts likely to contain PCBs are not addressed due to the limited quantity of PCB materials contained.

Interviews - Efforts were made to contact and interview both the property owner and occupants. EPAI requested that a person with good knowledge of the uses and physical characteristics of the property be identified, such as the property manager or head maintenance person. In addition, EPAI provided the owner or owner's representative, or both, with a pre-survey questionnaire as to any information relative to past or current potential recognized environmental conditions at the property. Attempts were made to interview property representatives, major occupants and/or tenants.

In addition, if readily available, EPAI reviewed the following documents and information that may be in the possession of or provided by the owner, owner's representative, user, or combination thereof, as appropriate: environmental site assessment reports, environmental audit reports, environmental permits, registrations for storage tanks, material safety data sheets, community right to know plan, safety and spill prevention plans, reports regarding hydrogeologic conditions, notices or other governmental correspondence for any past or current violations of environmental law, hazardous waste site generator notices or reports, geotechnical studies, knowledge of any pending, threatened or past litigation or administrative proceedings relevant to hazardous substances or petroleum products.

Efforts were made to contact and interview local agency officials at the local fire department, local or regional state health agency, local or regional state agency with jurisdiction over hazardous waste disposal as to any information relative to past or current potential recognized environmental conditions at the property.

### **2.3 Significant Assumptions**

The information reported herein has been gathered from sources deemed reliable. This report makes no warranty as to the accuracy of the information supplied by said resources. Environmental Property Audits, Inc. (EPAI) has no prior experience or interest regarding the subject property and has no past, present or contemplated financial relationships with any parties involved with the subject property which would constitute a conflict of interest.

### **2.4 Limitations and Exceptions**

The findings characterized in this report only represent evidence that was reasonably available public information, written inquiries, visitation, telephone calls, interviews, and site observations. Assessment of adjoining properties and off-site properties is limited to visual observations and record reviews. No direct measurements for the presence of water, soil, or air contaminants were made, except as noted otherwise.

This ESA was performed by competent, qualified technical professionals in accordance with sound professional practices and the standard due care exercised within the profession. The presence or absence of contaminants on the surface or in the subsurface of the Property cannot be determined without proper testing.

As documented in Section 4.5.1. of ASTM 1527-21, "no environmental site assessment 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 in connection with a property, and this practice recognizes reasonable limits of time and cost". Therefore, environmental conditions may exist on the *Property* that could not be identified through the scope of this investigation.

Accordingly, the findings of this investigation merely assess potential for property owner liabilities arising from past and present usage of the Property and should not be construed as conclusive evidence that the Property has or has not been negatively impacted.

This report was prepared solely for the use of the Client, and is not intended for use by third party beneficiaries except as otherwise stated in this report. The opinions and recommendations presented herein apply only to conditions existing at the time of this assessment. Any changes in site conditions, environmental standards, practices, or regulations subsequent hereto are not covered. Furthermore, although every reasonable effort has been made to use information sources that are authoritative, EPAI does not warrant their accuracy or completeness, nor the use of segregated portions of this report.

## **2.5 Special Terms and Conditions**

The scope of work for this Phase I ESA did not include testing of electrical equipment for the potential presence of polychlorinated biphenyls (PCBs) or the assessment of natural hazards such as naturally occurring radon or methane gas, or assessment of non-chemical hazards such as the potential for damage from earthquakes or floods. Asbestos Containing Materials, Lead in Water, Lead Based Paint, Mold and Wetlands were not addressed as part of this Phase I ESA. However, limited asbestos and lead based paint testing may have been performed as described in Section 12.0. This Phase I ESA also did not include an extensive assessment of the environmental compliance status of the subject property or of the businesses operating onsite, or a health-based risk assessment.

## **2.6 User Reliance**

Environmental Property Audits, Inc. (EPAI) was retained by Krinzman Hoss Lubetsky, & Hotte, to perform a Phase I Environmental Site Assessment (ESA) of the Subject Property. The investigation was conducted on behalf of the client and for the exclusive use of the client, solely for use in an environmental evaluation of the subject property. This report and findings contained herein shall not, in whole or in part, be disseminated or conveyed to any other party, nor used by any other party, in whole or in part without prior written consent of EPAI.

This report has been prepared by the staff of EPAI for Krinzman Hoss Lubetsky, & Hotte, under the professional supervision of the principal and/or senior staff whose seal(s) and signatures appear hereon. Neither (EPAI), nor any staff member assigned to this investigation has any interest or contemplated interest, financial or otherwise, in the subject or surrounding properties, or in any entity which owns, leases, or occupies the subject or surrounding properties or which may be responsible for issues identified during the course of this investigation, and has no personal bias with respect to the parties involved.

The information contained in this report has received appropriate technical review and approval. The conclusions represent professional judgments and are founded upon the findings of the investigations identified in the report and the interpretation of such data based on our experience and expertise according to the existing standard of care. No other warranty or limitation exists, either express or implied.

The investigation was prepared in accordance with the ASTM 1527-21 scope of work for the use and benefit of Krinzman Hoss Lubetsky, & Hotte. It is based, in part, upon documents, writings, and information owned, possessed, or secured by Krinzman Hoss Lubetsky, & Hotte. Neither this report, nor any information contained herein shall be used or relied upon for any purpose by any other person or entity without the express written permission of Krinzman Hoss Lubetsky, & Hotte. The consultant understands that Krinzman Hoss Lubetsky, & Hotte may wish to transfer its interest in this site to other participating lenders, rating agencies and future holders of the secured interest.

Krinzman Hoss Lubetsky, & Hotte, rating agencies and/or a limited number of investors involved in the transaction, may use and rely upon the report in connection with a planned loan involving the subject property, including, without limitation, utilizing selected information in the Report relating to the loan and Environmental Property Audits Inc. agrees to cooperate in answering questions by any of the above parties in connection with the transaction.

### **3.0 SITE DESCRIPTION**

#### **3.1 Location and Legal Description**

The subject property for which this Phase I Environmental Site Assessment (ESA) has been prepared is identified as: 2 35 40 Beg at Pt on N R/W Line of SR A1a Sd Pt Being 175 Ft Ely as Meas on Sd N R/w from Yount SE Cor (Or 171-1315), Then Cont Ely On N R/W 153.39 Ft, Th N 01 Deg 29 Min W 258.60 Ft to Ind River, Th Meander Shore Wly to Pt Which Bears N 06 Deg 42 Min 48 Sec E from Pob, Th S 06 Deg 42 Min 48 Sec E 249.86 Ft to Pob, According to the St. Lucie County Property Appraiser.

The subject property is physically located at 1010 Seaway Drive, Fort Pierce, FL 34949. The property is fronted to the south by Seaway Drive and lies approximately 500 feet west of Bayshore Drive. Access is provided by a curb cuts located along Seaway Drive

#### **3.2 Site and Vicinity General Characteristics**

The subject property is located within a mixed use area consisting of commercial facilities, marinas and residential apartments/condominiums area in Fort Pierce, FL

34949. During the vicinity reconnaissance, EPAI observed the following land use on properties in the immediate vicinity of the subject property:

<b>North:</b>	Waterway to Ft. Pierce Inlet
<b>South:</b>	Condominiums
<b>East:</b>	Boat storage
<b>West:</b>	Commercial buildings, marina, and motel

### 3.3 Current and Historical Use of the Property

The subject property remained vacant and undeveloped until the subject property and immediately surrounding property consisting of 10,000 acres of uplands was leased to the United States Navy in 1943. The site was utilized to train Army and Navy personnel in beach landings, beach operations, and gunnery training. The facility was closed in 1946 and the subject property remained vacant and undeveloped until developed with one of the current buildings in 1976 & 1977, along with a portion of the current boat dock, according to the St. Lucie County Property Appraiser. The property has been utilized as a gasoline station with convenience store, pizza restaurant, residential apartments, and marina since that time. The gasoline station and store are currently closed. According to the St. Lucie County tax records, the subject property is currently owned by: 1004-1010 Seaway Dream Team LLC..

### 3.4 Description of Site Improvements

The subject property contains approximately 35,386 square feet (0.82 acres). The buildings are fronted to the west by asphalt parking. The commercial building is fronted to the south by asphalt parking. A metal canopy covers the pump island and underground storage tank (UST) area on the south portion of the parcel. Boat slips and a long dock extend into the water to the north and consists of 41 slips, which are equipped with sewer, water, and electrical services. The remainder of the subject property consists of drainage, utilities, fencing, and landscaping.

The buildings are constructed with concrete masonry units (CMU), on concrete slabs, and are finished with painted stucco. The roofs are comprised of wood framing with shingles, except the commercial building which consists of steel bar joist, with a built-up membrane finish. The interior of the buildings are finished with painted drywall. The ceilings in the commercial building consist of acoustic panels and the floors are finished with vinyl tile.

Electric power is provided by Fort Pierce Utilities Authority and is transferred underground to the pad mounted transformer located in a locked room in the center of the building on the north side. The transformer is owned by FPL and managed by Fort Pierce Utilities Authority, who is responsible for any damage resulting from it. The transformer supplies 208/120 power to individual electrical meters and disconnects located in the electrical rooms on the north side of the building. Power is

then distributed to the sub-panels located in each unit in the building. The electrical panels are equipped with breakers and are typically 125-225 amps. There were no emergency generators located on the subject property.

Potable water and sanitary sewer service is provided to the subject property by the Ft. Pierce Utilities Department. Sewer lines are constructed with PVC or cast iron piping. The sewer lines flow to a sewer lift station located in the center of the property, before being pumped to the municipal sewer system. The water supply lines are believed to be constructed with copper or cpvc piping. The water lines are protected with a backflow prevention devices. The buildings are not equipped with wet sprinkler systems. A grease trap was observed on the north side of the commercial building in the asphalt parking area. There were no sumps, oil/water separators, or septic systems observed on the subject property.

Heating, Ventilation and Air Conditioning (HVAC) for the buildings is provided by split system units, located on the ground or roof. The HVAC equipment is powered by electricity.

The buildings are fronted to the west by asphalt parking. The commercial building is fronted to the south by asphalt parking. A metal canopy covers the pump island and underground storage tank (UST) area on the south portion of the parcel. Boat slips and a long dock extend into the water to the north and consists of 41 slips, which are equipped with sewer, water, and electrical services. The remainder of the subject property consists of drainage, utilities, fencing, and landscaping.

### **3.5 Current and Historical Uses of Adjoining Properties**

The surrounding properties remained vacant and undeveloped until utilized by the U. S. Government for Army and Navy training from 1943-1946. The property to the east was originally developed in 1954 and utilized as a marina until a tennis center was developed on the property, which operated from the late 1970's until around 2000. The site is currently operated as a marina with boat storage. The properties to the east were developed with the current commercial buildings in 1950 and the marina and motel in 1965. The property to the south remained vacant and undeveloped after the Navy left until 2005 when the current condominiums were constructed. All surrounding properties appear to be the same grade as the subject property.

## **4.0 USER PROVIDED INFORMATION**

### **4.1 Title Records**

A current title policy, with environmental lien, or activity and use limitations (AUL) search was not provided to EPAI by the Client or the property manager. However, a title policy dated 2/16/2023 was provided. Based on the 2/16/2023 policy, and a review of the regional environmental database research provided by Environmental

Risk Management Services (ERIS), no AULs or Institutional Controls/Engineering Controls (IC/EC) were reported for the *Property*. Furthermore, based on a review of the FDEP IC Registry, no evidence of AULs or IC/EC's were identified for the *Property*. However, please note that the scope of services did not include a current title records search, which under ASTM E1527-21 are defined as User responsibilities. Based upon other historical information reviewed, it is not expected that a review of current title records will result in any recognized environmental conditions (REC's). However, it is recommended the title policy be reviewed by a qualified person, prior to closing on the property.

#### **4.2 Environmental Liens or Activity and Use Limitations**

EPAI requested contact information for the current owner of the subject property for the purpose of performing an interview and completing a questionnaire. The owners questionnaire was completed by Valeria Latte, the owners representative, which asked the following questions (see questionnaire in Appendix B):

- Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law?
- Are you aware of any activity or land use limitations, such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?

Valeria Latte informed an institutional control has been placed on the subject property in the public records, resulting from the former leaking underground storage tank system.

#### **4.3 Specialized Knowledge**

Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

Valeria Latte advised he was not aware of the surrounding property operations.

#### **4.4 Commonly Known or Reasonably Ascertainable Information**

- Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases?
- Do you know the past uses of the property?
- Do you know of specific chemicals that are present or once were present at the property?
- Do you know of spills or other chemical releases that have taken place at the property?

- Do you know of any environmental cleanups that have taken place at the property.

Valeria Latte advised to her knowledge the subject property has always been operated as a gasoline station, apartment complex, and marina. She was aware of the spill and environmental cleanup, resulting from a fuel discharge at the gasoline station. She informed the site received a no further action with conditions status with the State, resulting from the discharge and cleanup, on the subject property.

#### 4.5 Valuation Reduction for Environmental Issues

The questionnaire asked if there were any valuation reductions for environmental issues.

Valeria Latte answered not to her knowledge.

#### 4.6 Owner, Property Manager, and Occupant Information

EPAI was informed that Valeria Latte was the owners representative of the subject property and was knowledgeable about the history of the site..

#### 4.7 Reason for Performing Phase I

The reason for performing this Phase I ESA is to identify the presence or absence of recognized environmental conditions associated with the subject property in anticipation of a real estate financing.

#### 4.8 Other

No other information was provided to EPAI by the client or owner of the subject property.

### 5.0 RECORDS REVIEW

The subject property was listed on the following government databases:

ID	SOURCE	COMPANY_NAME	ADDRESS1	DIST./FT	DIR.
874796255	DWM CONTAM	CITGO-ISLAND	1010 SEAWAY DR	0.00	SSW
874816276	DWM CONTAM	FT PIERCE INLET MARINA	1010 SEAWAY DR	0.00	SSW
874818372	DWM CONTAM	BILLS REEF MART	1010 SEAWAY DR	0.00	SSW
898205074	ERIC	CITGO-ISLAND	1010 Seaway Dr	0.00	SSW
819887881	ERNS		1010 SEAWAY DR	0.00	SSW
901202849	INST	CITGO-ISLAND	1010 Seaway Dr	0.00	WSW
813555463	LST	CITGO-ISLAND	1010 SEAWAY DR	0.00	SSW
813613307	SPIILLS		1010 Seaway Drive	0.00	SSW
896357396	STCS	CITGO-ISLAND	1010 SEAWAY DR	0.00	SSW

813505419	UST	CITGO-ISLAND	1010 SEAWAY DR	0.00	SSW
866251835	WELL SURVEILLANCE	KWIK STOP	1010 SEAWAY DR	0.00	SSW

The south portion of the subject property has been operated as a gasoline station since 1977. The original underground storage tanks (USTs) were removed and replaced with the current 16,000 gallon compartmentalized UST in January of 1995. The facility is currently closed, however the UST and pump island remain and are listed as out of service by the Florida Department of Regulation (FDEP).

A Discharge Notification was filed with the FDEP dated April 13, 1987. The discharge was accepted into the State Early Detection Incentive (EDI) program and became eligible for State funded cleanup with a score of 11. Subsequent testing was performed on the subject property by Empire Environmental which did not identify any soil contamination remained on site. The groundwater contained concentrations of Benzene at concentrations of 16.7 ug/L in the area of MW-1. Empire recommended the site be closed under Risk Management Option RMO-2, which included the recording of a Restrictive Covenant containing an Institutional Control, restricting the use of groundwater on the subject property.

The FDEP issued a No Further Action with Conditions (NFAC) and the Restrictive Covenant was recorded on March 11, 2022 (see documentation in Appendix I).

#### 5.1 Standard Environmental Record Sources

Pursuant to the Freedom of Information Act (FOIA), and the regulations promulgated thereunder, certain databases were examined, but not limited to the following:

FEDERAL ENVIRONMENTAL DATABASE	DISTANCE (In miles)	NUMBER OF SITES
National Priority List (NPL)	1.0	0
Superfund Enterprise Management System Archive listing (SEMS)	0.50	0
Superfund Enterprise Management System Archive listing (SEMS-ARCHIVE)	0.50	0
Resource Conservation and Recovery Information System (RCRIS) Corrective Actions (CORRACTS)	1.0	0
RCRIS Treatment, Storage and Disposal Facilities (RCRIS TSD)	0.50	0
RCRIS Large Quantity Generators (RCRIS Lg. Quan. Gen.), and Small Quantity Generators (RCRIS Sm. Quan. Gen.) Includes Violations and Enforcement actions (RCRA Viol)	0.25	2

FEDERAL ENVIRONMENTAL DATABASE	DISTANCE (In miles)	NUMBER OF SITES
Emergency Notification Response System (ERNS)	0.25	4

**NPL: (National Priority List) EPA's list of Superfund Sites.** There are zero (0) NPL facilities within a one mile radius of the subject property.

**SEMS: (Superfund Enterprise Management System),** The U.S. Environmental Protection Agency's (EPA) Office of Solid Waste and Emergency Response, Office of Superfund Remediation and Technology Innovation (OSRTI), has implemented The Superfund Enterprise Management System (SEMS), formerly known as CERCLIS (Comprehensive Environmental Response, Compensation and Liability Information System) to track and report on clean-up and enforcement activities taking place at Superfund sites. SEMS represents a joint development and ongoing collaboration between Superfund's Remedial, Removal, Federal Facilities, Enforcement and Emergency Response programs. There were zero (0) SEMS listings within a one-half mile radius of the subject property.

**SEMS-ARCHIVE: (Superfund Enterprise Management System Archived Site Inventory),** The Superfund Enterprise Management System Archive listing has replaced the CERCLISNFRAP reporting system in 2015. This listing reflect sites that have been assessed and no further remediation is planned and is of no further interest under the Superfund program. There were zero (0) SEMS listings within a one-half mile radius of the subject property.

**RCRA/TSD: (RCRA Treatment, Storage, and Disposal Facilities)** There are zero (0) TSD facilities within a one half mile radius of the subject property.

**RCRA/CORRACTS: (Resource Conservation and Recovery Act Corrective Actions ) EPA's list of monitored or regulated hazardous waste generators.** There is zero (0) facilities within a one mile radius of the subject property.

**RCRA: (Resource Conservation and Recovery Act) EPA's list of monitored or regulated hazardous waste generators.** There were two (2) RCRA facilities listed on the radius database identified as:

ID	SOURCE	COMPANY_NAME	ADDRESS1	DIST./FT	DIR.
B10639210	RCRA VSQG	CUMBERLAND FARMS #0966	975 SEAWAY DR	340.30	E
B10066857	RCRA NON GEN	USCG FORT PIERCE	900 SEAWAY DR	801.46	WNW

Based upon the distance from the Property, cross-gradient to down-gradient hydrogeologic position relative to the Property, and the current regulatory status, in EPAI's opinion, these facilities do not appear to pose a REC to the Property.

**ERNS: (Emergency Response Notification System) EPA's list of environmental emergency responses)** There were four (4) ERNS Hazardous Materials Spill or incidents listed on the radius database identified as:

ID	SOURCE	COMPANY_NAME	ADDRESS1	DIST./FT	DIR.
807054758	ERNS		SEAWAY DRIVE		
806633224	ERNS		SEAWAY DRIVE		
806586387	ERNS		OFF A1A HIGHWAY		
885698237	ERNS		SEAWAY DRIVE		

Based upon the distance from the Property, cross-gradient to down-gradient hydrogeologic position relative to the Property, and the current regulatory status, in EPAI's opinion, these incidents do not appear to pose a REC to the Property

## 5.2 Additional Environmental Record Sources

In addition to the review of the federal databases, state and county records were also reviewed. Each county as well as the Florida Department of Environmental Protection (DEP), lists, monitors, inspects and maintains files on above noted facilities. The State and County databases examined included State list of hazardous waste sites identified for investigation or remediation (NPL and CERCLIS equivalents), State landfill and/or solid waste disposal sites, State leaking UST, State registered UST.

ADDITIONAL ENVIRONMENTAL DATABASES	DISTANCE (In miles)	NUMBER OF SITES
State Hazardous Waste Sites (State equivalent of CERCLIS, Hazardous Sites, Drycleaner Cleanup and NPL)	1.0	0
State Spills 1990	0.25	0
State Solid Waste Facilities/Landfill Database (SWF/LF)	0.50	0
Leaking Underground Storage Tanks (LUST)	0.50	2
Underground/Aboveground Storage Tanks (UST/AST)	0.25	4
Additional State ASTM databases	1.0	0

**State Sites:** There were zero (0) State cleanup site listed within a one mile radius of the subject property.

**State Spills:** There were zero (0) state spill sites listed within a one-quarter mile radius of the subject property.

**State SWF:** There were zero (0) SWF sites located within a one-half mile radius of the subject property.

**UST/AST and LUST Sites:** Public records indicate one (1), 16,000 gallon UST, which is currently out of service. There were zero (0) AST's located on the subject property.

Two (2) LUST sites were reported within a 0.5-mile radius of the subject site identified as:

ID	SOURCE	COMPANY_NAME	ADDRESS1	DIST./FT	DIR.
813555090	LST	CUMBERLAND FARMS #0966	975 SEAWAY DR	438.56	ESE
859949763	LST	US COAST GUARD-FORT PIERCE	900 SEAWAY DR	736.74	W

Based upon the distance from the Property, cross-gradient to down-gradient hydrogeologic position relative to the Property, and the current regulatory status, in EPAI's opinion, this facility does not appear to pose a REC to the Property (see file review documents in Appendix I).

Four (4) UST or AST facilities are listed within a 0.25 mile radius of the subject property identified as:

ID	SOURCE	COMPANY_NAME	ADDRESS1	DIST./FT	DIR.
813499692	UST	CUMBERLAND FARMS #0966	975 SEAWAY DR	438.56	ESE
859650665	AST	US COAST GUARD-FORT PIERCE	900 SEAWAY DR	736.74	W
894384426	UST	US COAST GUARD-FORT PIERCE	900 SEAWAY DR	736.74	W
813501074	UST	PELICAN YACHT CLUB	1120 SEAWAY DR	889.95	NE

Based upon the distance from the Property, cross-gradient to down-gradient hydrogeologic position relative to the Property, and the current regulatory status, in EPAI's opinion, this facility does not appear to pose a REC to the Property.

**Additional State ASTM databases:** There was one (1) additional facilities listed on the government database that have not been previously referenced within a 1/10 mile radius of the subject property.

ID	SOURCE	COMPANY_NAME	ADDRESS1	DIST./FT	DIR.
845739640	FUDS	FT PIERCE NAVAL AMPH BASE		0.00	SSE

Based upon the distance from the Property, cross-gradient to down-gradient hydrogeologic position relative to the Property, and the current regulatory status, in EPAI's opinion, this facility does not appear to pose a REC to the Property.

**Vapor Encroachment:** Vapor encroachment refers to the movement of hazardous substance or petroleum products in the form of vapor onto the subject property. Vapor Migration for the purposes of this report is described in the ASTM Guide E2600-10 Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions. The purpose of Tier 1 screening is to conduct a screen using Phase I ESA-type information to determine if a vapor encroachment condition

(VEC) exists at the target property (TP). The Minimum Search Distances utilized in the Tier 1 screening is as follows:

Standard Environmental Record Sources	COC (In miles)	Petroleum Hydrocabons
State Hazardous Waste Sites (State equivalent of CERCLIS, Hazardous Sites, and NPL)	1/3	1/10
Federal RCRA CORRACTS and non-CORRACTS TSD	1/3	1/10
Federal RCRA generators	Site	Site
Federal institutional control/engineering control registries	Site	Site
Federal ERNS list	Site	Site
State and tribal-equivalent NPL and CERCLIS	1/3	1/10
State and tribal landfill and/or solid waste disposal site lists	1/3	1/10
State and tribal leaking storage tank lists	1/3	1/10
State and tribal registered storage tank lists	Site	Site
State and tribal institutional control/engineering control	Site	Site
State and tribal voluntary cleanup sites	1/3	1/10
State and tribal Brownfield sites	1/3	1/10

The facilities identified in the Tier I screening are described as follows:

ID	SOURCE	COMPANY_NAME	ADDRESS1	DIST./FT	DIR.
B13499692	UST	CUMBERLAND FARMS #0966	975 SEAWAY DR	438.56	ESE

Utilizing Tier 2 Screening for Critical Distance Determination, according to Section 9 of ASTM E2600-15 and results of the file review for the facilities, in EPAI's opinion a Vapor Encroachment Condition (VEC) can be ruled out because VEC does not exist at the Target Property (TP) resulting from the above facilities.

Vapor intrusion is the migration of volatile chemicals from the subsurface into overlying buildings. Volatile chemicals in buried wastes and contaminated groundwater can emit vapors that may migrate through subsurface solid and into air spaces of overlying buildings in ways similar to that of radon gas.

In extreme cases, vapors may accumulate in dwellings or occupied buildings to levels that may pose near-term safety hazards, acute health effects or aesthetic problems. However, in most cases, the chemical concentrations are low, or depending on site-specific conditions, vapors may not be present at detectable concentrations.

Engineering controls include source removal or treatment, barriers and venting to prevent subsurface vapors from entering a building, pressurization of building interior to direct vapors away from enclosed spaces and indoor air treatment systems.

Based upon review of historical site operations and chemical use, storage and handling practices at the subject site no significant vapor intrusion pathways were identified of potential concern for the subject property. Therefore, the potential for vapor intrusion onto or off of the subject property does not exist.

**File Review:** Relevant files were reviewed at state and local agencies for the above facilities as deemed pertinent by EPAI to accomplish the objectives of this report. In EPAI's opinion, files for the above listings that were not reviewed do not pose a risk to the subject property.

To evaluate the physical setting of the site, EPAI reviewed topographic maps, the proximity of the site to surface water bodies, flood insurance maps, and wellfield protection maps provided by Environmental Risk Management Services (ERIS).

The surface water in the subject property area is controlled by St. Lucie County and the South Florida Water Management District. Topography in the area varies and is at an elevation of approximately 1-foot NGVD

Storm water is transferred by sheet flow from the buildings to the storm drain catch basins located around the property. Additional storm water either leaches into the pervious surfaces on site or flows to the waterway abutting the subject property to the north. Storm drainage appears to be adequate under normal conditions. However, the property manager informed a tidal surge occurred during the previous hurricanes, which caused water from the abutting waterway to come onto the subject property at a depth of approximately two (2) feet.

The subject property is designated in the "AE6" flood zone area according to the 12111C0183K Flood Panel Map. Zone "AE 6" is an area inundated by 100-year flooding, with a base flood elevations of six (6) feet NGVD. The subject property is not located within the zone of influence of any public wellfields. Principal drainage structures or surface water bodies located within a 1/4 mile radius of the site include the Ft. Pierce Inlet waterway, abutting the property to the north.

According to the Technical Publication 92-03 dated April 1992, published by the South Florida Water Management District, the geology in the area varies slightly, however the soil characteristics beneath the area is predominately comprised of all saturated sediments and rocks from the water table down to the clays and silts of the Hawthorn confining unit and is generally composed of two producing zones. The sediments are composed of unconsolidated fine to medium quartz sand with inter-bedded lenses of limestone, sandstone, shell and clay of late Miocene and Pleistocene age. Aquifer thicknesses range from less than 50 to greater than 250 feet (Brown and Reece, 1979).

The land surface is relatively featureless, with elevations ranging from 0 feet to 60 feet above the National Geodetic Vertical Datum, (NGVD) averaging approximately 25 feet NGVD in most of the St. Lucie area.

The subsurface geological setting of St. Lucie varies slightly, however, the Environmental Risk Management Services (ERIS) Physical Setting Report (PSR) identifies the geological setting as:

Geologic Unit Qa, Unit Name: Anastasia Formation, Unit Age: Pleistocene, Primary Rock Type: calcarenite, Secondary Rock Type: sand, Unit Description: Anastasia Formation - The Atlantic Coastal Ridge is underlain by the Anastasia Formation from St. Johns County southward to Palm Beach County. Excellent exposures occur in Flagler County in Washington Oaks State Park, in Martin County at the House of Refuge on Hutchinson Island and at Blowing Rocks in Palm Beach County. An impressive exposure of Anastasia Formation sediments occurs along Country Club Road in Palm Beach County (Lovejoy, 1992). The Anastasia Formation generally is recognized near the coast but extends inland as much as 20 miles (32 kilometers) in St. Lucie and Martin Counties. The Anastasia Formation, named by Sellards (1912), is composed of interbedded sands and coquina limestone. The most recognized facies of the Anastasia sediments is an orangish brown, unindurated to moderately indurated, coquina of whole and fragmented mollusk shells in a matrix of sand often cemented by sparry calcite. Sands occur as light gray to tan and orangish brown, unconsolidated to moderately indurated, unfossiliferous to very fossiliferous beds. The Anastasia Formation forms part of the surficial aquifer system.

The soil information contained in the ERIS PSR is defined as: Map Unit 52 (0.21%) Map Unit Name: Waveland-Urban land complex, Bedrock Depth - Min: null Watertable Depth - Annual Min: 31cm, Drainage Class - Dominant: Poorly drained Hydrologic Group - Dominant: C/D - These soils have moderately high runoff potential when drained and high runoff potential when undrained. Major components are printed below Waveland (50%) horizon A (0cm to 10cm) Fine sand, horizon Eg (10cm to 81cm), Sand horizon Bh1 (81cm to 102cm), Loamy sand horizon Bh2 (102cm to 135cm) Sand horizon Cg1 (135cm to 168cm) Sand horizon Cg2 (168cm to 203cm) Sand Component Description: Minor map unit components are excluded from this report. Map Unit: 52 - Waveland-Urban land complex Component: Waveland (50%).

It should be noted that an accurate, site-specific representation of the soil layers can only be obtained from soil borings.

The two major aquifer systems underlying the Port St. Lucie area are the Surficial Aquifer System and the Floridan Aquifer System. They extend from land surface to over 1,500 feet in depth. The Surficial Aquifer System is unconfined and is recharged locally by rainfall, canals, ditches, small reservoirs, and irrigation water. A small amount of recharge is derived from downward seepage if irrigation water

derived from the Floridan Aquifer System. The hydrology in the region predominately flows to the northeast and may be tidal influenced due to its proximity to the Indian River located approximately 0.30 miles to the east .

The general direction of groundwater flow in the area of the subject property is tidal influenced due to its proximity to the Atlantic Ocean and Ft. Pierce Inlet.

#### 5.4 Historical Use Information on Property and Adjacent Properties

Historical use of the subject property was established by researching historical aerial photographs, city directories, Sanborn Fire Insurance Maps, Historical Topographic Maps and any other pertinent local regulatory agency records.

EPAI reviewed historical Sanborn Fire Insurance Maps were reviewed at the Miami-Dade County Library Digital Collection. The Sanborn Fire Insurance Map review revealed maps were not available for the area of the subject property.

EPAI reviewed historical Topographic Maps for the years 1949, 1972, 1986, 2012, 2018, and 2024. The maps were obtained from the USGS TopoView website. The maps did not identify the use of the subject property (see Topographic Maps in Appendix F).

Historical aerial photographs were obtained from NetOnline, Google Earth, and the University of Florida Digital Collection, and the DOT Digital Collection. Aerial photographs were obtained for the years 1944, 1958, 1970, 1980, 1992, 1999, 2007, 2014, and 2021. The photographs were reviewed to identify former land uses of the subject property. Brief descriptions of the subject property, as observed in the aerial photographs, are presented below.

Year	Site Description	Surrounding Sites
1944	The subject property appears developed with a dock and staging area for the military training facility.	N: Waterway S: Staging area for the military E: Staging area for the military W: Staging area for the military
1958-1970	The subject property appears developed with 1 current building and a dock until 1970, then 2 current buildings.	N: Waterway S: Vacant land E: Current building W: Current buildings
1980-1999	The subject property appears as it currently exists.	N: Waterway S: Vacant land E: Current building with tennis center. W: Current buildings

2007-2021	The subject property appears developed with the current buildings and improvements.	N: Waterway S: Vacant land E: Current building with boat storage. W: Current buildings
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The aerial photograph review illustrates the current gasoline station as the only environmental concerns on the subject property. There were no environmental concerns in the immediately surrounding area observed. However, marinas and the US Coast Guard are located to the east and west of the subject property. These facilities are known to store and utilize petroleum products, that if improperly used could result in a REC. There was no documentation discovered in this investigation that would indicate the presence of a REC at this time.

City Directories were obtained from the St. Lucie County Public Library and reviewed by EPAI back to 1940. The directories first listed the subject property at 1010 Seaway Drive in 1950 as occupied by Beach Casino Hotel. The US Coast Guard Auxiliary was listed in 1968 and Pelican Tennis Club was listed in the 1980 directory. It appears the directories do not accurately identify the subject property as having the address of 1010 Seaway Drive, as the tennis club was located on the abutting property to the east (see directories in Appendix G).

**Data Gap:** It should be noted, data gaps were encountered in the Historical Use Information review. Standard Historical Sources were not reasonably ascertainable in 5-year intervals. ASTM 1527-21 in section 8.3.2.1 Intervals; provides for review intervals of greater than 5-years, if the specific use of the property appears unchanged over a period longer than five years. In addition, a current title policy was not provided to EPAI by the client. In EPAI’s opinion, the failure to obtain historical use information in 5-year intervals and the failure to review a current title policy does not affect the findings of this report. It is recommended prior to closing, a current title policy for the subject property be reviewed by a qualified person.

## 6.0 SITE RECONNAISSANCE

### 6.1 Methodology and Limiting Conditions

A site survey of the subject property was conducted on October 22, 2025, by Byron R. Wood, a representative of Environmental Property Audits, Inc.

The process and procedures implemented in the site inspection included a thorough, systematic, and physical tour of the subject property. The inspection included walking around and through the subject property where access was available.

### 6.2 General Site Setting

The buildings are fronted to the west by asphalt parking. The commercial building is fronted to the south by asphalt parking. A metal canopy covers the pump island and underground storage tank (UST) area on the south portion of the parcel. Boat slips and a long dock extend into the water to the north and consists of 41 slips, which are equipped with sewer, water, and electrical services. The remainder of the subject property consists of drainage, utilities, fencing, and landscaping.

## **6.3 Interior & Exterior Observations**

### **6.3.1 Hazardous Substances/Petroleum Products for Identified Uses**

The presence of hazardous substances or petroleum products in connection with the subject property was investigated. No hazardous substances or petroleum products were observed on the property other than de minimis quantities stored on boats in the marina.. De minimis quantities of cleaning chemicals and maintenance products were also stored in residential units and garage on site.

### **6.3.2 Storage Tanks**

ASTs, USTs or vent pipes, fill pipes, or access ways indicating USTs or AST's, were looked for during the site visit. Based upon EPAI's inspection, zero (0) ASTs and one (1), 16,000 gallon UST was observed on the subject property. The UST and fueling system on the subject property is currently out of service, according to the State.

### **6.3.3 Odors**

The subject property was inspected for strong, pungent, or noxious odors and their sources during the site visit. No readily noticeable strong, pungent, or noxious odors were encountered.

### **6.3.4 Pools of Liquids**

During the site visit, standing surface water and pools or sumps containing liquids likely to contain hazardous substances or petroleum products were looked for. No standing surface water or pools were observed onsite, except an area in the northwest portion of the site. No concerns were indicated relating to pools of liquids.

### **6.3.5 Storage Drums**

EPAI inspected the site for any evidence of storage drums. There were zero (0) drums or large containers observed on the subject property.

### **6.3.6 Hazardous Substances/Petroleum Products not for Identified Uses**

Hazardous substances and petroleum products containers for unidentified uses were looked for during the site visit. No hazardous or petroleum product containers were observed outside the facility.

### **6.3.7 Unidentified Storage Containers**

During the site visit, EPAI inspected for hazardous substances and petroleum product containers. No hazardous or petroleum product containers were observed on the property.

### **6.3.8 Polychlorinated Biphenyls (PCBs)**

PCBs can be contained in coolant or lubricant oils used in some electrical transformers, capacitors and fluorescent light ballasts. Electrical transformers have three (3) classifications as designated by the EPA:

PCB Transformers: Contain five-hundred (500) or more parts per million (ppm) PCBs and must be labeled as such. These transformers must be inspected quarterly for leaks, and detailed reports must be kept. Maintenance work involving the removal of the core is not permitted. At the end of the transformer's life, the transformer and its contents must be incinerated at an EPA-approved facility.

PCB-Contaminated Transformers: Contain between fifty (50) and five-hundred (500) ppm PCBs and require annual inspection. Disposal of the liquid contents is by incineration, high-efficient boiler, or a chemical landfill. All three methods must have EPA approval.

NON-PCB Transformers: Contain less than fifty (50) ppm PCBs and are exempt from regulations that apply to PCBs and PCB-containing transformers. However, it should be noted that local disposal requirements may still have to be met.

Electric power is provided by Fort Pierce Utilities Authority and is transferred underground to the pad mounted transformer located in a locked room in the center of the building on the north side. The transformer is owned by FPL and managed by Fort Pierce Utilities Authority, who is responsible for any damage resulting from it. The transformer supplies 208/120 power to individual electrical meters and disconnects located in the electrical rooms on the north side of the building. Power is then distributed to the sub-panels located in each unit in the building. The electrical panels are equipped with breakers and are typically 125-225 amps. There were no emergency generators located on the subject property.

No information was obtained or visual indications made that would indicate a significant potential for recognized environmental conditions related to PCBs. Therefore, no additional investigations or actions are warranted at this time.

### **6.3.9 Terrain and Landscape**

During the site visit visual observations were made of the surrounding terrain. No soakage pits were identified on the subject property. Storm water is

transferred by sheet flow from the buildings to the storm drain catch basins located around the property. Additional storm water either leaches into the pervious surfaces on site or flows to the waterway abutting the subject property to the north. Storm drainage appears to be adequate under normal conditions. However, the property manager informed a tidal surge occurred during the previous hurricanes, which caused water from the abutting waterway to come onto the subject property at a depth of approximately two (2) feet. No recognized environmental conditions are indicated by the terrain.

#### **6.3.10 Solid Waste**

During the site visit, EPAI investigated for evidence of improperly disposed solid waste. No recognized environmental conditions are suspected in association with solid wastes.

#### **6.3.11 Wastewater**

Wastewater generated on site is discharged to the municipal sewer system, provided by Fort Pierce Utilities Authority. There was no wastewater being discharged at the time of the site inspection except sanitary waste. No recognized environmental conditions are suspected in association with wastewater.

#### **6.3.12 Onsite Wells**

During the site visit, EPAI inspected for evidence of any onsite wells. Zero (0) irrigation wells were observed on the subject property. There were nine (9) monitoring well manhole covers observed on the subject property. However, the wells were reportedly closed as a component of the NFAC.

#### **6.3.13 Onsite Septic Systems**

There were zero (0) septic systems observed on the subject property at the time of the site inspection. No RECs are anticipated resulting from septic systems on the subject property.

#### **6.3.14 Heating, Ventilation, and Air Conditioning (HVAC) Systems**

Heating, Ventilation and Air Conditioning (HVAC) for the buildings is provided by split system units, located on the ground or roof. The HVAC equipment is powered by electricity.

#### **6.3.15 Corrosion or Staining**

During the site inspection, EPAI looked for evidence of corrosion or stains on the subject property. No areas of corrosion were observed during this assessment. No recognized environmental conditions are suspected in association with corrosion or staining.

#### **6.3.16 Floor Drains, Sumps, & Hydraulic Equipment**

During the site inspection, EPAI looked for floor drains, sumps, and hydraulic equipment. There were zero (0) floor drains, sumps, or hydraulic equipment observed.

## 7.0 INTERVIEWS

### 7.1 Interview with Site Contact

Prior to completion of the Phase I Environmental Site Assessment, EPAI provided the client with an interview questionnaire to be completed by the owner's representative of the subject property. The questionnaire was completed by Valeria Latte, the owners representative. She was asked if any of the following information was available:

- Environmental site assessment reports
- Environmental audit reports
- Environmental permits (for example, solid waste disposal permits, hazardous waste disposal permits, wastewater permits, National Pollutant Discharge Elimination System permits, underground injection permits)
- Registrations for USTs and ASTs
- Registrations for underground injection systems
- Material safety data sheets
- Community right-to-know plan
- Safety plans; preparedness and prevention plans; spill prevention, countermeasure, and control plans; etc.
- Reports regarding hydrogeologic conditions on the property or surrounding area
- Notices or other correspondence from any government agency relating to past or current violations of environmental laws with respect to the property or relating to environmental liens encumbering the property
- Hazardous waste generator notices or reports
- Risk assessments
- Recorded Activity Use Limitations
- Do you know of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property?
- Do you know of any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the property?
- Do you know of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?

Valeria Latte advised a previous Phase I ESA, dated December 16, 2022, prepared by EPAI was completed. The ESA identified one (1) REC and One (1) HREC. The REC was a result of a spill bucket not passing a pressure test. The spill bucket was subsequently repaired and the violation closed. The HREC in the previous report is

the same listing as the CREC listed in this report. She answered not to her knowledge to the other above questions.

## **7.2 Interviews with Local Government Officials**

An interview was conducted with Mr. DeAundre Edwards of the Florida DEP. Mr. Edwards informed the previous 6 open UST violations have been closed and the UST is listed as out of service. He advised there are currently two (2) open environmental violations. The violations include failure to maintain records, and failure to perform annual inspections. He informed the inspection report is due by February 2026.

EPAI submitted email requests for information to the St. Lucie County Health and Ft. Pierce Fire Department. Responses to these requests have not been received. If pertinent information is obtained from these requests, EPAI will forward said information upon receipt.

## **8.0 FINDINGS**

### **8.1 Known or Suspected Environmental Conditions**

Recognized environmental conditions (REC) are defined by the American Society of Testing and Materials (ASTM) 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 “Release” as defined under CERCLA according to 42 U.S.C. 9601(22) as “any spilling, leaking, pumping, pouring, emitting, emptying, discharging, injecting, escaping, leaching, dumping, or disposing into the environment (including the abandonment or discharging of barrels, containers, and other closed receptacles containing any hazardous substances or pollutant or contaminant).”

Based upon EPAI’s review of the historical aerial photographs and any other pertinent regulatory agency records, there were zero (0) REC’s identified in conjunction with the subject property.

### **8.2 Controlled Recognized Environmental Conditions (CREC)**

Controlled Recognized Environmental Conditions (CREC) are defined by the American Society of Testing and Materials (ASTM) as “resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of

required controls. CREC are classified as a REC. CREC's often times require engineering control plans in qualifying for conditional closure. Maintenance of these engineering controls is a requirement of the conditional and are incorporated in the evaluation of the CREC's identified in this report.

Based upon EPAI's review of the historical aerial photographs and any other pertinent regulatory agency records, there was one (1) CREC identified in conjunction with the subject property. The CREC is described as:

The south portion of the subject property has been operated as a gasoline station since 1977. A Discharge Notification was filed with the FDEP dated April 13, 1987. The discharge was accepted into the State Early Detection Incentive (EDI) program and became eligible for State funded cleanup with a score of 11. Subsequent testing was performed on the subject property by Empire Environmental which did not identify any soil contamination remained on site. The groundwater contained concentrations of Benzene at concentrations of 16.7 ug/L in the area of MW-1. Empire recommended the site be closed under Risk Management Option RMO-2, which included the recording of a Restrictive Covenant containing an Institutional Control, restricting the use of groundwater on the subject property.

The FDEP issued a Conditional Site Rehabilitation Completion Order (CSRCO) dated April 6, 2022, and the Restrictive Covenant was recorded on March 11, 2022 (see documentation in Appendix I). The CSRCO states that subsequent discharges are not covered by the CSRCO.

### **8.3 Historical Environmental Conditions**

Historical Recognized Environmental Conditions (HREC) are defined by the American Society of Testing and Materials (ASTM) as "a past release of any hazardous substance or petroleum product that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority without subjecting the property to any required controls." HREC are not classified as a REC.

Based upon EPAI's review of the historical aerial photographs and any other pertinent regulatory agency records, there were zero (0) HREC's identified in conjunction with the subject property.

### **8.4 Business Environmental Risk (BER)**

Business Environmental Risk (BER) means a risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated by the Standard. There was one (1) BER identified in this investigation. The BER is identified as:

An Asbestos Screening Inspection or Lead Based Paint Survey were not performed as a component of this ESA report. Based on the date of construction (circa 1976/77) the potential for asbestos containing building materials, PCB containing building materials, and lead based paint does exist in the building. However, EPAI did laboratory analyze one (1) vinyl floor tile for the presence of asbestos. The analysis did not identify any asbestos in the sample (see lab report in Appendix I). If the client desires to determine if any asbestos, PCB, or lead containing materials are present in the building, or renovation or demolition is going to be conducted on the building, surveys by qualified people should be conducted. Managing these materials may result in additional costs of future renovations or demolition and should be considered.

## **8.5 De Minimis Environmental Conditions**

De Minimis Conditions are defined by the American Society of Testing and Materials (ASTM) as “a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.” De Minimis conditions are not recognized conditions. There was one (1) De Minimis condition observed on the subject property. The De Minimis Condition is identified as:

The original underground storage tanks (USTs) were removed and replaced with the current 16,000 gallon compartmentalized UST in January of 1995. The facility is currently listed with the State as out of service. The inspection of the UST system by the State, conducted on February 19, 2025, identified two (2) open violations. The violations are identified as:

- Improper maintenance of records. Records requiring to be maintained for 3 years or for the life of the system not kept by facility. Records not provided within 5 business days.
- Annual visual inspection of OUT-OF-SERVICE Tank not being performed. Corrective Action: Conduct Visual Inspection of Tank System Once a Year until tank is closed or placed back in service, -Next Inspection Due 2/19/26.

These violations do not pose a risk to the subject property conditions that pose a material a risk to human health, or the environment, however, the above described de minimis storage tank violations, poses the potential for fines and other enforcement actions.

## **9.0 OPINION**

Based upon information compiled, i.e., present and past ownership and uses, governmental agencies review, aerial photography study, discovery interviews, and conducted site surveys, research indicated the following:

It is EPAI's opinion, based upon the information compiled in this report, there was evidence of the presence of hazardous substances or petroleum products in, on or at the subject property due to a release to the environment; 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 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.

## **10.0 CONCLUSIONS**

**Environmental Property Audits Inc. has performed a Phase I Environmental Site Assessment on the property located at 1010 Seaway Drive, Fort Pierce, FL 34949, in conformance and limitations of ASTM Practice E 1527-21 scope of work. Any exceptions to, or deletions from, this practice are described in Section 11.**

**In conclusion, there was zero (0) Recognized Environmental Conditions (RECs), one (1) Controlled Recognized Environmental Conditions (CRECs), zero (0) Historical Recognized Environmental Condition (HREC), one (1) Business Environmental Risk (BER), and one (1) de minimis condition identified in this investigation.**

**Based upon the findings of this investigation, no additional environmental investigation is recommended at this time. However, it is recommended the facility comply with the State requirements, under de minimis conditions.**

## **11.0 DEVIATIONS**

There were no deviations from the recommended scope ASTM Standard E 1527-21 with the exception of the following items which were not included in this Phase I ESA:

- Data Gaps
- Current Title Policy

In EPAI's opinion, this "Deviation" does not affect the conclusions of this report.

## **12.0 ADDITIONAL SERVICES**

### **12.1 Asbestos Screening Inspection**

An Asbestos Screening Inspection was not performed as a component of this ESA report. Based on the date of construction (circa 1976-1977) the potential for asbestos to be present in the buildings does exist. If the client desires to determine if any asbestos containing materials are present in the building, or renovation or demolition

is going to be conducted on the building, an Asbestos Survey should be conducted by a Licenced Asbestos Consultant.

## **12.2 Lead Based Paint Survey**

A Lead Based Paint Survey was not performed as a component of this ESA report. However based on the date of construction (circa 1976-1977) the potential for lead based paint to be present in the buildings does exist. If the client desires to determine if any lead based paint is present in the building, or renovation or demolition is going to be conducted on the building, a Lead Based Paint Survey should be conducted by a Licenced Lead Consultant.

## **12.3 Lead in Drinking Water**

According to available information, a public water system operated by Fort Pierce Utilities Authority serves the subject property and vicinity. According to a representative of the Fort Pierce Utilities Authority shallow groundwater directly beneath the subject property is not utilized for domestic purposes. The sources of public water for the Fort Pierce Utilities Authority are deeper groundwater wells which are in compliance with all State and Federal regulations pertaining to drinking water standards, including lead and copper.

Based on the date of construction (circa 1976-1977) the potential for lead solder to be present in the water piping located in the buildings does exist. Water sampling was not conducted to verify water quality.

## **12.4 Mold**

Molds are microscopic organisms found virtually everywhere, indoors and outdoors. Mold will grow and multiply under the right conditions, needing only sufficient moisture (e.g. in the form of very high humidity, condensation, or water from a leaking pipe, etc.) and organic material (e.g., ceiling tile, drywall, paper, or natural fiber carpet padding). Mold growths often appear as discoloration, staining, or fuzzy growth on building materials or furnishings and are varied colors of white, gray, brown, black, yellow, and green. In large quantities, molds can cause allergic symptoms when inhaled or through the toxins the molds emit.

A Mold Screening Inspection was not performed as a component of this ESA report. If the client desires to determine if Mold is present in the building, a Mold Survey should be conducted by a Licenced Mold Consultant.

## **12.5 Radon**

Radon is a colorless, odorless, naturally occurring, radioactive, inert, gaseous element formed by radioactive decay of radium (Ra) atoms. The US EPA has prepared a map to assist National, State, and local organizations to target their resources and to

implement radon-resistant building codes. The map divides the country into three Radon Zones; Zone 1 being those areas with the average predicted indoor radon concentration in residential dwellings exceeding the US EPA Action Limit of 4.0 picoCuries per Liter (pCi/L). It is important to note that the EPA has found homes with elevated levels of radon in all three zones, and the US EPA recommends site-specific testing in order to determine radon levels at a specific location. However, the map does give a valuable indication of the propensity of radon gas accumulation in structures. A review of the EPA Radon Zones Map in Florida was reviewed for the area of the subject property. The review revealed the subject property is located in Zone 3. Zone 3 is identified as areas that contain concentrations of less than 2 pCi/l. The limit for radon exposure is 4 pCi/l. Therefore, the potential for elevated concentrations of radon in the subject building is considered Low.

## **12.6 Wetlands**

This assessment did not include a wetlands survey.

## **12.7 Emerging Contaminates**

Hazardous substances about which human understanding is evolving (e.g. Per- and Polyfluoroalkyl Substances, also known as “PFAS” and Perfluorooctane sulfonic acids also known as “PFOS). These and any other “emerging contaminants,” where they are not identified as a hazardous substance by CERCLA, as interpreted by EPA regulations and the courts, are not included in the scope of this standard.

Under Section 7321 of the National Defense Authorization Act (NDAA), 172 per- and polyfluoroalkyl substances were added to the list of chemicals covered by the Toxics Release Inventory (TRI) under Section 313 of the Emergency Planning and Community Right-to-Know Act (EPCRA) for fiscal year 2020. The U.S. EPA also continues to evaluate PFAS and other emerging contaminants as part of its Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) list.

PFAS and PFOS are a large, complex, and ever-expanding group of manufactured chemicals that are widely used to make various types of everyday products. For example, they keep food from sticking to cookware, make clothes and carpets resistant to stains, and create firefighting foam that is more effective. PFAS are used in industries such as aerospace, automotive, construction, electronics, and military.

This investigation did not include the evaluation or testing of emerging contaminants. If the client desires to determine if emerging contaminants such as PFAS chemicals are present on the subject property, Phase II soil and groundwater testing would be recommended.

## 12.8 PCB's in Building Materials

Based on the information available, the EPA believes that there was potentially widespread use of PCB-containing building materials in schools and other buildings built or renovated between about 1950 and 1979. This is an important issue because PCBs have been identified as probable human carcinogens and may cause a variety of non-cancer health effects. PCBs have been used in paints, mastics and other adhesives, fireproofing materials, and in the manufacture of some ceiling tiles and acoustic boards, among other products. Although the presence of PCBs in schools and other buildings may be a concern, the presence of PCBs alone is not necessarily a cause for immediate alarm. If PCBs are present or suspected of being present, EPA recommends the actions outlined in this document be taken by school administrators, building owners and building managers to reduce PCB exposures.

A PCB-containing building materials Inspection was not performed as a component of this ESA report. Based on the date of construction (circa 1958-1977) the potential the potential for the presence of PCB-containing building materials does exist in the buildings.

## 13.0 REFERENCES

Environmental Risk Management Services (ERIS): Radius Database.

Polk, Bressers, and Hill Donnelly City Directories were reviewed at the St. Lucie County Main Library.

Sanborn Maps, Miami-Dade County Main Library Digital Collection and UF Digital Collection .

Florida, Publication of Archival and Museum Materials (PALMM) and Florida Department of Transportation Surveying and Mapping Office. Aerial photographs.

Historical Topographic Maps: USGS TopoView website

Federal Emergency Management Agency,. Flood Insurance Rate Map of St. Lucie County, Florida

Cooke, C. W., 1945, Geology of Florida: Florida Geological Survey Bulletin 29, 342 p.

Fernald, E.A., and Patton, D.J., 1984. Water resources atlas of Florida: Tallahassee, Florida State University, 291 p.

Parker and Cooke, C. W., 1944, Late Cenozoic geology of southern Florida, with a discussion of the ground water:

Florida Geol. Survey Bull. 27 Schroeder, et al.

USGS. St. Lucie County Aquifer Study USGS, 1991. Report 90-4108, SFWMD

USGS, Ft. Pierce, FL 7-1/2 Minute Series Topographical Map.

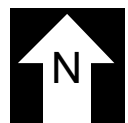
Florida DEP Oculus and Nexus Website's

# **APPENDIX A**

## **FIGURES**

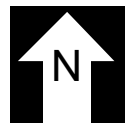


**Area Map: Site # 10257195**  
**1010 Seaway Drive**  
**Ft. Pierce, Florida**



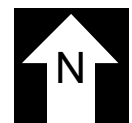


**Location Map: Site # 10257195 1010 Seaway Drive Ft. Pierce, Florida**



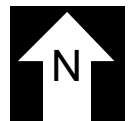


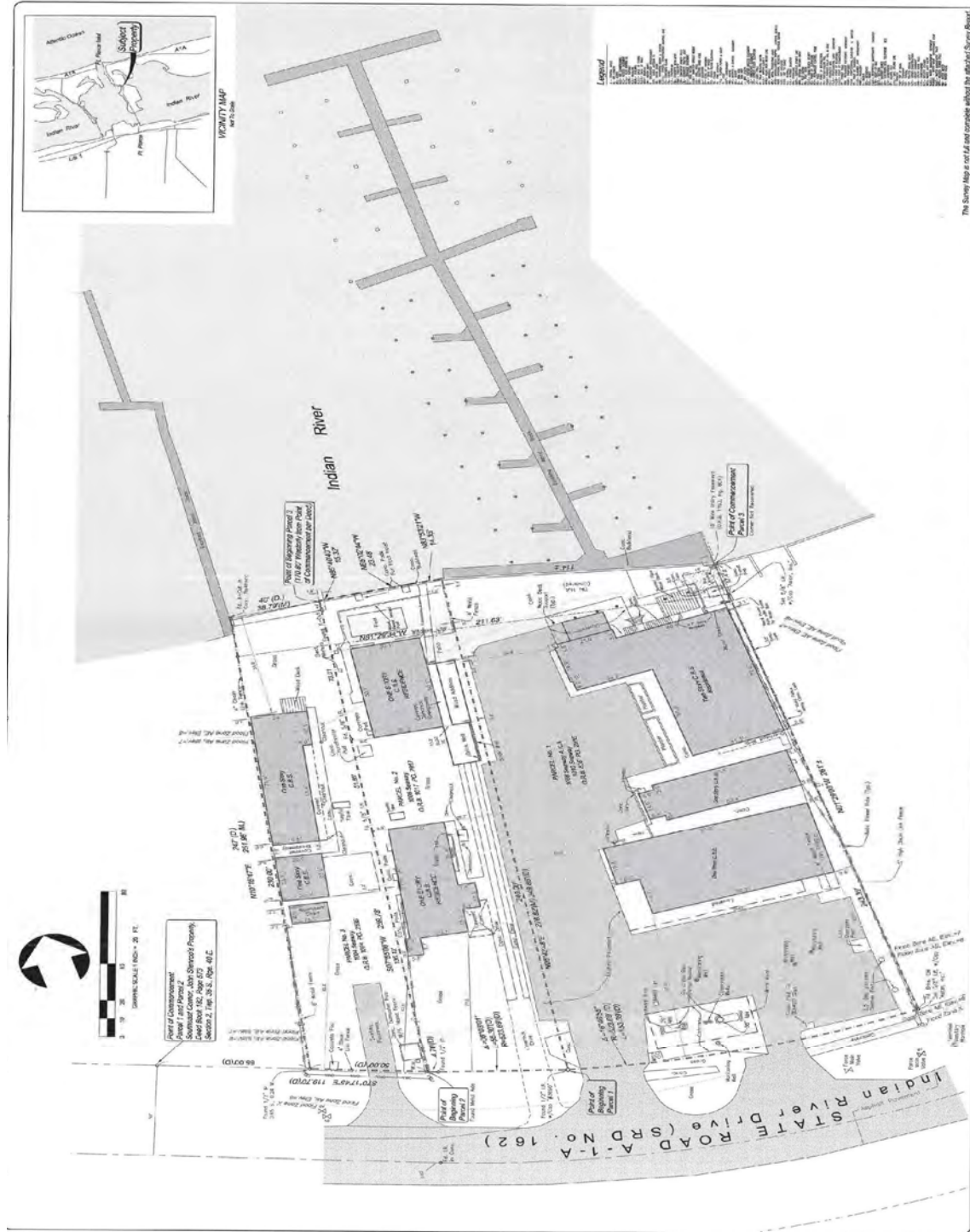
**Topographic Map: Site # 10257195**  
**1010 Seaway Drive**  
**Ft. Pierce, Florida**





**Plat Map: Site # 10257195**  
**1010 Seaway Drive**  
**Ft. Pierce, Florida**





**Survey: Site # 10257195**  
**1010 Seaway Drive**  
**Ft. Pierce, Florida**

Prepared For:

**William J. Vachon, Jr.**  
 1008, 1006, 1004 Seaway Drive  
 St. Louis County  
 Florida

DATE: 05/01/2018

PROJECT DESCRIPTION:

BOUNDARY SURVEY

Sheet Number: 1 of 1

DATE: 5/1/2018

PROJECT NO.: 10257195

JOB NO.: 10257195

**ENVIRONMENTAL PROPERTY AUDITS, INC.**  
 CONSULTANTS • PLANNERS • SURVEYORS  
 MARINE ENVIRONMENTAL PERMITTING  
 2440 S.E. Federal Highway - Suite 700  
 Stuart, FL 34984 (888) 288-8880 Fax 288-0128

Prepared For:

**William J. Vachon, Jr.**  
 1008, 1006, 1004 Seaway Drive  
 St. Louis County  
 Florida

## Property Identification

Site Address: 1010 SEAWAY DR  
 Sec/Town/Range: 02/35S/40E  
 Parcel ID: **2402-142-0001-000-4**  
 Jurisdiction: Fort Pierce  
 Land Use Code: 1200 - MX-STR OFCE  
 Account #: **15785**  
 Map ID: [24/02N](#)  
 Zoning: Tourist Co



## Legal Description

2 35 40 BEG AT PT ON N R/W LI OFSR A1A SD PT BEING 175 FT ELY AS MEAS ON SD N R/W FROM YOUNT SE COR (OR 171-1315), TH CONT ELY ONN R/W 153.39 FT, TH N 01 DEG 29 MIN W 258.60 FT TO IND RIVER, TH MEANDER SHORE WLY TO PT WHICH BEARS N 06 DEG 42 MIN 48 SEC E FROM POB, TH S 06 DEG 42 MIN 48 SEC E 249.86 FT TO POB

### Total Areas

Finished/Under Air (SF): 12,162  
 Gross Sketched Area (SF): 16,532  
 Land Size (acres): 0.81  
 Land Size (SF): 35,386

### Map



State of Florida, Microsoft, Vantor

Powered by Esri

## Building Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	170

[Sources/links:](#)

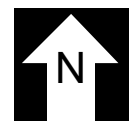
## Ownership

1004-1010 Seaway Dream Team LLC  
 800 Brickell AVE Ste 320  
 Miami, FL 33131-2974

## Current Values

Just/Market value: \$3,847,900  
 Assessed value: \$3,610,860  
 Exemption value: €n

**Property Appraisers Print Out: Site # 10257195**  
**1010 Seaway Drive**  
**Ft. Pierce, Florida**

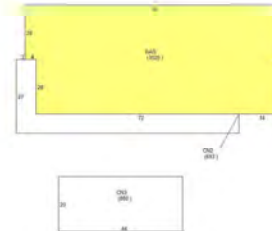


## Building Information

Prev **(1 of 3)** Next

Finished Area: 3,520 SF

Gross Area: 5,093 SF



### Exterior

Building Type: CST  
 Quality: Y\_C  
 Number of Units: 2  
 Year Built: 1976  
 Effective Year: 1976  
 Story Height: 1 Story  
 Roof Structure: BarJst/Rigid  
 Roof Cover: Roll Comp  
 Primary Wall: CB Stucco  
 Secondary Wall:  
 View:

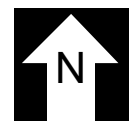
### Interior

Bedrooms: 0  
 Full Baths: 0  
 Half Baths: 0  
 A/C %: 100%  
 Electric: AVERAGE  
 Heat Type: FrcdHotAir  
 Heat Fuel: Electric  
 Heated %: 100%  
 Primary Int Wall: Drywall  
 Primary Floors: Vinyl Tiles

### Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
<b>BAS</b>	BASE AREA	3,520	3,520	260
<b>CN2</b>	CANOPY	693	0	212
<b>CN3</b>	CANOPY	880	0	128

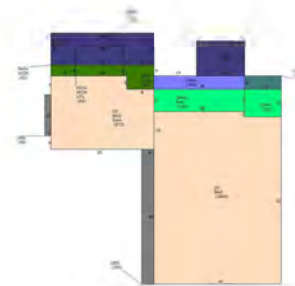
**Property Appraisers Print Out: Site # 10257195**  
**1010 Seaway Drive**  
**Ft. Pierce, Florida**



## Building Information

Prev
(2 of 3)
Next

Finished Area: 7,544 SF  
 Gross Area: 10,141 SF



### Exterior

Building Type:	MFIA
Quality:	Y_D
Number of Units:	6
Year Built:	1977
Effective Year:	1977
Story Height:	2 Story
Roof Structure:	Gable
Roof Cover:	Dim Shingle
Primary Wall:	CB Stucco
Secondary Wall:	
View:	

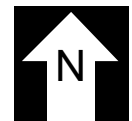
### Interior

Bedrooms:	0
Full Baths:	0
Half Baths:	0
A/C %:	100%
Electric:	AVERAGE
Heat Type:	FrcdHotAir
Heat Fuel:	Electric
Heated %:	100%
Primary Int Wall:	Drywall
Primary Floors:	Carpet

### Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
<b>ZS</b>	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	3,537	3,537	334
<b>BAS</b>	BASE AREA	3,777	3,777	410
<b>GAA</b>	Garage Attached Average	873	0	122
<b>OPAA</b>	Open Porch Attached Average	150	0	70
<b>PATA</b>	Patio Average (Plain Slab)	181	0	102
<b>SPA</b>	Screen Porch Attached High	360	0	120

**Property Appraisers Print Out: Site # 10257195**  
**1010 Seaway Drive**  
**Ft. Pierce, Florida**



## Building Information

Prev   **(3 of 3)**   Next

Finished Area: 1,098 SF

Gross Area: 1,298 SF



### Exterior

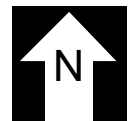
### Interior

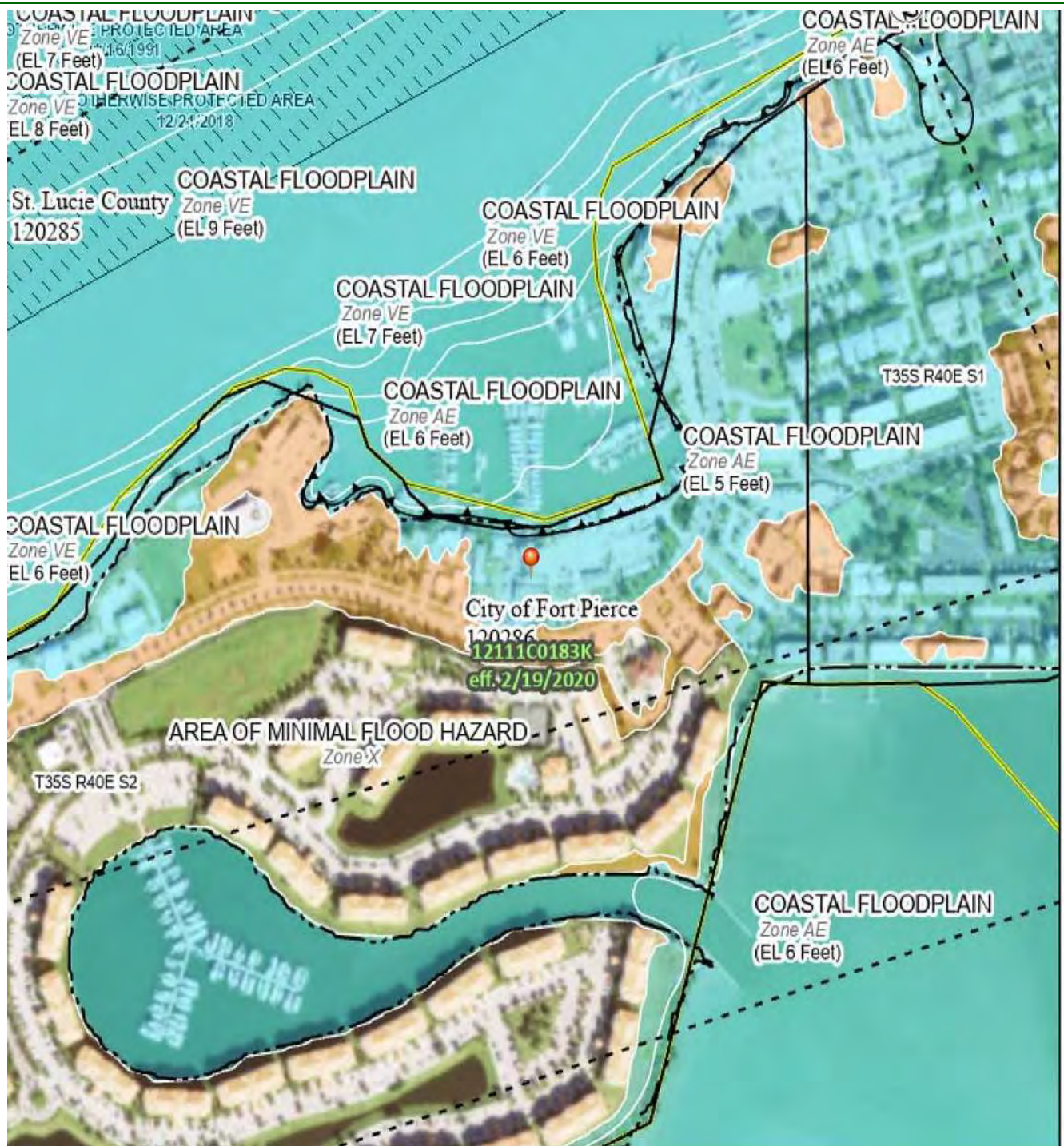
Building Type:	MFIA	Bedrooms:	0
Quality:	Y_D	Full Baths:	3
Number of Units:	4	Half Baths:	0
Year Built:	1977	A/C %:	100%
Effective Year:	1977	Electric:	AVERAGE
Story Height:	2 Story	Heat Type:	FrcdHotAir
Roof Structure:	Gable	Heat Fuel:	Electric
Roof Cover:	Fibrglss Shg	Heated %:	100%
Primary Wall:	CB Stucco	Primary Int Wall:	Drywall
Secondary Wall:		Primary Floors:	Carpet
View:			

### Sketch Area Legend

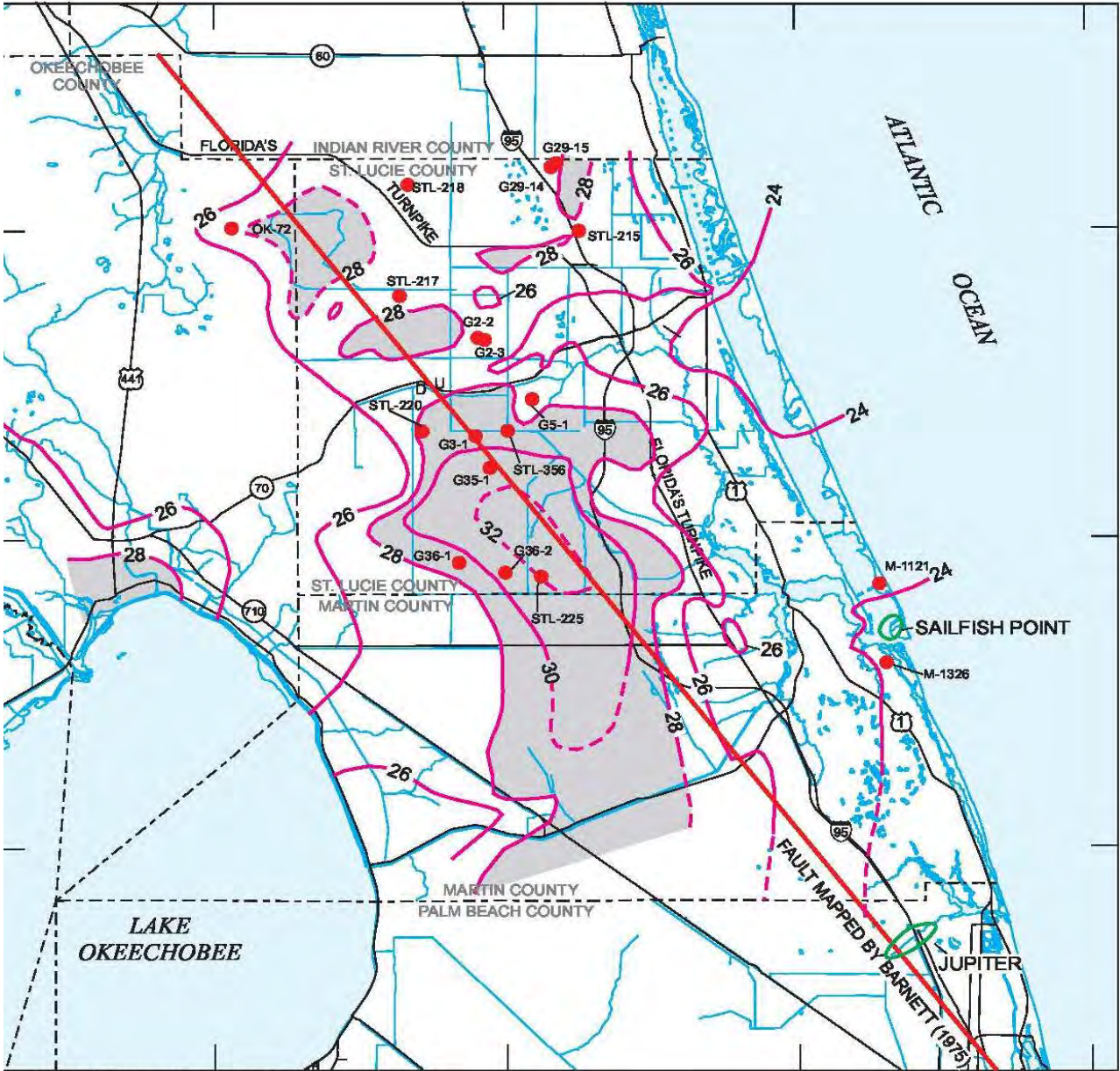
Sub Area	Description	Area	Fin. Area	Perimeter
<b>BAS</b>	BASE AREA	1,098	1,098	154
<b>URAA</b>	Utility Room Attached Average	200	0	60

**Property Appraisers Print Out: Site # 10257195**  
**1010 Seaway Drive**  
**Ft. Pierce, Florida**

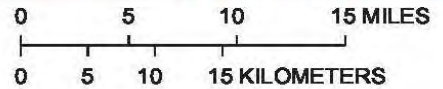




**Flood Map: Site # 10257195**  
**1010 Seaway Drive**  
**Ft. Pierce, Florida**



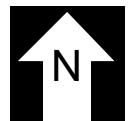
Base from U.S. Geological Survey digital data, 1972  
 Universal Transverse Mercator projection, Zone 17, Datum NAD 27

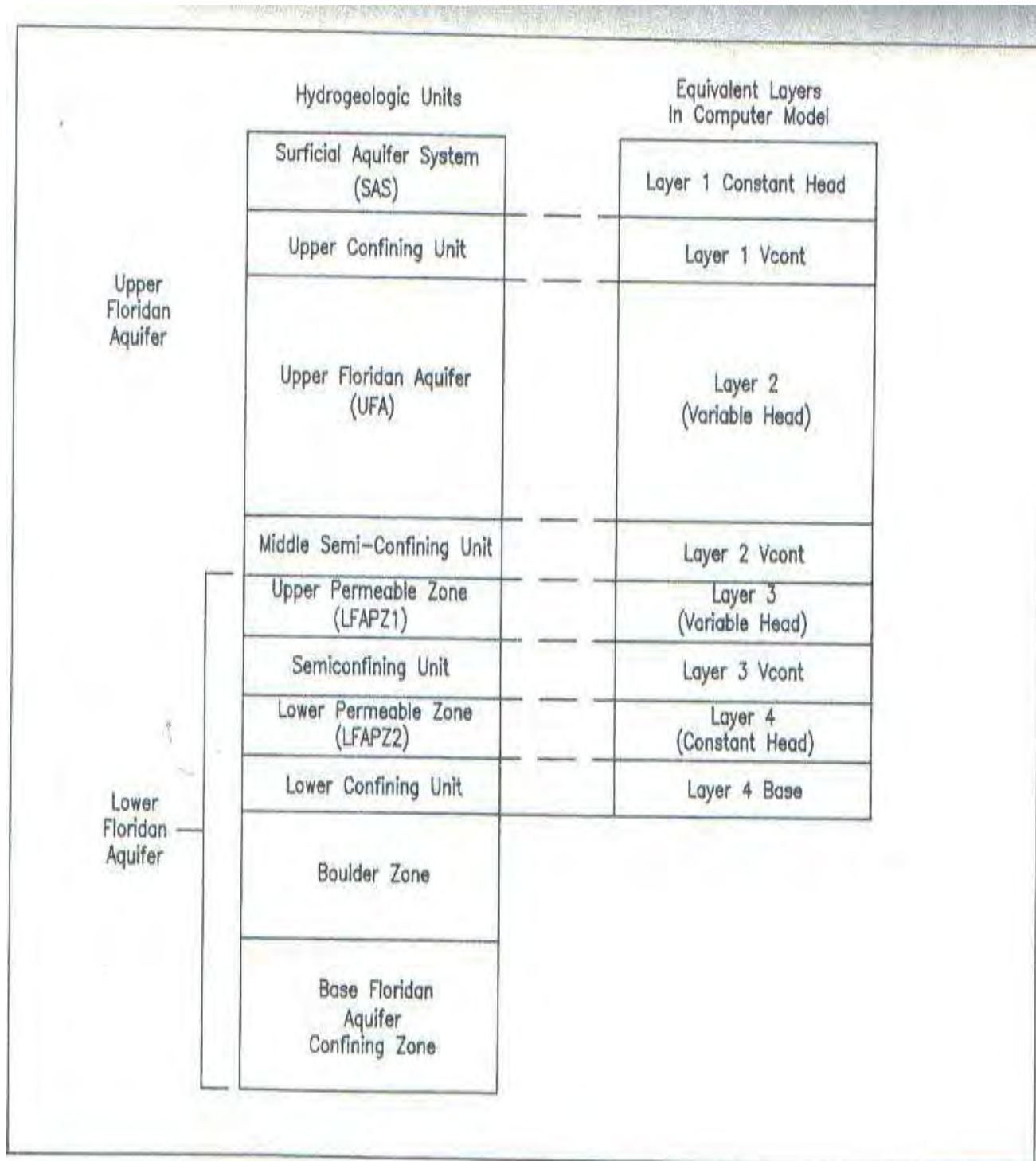


**EXPLANATION**

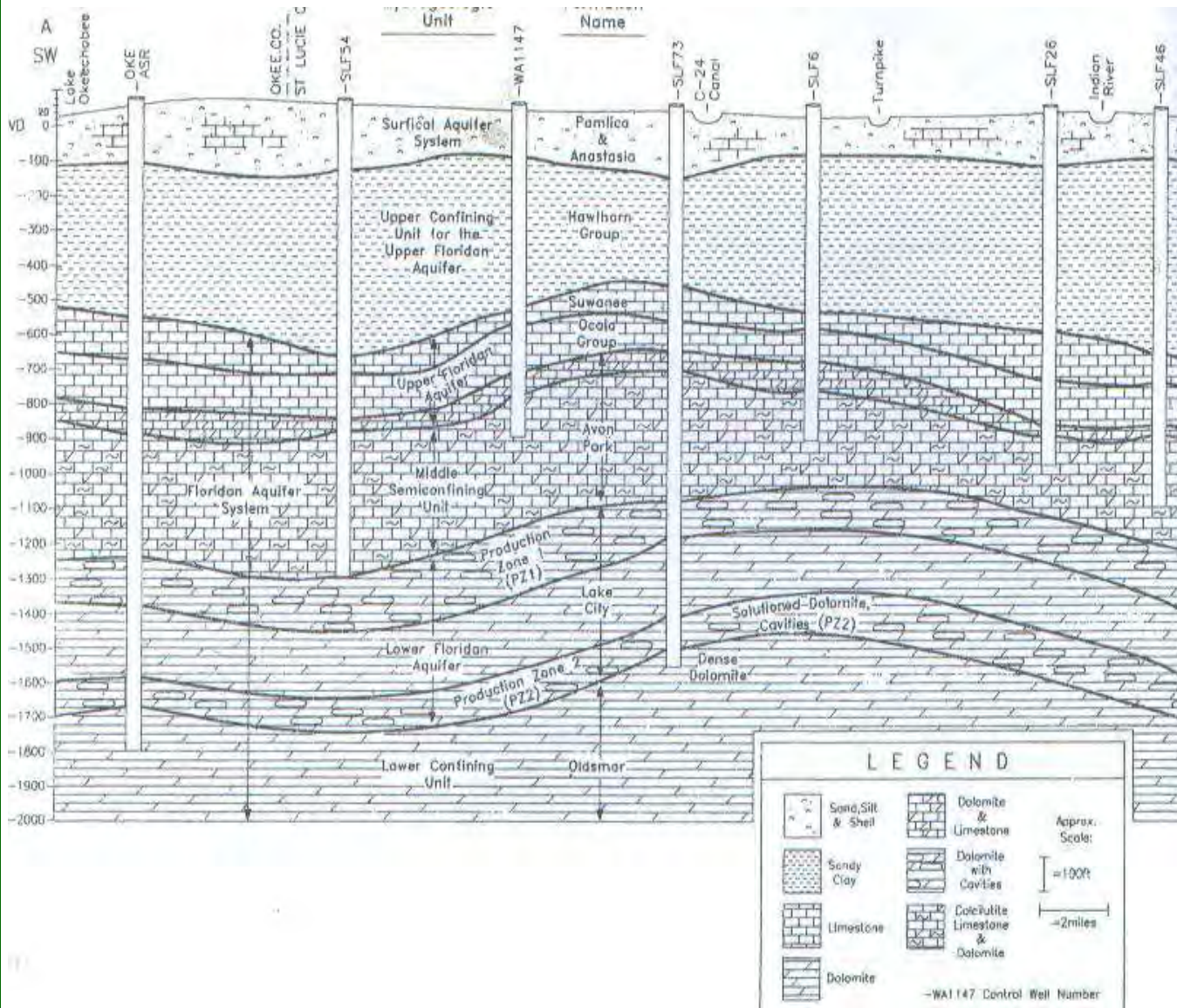
- AREA WITH WATER TEMPERATURE GREATER THAN 28 DEGREES CELSIUS
- 28— LINE OF EQUAL WATER TEMPERATURE--In degrees Celsius. Dashed where approximately located. Contour interval is 2 degrees Celsius. Well control used is shown on Figure 24
- WELL FIELD LOCATION AND NAME—Shows well fields with increasing chloride concentration over time
- WELL LOCATION AND NUMBER—Shows well with increasing chloride concentration over time

**Wellfield Map: Site # 10257195**  
 1010 Seaway Drive  
 Ft. Pierce, Florida

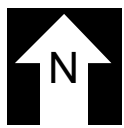


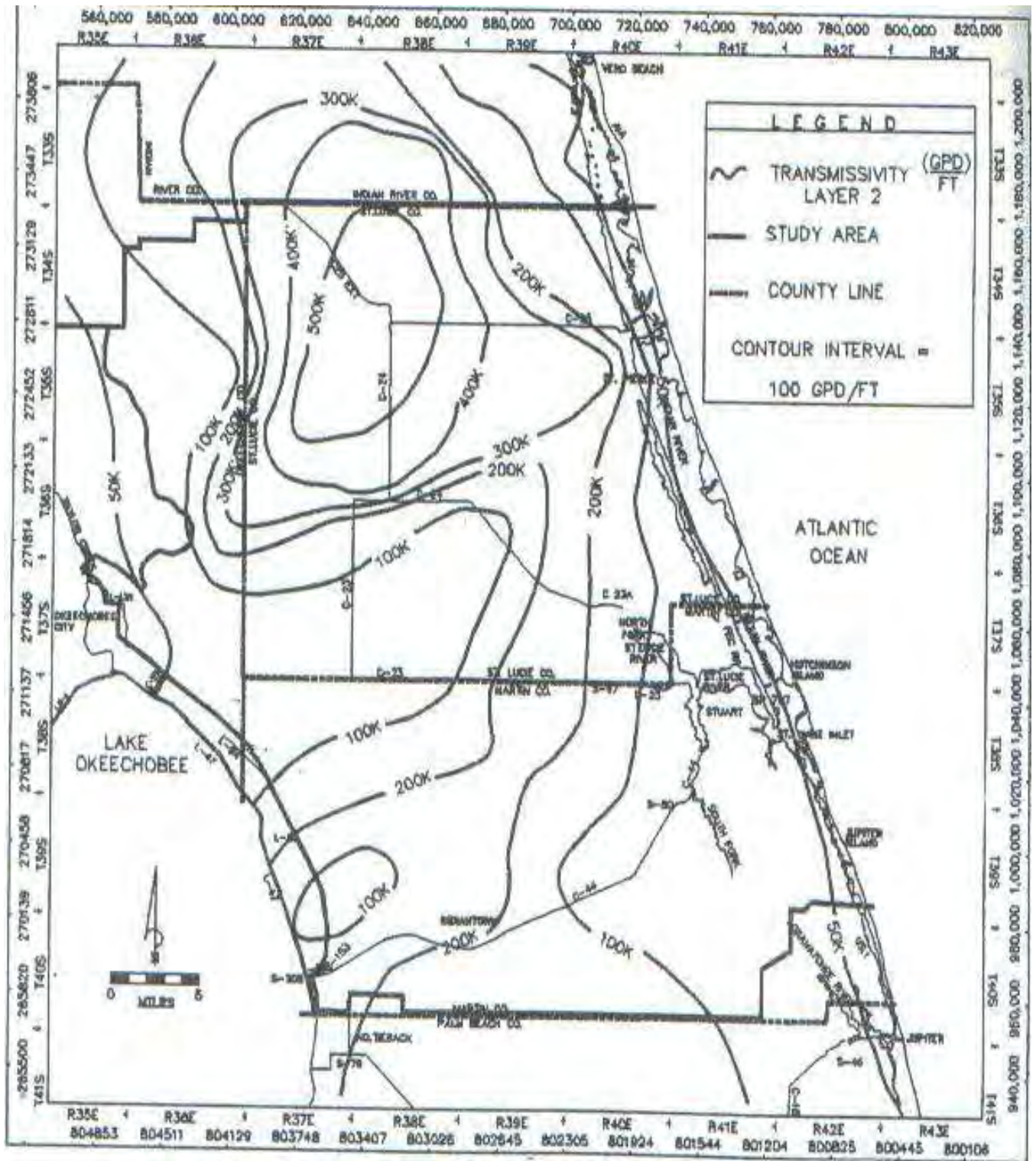


**Hydrogeologic Layer Map: Site # 10257195**  
**1010 Seaway Drive**  
**Ft. Pierce, Florida**

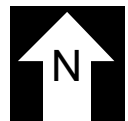


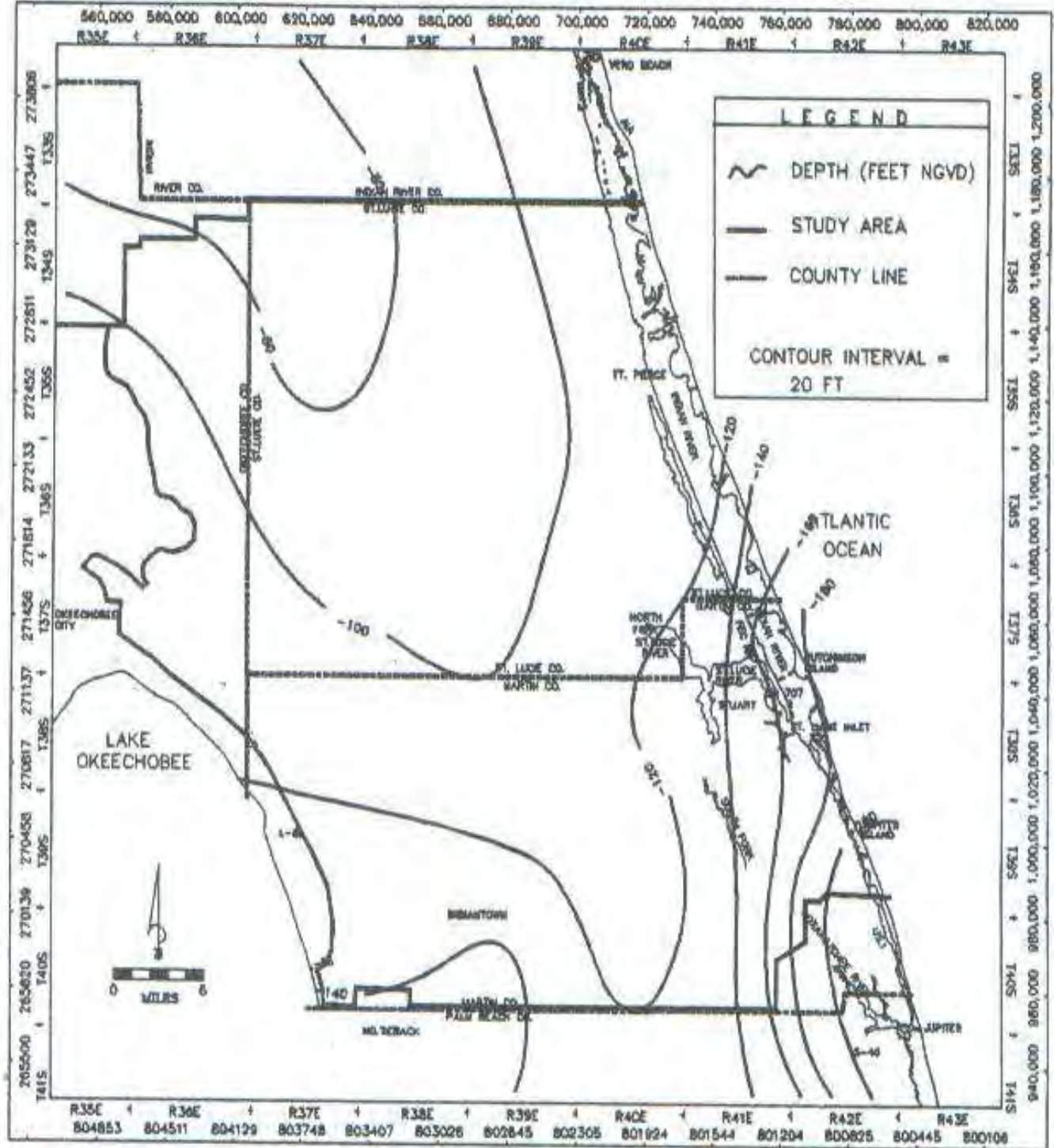
**Hydrogeologic Cross Section: Site # 10257195**  
**1010 Seaway Drive**  
**Ft. Pierce, Florida**



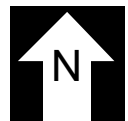


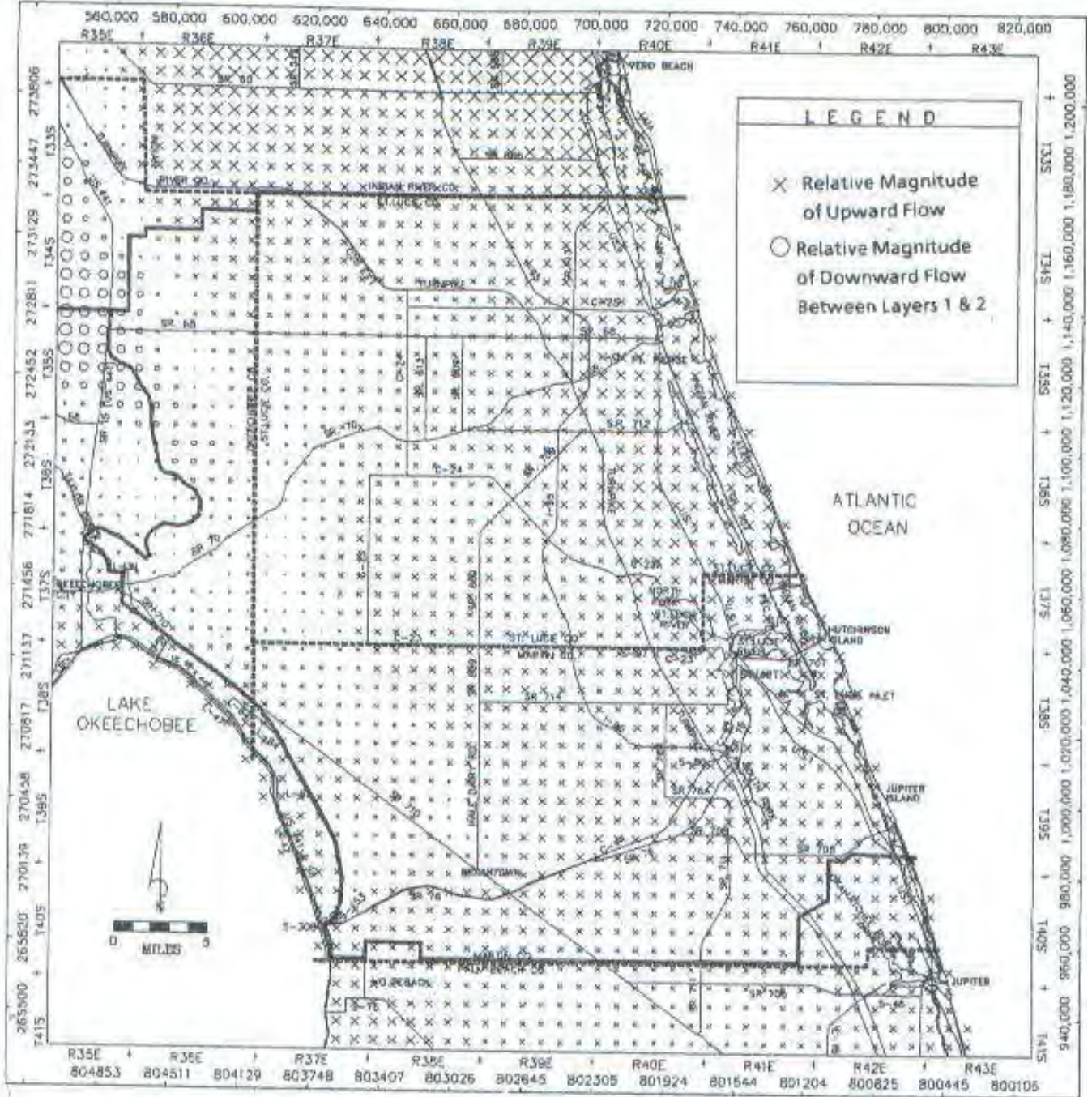
**Floridan Aquifer Map: Site # 10257195**  
**1010 Seaway Drive**  
**Ft. Pierce, Florida**





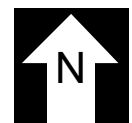
**Confining Layer Map: Site # 10257195**  
**1010 Seaway Drive**  
**Ft. Pierce, Florida**  
**Ft. Pierce, Florida**

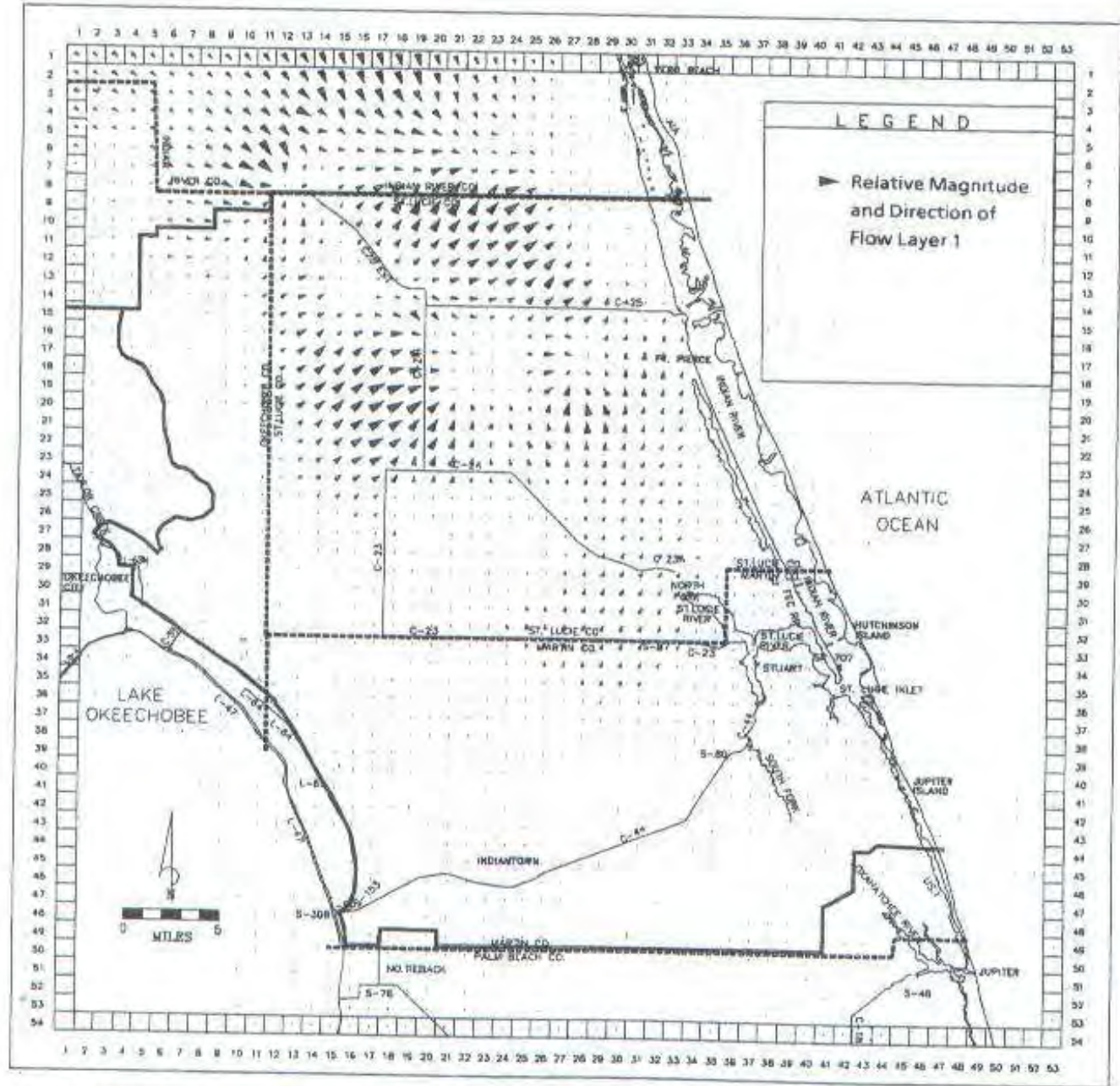




**FIGURE 29: Simulated Steady State Vertical Flow Vectors Between**

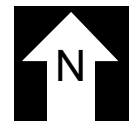
**Vertical Flow Map: Site # 10257195  
1010 Seaway Drive  
Ft. Pierce, Florida**





**FIGURE 28: Simulated Steady State Horizontal Flow Vectors, Layer 2 (Upper Floridan Aquifer System)**

**Horizontal Flow Map: Site # 10257195**  
**1010 Seaway Drive**  
**Ft. Pierce, Florida**



# **APPENDIX B**

## **OWNER PROVIDED INFORMATION**



# Environmental Property Audits, Inc

## OWNER/OCCUPANT ENVIRONMENTAL QUESTIONNAIRE

Dear Owner/Occupant:

Please complete the following questionnaire and return it to EPAI. We ask that you answer each question to the best of your actual knowledge. "Yes" answers should be accompanied by a brief explanation wherever possible. If you have additional comments or statements that you feel may be relevant to this assessment, a comments section is available on the next-to-last page of the questionnaire. If you have any documentation, reports, or third party information that you can provide, please attach any such items to the questionnaire upon return. If you have any questions or need additional guidance in completing this questionnaire, please contact EPAI.  
Thank you for your assistance in this matter.

Sincerely,  
EPAI

### GENERAL SUBJECT PROPERTY INFORMATION

Name of Subject Property: Fort Pierce Inlet Marina

Subject Property Address: 1004-1010 Seaway Dr Fort Pierce FL 34949

Subject Property Owner: 1004-1010 Seaway Dream Team LLC

Size of Subject Property (Acres): 23,073 SF / 0.52800735 acres

Subject Parcel Number(s): 2402-142-0003-000-8 / 2402-142-0002-000-1 / 2402-142-0001-000-4

What is the current zoning of the Subject Property? Tourist Co

Describe the current use of Subject Property (gas station, office building, contractor storage yard, car dealership, farm land, etc.): 13 Residential apartments, 1 Garage, 1 Gas Station / Conv Store, 1 Pizza Restaurant, and 41 Boat Slips

If the prior (historical) use is different from the current use, please describe the prior use(s):

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**ADJOINING PROPERTIES KNOWN PAST AND PRESENT USES**

List name of the business and the current business conducted. If historical use is different, please list both uses.

**North Property:** \_\_\_\_\_  
 Chemicals/Petroleum Products Evident? Yes No  If yes, please explain: \_\_\_\_\_

**South Property:** \_\_\_\_\_  
 Chemicals/Petroleum Products Evident? Yes No If yes, please explain: \_\_\_\_\_

**East Property:** \_\_\_\_\_  
 Chemicals/Petroleum Products Evident? Yes No If yes, please explain: \_\_\_\_\_

**West Property:** \_\_\_\_\_  
 Chemicals/Petroleum Products Evident? Yes No If yes, please explain: \_\_\_\_\_

**OWNER/OCCUPANT QUESTIONNAIRE**

Question	Owner/Occupant	
1. Is the <u>subject property</u> currently, or to the best of your knowledge, has it been used in the past for an industrial use or purpose?	Yes	<input checked="" type="radio"/> No
If Yes, please explain:		
2. To the best of your knowledge, has any <u>adjoining properties</u> , been used for an industrial purpose?	Yes	<input checked="" type="radio"/> No
If Yes, please explain:		
3. To the best of your knowledge, has the <u>subject property</u> , been used as a gasoline station, motor/equipment service or repair facility, commercial printing facility, dry cleaners, photo developing, laboratory, junkyard, landfill, or as a waste treatment, storage, disposal, processing, recycling facility or other environmentally sensitive use?	<input checked="" type="radio"/> Yes	No
If Yes, please explain:  Gas station		
4. To the best of your knowledge, has any <u>adjoining property</u> , ever been used as a gasoline station, motor/equipment service or repair facility, commercial printing facility, dry cleaners, photo developing, laboratory, junkyard, landfill, or as a waste treatment, storage, disposal, processing, recycling facility or other environmentally sensitive use?	Yes	<input checked="" type="radio"/> No
If Yes, please explain:		

## OWNER/OCCUPANT ENVIRONMENTAL QUESTIONNAIRE

Question	Owner/Occupant	
5. Are there currently, or to the best of your knowledge have there been previously, any damaged or discarded automotive or industrial batteries, or pesticides, paints, or other chemicals in individual containers of greater than 5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the subject property of facility?	Yes	<input checked="" type="radio"/> No
If Yes, please explain:		
6. Are there currently, or to the best of your knowledge have there been previously, any drums (typically 55 gal (208 L)), totes (typically 200 gal or larger) or sacks containing hazardous or regulated fluids or materials, located at the subject property or facility?	Yes	<input checked="" type="radio"/> No
Please list any and all drums, totes, barrels, or other containers (5 gallons and larger) and the contents of each:		
7. To the best of your knowledge is the subject property connected to municipal sewer?	<input checked="" type="radio"/> Yes	No
If known, approximately when was it connected to sewer (eg. Since originally developed)? If known, how long has the current septic system been in place?		
8. Does the property have floor drains, sumps, or oil/water separators?	Yes	No
If Yes, please explain:		
9. To the best of your knowledge has fill dirt been brought onto the subject property?	Yes	<input checked="" type="radio"/> No
If Yes, is the origin of the fill dirt known? (please explain):		
10. Are there currently, or to the best of your knowledge has there been previously, any stained soil on the subject property?	Yes	<input checked="" type="radio"/> No
If Yes, please explain:		
11. Are there currently, or to the best of your knowledge have there been previously, any pits, ponds, or lagoons located on the subject property in connection with waste treatment or disposal?	Yes	<input checked="" type="radio"/> No
If Yes, please explain:		
12. Are there currently, or to the best of your knowledge have there been previously, any storage tanks (above or underground) located on the subject property, registered or un-registered (e.g. fuel, petroleum products, or other regulated materials)?	Yes	No
Please list the approximate size of all storage tanks and the contents of each:  Not sure		

## OWNER/OCCUPANT ENVIRONMENTAL QUESTIONNAIRE

Question	Owner/Occupant	
13. Are there currently, or to the best of your knowledge have there been previously, any vent pipes, fill ports, or access ways indicating a fill port protruding from the ground on the subject property or adjacent to any structure located on the subject property?	Yes	<input checked="" type="radio"/> No
If Yes, please explain:		
14. Are there currently, or to the best of your knowledge have there been previously, any flooring drains, or walls located within the facility that are stained by substances other than water or are emitting foul odors?	Yes	<input checked="" type="radio"/> No
If Yes, please explain:		
15. If the subject property is served by a private water well or non-public water system, have contaminants been identified in the water well, or system that exceed guidelines applicable to the water system, or has the well been designated as contaminated by any government environmental/health agency?	Yes	<input checked="" type="radio"/> No
If Yes, please explain: N/A		
16. Does the owner or occupant of the subject property have any knowledge of any activity or use limitations, environmental liens or governmental notification relating to past or recurring violations of environmental regulations with respect to the subject property or any facility located on the subject property?	Yes	<input checked="" type="radio"/> No
If Yes, please explain:		
17. Has the owner or occupant of the subject property been informed of the past or current existence of hazardous substances or petroleum products or any environmental violations with respect to the subject property or any facility located on the subject property?	Yes	<input checked="" type="radio"/> No
If Yes, please explain:		
18. Does the owner or occupant of the subject property have any knowledge of any environmental site assessment of the subject property or facility that indicated the presence of hazardous substances or petroleum products on, or contamination <sup>1</sup> of, the subject property or recommended further assessment of the subject property?	Yes	<input checked="" type="radio"/> No
If Yes, please explain:		
19. Does the owner or occupant of the subject property know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substances or petroleum products involving the subject property by any owner or occupant of the subject property?	Yes	<input checked="" type="radio"/> No
If Yes, please explain:		

**OWNER/OCCUPANT ENVIRONMENTAL QUESTIONNAIRE**

Question	Owner/Occupant	
20. Is there any wastewater discharges associated with the subject property other than storm water or sanitary sewer?	Yes	No <input checked="" type="radio"/>
If Yes, please explain:		
21. To the best of your knowledge, have any hazardous substances or petroleum products, unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials ever been “dumped above grade, buried and/or burned on the subject property”?	Yes	No <input checked="" type="radio"/>
If Yes, please explain:		
22. Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCBs?	Yes	No <input checked="" type="radio"/>
If Yes, please explain:		
23. To the best of your knowledge, has the subject property ever been utilized for the exploration and/or development of energy resources or the mining of natural resources?	Yes	No <input checked="" type="radio"/>
If Yes, please explain:		
24. Is there any reason to suspect that mold (including, but not limited to "toxic mold") might exist in or around the buildings on the subject property?	Yes	No <input checked="" type="radio"/>
If Yes, please explain:		
25. Have any of the buildings or structures on the property sustained any appreciable water damage (e.g., water stains on the foundation; stained ceiling tiles; indications of leaks or overflows in and around plumbing, fixtures, appliances, or windows; bubbling/flaking paint or wallpaper; water-stained carpets or floors, etc.)?	Yes	No <input checked="" type="radio"/>
If Yes, please explain:  None known		
26. Does any building or structure on the property have any known moisture problems (e.g., flooding; leaking roofs, plumbing, appliances, foundations or windows; condensation from air conditioners; improperly sealed exterior venting etc.)?	Yes	No <input checked="" type="radio"/>
If Yes, please explain:		
27. Are you aware of musty or moldy odors that have been reported in the building?	Yes	No <input checked="" type="radio"/>
If Yes, please explain:		

**OWNER/OCCUPANT ENVIRONMENTAL QUESTIONNAIRE**

Question	Owner/Occupant
28. Are you aware of any building occupants that have reported any health issues (headaches, fatigue, allergic reactions, etc.) that could in any way be related to indoor conditions within the building?	Yes <input type="radio"/> No <input checked="" type="radio"/>
If Yes, please explain:	
29. To the best of your knowledge, are there any previous environmental related reports that have been prepared for the subject property, including, but not limited to: Asbestos, Lead Based Paint or PCBs? Or has there been a phase I environmental site assessment or any other type of assessment done?	Yes <input type="radio"/> No <input checked="" type="radio"/>
If Yes, please indicate what type of report or assessment has been done and then provide to the Relationship Manager:	
30. To the best of your knowledge, is the subject property regularly inspected by a federal, state or local regulatory agency?	Yes <input type="radio"/> No <input checked="" type="radio"/>
If Yes, please explain:	

<sup>1</sup>Source of Contamination may include, but are not limited to, the following: (1) damaged or discarded automotive or industrial batteries; (2) pesticides, paints or other chemicals stored in individual containers greater than five gallons in volume or 50 gallons in the aggregate; (3) chemicals in industrial drums or sacks; (4) pits, ponds or lagoons for waste disposal or storage; (5) fill dirt from a contaminated or Unknown source; (6) underground or aboveground storage tanks; (7) vent pipes, fill pipes or access ways indicated a fill pipe protruding from the ground; (8) flooring drains or walls within a facility that are stained by substances other than water and/or are emitting noxious odors; (9) clarifiers, pits or sumps; (10) dry wells.

Additional Comments/Explanations:

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**OWNER/OCCUPANT ENVIRONMENTAL QUESTIONNAIRE**

**This Owner/Occupant Questionnaire was completed by:**

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Firm: \_\_\_\_\_

Length of Time Associated with the Property: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Facsimile: \_\_\_\_\_ E-mail: \_\_\_\_\_

Date: \_\_\_\_\_

**If the preparer is different than the Owner/Occupant, please complete the following:**

Name of Preparer: Valeria Latte

Preparer's Address: 800 Brickell Avenue, Suite 320 Miami FL, 33131

Preparer's Telephone Number: (305) 374 - 3073

Preparer's Relationship to the Subject Property: Mgr

Preparer's Relationship to the User: \_\_\_\_\_

Copies of the completed Owner/Occupant Questionnaire have been filed at:

Copies of the completed Owner/Occupant Questionnaire have been mailed or delivered to:

By signing below, I represent and warrant to EPAI that the answers to the above Environmental Questionnaire are complete and accurate to the best of my knowledge, and I acknowledge that EPAI will rely on the completeness and accuracy of my answers in assessing any environmental liability risk associated with the property.

This document should be signed by the person most knowledgeable of the site including the current owner or operator of the property must sign this questionnaire. (Check all that apply).

Valeria Latte

Signed by:  
*Valeria Latte*  
E441AC718E1E4EE

10/29/2025

Name

Signature

Date

Please return completed questionnaire to [DONNA@EPAUDITS.com](mailto:DONNA@EPAUDITS.com)

# ALTA OWNER'S POLICY OF TITLE INSURANCE with FLORIDA MODIFICATIONS



Policy Number **OYFL-08008388**

File Number: **EBRA-22-543**

Issued by OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

This policy, when issued by the Company with a Policy Number and the Date of Policy, is valid even if this policy or any endorsement to this policy is issued electronically or lacks any signature.

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at the address shown in Condition 17.

## COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, Old Republic National Title Insurance Company, a Florida corporation (the "Company"), insures as of the Date of Policy and, to the extent stated in Covered Risks 9 and 10, after the Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. The Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. Covered Risk 2 includes, but is not limited to, insurance against loss from:
  - a. a defect in the Title caused by:
    - i. forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
    - ii. the failure of a person or Entity to have authorized a transfer or conveyance;
    - iii. a document affecting the Title not properly authorized, created, executed, witnessed, sealed, acknowledged, notarized (including by remote online notarization), or delivered;
    - iv. a failure to perform those acts necessary to create a document by electronic means authorized by law;
    - v. a document executed under a falsified, expired, or otherwise invalid power of attorney;
    - vi. a document not properly filed, recorded, or indexed in the Public Records, including the failure to have performed those acts by electronic means authorized by law;
    - vii. a defective judicial or administrative proceeding; or
    - viii. the repudiation of an electronic signature by a person that executed a document because the electronic signature on the document was not valid under applicable electronic transactions law.
  - b. the lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
  - c. the effect on the Title of an encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment (including an encroachment of an improvement across the boundary lines of the Land), but only if the encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment would have been disclosed by an accurate and complete land title survey of the Land.

**Policy Issuer:**  
**KRINZMAN, HUSS & LUBETSKY, LLP**  
169 EAST FLAGLER STREET  
SUITE 500  
MIAMI, FL 33131  
PHONE: (305) 854-9700

**OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**  
*A Stock Company*  
1408 North Westshore Blvd., Suite 900, Tampa, Florida 33607  
(612) 371-1111      [www.oldrepublictitle.com](http://www.oldrepublictitle.com)

By

President

Attest

Secretary

DocuSigned by:

Peter M. Brooke

DC4AAC2872A44B9

Authorized Officer or Agent

3. Unmarketable Title.
4. No right of access to and from the Land..
5. A violation or enforcement of a law, ordinance, permit, or governmental regulation (including those relating to building and zoning), but only to the extent of the violation or enforcement described by the enforcing governmental authority in an Enforcement Notice that identifies a restriction, regulation, or prohibition relating to:
  - a. the occupancy, use, or enjoyment of the Land;
  - b. the character, dimensions, or location of an improvement on the Land;
  - c. the subdivision of the Land; or
  - d. environmental remediation or protection on the Land.
6. An enforcement of a governmental forfeiture, police, regulatory, or national security power, but only to the extent of the enforcement described by the enforcing governmental authority in an Enforcement Notice.
7. An exercise of the power of eminent domain, but only to the extent:
  - a. of the exercise described in an Enforcement Notice; or
  - b. the taking occurred and is binding on a purchaser for value without Knowledge.
8. An enforcement of a PACA-PSA Trust, but only to the extent of the enforcement described in an Enforcement Notice.
9. The Title being vested other than as stated in Schedule A, the Title being defective, or the effect of a court order providing an alternative remedy:
  - a. resulting from the avoidance, in whole or in part, of any transfer of all or any part of the Title to the Land or any interest in the Land occurring prior to the transaction vesting the Title because that prior transfer constituted a:
    - i. fraudulent conveyance, fraudulent transfer, or preferential transfer under federal bankruptcy, state insolvency, or similar state or federal creditors' rights law; or
    - ii. voidable transfer under the Uniform Voidable Transactions Act; or
  - b. because the instrument vesting the Title constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar state or federal creditors' rights law by reason of the failure:
    - i. to timely record the instrument vesting the Title in the Public Records after execution and delivery of the instrument to the Insured; or
    - ii. of the recording of the instrument vesting the Title in the Public Records to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.
10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to the Date of Policy and prior to the recording of the deed or other instrument vesting the Title in the Public Records.

### DEFENSE OF COVERED CLAIMS

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this policy, but only to the extent provided in the Conditions.

### EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1.
  - a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
    - i. the occupancy, use, or enjoyment of the Land;
    - ii. the character, dimensions, or location of any improvement on the Land;
    - iii. the subdivision of land; or
    - iv. environmental remediation or protection.
  - b. any governmental forfeiture, police, regulatory, or national security power.
  - c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.

Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.

2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
  - a. created, suffered, assumed, or agreed to by the Insured Claimant;
  - b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - c. resulting in no loss or damage to the Insured Claimant;
  - d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
  - e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A is a:
  - a. fraudulent conveyance or fraudulent transfer;
  - b. voidable transfer under the Uniform Voidable Transactions Act; or
  - c. preferential transfer:
    - i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
    - ii. for any other reason not stated in Covered Risk 9.b.
5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
6. Any lien on the Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.
7. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

## CONDITIONS

### 1. DEFINITION OF TERMS

In this policy, the following terms have the meanings given to them below. Any defined term includes both the singular and the plural, as the context requires:

- a. "Affiliate": An Entity:
  - i. that is wholly owned by the Insured;
  - ii. that wholly owns the Insured; or
  - iii. if that Entity and the Insured are both wholly owned by the same person or entity.
- b. "Amount of Insurance": The Amount of Insurance stated in Schedule A, as may be increased by Condition 8.d. or decreased by Condition 10 or 11; or increased or decreased by endorsements to this policy.
- c. "Date of Policy": The Date of Policy stated in Schedule A.
- d. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- e. "Enforcement Notice": A document recorded in the Public Records that describes any part of the Land and:
  - i. is issued by a governmental agency that identifies a violation or enforcement of a law, ordinance, permit, or governmental regulation;
  - ii. is issued by a holder of the power of eminent domain or a governmental agency that identifies the exercise of a governmental power; or
  - iii. asserts a right to enforce a PACA-PSA Trust.
- f. "Entity": A corporation, partnership, trust, limited liability company, or other entity authorized by law to own title to real property in the State where the Land is located.
- g. "Insured":
  - i. (a) The Insured named in Item 1 of Schedule A;
  - (b) the successor to the Title of an Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin;
  - (c) the successor to the Title of an Insured resulting from dissolution, merger, consolidation, distribution, or reorganization;

- (d) the successor to the Title of an Insured resulting from its conversion to another kind of Entity; or
- (e) the grantee of an Insured under a deed or other instrument transferring the Title, if the grantee is:
  - (1) an Affiliate;
  - (2) a trustee or beneficiary of a trust created by a written instrument established for estate planning purposes by an Insured;
  - (3) a spouse who receives the Title because of a dissolution of marriage;
  - (4) a transferee by a transfer effective on the death of an Insured as authorized by law; or
  - (5) another Insured named in Item 1 of Schedule A.

ii. The Company reserves all rights and defenses as to any successor or grantee that the Company would have had against any predecessor Insured.

- h. "Insured Claimant": An Insured claiming loss or damage arising under this policy.
- i. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- j. "Land": The land described in Item 4 of Schedule A and improvements located on that land at the Date of Policy that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is insured by this policy.
- k. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- l. "PACA-PSA Trust": A trust under the federal Perishable Agricultural Commodities Act or the federal Packers and Stockyards Act or a similar State or federal law.
- m. "Public Records": The recording or filing system established under State statutes in effect at the Date of Policy under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- n. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- o. "Title": The estate or interest in the Land identified in Item 2 of Schedule A.
- p. "Unmarketable Title": The Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or a lender on the Title to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

## 2. CONTINUATION OF COVERAGE

This policy continues as of the Date of Policy in favor of an Insured, so long as the Insured:

- a. retains an estate or interest in the Land;
- b. owns an obligation secured by a purchase money Mortgage given by a purchaser from the Insured; or
- c. has liability for warranties given by the Insured in any transfer or conveyance of the Insured's Title.

Except as provided in Condition 2, this policy terminates and ceases to have any further force or effect after the Insured conveys the Title. This policy does not continue in force or effect in favor of any person or entity that is not the Insured and acquires the Title or an obligation secured by a purchase money Mortgage given to the Insured.

## 3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured must notify the Company promptly in writing if the Insured has Knowledge of:

- a. any litigation or other matter for which the Company may be liable under this policy; or
- b. any rejection of the Title as Unmarketable Title.

If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under this policy is reduced to the extent of the prejudice.

## 4. PROOF OF LOSS

The Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, adverse claim, or other matter insured against by this policy that constitutes the basis of loss or damage and must state, to the extent possible, the basis of calculating the amount of the loss or damage.

## 5. DEFENSE AND PROSECUTION OF ACTIONS

- a. Upon written request by the Insured and subject to the options contained in Condition 7, the Company, at its own cost and without unreasonable delay, will provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company has the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those covered causes of action. The Company is not liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of any cause of action that alleges matters not insured against by this policy.
- b. The Company has the right, in addition to the options contained in Condition 7, at its own cost, to institute and prosecute any action or proceeding or to do any other act that, in its opinion, may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it is liable to the Insured. The Company's exercise of these rights is not an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under Condition 5.b., it must do so diligently.
- c. When the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court having jurisdiction. The Company reserves the right, in its sole discretion, to appeal any adverse judgment or order.

## 6. DUTY OF INSURED CLAIMANT TO COOPERATE

- a. When this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured will secure to the Company the right to prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose.

When requested by the Company, the Insured, at the Company's expense, must give the Company all reasonable aid in:

- i. securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement; and
- ii. any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title or any other matter, as insured.

If the Company is prejudiced by any failure of the Insured to furnish the required cooperation, the Company's liability and obligations to the Insured under this policy terminate, including any obligation to defend, prosecute, or continue any litigation, regarding the matter requiring such cooperation.

- b. The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos, whether bearing a date before or after the Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant must grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all the records in the custody or control of a third party that reasonably pertain to the loss or damage. No information designated in writing as confidential by the Insured Claimant provided to the Company pursuant to Condition 6 will be later disclosed to others unless, in the reasonable judgment of the Company, disclosure is necessary in the administration of the claim or required by law. Any failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in Condition 6.b., unless prohibited by law, terminates any liability of the Company under this policy as to that claim.

## 7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

In case of a claim under this policy, the Company has the following additional options:

- a. *To Pay or Tender Payment of the Amount of Insurance*

To pay or tender payment of the Amount of Insurance under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.

Upon the exercise by the Company of this option provided for in Condition 7.a., the Company's liability and obligations to the Insured under this policy terminate, including any obligation to defend, prosecute, or continue any litigation.

- b. *To Pay or Otherwise Settle with Parties other than the Insured or with the Insured Claimant*

- i. To pay or otherwise settle with parties other than the Insured for or in the name of the Insured Claimant. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or

- ii. To pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either option provided for in Condition 7.b., the Company's liability and obligations to the Insured under this policy for the claimed loss or damage terminate, including any obligation to defend, prosecute, or continue any litigation.

#### 8. CONTRACT OF INDEMNITY; DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by an Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy. This policy is not an abstract of the Title, report of the condition of the Title, legal opinion, opinion of the Title, or other representation of the status of the Title. All claims asserted under this policy are based in contract and are restricted to the terms and provisions of this policy. The Company is not liable for any claim alleging negligence or negligent misrepresentation arising from or in connection with this policy or the determination of the insurability of the Title.

- a. The extent of liability of the Company for loss or damage under this policy does not exceed the lesser of:
  - i. the Amount of Insurance; or
  - ii. the difference between the fair market value of the Title, as insured, and the fair market value of the Title subject to the matter insured against by this policy.
- b. Except as provided in Condition 8.c. or 8.d., the fair market value of the Title in Condition 8.a.ii. is calculated using the date the Insured discovers the defect, lien, encumbrance, adverse claim, or other matter insured against by this policy.
- c. If, at the Date of Policy, the Title to all of the Land is void by reason of a matter insured against by this policy, then the Insured Claimant may, by written notice given to the Company, elect to use the Date of Policy as the date for calculating the fair market value of the Title in Condition 8.a.ii.
- d. If the Company pursues its rights under Condition 5.b. and is unsuccessful in establishing the Title, as insured:
  - i. the Amount of Insurance will be increased by 15%; and
  - ii. the Insured Claimant may, by written notice given to the Company, elect, as an alternative to the dates set forth in Condition 8.b. or, if it applies, 8.c., to use either the date the settlement, action, proceeding, or other act described in Condition 5.b. is concluded or the date the notice of claim required by Condition 3 is received by the Company as the date for calculating the fair market value of the Title in Condition 8.a.ii.
- e. In addition to the extent of liability for loss or damage under Conditions 8.a. and 8.d., the Company will also pay the costs, attorneys' fees, and expenses incurred in accordance with Conditions 5 and 7.

#### 9. LIMITATION OF LIABILITY

- a. The Company fully performs its obligations and is not liable for any loss or damage caused to the Insured if the Company accomplishes any of the following in a reasonable manner:
  - i. removes the alleged defect, lien, encumbrance, adverse claim, or other matter;
  - ii. cures the lack of a right of access to and from the Land; or
  - iii. cures the claim of Unmarketable Title,all as insured. The Company may do so by any method, including litigation and the completion of any appeals.
- b. The Company is not liable for loss or damage arising out of any litigation, including litigation by the Company or with the Company's consent, until a State or federal court having jurisdiction makes a final, non-appealable determination adverse to the Title.
- c. The Company is not liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.
- d. The Company is not liable for the content of the Transaction Identification Data, if any.

#### 10. REDUCTION OR TERMINATION OF INSURANCE

All payments under this policy, except payments made for costs, attorneys' fees, and expenses, reduce the Amount of Insurance by the amount of the payment.

#### 11. LIABILITY NONCUMULATIVE

The Amount of Insurance will be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject, or which is executed by an Insured after the Date of Policy and which is a charge or lien on the Title, and the amount so paid will be deemed a payment to the Insured under this policy.

#### 12. PAYMENT OF LOSS

When liability and the extent of loss or damage are determined in accordance with the Conditions, the Company will pay the loss or damage

within 30 days.

### 13. COMPANY'S RECOVERY AND SUBROGATION RIGHTS UPON SETTLEMENT AND PAYMENT

- a. If the Company settles and pays a claim under this policy, it is subrogated and entitled to the rights and remedies of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person, entity, or property to the fullest extent permitted by law, but limited to the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant must execute documents to transfer these rights and remedies to the Company. The Insured Claimant permits the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.
- b. If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company defers the exercise of its subrogation right until after the Insured Claimant fully recovers its loss.
- c. The Company's subrogation right includes the Insured's rights to indemnity, guaranty, warranty, insurance policy, or bond, despite any provision in those instruments that addresses recovery or subrogation rights.

### 14. POLICY ENTIRE CONTRACT

- a. This policy together with all endorsements, if any, issued by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy will be construed as a whole. This policy and any endorsement to this policy may be evidenced by electronic means authorized by law.
- b. Any amendment of this policy must be by a written endorsement issued by the Company. To the extent any term or provision of an endorsement is inconsistent with any term or provision of this policy, the term or provision of the endorsement controls. Unless the endorsement expressly states, it does not:
  - i. modify any prior endorsement,
  - ii. extend the Date of Policy,
  - iii. insure against loss or damage exceeding the Amount of Insurance, or
  - iv. increase the Amount of Insurance.

### 15. SEVERABILITY

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, this policy will be deemed not to include that provision or the part held to be invalid, but all other provisions will remain in full force and effect.

### 16. CHOICE OF LAW AND CHOICE OF FORUM

#### a. *Choice of Law*

The Company has underwritten the risks covered by this policy and determined the premium charged in reliance upon the State law affecting interests in real property and the State law applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the State where the Land is located.

The State law of the State where the Land is located, or to the extent it controls, federal law, will determine the validity of claims against the Title and the interpretation and enforcement of the terms of this policy, without regard to conflicts of law principles to determine the applicable law.

#### b. *Choice of Forum*

Any litigation or other proceeding brought by the Insured against the Company must be filed only in a State or federal court having jurisdiction.

### 17. NOTICES

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at: 1408 North Westshore Boulevard, Suite 900, Tampa, Florida 33607.

### 18. ARBITRATION

- a. All claims and disputes arising out of or relating to this policy, including any service or other matter in connection with issuing this policy, any breach of a policy provision, or any other claim or dispute arising out of or relating to the transaction giving rise to this policy, may be submitted to binding arbitration only when agreed to by both the Company and the Insured. Arbitration must be conducted pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("ALTA Rules"). The ALTA Rules are available online at [www.alta.org/arbitration](http://www.alta.org/arbitration). The ALTA Rules incorporate, as appropriate to a particular dispute, the Consumer Arbitration Rules and Commercial Arbitration Rules of the American Arbitration Association ("AAA Rules"). The AAA Rules are available online at [www.adr.org](http://www.adr.org).

- b. *If there is a final judicial determination that a request for particular relief cannot be arbitrated in accordance with this Condition 18, then only that request for particular relief may be brought in court. All other requests for relief remain subject to this Condition 18.*
- c. Fees will be allocated in accordance with the applicable AAA Rules. The results of arbitration will be binding upon the parties. The arbitrator may consider, but is not bound by, rulings in prior arbitrations involving different parties. The arbitrator is bound by rulings in prior arbitrations involving the same parties to the extent required by law. The arbitrator must issue a written decision sufficient to explain the findings and conclusions on which the award is based. Judgment upon the award rendered by the arbitrator may be entered in any State or federal court having jurisdiction.



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**Transaction Identification Data, for which the Company assumes no liability as set forth in Condition 9.e.:**

Issuing Agent: Krinzman, Huss & Lubetsky, LLP  
Issuing Office: 169 East Flagler Street, Suite 500 Miami, FL 33131  
  
Issuing Office File Number: EBRA-22-543  
ORT File No.: 22142369  
Property Address: 1004 Seaway Dr.  
1006 Seaway Dr.  
1010 Seaway Dr., Fort Pierce, FL 34949

## **SCHEDULE A Owners Policy**

Name and Address of Title Insurance Company: Old Republic National Title Insurance Company  
Send all Notices to: 1408 North Westshore Boulevard, Suite 900, Tampa, Florida 33607

Policy Number: OYFL-08008388

Amount of Insurance: \$5,200,000.00

Date of Policy: February 16, 2023 at 11:23 am

**1. The Insured is:**

1004-1010 Seaway Dream Team, LLC, a Florida limited liability company

**2. The estate or interest in the Land insured by this policy is:**

Fee Simple

**3. The Title is vested in:**

1004-1010 Seaway Dream Team, LLC, a Florida limited liability company, by virtue of a Warranty Deed recorded February 16, 2023 in Official Records Book 4950, Page 2552, of the Public Records of Saint Lucie County, Florida.

**4. The land is described as follows:**

See Attached Legal Description

ORT File No. 22142369  
Agent File No.: EBRA-22-543  
Policy No.: OYFL-08008388

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**SCHEDULE B**  
**OWNERS POLICY**  
**EXCEPTIONS FROM COVERAGE**

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

1. General or special taxes and assessments required to be paid in the year 2023 and subsequent years, which are not yet due and payable.
2. Resolutions recorded in Official Records Book 218 Page 2865, Official Records Book 1692 Page 402.
3. Memorandum of Lease recorded in Official Records Book 264 Page 2240.
4. Easement recorded in Official Records Book 1193 Page 604.
5. Final Judgment recorded in Official Records Book 3045 Page 2617.
6. Notices recorded in Official Records Book 3304 Pages 2752, 2753 and 2754.
7. Riparian and littoral rights are not insured.
8. This policy does not insure any portion of the insured parcel lying waterward of the ordinary high water mark of any navigable water.
9. Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled and artificially exposed lands and lands accreted to such lands.
10. Matters as shown on Survey prepared by Michael T. Owen LS 5556, EDC, Inc. LB 8098, under Job/Client No. 22-505, dated January 18, 2023, including, but not limited to, the following:
  - a. Encroachment of chain link fence onto A (Pcl 3).
  - b. Encroachment of concrete pad onto A1A Right of Way (Pcl 1).
  - c. Encroachment of concrete pads lying entirely in A1A Right of Way adjacent to Pcl 3.
  - d. Encroachment of concrete areas into utility easement at the Northeasterly corner of Pcl 1.
  - e. Wood dock extends over easterly boundary of Pcl 1.
  - f. Wood dock outside and adjacent to northeast corner of Pcl 3.

Note: All the recording information contained herein refers to the Public Records of St Lucie County, Florida, unless otherwise specified. Any reference herein to a Book and Page or Instrument Number is a reference to the Official Records Books of said county, unless otherwise indicated.

ORT File No. 22142369  
Agent File No.: EBRA-22-543  
Policy No.: OYFL-08008388

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**EXHIBIT "A"**

PARCEL NO. 1

From the Southeast corner of the John Stenroo's property, as described in Deed Book 182, Page 573, run South 70° 18' East along the North right-of-way of State Road A-1-A 119.7 feet to the point of curvature; thence continue along the North right-of-way line of State Road A-1-A on a circular curve concave to the North, having a radius of 523.69 feet, a distance of 55.3 feet to the Point of Beginning; Thence continue along said curve 153.39 feet; Thence run North 01°29' West 258.6 feet, more or less, to the Indian River; Thence meandering a shore of the Indian River run Westerly to a point on a line which bears North 06°42'48" East from the Point of Beginning; Thence run South 06°42'48" West 249.86 feet to the Point of Beginning. All of the above lying the Southeast 1/4 of the Northeast ¼ of Section 2, Township 35 South, Range 40 East, St. Lucie County, Florida.

AND

PARCEL No. 2

A parcel of land lying in Section 2, Township 35 South, Range 40 East. St. Lucie County, Florida, more particularly described as follows:

Commence at the Southeast corner of the John Stenroo's Property, as described in Deed Book 182, Page 573, Public Records of St. Lucie County, Florida, lying on the Northerly right-of-way line of State Road 162 (n.k.a. State Road A1A). as identified on the right-of-way maps of the Florida State Road Department, Project No. 9405-302, Sheet 1 of 2; Thence South 70°17'45" East, along said Northerly right-of-way line 115.00 feet for the Point of Beginning, said Point of Beginning being a metal axle.

Thence continue South 70°17'45" East along said Northerly right-of-way line 6.29 feet to a point curvature of a curve concave to the Northeast, having a radius of 523.69 feet; Thence continue Southeasterly along said Northerly right-of-way line and arc of said curve, 53.71 feet, through a central angle of 05°52'35" to the Southwest corner of a parcel of land described in Official Records Book 836, Page 2955, Public Records of St. Lucie County, Florida; Thence North 06°42'48" East along the Westerly line of said parcel 276.82 feet to the point of intersection with the mean high water line of the Indian River lying on the waterward face of a vertical bulkhead; Thence along said mean high water line the following courses and distances; Thence North 83°53'21" West 14.35 feet; Thence North 85°02'44" West, 23.48 feet; Thence North 85°40'40" West 15.32 feet to the point of intersection with the Easterly line, as monumented, of that parcel described in Official Records Book 1004, Page 2599, Public Records of St. Lucie County, Florida; Thence along easterly line of said parcel South 07°05'06" West 264.58 feet to the Point of Beginning.

AND

PARCEL NO. 3

Beginning at a point One Hundred Seventy and Eight Tenths Feet (170.8 feet), in a Westerly direction from a concrete marker on the Northeast corner of a tract of land now owned by Wayne U. and Maude N. Sines recorded in Deed Book 182, page 573-575, Public Records of St. Lucie County, Florida; run thence in a Westerly direction a distance of Forty Feet (40'); Thence in a Southerly direction Two Hundred Forty Seven Feet (247') more or less to State Road A-1-A, Thence Easterly a distance of Fifty Feet (50'); Thence in a Northerly direction to Point of Beginning; said lands situate, lying and being in St. Lucie County, Florida.



**ENDORSEMENT  
RESTRICTIONS, ENCROACHMENTS, MINERALS -  
OWNER'S POLICY - UNIMPROVED LAND  
(with Florida Modifications)**

Attached to Policy No. OYFL-08008388

Issued By  
Old Republic National Title Insurance Company

The insurance provided by this endorsement is subject to the Exclusions from Coverage, the Exceptions from Coverage contained in Schedule B, and the Conditions in the policy.

The Company insures the Insured against loss or damage sustained by the Insured by reason of:

1. The existence, at Date of Policy, of any of the following unless expressly excepted in Schedule B.
  - a. Present violations on the Land of any enforceable covenants, conditions, or restrictions.
  - b. Any instrument referred to in Schedule B as containing covenants, conditions, or restrictions on the Land that, in addition, (i) establishes an easement on the Land; (ii) provides for an option to purchase, a right of first refusal, or the prior approval of a future purchaser or occupant; or (iii) provides a right of re-entry, possibility of reverter, or right of forfeiture because of violations on the Land of any enforceable covenants, conditions, or restrictions.
  - c. Any encroachment onto the Land of existing improvements located on adjoining land.
  - d. Any notices of violation of covenants, conditions, and restrictions relating to environmental protection recorded or filed in the Public Records.
  
2. Damage to buildings constructed on the land after Date of Policy resulting from the future exercise of any right existing at Date of Policy to use the surface of the land for the extraction or development of minerals excepted from the description of the land or excepted in Schedule B

Wherever in this endorsement the words "covenants, conditions or restrictions" appear, they shall not be deemed to refer to or include the terms, covenants, conditions or limitations contained in an instrument creating a lease

As used in paragraph 1(a), the words "covenants, conditions or restrictions" shall not be deemed to refer to or include any covenants, conditions or restrictions relating to environmental protection

The failure to expressly except any matter delineated in paragraphs 1(a),(b) or (d) of this endorsement constitutes the Company's agreement to indemnify against loss or damage resulting from any matters delineated in paragraphs 1(a),(b) or (d) only and provides no coverage for any other matters set forth in the covenants, conditions and restrictions

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Issued through the Office of:  
Krinzman, Huss & Lubetsky, LLP  
169 East Flagler Street, Suite 500  
Miami, FL 33131  
Phone: 305-854-9700

DocuSigned by:  
*Peter M. Brooke*  
Authorized Signature

**OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**  
A Stock Company  
1408 North Westshore Blvd., Suite 900, Tampa, Florida 33607  
(612) 371-1111 [www.oldrepublictitle.com](http://www.oldrepublictitle.com)

By *C Monroe* President  
Attest *David Wald* Secretary

File Number: 22142369

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**ENDORSEMENT**

Attached to Policy No. OYFL-08008388

Issued By

Old Republic National Title Insurance Company

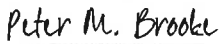
To be attached to and become a part of Policy No. OYFL-08008385 of Old Republic National Title Insurance Company.

The Company insures the Insured herein against loss or damage by virtue of any inaccuracy in the following statement, to-wit:

Parcel 1 of the legal description and Parcel 2 of the legal description are contiguous to each other along the West line of Parcel 1 and along the East line of Parcel 2, and Parcel 2 of the legal description and Parcel 3 of the legal description are contiguous to each other along the West line of Parcel 2 and the East line of Parcel 3, and taken as a tract, constitute one Parcel of land.

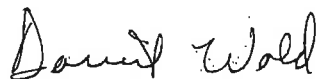
This endorsement is made a part of the policy and is subject to all of the terms and provisions thereof and of any prior endorsements thereto. Except to the extent expressly stated, it neither modifies any of the terms and provisions of the policy and any prior endorsements, nor does it extend the effective date of the policy and any prior endorsements, nor does it increase the face amount thereof.

Issued through the Office of:  
Krinzman, Huss & Lubetsky, LLP  
169 East Flagler Street, Suite 500  
Miami, FL 33131  
Phone: 305-854-9700

DocuSigned by:  
  
DC4AAC2672A44B9  
Authorized Signature

**OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**  
A Stock Company  
1408 North Westshore Blvd., Suite 900, Tampa, Florida 33607  
(612) 371-1111 [www.oldrepublictitle.com](http://www.oldrepublictitle.com)

By  President

Attest  Secretary



**ENDORSEMENT**

Attached to Policy No. OYFL-08008388

Issued By

Old Republic National Title Insurance Company

The Company hereby insures the insured against loss or damage, not exceeding the amount of insurance stated in Schedule A, and costs and attorney's fees and expenses which the Company may become obligated to pay hereunder, sustained or incurred by the insured by reason of forced removal pursuant to a final judgment of a court of competent jurisdiction in favor of the United States Government requiring the removal of any improvements located on the land at date of policy resulting from the exercise of the rights of the United States Government with respect to control over navigable waters, or lands which formerly constituted navigable waters, for purposes of navigation and commerce.

This endorsement is made a part of the policy and is subject to all of the terms and provisions thereof and of any prior endorsements thereto. Except to the extent expressly stated, it neither modifies any of the terms and provisions of the policy and any prior endorsements, nor does it extend the effective date of the policy and any prior endorsements, nor does it increase the face amount thereof.

Issued through the Office of:  
Krinzman, Huss & Lubetsky, LLP  
169 East Flagler Street, Suite 500  
Miami, FL 33131  
Phone: 305-854-9700

DocuSigned by:

*Peter M. Brooke*

Authorized Signature

**OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**  
*A Stock Company*  
1408 North Westshore Blvd., Suite 900, Tampa, Florida 33607  
(813) 371-1111 [www.oldrepublictitle.com](http://www.oldrepublictitle.com)

By

*C. Monroe*

President

Attest

*David Wald*

Secretary



**ENDORSEMENT**

Attached to Policy No. OYFL-08008388

Issued By

Old Republic National Title Insurance Company

To be attached to and become a part of Policy No. OYFL-08008388 of OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

The Company hereby acknowledges the lands described in Schedule A are the same lands described in the survey prepared Michael T. Owen LS 5556, EDC, Inc. LB 8098, under Job/Client No. 22-505, dated January 18, 2023; however, the Company does not insure the accuracy or completeness of said survey.

Issued through the Office of:  
Krinzman, Huss & Lubetsky, LLP  
169 East Flagler Street, Suite 500  
Miami, FL 33131  
Phone: 305-854-9700

**OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**  
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(612) 371-1111 [www.oldrepublictitle.com](http://www.oldrepublictitle.com)

DocuSigned by:

*Peter M. Brooke*

Authorized Signature

By *C. Monroe* President

Attest *David Wald* Secretary

This Instrument Prepared by:

**Peter B. Weintraub, Esq.**

WEINTRAUB & WEINTRAUB, P.A.

7700 Congress Avenue, Suite 1110

Parcel Identification (Folio) Numbers

**2402-142-0003-000-8**

**2402-142-0002-000-1**

**2402-142-0001-000-4**

Florida Documentary Stamps in the amount  
of **\$36,400.00** have been paid hereon.

\_\_\_\_\_  
SPACE ABOVE THIS LINE FOR RECORDING DATA

**WARRANTY DEED**

**THIS WARRANTY DEED**, made the 8 day of February, 2023 by **REPUBLIC WESTERN INVESTMENTS CO. LLC**, a California limited liability company, whose post office address is 2049 Century Park E Ste 3630, Los Angeles, CA 90067 herein called the Grantor, to **1004-1010 SEAWAY DREAM TEAM, LLC**, a Florida limited liability company whose post office address is 800 Brickell Avenue, Suite 320, Miami, FL 33131, hereinafter called the Grantee:

*(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of a corporate entity)*

**WITNESSETH:** That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in ST. LUCIE County, State of Florida, viz.:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

**Subject to easements, restrictions and reservations of record if any, without the intent to reimpose the same, and taxes for the year 2023 and thereafter.**

**TOGETHER**, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD**, the same in fee simple forever.

**AND**, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants

the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2022.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]  
Witness #1 Signature

Riana Salazar  
Witness #1 Printed Name

[Signature]  
Witness #2 Signature

Naleria Velasquez  
Witness #2 Printed Name

REPUBLIC WESTERN INVESTMENTS CO.  
LLC, a California limited liability company

[Signature] (Seal)  
Behzad Nehmadi, Manager

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 3<sup>rd</sup> day of February, 2023 by Behzad Nehmadi, Manager of REPUBLIC WESTERN INVESTMENTS CO. LLC, a California Limited Liability Company on behalf of the company. He is personally known to me or has produced Driver License as identification.

SEAL

[Signature]  
Notary Signature

My Commission Expires: August 11, 2024

Jason Kai Henry  
Printed Notary Name



**EXHIBIT "A"****LEGAL DESCRIPTION****Parcel No. 1**

From the Southeast corner of the John Stenroo's property, as described in Deed Book 182, Page 573, run South 70° 18' East along the North right-of-way of State Road A-1-A 119.7 feet to the point of curvature; thence continue along the North right-of-way line of State Road A-1-A on a circular curve concave to the North, having a radius of 523.69 feet, a distance of 55.3 feet to the Point of Beginning; Thence continue along said curve 153.39 feet; Thence run North 01°29' West 258.6 feet, more or less, to the Indian River; Thence meandering a shore of the Indian River run Westerly to a point on a line which bears North 06°42'48" East from the Point of Beginning; Thence run South 06°42'48" West 249.86 feet to the Point of Beginning. All of the above lying the Southeast 1/4 of the Northeast ¼ of Section 2, Township 35 South, Range 40 East, St. Lucie County, Florida.

**Parcel No. 2**

A parcel of land lying in Section 2, Township 35 South, Range 40 East. St. Lucie County, Florida, more particularly described as follows:

Commence at the Southeast corner of the John Stenroo's Property, as described in Deed Book 182, Page 573, Public Records of St. Lucie County, Florida, lying on the Northerly right-of-way line of State Road 162 (n.k.a. State Road A1A), as identified on the right-of-way maps of the Florida State Road Department, Project No. 9405-302, Sheet 1 of 2; Thence South 70°17'45" East, along said Northerly right-of-way line 115.00 feet for the Point of Beginning, said Point of Beginning being a metal axle.

Thence continue South 70°17'45" East along said Northerly right-of-way line 6.29 feet to a point curvature of a curve concave to the Northeast, having a radius of 523.69 feet; Thence continue Southeasterly along said Northerly right-of-way line and arc of said curve, 53.71 feet, through a central angle of 05°52'35" to the Southwest corner of a parcel of land described in Official Records Book 836, Page 2955, Public Records of St. Lucie County, Florida; Thence North 06°42'48" East along the Westerly line of said parcel 276.82 feet to the point of intersection with the mean high water line of the Indian River lying on the waterward face of a vertical bulkhead; Thence along said mean high water line the following courses and distances; Thence North 83°53'21" West 14.35 feet; Thence North 85°02'44" West, 23.48 feet; Thence North 85°40'40" West 15.32 feet to the point of intersection with the Easterly line, as monumented, of that parcel described in Official Records Book 1004, Page 2599, Public Records of St. Lucie County, Florida; Thence along easterly line of said parcel South 07°05'06" West 264.58 feet to the Point of Beginning.

**Parcel No. 3**

Beginning at a point One Hundred Seventy and Eight Tenths Feet (170.8 feet), in a Westerly direction from a concrete marker on the Northeast corner of a tract of land now owned by Wayne U. and Maude N. Sines recorded in Deed Book 182, page 573-575, Public Records of St. Lucie County, Florida; run thence in a Westerly direction a distance of Forty Feet (40'); Thence in a Southerly direction Two Hundred Forty Seven Feet (247') more or less to State Road A-1-A, Thence Easterly a distance of Fifty Feet (50'); Thence in a Northerly direction to Point of Beginning; said lands situate, lying and being in St. Lucie County, Florida.

This Instrument Prepared by:

**Peter B. Weintraub, Esq.**

WEINTRAUB & WEINTRAUB, P.A.

7700 Congress Avenue, Suite 1110

Parcel Identification (Folio) Numbers

**2402-142-0003-000-8**

**2402-142-0002-000-1**

**2402-142-0001-000-4**

Florida Documentary Stamps in the amount  
of \$36,400.00 have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

**WARRANTY DEED**

**THIS WARRANTY DEED**, made the 8 day of **February, 2023** by **REPUBLIC WESTERN INVESTMENTS CO. LLC**, a **California limited liability company**, whose post office address is 2049 Century Park E Ste 3630, Los Angeles, CA 90067 herein called the Grantor, to **1004-1010 SEAWAY DREAM TEAM, LLC**, a **Florida limited liability company** whose post office address is 800 Brickell Avenue, Suite 320, Miami, FL 33131, hereinafter called the Grantee:

*(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of a corporate entity)*

**WITNESSETH:** That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in ST. LUCIE County, State of Florida, viz.:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

**Subject to easements, restrictions and reservations of record if any, without the intent to reimpose the same, and taxes for the year 2023 and thereafter.**

**TOGETHER**, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD**, the same in fee simple forever.

**AND**, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants

the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2022.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]  
Witness #1 Signature

Riana Salafian  
Witness #1 Printed Name

[Signature]  
Witness #2 Signature

Naleria Velasquez  
Witness #2 Printed Name

REPUBLIC WESTERN INVESTMENTS CO.  
LLC, a California limited liability company

[Signature] (Seal)  
Behzad Nehmadi, Manager

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 3<sup>rd</sup> day of February, 2023 by Behzad Nehmadi, Manager of REPUBLIC WESTERN INVESTMENTS CO. LLC, a California Limited Liability Company on behalf of the company. He is personally known to me or has produced Driver License as identification.

SEAL

[Signature]  
Notary Signature

My Commission Expires: August 11, 2024

Jason Kai Henry  
Printed Notary Name



**EXHIBIT "A"**

**LEGAL DESCRIPTION**

**Parcel No. 1**

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# **APPENDIX C**

## **PHOTOGRAPHS**

# 1010 SEAWAY DRIVE PHOTO LOG



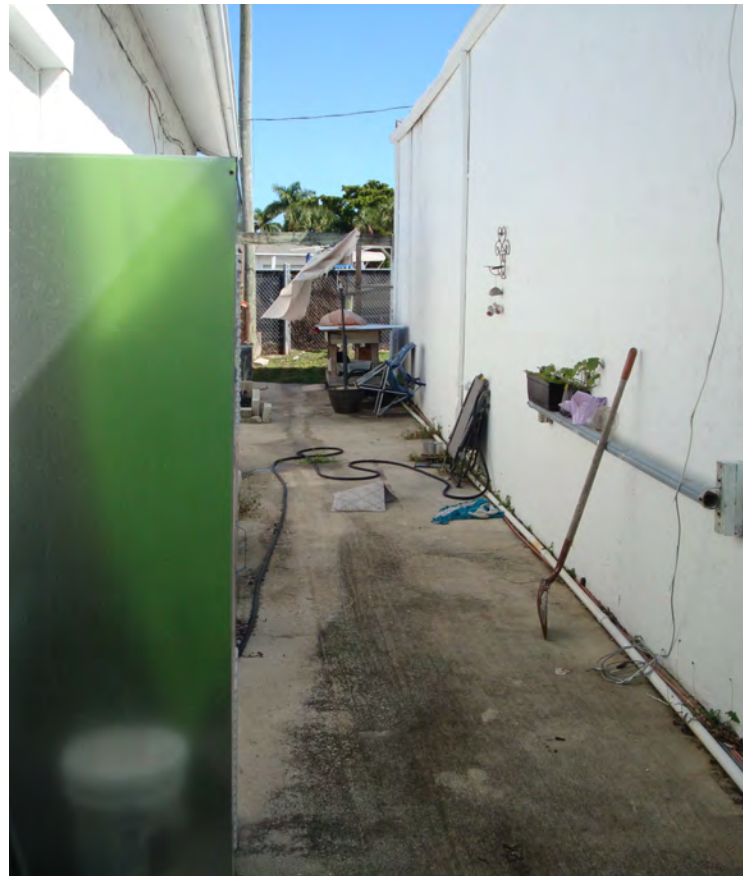
LOOKING NW AT COMMERCIAL BLDG.



LOOKING NE AT COMMERCIAL BLDG.



LOOKING NORTH ALONG EAST SIDE OF COMMERCIAL BLDG.



LOOKING EAST ALONG NORTH SIDE OF COMMERCIAL BLDG.

# 1010 SEAWAY DRIVE PHOTO LOG



LOOKING NE AT SITE



LOOKING EAST AT 2 STORY APARTMENT BLDG.



LOOKING NORTH ALONG EAST SIDE OF 2 STORY APARTMENT BLDG.



LOOKING SOUTH ALONG EAST SIDE OF 2 STORY APARTMENT BLDG.

# 1010 SEAWAY DRIVE PHOTO LOG



LOOKING EAST AT GARAGE BLDG.



LOOKING SE AT GARAGE BLDG.



LOOKING SW AT MARINA BLDG.

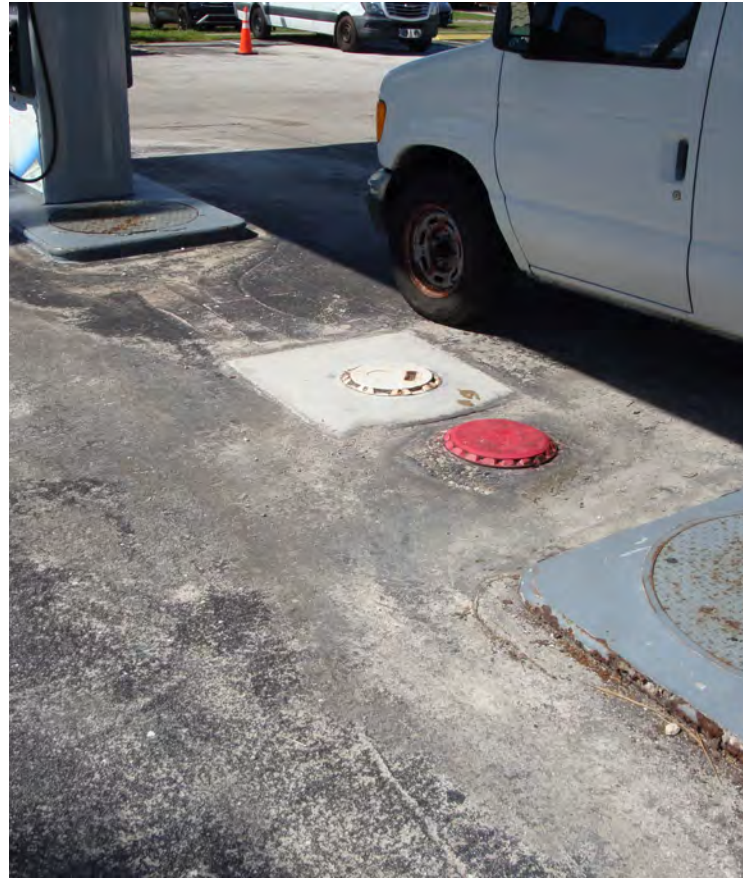


PAD TRANSFORMER AT SE CORNER OF SITE

# 1010 SEAWAY DRIVE PHOTO LOG



TYPICAL CLOSED MONITORING WELL AT USTs



UST LOCATION



BACKFLOW PREVENTION AT SE CORNER OF SITE



BACKFLOW PREVENTION ON SOUTH PROPERTY LINE

# 1010 SEAWAY DRIVE PHOTO LOG



SOLID WASTE STORAGE



PROPANE TANKS AT SE CORNER OF COMMERCIAL BLDG.



GREASE TRAP ON NORTH SIDE OF COMMERCIAL BLDG.



ELECTRICAL METERS

# 1010 SEAWAY DRIVE PHOTO LOG



SPLIT SYSTEM HVAC UNITS



WALL AC UNIT



COMMON LAUNDRY



SEWER LIFT STATION

# 1010 SEAWAY DRIVE PHOTO LOG



LOOKING NORTH AT MARINA



LOOKING NORTH AT MARINA



COMMON BATHROOM



SEWER SHUTOFF

# 1010 SEAWAY DRIVE PHOTO LOG



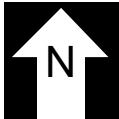
LOOKING WEST FROM SITE

# **APPENDIX D**

## **HISTORICAL AERIALS**

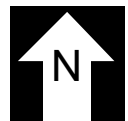


**Aerial Photograph 2021: Site # 10257195**  
**1010 Seaway Drive**  
**Ft. Pierce, Florida** Scale: 1"=300'



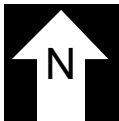


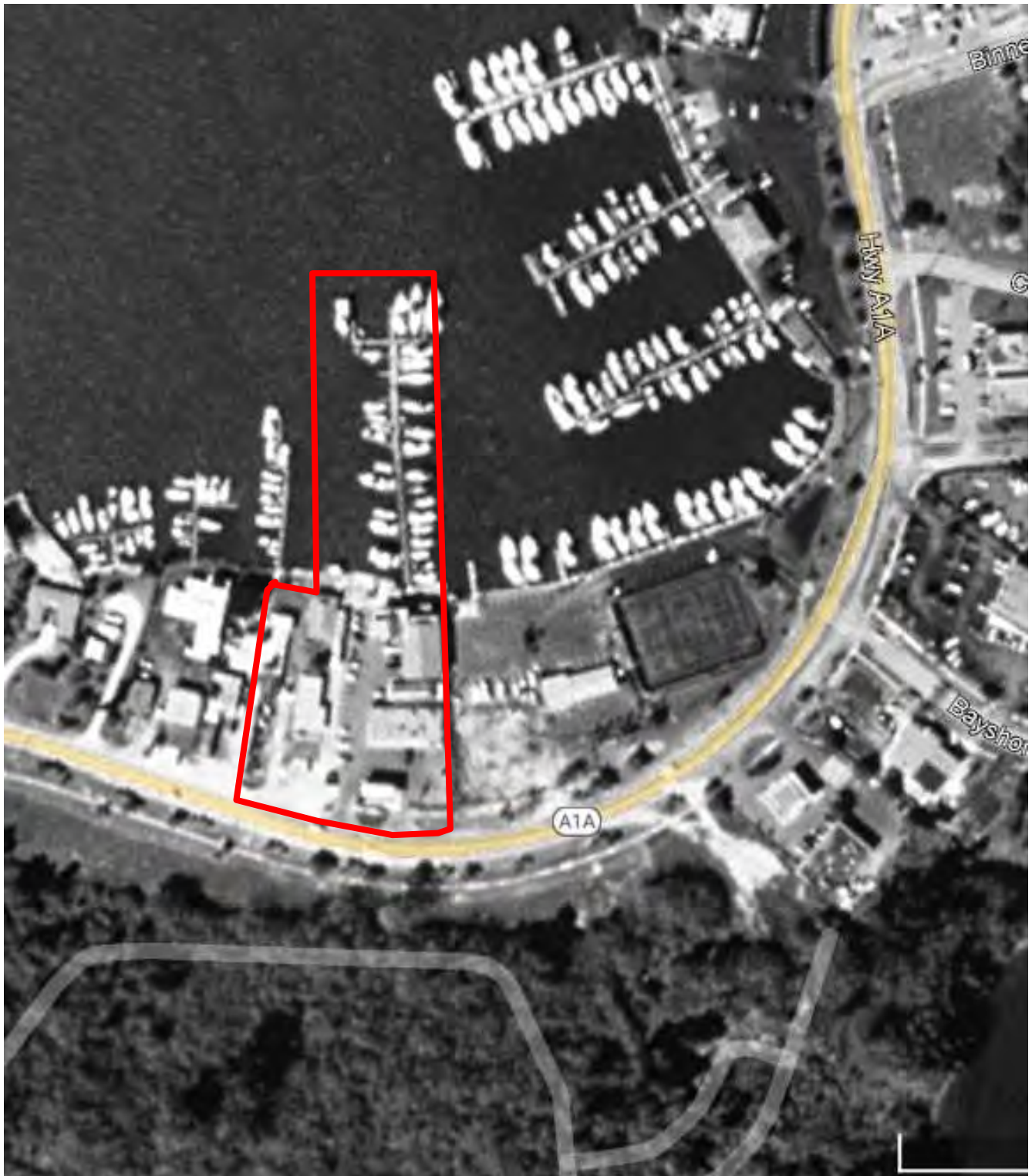
**Aerial Photograph 2014: Site # 10257195**  
**1010 Seaway Drive**  
**Ft. Pierce, Florida** Scale: 1"=300'



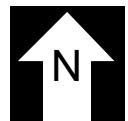


**Aerial Photograph 2007: Site # 10257195**  
**1010 Seaway Drive**  
**Ft. Pierce, Florida** Scale: 1"=300'



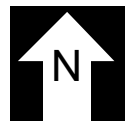


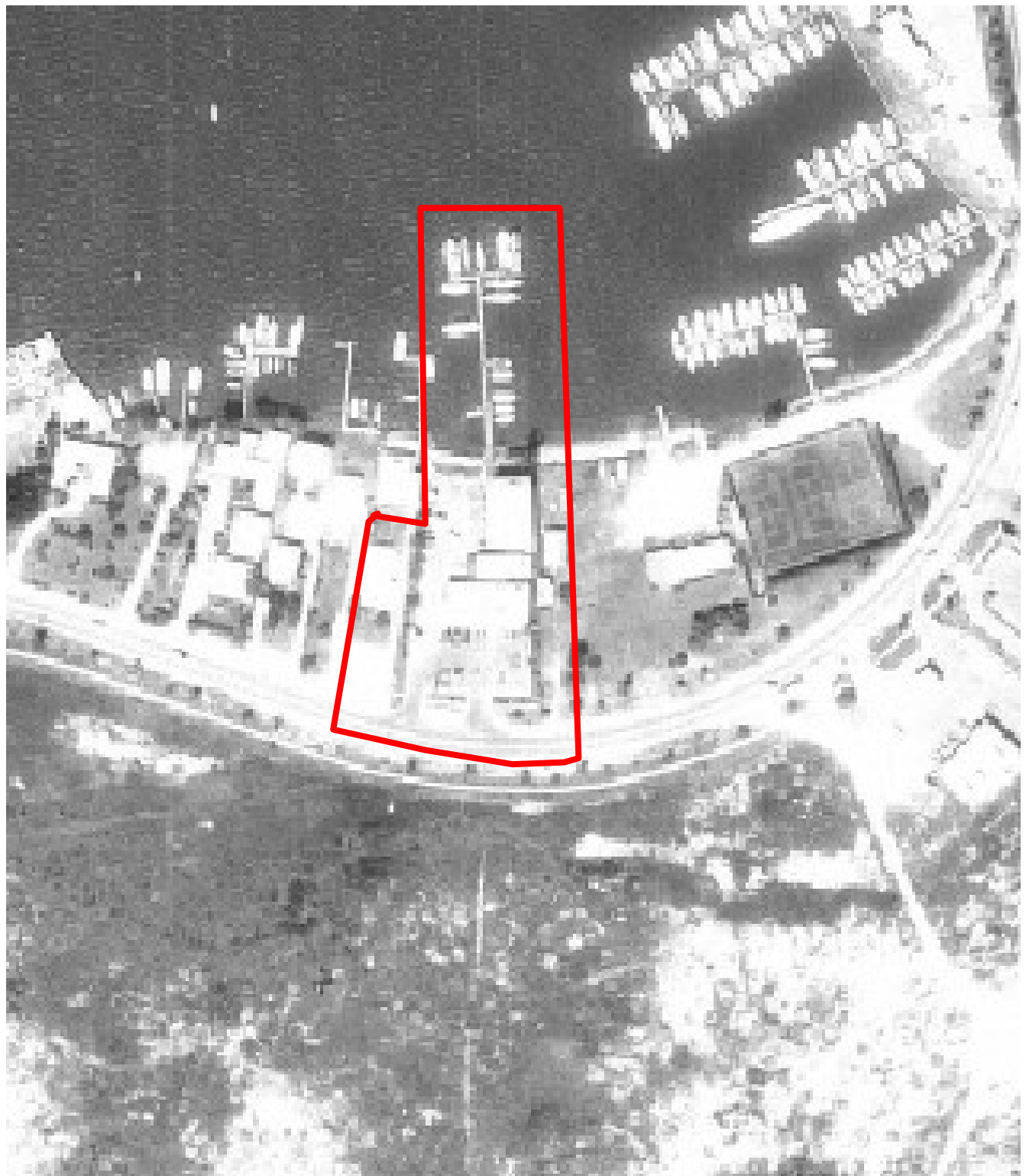
**Aerial Photograph 1999: Site # 10257195**  
**1010 Seaway Drive**  
**Ft. Pierce, Florida** Scale: 1"=300'



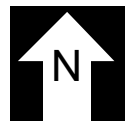


**Aerial Photograph 1992: Site # 10257195**  
**1010 Seaway Drive**  
**Ft. Pierce, Florida** Scale: 1"=300'



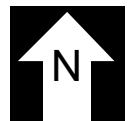


**Aerial Photograph 1980: Site # 10257195**  
**1010 Seaway Drive**  
**Ft. Pierce, Florida** Scale: 1"=300'



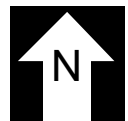


**Aerial Photograph 1970: Site # 10257195**  
**1010 Seaway Drive**  
**Ft. Pierce, Florida** Scale: 1"=300'



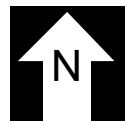


**Aerial Photograph 1958: Site # 10257195**  
**1010 Seaway Drive**  
**Ft. Pierce, Florida** Scale: 1"=300'





**Aerial Photograph 1944: Site # 10257195**  
**1010 Seaway Drive**  
**Ft. Pierce, Florida** Scale: 1"=300'



# **APPENDIX E**

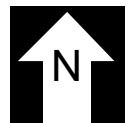
**ERIS CERTIFIED SANBORN MAP REPORT**

# **APPENDIX F**

## **HISTORICAL TOPOGRAPHIC MAPS**

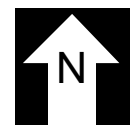


**Topographic Map Map 1949: Site # 10257195**  
**1010 Seaway Drive**  
**Ft. Pierce, Florida**



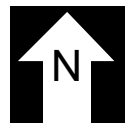


**Topographic Map Map 1972: Site # 10257195**  
**1010 Seaway Drive**  
**Ft. Pierce, Florida**



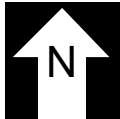


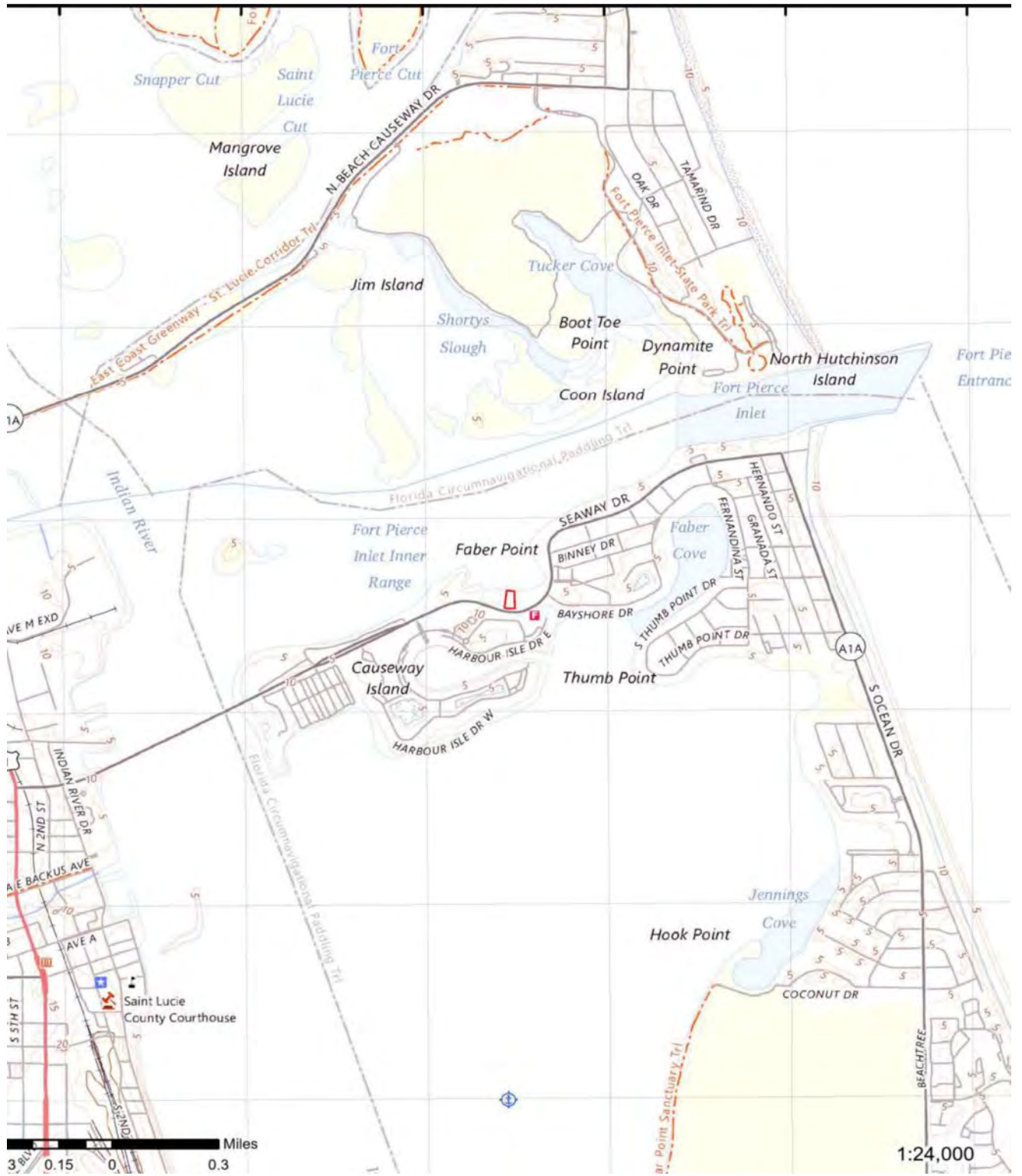
**Topographic Map Map 2012: Site # 10257195**  
**1010 Seaway Drive**  
**Ft. Pierce, Florida**



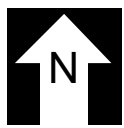


**Topographic Map Map 2018: Site # 10257195**  
**1010 Seaway Drive**  
**Ft. Pierce, Florida**





**Topographic Map Map 2024: Site # 10257195**  
**1010 Seaway Drive**  
**Ft. Pierce, Florida**



# **APPENDIX G**

**CITY DIRECTORIES**

**PEERLESS ICE CREAM CO.**

Quality

**"PEERLESS"**

Service

119 N. 7th STREET

"HOME OWNED AND OPERATED"

PHONE 19

## FORT PIERCE DIRECTORY OF HOUSEHOLDERS (1940)

**ORANGE AV—Contd**  
3301 Florida Power & Light  
Co sub sta

**PALM AV—West from S Sev-**  
**enth, 1 west of Orange av**

**PARKWAY (Pinewood) —**  
**West from Mayflower rd**  
**to Seventh**

**PASEO AV (Maravilla) —**  
**West from 70 Sunrise blvd**

100 Bass Jerry  
102 Vacant  
104 Huie Wm L ©  
120 Smith Otis ©

Summit intersects  
Admiral intersects

**PINE AV (Maravilla)—South**  
**from Fairway dr, 2 east of**  
**Sunrise blvd**

3133 Haislett Frederic R

**PRESTON COURT — South**  
**from 1204 Boston av**  
Citrus av intersects

**SECOND N — North from**  
**Orange av, 1 west of In-**  
**dian River dr, one of the**  
**principal business streets**  
**of the city**

103 Silver Palace Pharmacy  
(side ent)

105 Fort Pierce Shoe Store

106 Register's Dress Shop  
women's furngs

107 Thomason John H jwlr

108 Edna's Beauty Salon  
Hunter Jack M

109 Ft Pierce Dry Goods Co  
dept store

110 Sunrise Coffee Shop  
restr

112 MacIntyre Henry F jwlr

113-115 McCrory J G Co 5  
and 10c store

114 Vacant

114½ Dutton Sophie E Mrs  
furn rms

116 Vacant

117-19 Rubin Bros dept  
store

118 Canaday Clyde H  
liquors

120 Mather of Ft Pierce  
furn

121 Postal Telegraph-Cable  
Co

121½ Richards Maude Mrs  
Geyer Katie Mrs  
Fontaine May Mrs  
Marston C Ray  
Marston Lena L Mrs  
drsmkr

Spooner Jas

122 Horton's Inc books and  
stationery

123 Vacant

124 Mather's (whse)  
rear Almond Johnson D ©  
Mount Nellie Mrs

125-27 Penney J C Co dept  
store

126 Baker Ann travel serv-  
ice

128 Miami Herald Bureau

129 Raulerson C Frank  
office

Nanney O Glenn real  
est

Holmes & Raulerson  
live stock

130 Vacant

131 Duncan's Barber Shop

131½ **Raulerson Building**  
Feigel C C dentist  
Florida Insurance  
Agency

**U** The Alphabetical Section to  
**S** get Complete Information on  
**E** a person or firm

City Directory 1940: Site # 10257195

1010 Seaway Drive

Ft. Pierce, Florida

**EDGAR  
KIRBY**

**Appraisals**

**REAL  
ESTATE**

**Commercial  
Property**

**INDUSTRIAL  
SITES**

**RIVER  
FRONTAGE  
ACREAGE**

**35**

**Sunrise  
Blvd.**

**Phone  
465-J**



**SERVICE PRINTING**

RICHARD (Shorty) JOHNSON, Owner  
"Service Comes First Here"

**SEAWAY DRIVE**—Cont'd  
558 Under Constr  
560-72 Inlet Apartments  
(seasonal)  
6th av begins  
586-614 U S Coast Guard  
(lifeboat sta)  
7th av begins  
712 Ft Pierce Development Co  
real est (br)  
8th av begins  
811 Pringle Paul N •  
818 Vacant  
848 Gray J L  
9th av begins  
858-958 Ocean Spray Apartments  
Merritt John •

**Apartments**  
1 King James M  
3-5 Transients  
6 Quinn Joseph E  
7 Transients  
8 Arendt Irene Mrs  
9 Transients  
10 Shell Nathan G  
11 Williams Jas T  
12 Transients  
13 Dugan Matilda J Mrs  
14 Transients  
15 Krueger Edwin H plmbr  
16 Broward Ellsworth C  
17 Lindquist Carl O  
18-20 Vacant

**Street continued**  
10th av intersects (ns  
not open)  
1002 Vacant  
1010 Beach Casino Hotel  
Δ Alexander Geo D • restr  
Δ Beach Housing Corp real  
est  
Δ Alexander Inc of Ft Pierce  
real est  
U S Post Office (sub sta)  
Δ Western Union Teleg Co  
(br)  
1014 U S Coast Guard (watch-  
tower)

**SOLTMANN AV**—Northwest from  
S 13th, 3 south of Georgia av  
on Okeechobee rd

(not open from S 13th to  
Apple st)  
2400 Hazellief Owen • grove  
caretkr  
2411 Carroll Lucille Mrs •  
Okeechobee rd intersec  
2510 Under Constr  
2640 Reese Thos A •

**SOUTH AV**—Southwest from 708  
S 17th, 4 south of Delaware a  
1704 Perrault Armand J •  
1706 Johnson Fred J jr •  
1708 Buck John D •  
1710 Pieper Wm A •

**STANCLIFT RD**—From 201  
Puget av, north to Judkins  
1608 Ferguson Jas P •  
1615 Chapell Maynard  
1620 Annes Raymond •

**STATE ROAD NO 5**—From 1550  
New Dixie hwy northwest and  
north to Paradise Park rd,  
1 west of New Dixie hwy  
City limits  
Taylor Creek  
Taylor Creek dr ends  
N 19th ends (es not open)  
2137 Williams John T •  
2143 Williams Garage & Marin  
Service

**SUNRISE BLVD**—South west  
from junction of S Fourth and  
Georgia av  
819 Young Saml H •  
820-24 Pinewood Park  
823 Humphries Josephine W  
Mrs •  
827 Padrick Wm G •  
Hibiscus dr intersects  
902 Padrick Vincent •  
905 Scott Merritt H •  
908 Denmark Jas •  
915 Mattson Rudolph C •  
940 Johnston Steve R •  
Parkway begins  
Pinewood dr begins

**ARCADE MEN'S SHOP**

Tye & Lisk

Everything for Man from Head to Foot

115-119 N. 4th St.

Tel. 210

City Directory 1950: Site # 10257195  
1010 Seaway Drive  
Ft. Pierce, Florida

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Tel. Howard 1-1831

192

- SEAWAY DR (Ft PB) — Contd
- 950 **Sines By The Sea apt bldg**  
Sines Wayne U ©  
ΔHO1-5042
- 954 Ft Pierce Charter Boat  
ΔMarina ΔHO1-0840  
Martel Edgard boat  
renting ΔHO1-9610  
Thomas Silas boat  
renting ΔHO1-9610  
Archer Geo boat rent-  
ing ΔHO1-9610  
Gannon Allen C jr boat  
renting ΔHO1-9610
- 985 **U-Tote-M Gro**  
ΔHO1-9640  
**Carlton ct begins**
- 1001 Flamingo Supper Club  
ΔHO1-7336
- 1002 **Renee Apartments**  
ΔHO1-5139  
Greenwell Howard ©  
ΔHO1-5139  
Howard's Barber Shop  
ΔHO1-9243
- 1004 **Al-Bo Apartments**
- 1006 **Inlet Apartments**
- 1010 USCG Auxiliary  
Sea Scout Ship 404  
Mariners
- 1021 Flamingo Village Pool
- 1051 Flamingo Village of  
Ft Pierce Inc apts  
ΔHO1-4433  
ΔHO1-2000  
Meyers Coleman R mgr  
Flamingo Retirement  
Village apts  
ΔHO1-2000  
Rice Bros Inc Indry  
and clns (br)  
U S P O (Ft PB)  
Flamingo Hair Fashions  
Fashions beauty shop  
ΔHO1-8067  
Flamingo Enterprises  
Inc real est owners  
ΔHO1-2000  
Flamingo Village  
Coffee Shop restr  
Holt Jan Mrs  
Flamingo Sunday Shop  
variety store
- Apartments:  
A6 Frantz Philip  
B12 Robinson Marie Mrs  
C12 Ringer Ellen H Mrs  
D4 Johnston Mary  
ΔHO4-0443  
D7 McKendrew Frank F
- D10 Allison Ethel Mrs  
E3 Labinski Thos  
E5 Cascarelli Tony  
E6 Holt Jan  
E7 Christian Fred  
G6 Lzicar Alta Mrs  
ΔHO1-1904  
G8 Howland Anita  
G12 Sanders Kenneth M  
ΔHO1-8045  
H2 Perry Mildred Mrs  
K12 Sullivan Vivienne Mrs  
L5 Vacant  
L6 Johnson Kathleen Mrs  
L8 Martello Edna Mrs  
M Pedevill Robt
- Street continued**  
1081 Vacant  
**Binney dr begins (es)**  
1102-32 Pelican Yacht Club  
ΔHO1-3891  
Auxiliary Flotilla 8  
Div 1 Inc  
Belcher Ira L  
ΔHO1-5742  
Pelican Yacht Basin  
ΔHO1-5742  
McCrea Emile  
Temple Harry B  
ΔHO4-1873
- 1136 **Pelican Apartments**  
Apartments:  
1-2 Transients  
3-4 Greenwald Fred ©
- Street continued**  
1141 Yarker Franklin  
1142 Tides Motel  
1-2-3 Vacant  
4 Bengel Henry C  
ΔHO1-5533
- Street continued**  
1146 **Seaway Apartments**  
Apartments:  
1 Chambers Jesse C ©  
ΔHO1-2070  
2 Vacant
- 1152 **Gibson Manor Apts**  
ΔHO1-4824  
Apartments:  
A Gibson Clarence T ©  
ΔHO1-4824  
B-E Transients
- 1156 **Edgewater Apartment Motel ΔHO1-5643**  
Apartments:  
1-3 Transients  
4 Olson Phillips A ©  
ΔHO1-5643  
5-11 Transients
- 1171 **Gibson Duplex Apts**  
Radford John K

City Directory 1968: Site # 10257195  
1010 Seaway Drive  
Ft. Pierce, Florida

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461-8384

930

- F20 Boulevard Harold 465-0041
- F21\*Summers Maurice 465-4329
- F22 Prince Mary W 461-1914
- F23 Vacant
- F24 Terrell A W 461-8063
- F25 Thiel Homer 465-0885
- F27\*Robinson Walter
- G1 Mathews Emanuel D 464-4421
- G2 Colman Philip B 461-1737
- G3 Zapp Peter L 465-0201
- G4 Addiego Joseph 465-9867
- G5 Day Frank 461-5703
- G6 Howard Terry 465-0028
- G7 Robinson Everett T 464-6969
- G8\*Keister Wm 465-4755
- G9 Crumrine Wilford 465-0023
- G10 Peller Joseph 464-6468
- G11 Gabbie James 464-0236
- G12 Ponzini Louis 465-1738
- G13 Wolfe Carl M 461-2630
- G14 Schibelein Eliz 461-0245
- G15 Cheyne Rodney C 464-8078
- G16 Beyer Lowell 461-1167
- G17 Hill Steph E 464-5292
- G18 Burleson Elmer 465-2194
- G19 Dyson Raymond 461-4487
- G20 Vacant
- G21 Fidler Marion 464-5639
- G22 Vigilanti Anthony D 464-6620
- G23 Webb Charles N 464-4872
- G24 Rex Charles J 461-7440
- H1 Crutts Charles H 464-6306
- H3 Flettire Knute
- H5 Burdelow B 465-0141
- H7 Patterson Geo 461-5184
- H9 Bowman Ralph E 464-7415
- H13 Stewart Wm 465-3043
- H15 Mahaffey Harold J 464-2692
- H17 Barnes Howard 465-2351
- H19 Condon Julie 464-8829
- H21 Brolander Earl R 464-9521
- H23 Lilly D Phil 464-2053
- M1 Tisack Mike 466-3634
- M2 Cantonwine Claude B 464-7739
- M3 Bessert Al
- M4 Ahlers Maude 464-2088
- M5 Unangst Ben
- M6 Janetti John A 465-6872
- M7 Fredin Elmer
- M8 Landis Wm B
- M9 Kaiser Merl
- M10 Fox Tom A 465-4713
- M11\*Rosenbaum Lester 464-7897
- M12 Kohler Ralph Jr 465-6893
- M13 Mc Kenna Francis P 465-1250
- M14\*Parrella Tony J 461-5999
- M15 Harvey James
- M16 Lovell Clarence 461-2982
- M17 Adams Earl 461-5865
- M18 Weygant Walter © 464-8017
- M19\*Mc Kenna John R 464-4824
- M20\*Lewis Barbara

- M21 Marking John © 461-8011
- M22 Kasser Alma Mrs 465-0027
- M23 Eskes Ellen B
- M24 Hoffman Wm H 461-8906
- M25 Crooker Elsie 461-2897
- M26 Holt Wm
- M27 Lilly D P 464-2053
- M28 Benn Edwina 464-7793
- 822 Chuck's Seafood Restaurant 461-9484
- Tabor Charles L © 461-9484
- 880 Saint Lucie Ft Peirce Fire District (beach sub w sta) 461-1547
- 900 United States Coast Guard Station 464-6100
- 936 Pergande G F ©
- 940 Stenroos Marcelle P Mrs © 461-3330
- 944 Villa .Capri Apartments 461-4437
- Quandt Lavern © 461-4437
- 1 Christoff Wm 465-7476
- 2 Rowdoski James
- 3 Handel Alf © 464-7884
- 945 Busbee D L 465-4085
- 971 Dough-Dough Donuts 461-2755
- 975 Cumberland Farms Food Stores 461-9386
- 985 Citizens Fed Sav & Loan Assn Of St Lucie County 465-4770
- BAYSHORE DR BEGINS
- 1001 New England Oyster House 465-2936
- 1002 Renee Apartments 461-1291
- 1 Baird Saml
- 2 Redfern R
- 3 Vacant
- 4 Sanders Eug
- 1004 El-Bo Apartments 465-4027
- Book Elmer ©
- 1 Roehrig Eliz B Mrs © 461-7106
- 2\*Chase Wm ©
- 1006 Inlet Apartments 464-0920
- Phifer Robt R © 464-0920
- 1008 Fort Pierce Inlet Marina Inc 464-8451
- BUILDING A A
- Aa Seven-Eleven Stores 461-9803
- BUILDING A-B
- B Vacant
- BUILDING B A
- A Fishing Rod Factory The 461-8936
- BUILDING B B
- B Best Marine Supplies Inc 464-8451
- BUILDING B C
- C Borne Mel Boat Repairs 464-8451
- BUILDING A-APARTMENTS
- A Smith Peter C © 465-6691
- BUILDING B-APARTMENTS
- B Watson Lionel E © 461-0022
- DOCKS
- Howard John S
- Sargent Albert A 461-6925
- Shepherd Wesley
- Tanner James
- \*Carlstrom Archie
- 1010 Pelican Tennis Cts
- BINNEY DR BEGINS
- 1101 Furst Co Realtors The 461-0011

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City Directory 1980: Site # 10257195  
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429

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**SEAWAY DR (FT PB)-Contd**

- M18 Weygant Walter 464-8071
- M19★Roberts Richd R
- M20 Stowers Thomas 466-7869
- M21 Markman John 464-6513
- M22 Labudde Fred 464-2462
- M23★Zaimes John
- M24 Hoffman Wm H
- M25 Crooker Elsie Mrs 461-2897
- M26 Falanga Michl 465-3143
- M27 Lilly D P 464-2053
- M28 Brown Elvin 468-8920
- 822 Chuck's Seafood Restaurant 461-9484
- 880 Fort Pierce City Fire Department  
Number 2 461-1547
- 900 U S Coast Guard Station 464-6100
- 936 Elizer Jas E II 464-0474
- 940 Leizer Dick © 464-2758
- 944 Villa Capri Apartments 461-4437  
Quandt Lavern © 465-8786
- 946 Seaway Video And Yogurt 464-9343
- 971 Island Pizza 464-7134
- 973 Surfside Coin Laundry 466-9793
- 975 Cumberland Farms Food Store 461-9386
- 985 First Citizens Fed Sav & Loan Assn (st  
lucie cnty) 465-4770
- CARLTON CT BEGINS
- BAYSHORE DR INTERSECTS
- 1001 Vacant
- 1002 Marina Apartments 464-4828  
Inlet Hardware 468-8588
- 1003 Ocean Inlet Towers apts 466-3544
- 1004 El-Bo Apartments 465-4027  
1 Book Elmer L © 461-0672  
2 Vacant
- 1006 Inlet Apartments 464-0920  
Phifer Margt M Mrs © 464-0920  
★Mampe Kelly  
★Lepako Patty
- 1006★Martin Gregory L 468-4826  
★Dumort J D
- 1008 Fort Pierce Inlet Marina Inc 464-8451  
Great American Submarine Shop  
466-6718  
Borne Mel Boat Repairs 464-8451  
Apartments  
B Smith Peter C & Assoc (Addl Sp)  
465-6691  
C★La Clair Ruth M  
D No Return  
E No Return  
F No Return
- 1010 Pelican Tennis Cts  
Seven Eleven Store gro 466-1389
- BINNEY DR BEGINS
- 1102 Pelican Yacht Basin dock 464-1734  
Pelican Yacht Club 464-2700
- 1105 Summerlin's Baywood Fishery fish &  
seafood mkt 461-0504
- 1120 Miller G Mrs © 465-8884
- 1136 Greenwald Fred ©
- 1141 Tiger Barber & Beauty Shop 461-0504
- 1142 Vantage Apartments 464-2829
- 1152 Dockside Inn Apartment Motel 461-4824
- 1156 Edgewater Motel 468-3555  
Bruce Douglas
- 1161 Eleven Sixty One Apartments 465-2640  
1★Atkins Wm A

- 1169★Mahr Neil © 461-4975
- 1171 Adell Marie Apartments 464-0822  
Sircovics Della Mrs © 464-0822
- 1172 Angler Motel & Apartments 466-0131  
Jacobsen Hope © 466-0131
- ALHAMBRA ST BEGINS
- 1205a Kingston Ruth 466-6331
- 1207a Thiel Franz J © 465-2699
- 1207b Thiel Frank ©
- 1211a Goodenow Geo E © 464-5636
- 1211b Sinclair Robert W © 464-1174
- 1230 Island Beach Lodge apts 465-7985  
1 No Return  
5 Turner Allen L © 465-7985  
★Williams Robt winter res  
7★Smitty Jas T  
8 Transient  
9 No Return  
10★Jameson Wilbur T  
11★Addison J K
- COQUINA ST BEGINS
- 1240 Kiwi Apartments 461-6645  
1★Matthison Donald R  
2 No Return (Apt 2-8)  
9 Kiwi Apts (Ofc)
- 1300 La Entrada Del Mar condominium  
464-8015  
A1 Frendreiss Barbara © 466-8394  
A2 Roberts Jack C © 461-7134  
A3 Comerford Joseph © 465-6561  
A4 Fee Kath Mrs © 461-6242  
A5 Carlson Elva © 466-2345  
A6 Murphy Markham L winter res ©  
461-8439  
A7 Jackson Kathleen S winter res ©  
A8 Parker Paul E winter res © 466-1904  
A9 Pantorno Thomas © 464-6431  
B1 White Madeline Mrs winter res ©  
B2 Bussey John W winter res ©  
466-1953  
B3★Frederick John D ©  
B4 Sadowski Richd winter res ©  
B5 Sadowski Phil © 461-6432  
B6 Heil Robt H winter res  
B7 Crittendon Earl ©  
B8 Sharpton John M ©  
B9 Wolfe Richd A © 464-8327  
B10 Schwab Chas J ©  
B11 Teel John winter res ©  
B12 Miller Richd A winter res ©  
B13 Tanner David E winter res ©  
468-1918  
B14 Hendrick Chas © 465-1105  
B15 Bush Larry (Guest Apt)  
C1 Hamlin Edw winter res ©  
C2★Schulze Terry L winter res ©  
C3 Bradner Roy winter res ©  
C4 Mitchell Robt D Jr © 464-4025  
C5 Weir James (Guest Apt)  
C6 Bruce James C (Guest Apt)  
C7 Stephen Stephen W winter res ©  
C8 Hopkins Harold R © 461-6389  
C9 Grocki Wm F © 465-1760  
D1 Spiers Kenneth L winter res ©  
464-2195  
D2 Surdi Shirley J Mrs © 465-9418  
D3 Sadowski Phil (Guest Apt)

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**City Directory 1990: Site # 10257195  
1010 Seaway Drive  
Ft. Pierce, Florida**

# **APPENDIX H**

## **ERIS RADIUS MAP REPORT**



---

# DATABASE REPORT

**Project Property:** *1010 Seaway Drive Property  
1010 Seaway Drive  
Fort Pierce FL 34949*

**Project No:** *10257195*

**Report Type:** *Database Report*

**Order No:** *25102100191*

**Requested by:** *Environmental Property Audits*

**Date Completed:** *October 22, 2025*

**Environmental Risk Information Services**

*A division of Glacier Media Inc.*

1.866.517.5204 | [info@erisinfo.com](mailto:info@erisinfo.com) | [erisinfo.com](http://erisinfo.com)

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# Executive Summary

## Property Information:

**Project Property:** 1010 Seaway Drive Property  
1010 Seaway Drive Fort Pierce FL 34949

**Project No:** 10257195

### **Coordinates:**

**Latitude:** 27.46312571  
**Longitude:** -80.30447537  
**UTM Northing:** 3,037,924.74  
**UTM Easting:** 568,722.64  
**UTM Zone:** 17R

**Elevation:** 1 FT

## Order Information:

**Order No:** 25102100191  
**Date Requested:** October 21, 2025  
**Requested by:** Environmental Property Audits  
**Report Type:** Database Report

## Historicals/Products:

**ERIS Xplorer** [ERIS Xplorer](#)  
**Excel Add-On** Excel Add-On

# Executive Summary: Report Summary

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
<b>Standard Environmental Records</b>								
<b>Federal</b>								
NPL	Y	1	0	0	0	0	0	0
PROPOSED NPL	Y	1	0	0	0	0	0	0
DELETED NPL	Y	0.5	0	0	0	0	-	0
SEMS	Y	0.5	0	0	0	0	-	0
ODI	Y	0.5	0	0	0	0	-	0
SEMS ARCHIVE	Y	0.5	0	0	0	0	-	0
IODI	Y	0.5	0	0	0	0	-	0
CERCLIS	Y	0.5	0	0	0	0	-	0
CERCLIS NFRAP	Y	0.5	0	0	0	0	-	0
CERCLIS LIENS	Y	PO	0	-	-	-	-	0
RCRA CORRACTS	Y	1	0	0	0	0	0	0
RCRA TSD	Y	0.5	0	0	0	0	-	0
RCRA LQG	Y	0.25	0	0	0	-	-	0
RCRA SQG	Y	0.25	0	0	0	-	-	0
RCRA VSQG	Y	0.25	0	1	0	-	-	1
RCRA NON GEN	Y	0.25	0	0	1	-	-	1
RCRA CONTROLS	Y	0.5	0	0	0	0	-	0
FED ENG	Y	0.5	0	0	0	0	-	0
FED INST	Y	0.5	0	0	0	0	-	0
LUCIS	Y	0.5	0	0	0	0	-	0
NPL IC	Y	0.5	0	0	0	0	-	0
ERNS 1982 TO 1986	Y	PO	0	-	-	-	-	0
ERNS 1987 TO 1989	Y	PO	0	-	-	-	-	0
ERNS	Y	PO	1	-	-	-	-	1
FED BROWNFIELDS	Y	0.5	0	0	0	0	-	0
FEMA UST	Y	0.25	0	0	0	-	-	0
FRP	Y	0.25	0	0	0	-	-	0

<b>Database</b>	<b>Searched</b>	<b>Search Radius</b>	<b>Project Property</b>	<b>Within 0.12mi</b>	<b>0.125mi to 0.25mi</b>	<b>0.25mi to 0.50mi</b>	<b>0.50mi to 1.00mi</b>	<b>Total</b>
DELISTED FRP	Y	0.25	0	0	0	-	-	0
HIST GAS STATIONS	Y	0.25	0	0	0	-	-	0
REFN	Y	0.25	0	0	0	-	-	0
BULK TERMINAL	Y	0.25	0	0	0	-	-	0
SEMS LIEN	Y	PO	0	-	-	-	-	0
SUPERFUND ROD	Y	1	0	0	0	0	0	0
<b>State</b>								
SHWS	Y	1	0	0	0	0	0	0
DELISTED SHWS	Y	1	0	0	0	0	0	0
ERIC	Y	1	1	1	0	1	2	5
CLEANUP DEP	Y	1	0	0	0	0	0	0
WCRPS	Y	1	0	1	0	0	2	3
DELISTED WCP	Y	1	0	0	0	0	0	0
SWF/LF	Y	0.5	0	0	0	0	-	0
LST	Y	0.5	1	1	1	0	-	3
DELISTED LST	Y	0.5	0	0	0	0	-	0
UST	Y	0.25	1	1	2	-	-	4
AST	Y	0.25	0	0	1	-	-	1
TANK	Y	0.25	0	0	0	-	-	0
DEL UST AST TANK	Y	0.25	0	0	0	-	-	0
DEL STORAGE TANK	Y	0.25	0	0	0	-	-	0
FF TANKS	Y	0.25	0	0	1	-	-	1
STCS	Y	0.5	1	1	2	0	-	4
INST	Y	0.5	1	0	0	0	-	1
ENG	Y	0.5	0	0	0	0	-	0
VCP	Y	0.5	0	0	0	0	-	0
BROWNFIELDS	Y	0.5	0	0	0	0	-	0
BROWNFIELD AREA	Y	0.5	0	0	0	0	-	0
HAZ WASTE FAC	Y	0.5	0	0	0	0	-	0
<b>Tribal</b>								
INDIAN LUST	Y	0.5	0	0	0	0	-	0
INDIAN UST	Y	0.25	0	0	0	-	-	0
DELISTED INDIAN LST	Y	0.5	0	0	0	0	-	0
DELISTED INDIAN UST	Y	0.25	0	0	0	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
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County **No County databases were selected to be included in the search.**

**Additional Environmental Records**

**Federal**

PFAS GHG	Y	0.5	0	0	0	0	-	0
OSC RESPONSE	Y	0.125	0	0	-	-	-	0
FINDS/FRS	Y	PO	0	-	-	-	-	0
TRIS	Y	PO	0	-	-	-	-	0
PFAS NPL	Y	0.5	0	0	0	0	-	0
PFAS FED SITES	Y	0.5	0	0	0	0	-	0
PFAS SSEHRI	Y	0.5	0	0	0	0	-	0
PFAS ERNS	Y	0.5	0	0	0	0	-	0
PFAS NPDES	Y	0.5	0	0	0	0	-	0
PFAS TRI	Y	0.5	0	0	0	0	-	0
PFAS WATER	Y	0.5	0	0	0	0	-	0
PFAS TSCA	Y	0.5	0	0	0	0	-	0
PFAS E-MANIFEST	Y	0.5	0	0	0	0	-	0
PFAS IND	Y	0.5	0	0	0	0	-	0
HMIRS	Y	0.125	0	0	-	-	-	0
NCDL	Y	0.125	0	0	-	-	-	0
TSCA	Y	0.125	0	0	-	-	-	0
HIST TSCA	Y	0.125	0	0	-	-	-	0
FTTS ADMIN	Y	PO	0	-	-	-	-	0
FTTS INSP	Y	PO	0	-	-	-	-	0
PRP	Y	PO	0	-	-	-	-	0
SCRD DRYCLEANER	Y	0.5	0	0	0	0	-	0
ICIS	Y	PO	0	-	-	-	-	0
FED DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DELISTED FED DRY	Y	0.25	0	0	0	-	-	0
FUDS	Y	1	1	0	0	0	0	1
FUDS MRS	Y	1	0	0	0	0	0	0
FORMER NIKE	Y	1	0	0	0	0	0	0
PIPELINE INCIDENT	Y	PO	0	-	-	-	-	0
MLTS	Y	PO	0	-	-	-	-	0
HIST MLTS	Y	PO	0	-	-	-	-	0
MINES	Y	0.25	0	0	0	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
SMCRA	Y	1	0	0	0	0	0	0
MRDS	Y	1	0	0	0	0	1	1
LM SITES	Y	1	0	0	0	0	0	0
ALT FUELS	Y	0.25	0	0	0	-	-	0
CONSENT DECREES	Y	0.25	0	0	0	-	-	0
AFS	Y	PO	0	-	-	-	-	0
SSTS	Y	0.25	0	0	0	-	-	0
PCBT	Y	0.5	0	0	0	0	-	0
PCB	Y	0.5	0	0	0	0	-	0
POWER PLANTS	Y	0.125	0	0	-	-	-	0
HIST RISK	Y	0.125	0	0	-	-	-	0

**State**

PRIORITYCLEAN	Y	0.5	0	0	0	0	-	0
DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DELISTED DRYCLEANERS	Y	0.25	0	0	0	-	-	0
HISTORICAL DRYC	Y	0.25	0	0	0	-	-	0
SPILLS	Y	0.125	1	0	-	-	-	1
DWM CONTAM	Y	0.5	3	2	2	1	-	8
DEL CONTAM SITE	Y	0.5	0	0	2	0	-	2
PFAS AFFF	Y	0.5	0	0	0	0	-	0
PFAS	Y	0.5	0	0	0	0	-	0
GW CONTAM	Y	0.125	0	0	-	-	-	0
UIC	Y	PO	0	-	-	-	-	0
WELL SURVEILLANCE	Y	0.25	1	1	1	-	-	3
CDV SOUTHEAST	Y	0.5	0	0	0	0	-	0
TIER 2	Y	0.125	0	0	-	-	-	0
DELISTED COUNTY	Y	0.25	0	0	0	-	-	0

**Tribal**

*No Tribal additional environmental record sources available for this State.*

**County**

*No County additional environmental databases were selected to be included in the search.*

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**Total:** 12 9 13 2 5 41

\* PO – Property Only

\* 'Property and adjoining properties' database search radii are set at 0.25 miles.

## Executive Summary: Site Report Summary - Project Property

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
<a href="#">1</a>	FUDS	FT PIERCE NAVAL AMPH BASE	FT PIERCE FL <i>FUDS Property No: 104FL0698</i>	WSW	0.00 / 0.00	0	<a href="#">23</a>
<a href="#">2</a>	INST	CITGO-ISLAND	1010 Seaway Dr Fort Pierce FL 34949	WSW	0.00 / 0.00	0	<a href="#">24</a>
<a href="#">3</a>	DWM CONTAM	CITGO-ISLAND	1010 SEAWAY DR FORT PIERCE FL 33450 <i>Facility ID: 8516032</i>	SSW	0.00 / 0.00	2	<a href="#">24</a>
<a href="#">3</a>	DWM CONTAM	FT PIERCE INLET MARINA	1010 SEAWAY DR FORT PIERCE FL 33450 <i>Facility ID: 8516032 Facility Status: WAITING</i>	SSW	0.00 / 0.00	2	<a href="#">25</a>
<a href="#">3</a>	DWM CONTAM	BILLS REEF MART	1010 SEAWAY DR FORT PIERCE FL 33450 <i>Facility ID: 8516032 Facility Status: WAITING</i>	SSW	0.00 / 0.00	2	<a href="#">25</a>
<a href="#">3</a>	ERIC	CITGO-ISLAND	1010 Seaway Dr Fort Pierce FL 34949	SSW	0.00 / 0.00	2	<a href="#">26</a>
<a href="#">3</a>	ERNS		1010 SEAWAY DR FORT PIERCE FL <i>NRC Report No: 1055187</i>	SSW	0.00 / 0.00	2	<a href="#">27</a>
<a href="#">3</a>	LST	CITGO-ISLAND	1010 SEAWAY DR FORT PIERCE FL 33450 <i>Facility ID   Facility Status: 8516032   OPEN Cleanup Required: R - CLEANUP REQUIRED</i>	SSW	0.00 / 0.00	2	<a href="#">29</a>
<a href="#">3</a>	SPILLS		1010 Seaway Drive FORT PIERCE FL <i>Incident No   Incident Date: 49497   07/26/2013</i>	SSW	0.00 / 0.00	2	<a href="#">31</a>
<a href="#">3</a>	STCS	CITGO-ISLAND	1010 SEAWAY DR FORT PIERCE FL 33450 <i>Facility ID   Fac Stat (OD): 8516032   OPEN</i>	SSW	0.00 / 0.00	2	<a href="#">31</a>
<a href="#">3</a>	UST	CITGO-ISLAND	1010 SEAWAY DR FORT PIERCE FL 33450 <i>Facility ID   Facility Status: 8516032   OPEN Tank Status   Status Date: B - REMOVED FROM SITE   05-JAN-1995, B - REMOVED FROM SITE   05-JAN-1995, T - OUT OF SERVICE   01-NOV-2022</i>	SSW	0.00 / 0.00	2	<a href="#">33</a>
<a href="#">3</a>	WELL SURVEILLANCE	KWIK STOP	1010 SEAWAY DR FORT PIERCE FL 34949	SSW	0.00 / 0.00	2	<a href="#">35</a>

## Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
<a href="#">4</a>	DWM CONTAM	FORT PIERCE UTILITY AUTHORITY	800 - 1000 SEAWAY DRIVE FORT PIERCE FL 34950  <i>Facility ID:</i> 137950	WSW	0.03 / 168.63	3	<a href="#">35</a>
<a href="#">4</a>	ERIC	FORT PIERCE UTILITY PIPELINE	800 - 1000 SEAWAY DRIVE FORT PIERCE FL 34950	WSW	0.03 / 168.63	3	<a href="#">36</a>
<a href="#">4</a>	WCRPS	FORT PIERCE UTILITY AUTHORITY	800 - 1000 SEAWAY DRIVE FORT PIERCE FL	WSW	0.03 / 168.63	3	<a href="#">36</a>
<a href="#">5</a>	DWM CONTAM	CUMBERLAND FARMS #0966	975 SEAWAY DR FORT PIERCE FL 34949  <i>Facility ID:</i> 8516081	E	0.06 / 340.30	3	<a href="#">37</a>
<a href="#">5</a>	LST	CUMBERLAND FARMS #0966	975 SEAWAY DR FORT PIERCE FL 34949  <i>Facility ID   Facility Status:</i> 8516081   OPEN <i>Cleanup Required:</i> R - CLEANUP REQUIRED, R - CLEANUP REQUIRED	E	0.06 / 340.30	3	<a href="#">38</a>
<a href="#">5</a>	RCRA VSQG	CUMBERLAND FARMS #0966	975 SEAWAY DR FORT PIERCE FL 34949-3142  <i>Handler ID   Recycler Activity?:</i> FLD984224428   NO	E	0.06 / 340.30	3	<a href="#">42</a>
<a href="#">5</a>	STCS	CUMBERLAND FARMS #0966	975 SEAWAY DR FORT PIERCE FL 34949  <i>Facility ID   Fac Stat (OD):</i> 8516081   OPEN	E	0.06 / 340.30	3	<a href="#">45</a>
<a href="#">5</a>	UST	CUMBERLAND FARMS #0966	975 SEAWAY DR FORT PIERCE FL 34949  <i>Facility ID   Facility Status:</i> 8516081   OPEN <i>Tank Status   Status Date:</i> B - REMOVED FROM SITE   01-JUN-1995, U - IN SERVICE   01-JUN-1995, B - REMOVED FROM SITE   01-JUN-1995, U - IN SERVICE   01-JUN-1995, U - IN SERVICE   01-JUN-1995, B - REMOVED FROM SITE   01-JUN-1995	E	0.06 / 340.30	3	<a href="#">48</a>
<a href="#">5</a>	WELL SURVEILLANCE	CUMBERLAND FARMS #0966	975 SEAWAY DR FORT PIERCE FL 34949	E	0.06 / 340.30	3	<a href="#">51</a>
<a href="#">6</a>	AST	US COAST GUARD-FORT PIERCE	900 SEAWAY DR FORT PIERCE FL 34949  <i>Facility ID   Facility Status:</i> 8518586   OPEN <i>Tank Status   Status Date:</i> U - IN SERVICE   , U - IN SERVICE   01-MAR-2006, U - IN SERVICE   01-MAR-2006, B - REMOVED FROM SITE   01-FEB-2006, B - REMOVED FROM SITE   01-FEB-2006	WNW	0.15 / 801.46	3	<a href="#">52</a>
<a href="#">6</a>	DEL CONTAM SITE	US COAST GUARD-FORT PIERCE	900 SEAWAY DR FORT PIERCE FL 34949	WNW	0.15 / 801.46	3	<a href="#">54</a>

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
<a href="#">6</a>	DEL CONTAM SITE	US COAST GUARD-FORT PIERCE	900 SEAWAY DR FORT PIERCE FL 34949	WNW	0.15 / 801.46	3	<a href="#">54</a>
<a href="#">6</a>	DWM CONTAM	US COAST GUARD-FORT PIERCE	900 SEAWAY DR FORT PIERCE FL 34949  <i>Facility ID:</i> 8518586 <i>Facility Status:</i> ACTIVE	WNW	0.15 / 801.46	3	<a href="#">54</a>
<a href="#">6</a>	DWM CONTAM	US COAST GUARD-FORT PIERCE	900 SEAWAY DR FORT PIERCE FL 34949  <i>Facility ID:</i> 8518586	WNW	0.15 / 801.46	3	<a href="#">55</a>
<a href="#">6</a>	FF TANKS	US COAST GUARD-FORT PIERCE	900 SEAWAY DR FORT PIERCE FL 34949-3123  <i>Facility ID   Facility Status:</i> 8518586   OPEN	WNW	0.15 / 801.46	3	<a href="#">56</a>
<a href="#">6</a>	LST	US COAST GUARD-FORT PIERCE	900 SEAWAY DR FORT PIERCE FL 34949  <i>Facility ID   Facility Status:</i> 8518586   OPEN <i>Cleanup Required:</i> R - CLEANUP REQUIRED, R - CLEANUP REQUIRED, R - CLEANUP REQUIRED	WNW	0.15 / 801.46	3	<a href="#">57</a>
<a href="#">6</a>	RCRA NON GEN	USCG FORT PIERCE	900 SEAWAY DR FORT PIERCE FL 34949-3123  <i>Handler ID   Recycler Activity?:</i> FL5690310839   NO	WNW	0.15 / 801.46	3	<a href="#">63</a>
<a href="#">6</a>	STCS	US COAST GUARD-FORT PIERCE	900 SEAWAY DR FORT PIERCE FL 34949  <i>Facility ID   Fac Stat (OD):</i> 8518586   OPEN	WNW	0.15 / 801.46	3	<a href="#">66</a>
<a href="#">6</a>	UST	US COAST GUARD-FORT PIERCE	900 SEAWAY DR FORT PIERCE FL 34949  <i>Facility ID   Facility Status:</i> 8518586   OPEN <i>Tank Status   Status Date:</i> B - REMOVED FROM SITE   31-JAN-1991, B - REMOVED FROM SITE   31-JAN-1991, B - REMOVED FROM SITE   31-JAN-1991, B - REMOVED FROM SITE	WNW	0.15 / 801.46	3	<a href="#">67</a>
<a href="#">6</a>	WELL SURVEILLANCE	US COAST GUARD	900 SEAWAY DR FORT PIERCE FL 34949	WNW	0.15 / 801.46	3	<a href="#">68</a>
<a href="#">7</a>	STCS	PELICAN YACHT CLUB	1120 SEAWAY DR FORT PIERCE FL 34949  <i>Facility ID   Fac Stat (OD):</i> 8944303   OPEN	NNE	0.16 / 864.47	-1	<a href="#">68</a>
<a href="#">7</a>	UST	PELICAN YACHT CLUB	1120 SEAWAY DR FORT PIERCE FL 34949  <i>Facility ID   Facility Status:</i> 8944303   OPEN <i>Tank Status   Status Date:</i> A - CLOSED IN PLACE   30-JUN-1991, U - IN SERVICE   01-SEP-2008, B - REMOVED FROM SITE   01-AUG-2008, B - REMOVED FROM SITE   01-AUG-2008, A - CLOSED IN PLACE	NNE	0.16 / 864.47	-1	<a href="#">71</a>
<a href="#">8</a>	DWM CONTAM	Basewide- FT PIERCE NAVAL AMPH BASE	FORT PIERCE FL 34950  <i>Facility ID:</i> 115660	ENE	0.34 / 1,779.87	0	<a href="#">73</a>
<a href="#">8</a>	ERIC	FT PIERCE NAVAL AMPH BASE	FORT PIERCE FL 34950	ENE	0.34 / 1,779.87	0	<a href="#">74</a>

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Direction</i>	<i>Distance (mi/ft)</i>	<i>Elev Diff (ft)</i>	<i>Page Number</i>
<a href="#"><u>9</u></a>	ERIC	ISLAND COVE MARINA COCONUT COVE MARINA	465 FERNANDINA STREET FORT PIERCE FL	E	0.61 / 3,198.63	-1	<a href="#"><u>74</u></a>
<a href="#"><u>9</u></a>	ERIC	ISLAND COVE MARINA COCONUT COVE MARINA	465 FERNANDINA STREET FT. PIERCE FL 34949	E	0.61 / 3,198.63	-1	<a href="#"><u>75</u></a>
<a href="#"><u>9</u></a>	WCRPS	ISLAND COVE MARINA COCONUT COVE MARINA	465 FERNANDINA STREET FT. PIERCE FL	E	0.61 / 3,198.63	-1	<a href="#"><u>75</u></a>
<a href="#"><u>9</u></a>	WCRPS	LION'S DEN	465 FERNANDINA STREET FORT PIERCE FL	E	0.61 / 3,198.63	-1	<a href="#"><u>76</u></a>
<a href="#"><u>10</u></a>	MRDS	MINTON PIT	ST. LUCIE COUNTY FORT PIERCE FL 34949  <i>Dep ID: 10143465</i>	WSW	0.78 / 4,103.29	3	<a href="#"><u>76</u></a>

## Executive Summary: Summary by Data Source

### Standard

#### Federal

##### RCRA VSQG - RCRA Very Small Quantity Generators List

A search of the RCRA VSQG database, dated Sep 1, 2025 has found that there are 1 RCRA VSQG site(s) within approximately 0.25 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
CUMBERLAND FARMS #0966	975 SEAWAY DR FORT PIERCE FL 34949-3142	E	0.06 / 340.30	<a href="#">5</a>
<i>Handler ID   Recycler Activity?: FLD984224428   NO</i>				

##### RCRA NON GEN - RCRA Non-Generators

A search of the RCRA NON GEN database, dated Sep 1, 2025 has found that there are 1 RCRA NON GEN site(s) within approximately 0.25miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
USCG FORT PIERCE	900 SEAWAY DR FORT PIERCE FL 34949-3123	WNW	0.15 / 801.46	<a href="#">6</a>
<i>Handler ID   Recycler Activity?: FL5690310839   NO</i>				

##### ERNS - Emergency Response Notification System

A search of the ERNS database, dated Sep 7, 2025 has found that there are 1 ERNS site(s) within approximately 0.02miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
	1010 SEAWAY DR FORT PIERCE FL	SSW	0.00 / 0.00	<a href="#">3</a>
<i>NRC Report No: 1055187</i>				

#### State

##### ERIC - ERIC Waste Cleanup

A search of the ERIC database, dated Aug 8, 2025 has found that there are 5 ERIC site(s) within approximately 1.00miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
CITGO-ISLAND	1010 Seaway Dr Fort Pierce FL 34949	SSW	0.00 / 0.00	<a href="#">3</a>
FORT PIERCE UTILITY PIPELINE	800 - 1000 SEAWAY DRIVE FORT PIERCE FL 34950	WSW	0.03 / 168.63	<a href="#">4</a>

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
FT PIERCE NAVAL AMPH BASE	FORT PIERCE FL 34950	ENE	0.34 / 1,779.87	<a href="#">8</a>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
ISLAND COVE MARINA COCONUT COVE MARINA	465 FERNANDINA STREET FORT PIERCE FL	E	0.61 / 3,198.63	<a href="#">9</a>
ISLAND COVE MARINA COCONUT COVE MARINA	465 FERNANDINA STREET FT. PIERCE FL 34949	E	0.61 / 3,198.63	<a href="#">9</a>

### **WCRPS - Waste Cleanup Responsible Party Sites**

A search of the WCRPS database, dated Apr 11, 2021 has found that there are 3 WCRPS site(s) within approximately 1.00miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
FORT PIERCE UTILITY AUTHORITY	800 - 1000 SEAWAY DRIVE FORT PIERCE FL	WSW	0.03 / 168.63	<a href="#">4</a>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
ISLAND COVE MARINA COCONUT COVE MARINA	465 FERNANDINA STREET FT. PIERCE FL	E	0.61 / 3,198.63	<a href="#">9</a>
LION'S DEN	465 FERNANDINA STREET FORT PIERCE FL	E	0.61 / 3,198.63	<a href="#">9</a>

### **LST - Leaking Tanks**

A search of the LST database, dated Apr 21, 2025 has found that there are 3 LST site(s) within approximately 0.50miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
CITGO-ISLAND	1010 SEAWAY DR FORT PIERCE FL 33450	SSW	0.00 / 0.00	<a href="#">3</a>
	<i>Facility ID   Facility Status: 8516032   OPEN Cleanup Required: R - CLEANUP REQUIRED</i>			
CUMBERLAND FARMS #0966	975 SEAWAY DR FORT PIERCE FL 34949	E	0.06 / 340.30	<a href="#">5</a>
	<i>Facility ID   Facility Status: 8516081   OPEN Cleanup Required: R - CLEANUP REQUIRED, R - CLEANUP REQUIRED</i>			

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
US COAST GUARD-FORT PIERCE	900 SEAWAY DR FORT PIERCE FL 34949	WNW	0.15 / 801.46	<a href="#">6</a>

**Facility ID | Facility Status:** 8518586 | OPEN  
**Cleanup Required:** R - CLEANUP REQUIRED, R - CLEANUP REQUIRED, R - CLEANUP REQUIRED

### UST - Underground Storage Tanks

A search of the UST database, dated Aug 9, 2025 has found that there are 4 UST site(s) within approximately 0.25miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
CITGO-ISLAND	1010 SEAWAY DR FORT PIERCE FL 33450	SSW	0.00 / 0.00	<a href="#">3</a>

**Facility ID | Facility Status:** 8516032 | OPEN  
**Tank Status | Status Date:** B - REMOVED FROM SITE | 05-JAN-1995, B - REMOVED FROM SITE | 05-JAN-1995, T - OUT OF SERVICE | 01-NOV-2022

CUMBERLAND FARMS #0966	975 SEAWAY DR FORT PIERCE FL 34949	E	0.06 / 340.30	<a href="#">5</a>
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**Facility ID | Facility Status:** 8516081 | OPEN  
**Tank Status | Status Date:** B - REMOVED FROM SITE | 01-JUN-1995, U - IN SERVICE | 01-JUN-1995, B - REMOVED FROM SITE | 01-JUN-1995, U - IN SERVICE | 01-JUN-1995, U - IN SERVICE | 01-JUN-1995, B - REMOVED FROM SITE | 01-JUN-1995

US COAST GUARD-FORT PIERCE	900 SEAWAY DR FORT PIERCE FL 34949	WNW	0.15 / 801.46	<a href="#">6</a>
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**Facility ID | Facility Status:** 8518586 | OPEN  
**Tank Status | Status Date:** B - REMOVED FROM SITE | 31-JAN-1991, B - REMOVED FROM SITE | 31-JAN-1991, B - REMOVED FROM SITE | 31-JAN-1991, B - REMOVED FROM SITE |

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
PELICAN YACHT CLUB	1120 SEAWAY DR FORT PIERCE FL 34949	NNE	0.16 / 864.47	<a href="#">7</a>

**Facility ID | Facility Status:** 8944303 | OPEN  
**Tank Status | Status Date:** A - CLOSED IN PLACE | 30-JUN-1991, U - IN SERVICE | 01-SEP-2008, B - REMOVED FROM SITE | 01-AUG-2008, B - REMOVED FROM SITE | 01-AUG-2008, A - CLOSED IN PLACE |

### AST - Aboveground Storage Tanks

A search of the AST database, dated Aug 9, 2025 has found that there are 1 AST site(s) within approximately 0.25miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
US COAST GUARD-FORT PIERCE	900 SEAWAY DR FORT PIERCE FL 34949	WNW	0.15 / 801.46	<a href="#">6</a>

**Facility ID | Facility Status:** 8518586 | OPEN  
**Tank Status | Status Date:** U - IN SERVICE | , U - IN SERVICE | 01-MAR-2006, U - IN SERVICE | 01-MAR-2006, B - REMOVED FROM SITE | 01-FEB-2006, B - REMOVED FROM SITE | 01-FEB-2006

### FF TANKS - Federal Facilities Listing

A search of the FF TANKS database, dated Jul 25, 2025 has found that there are 1 FF TANKS site(s) within approximately 0.25miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
US COAST GUARD-FORT PIERCE	900 SEAWAY DR FORT PIERCE FL 34949-3123	WNW	0.15 / 801.46	<a href="#">6</a>
<i>Facility ID   Facility Status: 8518586   OPEN</i>				

### **STCS - Storage Tank/Contaminated Facility Search**

A search of the STCS database, dated Aug 1, 2025 has found that there are 4 STCS site(s) within approximately 0.50miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
CITGO-ISLAND	1010 SEAWAY DR FORT PIERCE FL 33450	SSW	0.00 / 0.00	<a href="#">3</a>
<i>Facility ID   Fac Stat (OD): 8516032   OPEN</i>				
CUMBERLAND FARMS #0966	975 SEAWAY DR FORT PIERCE FL 34949	E	0.06 / 340.30	<a href="#">5</a>
<i>Facility ID   Fac Stat (OD): 8516081   OPEN</i>				
US COAST GUARD-FORT PIERCE	900 SEAWAY DR FORT PIERCE FL 34949	WNW	0.15 / 801.46	<a href="#">6</a>
<i>Facility ID   Fac Stat (OD): 8518586   OPEN</i>				

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
PELICAN YACHT CLUB	1120 SEAWAY DR FORT PIERCE FL 34949	NNE	0.16 / 864.47	<a href="#">7</a>
<i>Facility ID   Fac Stat (OD): 8944303   OPEN</i>				

### **INST - Institutional Controls Registry**

A search of the INST database, dated Aug 1, 2025 has found that there are 1 INST site(s) within approximately 0.50miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
CITGO-ISLAND	1010 Seaway Dr Fort Pierce FL 34949	WSW	0.00 / 0.00	<a href="#">2</a>

### **Non Standard**

#### **Federal**

#### **FUDS - Formerly Used Defense Sites**

A search of the FUDS database, dated May 15, 2023 has found that there are 1 FUDS site(s) within approximately 1.00miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
FT PIERCE NAVAL AMPH BASE	FT PIERCE FL	WSW	0.00 / 0.00	<a href="#">1</a>

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
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*FUDS Property No: 104FL0698*

**MRDS - Mineral Resource Data System**

A search of the MRDS database, dated Mar 15, 2016 has found that there are 1 MRDS site(s) within approximately 1.00miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
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MINTON PIT	ST. LUCIE COUNTY FORT PIERCE FL 34949	WSW	0.78 / 4,103.29	<a href="#">10</a>
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*Dep ID: 10143465*

**State**

**SPILLS - Oil and Hazardous Materials Incidents**

A search of the SPILLS database, dated Oct 1, 2025 has found that there are 1 SPILLS site(s) within approximately 0.12miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
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	1010 Seaway Drive FORT PIERCE FL	SSW	0.00 / 0.00	<a href="#">3</a>
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*Incident No | Incident Date: 49497 | 07/26/2013*

**DWM CONTAM - Contaminated Sites**

A search of the DWM CONTAM database, dated Mar 3, 2025 has found that there are 8 DWM CONTAM site(s) within approximately 0.50miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
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BILLS REEF MART	1010 SEAWAY DR FORT PIERCE FL 33450	SSW	0.00 / 0.00	<a href="#">3</a>
	<i>Facility ID: 8516032</i> <i>Facility Status: WAITING</i>			
CITGO-ISLAND	1010 SEAWAY DR FORT PIERCE FL 33450	SSW	0.00 / 0.00	<a href="#">3</a>
	<i>Facility ID: 8516032</i>			
FT PIERCE INLET MARINA	1010 SEAWAY DR FORT PIERCE FL 33450	SSW	0.00 / 0.00	<a href="#">3</a>
	<i>Facility ID: 8516032</i> <i>Facility Status: WAITING</i>			
FORT PIERCE UTILITY AUTHORITY	800 - 1000 SEAWAY DRIVE FORT PIERCE FL 34950	WSW	0.03 / 168.63	<a href="#">4</a>
	<i>Facility ID: 137950</i>			
CUMBERLAND FARMS #0966	975 SEAWAY DR FORT PIERCE FL 34949	E	0.06 / 340.30	<a href="#">5</a>
	<i>Facility ID: 8516081</i>			

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
US COAST GUARD-FORT PIERCE	900 SEAWAY DR FORT PIERCE FL 34949  <i>Facility ID: 8518586</i>	WNW	0.15 / 801.46	<a href="#"><u>6</u></a>
US COAST GUARD-FORT PIERCE	900 SEAWAY DR FORT PIERCE FL 34949  <i>Facility ID: 8518586</i> <i>Facility Status: ACTIVE</i>	WNW	0.15 / 801.46	<a href="#"><u>6</u></a>
Basewide- FT PIERCE NAVAL AMPH BASE	FORT PIERCE FL 34950  <i>Facility ID: 115660</i>	ENE	0.34 / 1,779.87	<a href="#"><u>8</u></a>

### **DEL CONTAM SITE - Delisted Contaminated Sites**

A search of the DEL CONTAM SITE database, dated Sep 30, 2015 has found that there are 2 DEL CONTAM SITE site(s) within approximately 0.50miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
US COAST GUARD-FORT PIERCE	900 SEAWAY DR FORT PIERCE FL 34949	WNW	0.15 / 801.46	<a href="#"><u>6</u></a>
US COAST GUARD-FORT PIERCE	900 SEAWAY DR FORT PIERCE FL 34949	WNW	0.15 / 801.46	<a href="#"><u>6</u></a>

### **WELL SURVEILLANCE - Well Surveillance Program Facilities**

A search of the WELL SURVEILLANCE database, dated Sep 4, 2025 has found that there are 3 WELL SURVEILLANCE site(s) within approximately 0.25miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
KWIK STOP	1010 SEAWAY DR FORT PIERCE FL 34949	SSW	0.00 / 0.00	<a href="#"><u>3</u></a>
CUMBERLAND FARMS #0966	975 SEAWAY DR FORT PIERCE FL 34949	E	0.06 / 340.30	<a href="#"><u>5</u></a>
US COAST GUARD	900 SEAWAY DR FORT PIERCE FL 34949	WNW	0.15 / 801.46	<a href="#"><u>6</u></a>



### Map: 1.0 Mile Radius

Order Number: 25102100191

Address: 1010 Seaway Drive, Fort Pierce, FL



Project Property

Buffer Outline

Sites with Higher Elevation

Sites with Same Elevation

Sites with Lower Elevation

Sites with Unknown Elevation

Areas with Higher Elevation

Areas with Same Elevation

Areas with Lower Elevation

Areas with Unknown Elevation

Freeways; Highways

Traffic Circle; Ramp

Major & Minor Arterial

Traffic Circle; Ramp

Local Road

Rail

State

Country

National Wetland

Indian Reserve Land

100 Year Flood Zone

500 Year Flood Zone

FWS Special Designation Areas

National Priorities List (Active, Delisted, Proposed, Institutional Control)



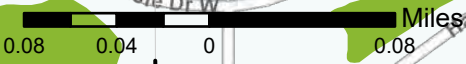
### Map: 0.5 Mile Radius

Order Number: 25102100191

Address: 1010 Seaway Drive, Fort Pierce, FL



- Project Property
- Buffer Outline
- ▲ Sites with Higher Elevation
- Sites with Same Elevation
- ▼ Sites with Lower Elevation
- Sites with Unknown Elevation
- Areas with Higher Elevation
- Areas with Same Elevation
- Areas with Lower Elevation
- Areas with Unknown Elevation
- Freeways; Highways
- Traffic Circle; Ramp
- Major & Minor Arterial
- Traffic Circle; Ramp
- Local Road
- Rail
- State
- Country
- National Wetland
- Indian Reserve Land
- 100 Year Flood Zone
- 500 Year Flood Zone
- FWS Special Designation Areas
- National Priorities List (Active, Delisted, Proposed, Institutional Control)



1:5,250

### Map: 0.25 Mile Radius

Order Number: 25102100191  
Address: 1010 Seaway Drive, Fort Pierce, FL



- Project Property
- Buffer Outline
- ▲ Sites with Higher Elevation
- Sites with Same Elevation
- ▼ Sites with Lower Elevation
- Sites with Unknown Elevation
- Areas with Higher Elevation
- Areas with Same Elevation
- Areas with Lower Elevation
- Areas with Unknown Elevation
- Freeways; Highways
- Traffic Circle; Ramp
- Major & Minor Arterial
- Traffic Circle; Ramp
- Local Road
- Rail
- State
- Country
- National Wetland
- Indian Reserve Land
- 100 Year Flood Zone
- 500 Year Flood Zone
- FWS Special Designation Areas
- National Priorities List (Active, Delisted, Proposed, Institutional Control)

80°18'30"W

80°18'W

27°28'N

27°28'N

27°27'30"N

27°27'30"N



1:10,000

State of Florida, Maxar

**Aerial** Year: 2024

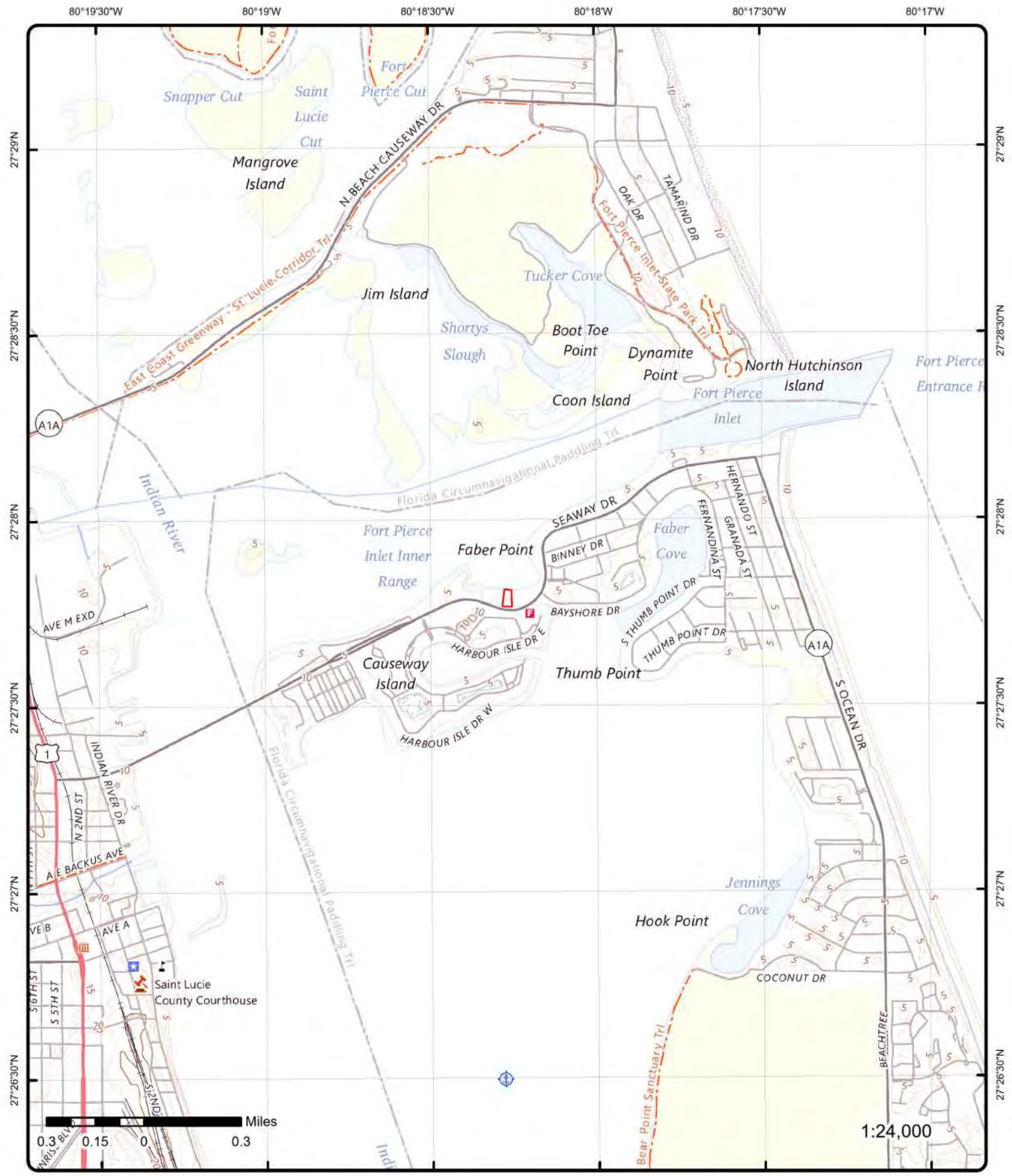
Order Number: 25102100191

**Address: 1010 Seaway Drive, Fort Pierce, FL**



Source: ESRI World Imagery

© ERIS Information Limited Partnership



**Topographic Map** Year: 2024

Order Number: 25102100191

Address: 1010 Seaway Drive, FL



Quadrangle(s): Fort Pierce FL

© ERIS Information Inc.

Source: USGS Topographic Map

# Detail Report

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<a href="#">1</a>	1 of 1	WSW	0.00 / 0.00	1.23 / 0	FT PIERCE NAVAL AMPH BASE FT PIERCE FL	FUDS

**FUDS Property No:** I04FL0698  
**EMS Map Link:** <https://fudsportal.usace.army.mil/ems/inventory/map?id=56789>  
**FUDS INST ID:** FL49799F461400  
**Status:** Properties with projects  
**SDS ID:**  
**NPL Status Code:** Not Listed  
**Eligibility:** Eligible  
**Site Eligib:** Eligible  
**Current Owner:** Private Sector; Public Sector; State Government  
**Has Project:** Yes  
**DOD FUDS Pro:**  
**Project Required:**  
**No Further Action:**  
**Congressional District:** 21  
**Congressional Dist 117:** 18  
**Media ID:**  
**Metadata ID:**  
**Feature Desc:**  
**EPA Region:** 04  
**County:** ST LUCIE  
**Latitude:** 27.46583333  
**Longitude:** -80.29944444  
**Fiscal year:** 2020  
**USACE Division:** sad  
**USACE District:** saj  
**Centroid Lat:**  
**Centroid Long:**  
**Se Anno Cad Data:**  
**Shape Length:** 0.919311145758958  
**Shape Area:** 0.01089128463508  
**Shape Len:** .91931115  
**X:**  
**Y:**  
**Data Source:** U.S. Army Corps of Engineers Geospatial Open Data  
**Property History:**

The site is located in Martin, St. Lucie and Indian River Counties, Florida, extends from near Jensen Beach to approximately 5 miles south of Vero Beach, Florida. The U.S. acquired the land in 1943. The installation was a training site during World War II for the invasion of Europe and included submerged obstacle training areas, mine removal training areas, beach landing sites, and anti-aircraft gunnery training areas. Personnel training at the base included the combat demolition research unit, underwater demolition team, combat demolition unit, attack battened landing craft units, rocket and anti-aircraft gunnery units, and construction battalion. The Fort Pierce site was also used for normal amphibious assault training. Up to 40,000 personnel were trained at the installation; however, many of the facilities were temporary, including many semi-tent structures (hutments). Most of the facilities were removed when the installation was closed in 1946, and the property was returned to the owners. Subsequently, much of the beach property has been extensively subdivided and heavily developed with the exception of land belonging to the Fort Pierce Inlet State Recreation Area on North Hutchinson Island.

**Feature Description:**

The site is located in Martin, St. Lucie and Indian River Counties, Florida, extends from near Jensen Beach to approximately 5 miles south of Vero Beach, Florida. The U.S. acquired the land in 1943. The installation was a training site during World War II for the invasion of Europe and included submerged obstacle training areas, mine removal training areas, beach landing sites, and anti-aircraft gunnery training areas. Personnel training at the base included the combat demolition research unit, underwater demolition team, combat demolition unit, attack battened landing craft units, rocket and anti-aircraft gunnery units, and construction battalion. The Fort Pierce site was also used for normal amphibious assault training. Up to 40,000 personnel were trained at the installation; however, many of the facilities were temporary, including many semi-tent structures (hutments). Most of the facilities were removed when the installation was closed in 1946, and the property was returned to the owners. Subsequently, much of the beach property has been extensively subdivided and heavily developed with the exception of land belonging to the Fort Pierce Inlet State Recreation Area on North

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Hutchinson Island.

<a href="#">2</a>	1 of 1	WSW	0.00 / 0.00	1.23 / 0	CITGO-ISLAND 1010 Seaway Dr Fort Pierce FL 34949	INST
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<b>Facility ID No:</b>	STCM-8516032	<b>Horizontal Referen:</b>	HARN
<b>Site ID:</b>	ERIC_18021	<b>CMC2 Coord Meth ID:</b>	CSUR
<b>Boundary Key:</b>	1786	<b>PC2 Proximity ID:</b>	EXACT
<b>OIC Obj Inter ID:</b>	SWIM	<b>Create User Name:</b>	WILLIAMS_CA
<b>VSC1 Verif Stat ID:</b>	REVIEWED	<b>Create Date/Time:</b>	4/6/2022
<b>Control ID:</b>	IC-1825	<b>Modify User Name:</b>	WILLIAMS_CA
<b>Begin Date:</b>	4/6/2022	<b>Modify Date/Time:</b>	4/7/2022
<b>Previous Publish?:</b>	Yes	<b>Collector User Nm:</b>	WILLIAMS_CA
<b>Site WMD:</b>	SFWMMD	<b>Collection Date:</b>	4/6/2022
<b>Site Prog Type Key:</b>		<b>Area:</b>	0
<b>Site Dep Office:</b>	SED	<b>Len:</b>	0
<b>Site ZIP4:</b>	2722		
<b>Site Name:</b>	CHEVRON STATION (fka CITGO-ISLAND)		
<b>All Site Names:</b>	CHEVRON STATION (fka CITGO-ISLAND)		
<b>Site Managing Progr:</b>			
<b>Control Name:</b>	CHEVRON STATION (fka CITGO-ISLAND)		
<b>Mechanism Counties:</b>	St. Lucie, St. Lucie, St. Lucie		
<b>Mechanism Category:</b>	Administrative Rules/Orders and Delegations, Conditional Site Rehabilitation Completion Order, Recorded ICs		
<b>Mechanism Types:</b>	Declaration of Restrictive Covenant, Dewatering 62-621, Professional Certification of Restricted Activity		
<b>Mechanism Book No:</b>	4789		
<b>Mechanism Page No:</b>	2546		
<b>Mechanism Instr No:</b>			
<b>Mechanism Effec Dt:</b>	06-APR-22, 06-APR-22, 11-MAR-22		
<b>Restrictions:</b>	Dewatering, Groundwater Use, Stormwater Features		
<b>Contaminated Media:</b>	Groundwater		
<b>Contaminations:</b>	Benzene		
<b>Engineering Controls:</b>	None		
<b>Site Documents:</b>	<a href="https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/ERIC_18021/gis-facility!search">https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/ERIC_18021/gis-facility!search</a>		
<b>Description:</b>	Dewatering 62-621, Professional Certification of Restricted Activity, Groundwater Use, Dewatering, Stormwater Feature Restrictions		

**Comments:**

<a href="#">3</a>	1 of 10	SSW	0.00 / 0.00	2.91 / 2	CITGO-ISLAND 1010 SEAWAY DR FORT PIERCE FL 33450	DWM CONTAM
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<b>Facility ID:</b>	8516032	<b>Contact:</b>	
<b>Site ID:</b>	8516032	<b>Phone:</b>	
<b>Program Area:</b>		<b>Method:</b>	
<b>Facility Type:</b>		<b>Datum:</b>	
<b>Fac Type:</b>		<b>Related Party ID:</b>	
<b>County ID:</b>	56	<b>Primary RP Role:</b>	
<b>Ftc1 Fac Type ID:</b>	A	<b>RP Begin Date:</b>	
<b>Stcm Facility Type:</b>	A	<b>RP Address1:</b>	
<b>District:</b>	SED	<b>RP Address2:</b>	
<b>Site Status:</b>		<b>RP City:</b>	
<b>Section:</b>	002	<b>RP State:</b>	
<b>Township:</b>	35S	<b>RP Zip5:</b>	
<b>County:</b>	St. Lucie	<b>RP Zip4:</b>	
<b>Range:</b>	40E	<b>RP Phone:</b>	
<b>Rank:</b>		<b>RP Extension:</b>	
<b>Operator:</b>		<b>RP Bad Addr Ind:</b>	
<b>Name Changed:</b>		<b>RP Name:</b>	
<b>Addr Changed:</b>			
<b>Facility Name:</b>	CITGO-ISLAND		
<b>Description:</b>	Retail Station		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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**Program Details**

<b>Facility Status:</b>		<b>Staff Assigned:</b>	
<b>Offsite Contam:</b>		<b>Priority:</b>	
<b>Priority Score:</b>	11	<b>Score Effective Dt:</b>	
<b>Project Coordinato:</b>		<b>Score When Ranked:</b>	
<b>Program Eligible:</b>		<b>District:</b>	
<b>Ineligible:</b>		<b>Datum:</b>	0
<b>Program Area:</b>	PETROLEUM	<b>Method:</b>	DGPS
<b>Site Manager:</b>		<b>Lat DD:</b>	27
<b>Discharge Date:</b>	04/13/1987	<b>Lat MM:</b>	27
<b>Discharge Eligibil:</b>	E	<b>Lat SS:</b>	46.25
<b>Eligibility Progrm:</b>	EDI	<b>Long DD:</b>	80
<b>Cleanup Status:</b>	CLOSED-STCM	<b>Long MM:</b>	18
<b>Closure Type:</b>	NFAC	<b>Long SS:</b>	16.21
<b>Closure Date:</b>	04/06/2022		

<u>3</u>	2 of 10	SSW	0.00 / 0.00	2.91 / 2	FT PIERCE INLET MARINA 1010 SEAWAY DR FORT PIERCE FL 33450	DWM CONTAM
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<b>Facility ID:</b>	8516032	<b>Contact:</b>	
<b>Site ID:</b>		<b>Phone:</b>	
<b>Program Area:</b>	Petroleum	<b>Method:</b>	
<b>Facility Type:</b>		<b>Datum:</b>	
<b>Fac Type:</b>		<b>Related Party ID:</b>	
<b>County ID:</b>		<b>Primary RP Role:</b>	
<b>Ftc1 Fac Type ID:</b>		<b>RP Begin Date:</b>	
<b>Stcm Facility Type:</b>		<b>RP Address1:</b>	
<b>District:</b>		<b>RP Address2:</b>	
<b>Site Status:</b>		<b>RP City:</b>	
<b>Section:</b>		<b>RP State:</b>	
<b>Township:</b>		<b>RP Zip5:</b>	
<b>County:</b>	ST. LUCIE	<b>RP Zip4:</b>	
<b>Range:</b>		<b>RP Phone:</b>	
<b>Rank:</b>		<b>RP Extension:</b>	
<b>Operator:</b>		<b>RP Bad Addr Ind:</b>	
<b>Name Changed:</b>		<b>RP Name:</b>	
<b>Addr Changed:</b>			
<b>Facility Name:</b>			
<b>Description:</b>			

**Program Details**

<b>Facility Status:</b>	WAITING	<b>Staff Assigned:</b>	
<b>Offsite Contam:</b>	U	<b>Priority:</b>	
<b>Priority Score:</b>	11	<b>Score Effective Dt:</b>	
<b>Project Coordinato:</b>		<b>Score When Ranked:</b>	
<b>Program Eligible:</b>	Y	<b>District:</b>	PCSED
<b>Ineligible:</b>		<b>Datum:</b>	NAD83
<b>Program Area:</b>		<b>Method:</b>	DPHO
<b>Site Manager:</b>		<b>Lat DD:</b>	27
<b>Discharge Date:</b>		<b>Lat MM:</b>	27
<b>Discharge Eligibil:</b>		<b>Lat SS:</b>	46.25
<b>Eligibility Progrm:</b>		<b>Long DD:</b>	80
<b>Cleanup Status:</b>		<b>Long MM:</b>	18
<b>Closure Type:</b>		<b>Long SS:</b>	16.21
<b>Closure Date:</b>			

<u>3</u>	3 of 10	SSW	0.00 / 0.00	2.91 / 2	BILLS REEF MART 1010 SEAWAY DR FORT PIERCE FL 33450	DWM CONTAM
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<b>Facility ID:</b>	8516032	<b>Contact:</b>	
<b>Site ID:</b>		<b>Phone:</b>	
<b>Program Area:</b>	Petroleum	<b>Method:</b>	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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<b>Facility Type:</b> <b>Fac Type:</b> <b>County ID:</b> <b>Ftc1 Fac Type ID:</b> <b>Stcm Facility Type:</b> <b>District:</b> <b>Site Status:</b> <b>Section:</b> <b>Township:</b> <b>County:</b> ST. LUCIE <b>Range:</b> <b>Rank:</b> <b>Operator:</b> <b>Name Changed:</b> <b>Addr Changed:</b> <b>Facility Name:</b> <b>Description:</b>	<b>Datum:</b> <b>Related Party ID:</b> <b>Primary RP Role:</b> <b>RP Begin Date:</b> <b>RP Address1:</b> <b>RP Address2:</b> <b>RP City:</b> <b>RP State:</b> <b>RP Zip5:</b> <b>RP Zip4:</b> <b>RP Phone:</b> <b>RP Extension:</b> <b>RP Bad Addr Ind:</b> <b>RP Name:</b>
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**Program Details**

<b>Facility Status:</b> WAITING <b>Offsite Contam:</b> U <b>Priority Score:</b> 8 <b>Project Coordinato:</b> <b>Program Eligible:</b> Y <b>Ineligible:</b> <b>Program Area:</b> <b>Site Manager:</b> <b>Discharge Date:</b> <b>Discharge Eligibil:</b> <b>Eligibility Progrm:</b> <b>Cleanup Status:</b> <b>Closure Type:</b> <b>Closure Date:</b>	<b>Staff Assigned:</b> <b>Priority:</b> <b>Score Effective Dt:</b> <b>Score When Ranked:</b> <b>District:</b> PCSED <b>Datum:</b> <b>Method:</b> DGPS <b>Lat DD:</b> 27 <b>Lat MM:</b> 27 <b>Lat SS:</b> 46.25 <b>Long DD:</b> 80 <b>Long MM:</b> 18 <b>Long SS:</b> 16.21
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<u>3</u>	4 of 10	SSW	0.00 / 0.00	2.91 / 2	CITGO-ISLAND 1010 Seaway Dr Fort Pierce FL 34949	ERIC
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<b>Eric ID:</b> ERIC_18021 <b>Site Status:</b> CLOSEDWCOND <b>Source Facility ID:</b> 8516032 <b>District:</b> SED <b>WMD:</b> SFWMD <b>ICR Indicator:</b> YES <b>Discharge Dt:</b> 1987-04-13 00:00:00 UTC <b>Method ID:</b> DPHO <b>Object of Interest:</b> DISCH <b>Proximity to Object:</b> APPRX <b>Collector Username:</b> WILLIAMS_CA <b>Collect Dt:</b> 2022-04-06 00:00:00 UTC <b>Map Source:</b> hybrid <b>Map Source Scale:</b> 564 <b>Interpolation Scale:</b> 0 <b>Coord Accuracy ID:</b> 1 <b>Site Phase Dsc:</b> Phase 5 - Cleanup Complete <b>Site Name:</b> CHEVRON STATION (fka CITGO-ISLAND) <b>Documents:</b> <a href="https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/ERIC_18021/gis-facility!search">https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/ERIC_18021/gis-facility!search</a>	<b>Offsite Contamin Key:</b> NOCONTAM <b>Se Anno Cad Data:</b> <b>State:</b> FL <b>County Name:</b> St. Lucie <b>County ID:</b> 56 <b>Datum ID:</b> WGS84 <b>Geometry:</b> <b>Point X:</b> -80.30452152768676 <b>Point Y:</b> 27.462812556694633 <b>Lat DD:</b> 27 <b>Lat MM:</b> 27 <b>Lat SS:</b> 46.1252 <b>Long DD:</b> 80 <b>Long MM:</b> 18 <b>Long SS:</b> 16.2775 <b>Gis Albx:</b> 764455.045192 <b>Gis Alby:</b> 389601.781759
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**Program Details**

<b>Program:</b> <b>Program Type:</b> <b>Program Status:</b> <b>Site Manager:</b>	Petroleum Restoration Program PETROLEUM COMPLETEWITHCOND
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Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<u>3</u>	5 of 10	SSW	0.00 / 0.00	2.91 / 2	1010 SEAWAY DR FORT PIERCE FL	ERNS

**NRC Report No:** 1055187  
**Type of Incident:** FIXED  
**Incident Cause:** DUMPING  
**Incident Date:** 25-Jul-2013 10:00:00  
**Incident Location:** FORT PIERCE INLET  
**Incident Dtg:** DISCOVERED  
**Distance from City:**  
**Distance Units:**  
**Direction from City:**  
**Location County:** ST. LUCIE  
**Potential Flag:** No  
**Year:** Year 2013 Reports  
**Description of Incident:** CALLER STATED THAT SOMEONE WAS DUMPING DIESEL FUEL INTO THE WATER.

**Material Spill Information**

**Chris Code:** ODS  
**CAS No:** 000000-00-0  
**UN No:**  
**Name of Material:** OIL: DIESEL  
**Amount of Material:** 0  
**Unit of Measure:** UNKNOWN AMOUNT  
**If Reached Water:** YES  
**Amount in Water:** 0  
**Unit Reach Water:** UNKNOWN AMOUNT

**Calls Information**

**Date Time Received:** 26-Jul-2013 14:25:33  
**Date Time Complete:** 26-Jul-2013 14:32:09  
**Call Type:** INC  
**Resp Company:**  
**Resp Org Type:** UNKNOWN  
**Responsible City:**  
**Responsible State:** XX  
**Responsible Zip:**  
**Source:** TELEPHONE

**Incident Information**

**Tank ID:**  
**Tank Regulated:** U  
**Tank Regulated By:**  
**Capacity of Tank:**  
**Capacity Tank Units:**  
**Description of Tank:**  
**Actual Amount:**  
**Actual Amount Units:**  
**Tank Above Ground:** ABOVE  
**NPDES:**  
**NPDES Compliance:** U  
**Init Contin Rel No:**  
**Contin Rel Permit:**  
**Contin Release Type:**  
**Aircraft ID:**  
**Aircraft Runway No:**  
**Aircraft Spot No:**  
**Aircraft Type:**  
**Aircraft Model:**  
**Aircraft Fuel Cap:**  
**Aircraft Fuel Cap U:**  
**Aircraft Fuel on Brd:**  
**Aircraft Fuel OB U:**  
**Aircraft Hanger:**  
**Road Mile Marker:**  
**Power Gen Facility:** N  
**Generating Capacity:**  
**Type of Fixed Obj:** MARINA  
**Type of Fuel:**  
**Building ID:**  
**Location Area ID:**  
**Location Block ID:**  
**OCSG No:**  
**OCSP No:**  
**State Lease No:**  
**Pier Dock No:**  
**Berth Slip No:**  
**Brake Failure:** U  
**Airbag Deployed:** U  
**Transport Contain:** U  
**Location Subdiv:**  
**Platform Rig Name:**  
**Platform Letter:**  
**Allision:** U  
**Type of Structure:**  
**Structure Name:**  
**Structure Oper:** U  
**Transit Bus Flag:**  
**Date Time Norm Serv:**  
**Serv Disrupt Time:**  
**Serv Disrupt Units:**  
**CR Begin Date:**  
**CR End Date:**  
**CR Change Date:**  
**FBI Contact:**  
**FBI Contact Dt Tm:**  
**Passenger Handling:**  
**Passenger Route:** XXX

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
DOT Crossing No:					Passenger Delay:	XXX
DOT Regulated:	U				Sub Part C Test Req:	XXX
Pipeline Type:					No of Conductor Tested:	
Pipeline Abv Ground:	ABOVE				No of Engineer Tested:	
Pipeline Covered:	U				No of Trainman Tested:	
Exposed Underwater:	N				No of Yard Foreman Tested:	
Railroad Hotline:					No of RCL Operator Tested:	
Railroad Milepost:					No of Brakeman Tested:	
Grade Crossing:	U				No of Train Dispat Tested:	
Crossing Device Ty:					No of Signalman Tested:	
Ty Vehicle Involved:					No of Other Emp Tested:	
Device Operational:	U				No of Unknown Emp Tested:	
<b><u>Incident Details Information</u></b>						
Release Secured:	U				State Agen Report No:	
Release Rate:					State Agen on Scene:	FD
Release Rate Unit:					State Agen Notified:	FD, STATE WARNING POINT
Release Rate Rate:					Fed Agency Notified:	
Est Duration of Rel:					Oth Agency Notified:	
Desc Remedial Act:					Body of Water:	INDIAN RIVER
Fire Involved:	N				Tributary of:	ATLANTIC OCEAN
Fire Extinguished:	U				Near River Mile Make:	
Any Evacuations:	N				Near River Mile Mark:	
No Evacuated:					Offshore:	N
Who Evacuated:					Weather Conditions:	OVERCAST
Radius of Evac:					Air Temperature:	
Any Injuries:	N				Wind Direction:	
No. Injured:					Wind Speed:	
No. Hospitalized:					Wind Speed Unit:	
No. Fatalities:					Water Supp Contam:	U
Any Fatalities:	N				Water Temperature:	
Any Damages:	N				Wave Condition:	
Damage Amount:					Current Speed:	
Air Corridor Closed:	N				Current Direction:	
Air Corridor Desc:					Current Speed Unit:	
Air Closure Time:					EMPL Fatality:	
Waterway Closed:	N				Pass Fatality:	
Waterway Desc:					Community Impact:	
Waterway Close Time:					Passengers Transfer:	NO
Road Closed:	N				Passenger Injuries:	
Road Desc:					Employee Injuries:	
Road Closure Time:					Occupant Fatality:	
Road Closure Units:					Sheen Size:	
Closure Direction:					Sheen Size Units:	
Major Artery:	No				Sheen Size Length:	1000
Track Closed:	N				Sheen Size Length U:	FEET
Track Desc:					Sheen Size Width:	600
Track Closure Time:					Sheen Size Width U:	FEET
Track Closure Units:					Sheen Color:	RAINBOW
Track Close Dir:					Dir of Sheen Travel:	
Media Interest:	UNKNOWN				Sheen Odor Desc:	
Medium Desc:	WATER				Duration Unit:	
Addl Medium Info:	INDIAN RIVER				Additional Info:	FIRE DEPARTMENT CAME ON SCENE YESTERDAY AND IT DISSIPATED BUT NOW THE SHEEN IS BACK SINCE IT RAINED.

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<a href="#">3</a>	6 of 10	SSW	0.00 / 0.00	2.91 / 2	CITGO-ISLAND 1010 SEAWAY DR FORT PIERCE FL 33450	LST

<b>Facility ID:</b>	8516032	<b>Facility Status:</b>	OPEN
<b>Facility Name:</b>	CITGO-ISLAND	<b>Facility ID (Map):</b>	8516032
<b>Facility Address:</b>	1010 SEAWAY DR	<b>Fac Name (Map):</b>	CITGO-ISLAND
<b>Facility Address2:</b>		<b>Fac Address (Map):</b>	1010 SEAWAY DR
<b>Facility City:</b>	FORT PIERCE	<b>City (Map):</b>	FORT PIERCE
<b>County:</b>	ST. LUCIE	<b>County (Map):</b>	ST. LUCIE
<b>Facility State:</b>	FL	<b>Fac Zip (Map):</b>	33450
<b>Facility Zip:</b>	33450	<b>Latitude (Map):</b>	27.46284722
<b>Facility Type:</b>	A - Retail Station	<b>Longitude (Map):</b>	-80.30450278
<b>Oculus Docs Inventory:</b>	https://erisservice7.ecologeris.com/ErisExt/flo/ocure.ashx?ID=8516032&CAT=11		
<b>Information Portal Fac URL:</b>	http://prodenv.dep.state.fl.us/DepNexus/public/facilitysearch?pagination=true&facility.id=8516032		
<b>Information Portal Doc URL:</b>	http://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/8516032/facility!search		
<b>Data Source:</b>	STCM Database Reports -Historical Contaminated Facilities List (as of 21 Apr 2025); FDEP-Geospatial Open Data - Petroleum Contamination Monitoring (PCTS) Discharges (Map) (as of 21 Apr 2025); STCM Database Queries - Petroleum Cleanup Funding CAP To Date Report (as of 21 Apr 2025); STCM Public Reports-Tank Facility - Discharge Information (as of 21 Apr 2025); Commonly Requested Reports - All Eligible Discharges. (as of 21 Apr 2025)		

#### Discharge Cleanup Summary

<b>Discharge Date:</b>	4/13/1987	<b>Information Source:</b>	E - EDI
<b>Cleanup Required:</b>	R - CLEANUP REQUIRED	<b>Eligib Indicator:</b>	E - ELIGIBLE
<b>Dschrg Clnup Status:</b>	NFAC - NO FURTHER ACTION WITH CONDITIONS	<b>Site Manager:</b>	
<b>Dschrg Clnup Stat Dt:</b>	4/6/2022	<b>Site Manager End Dt:</b>	
<b>Cleanup Work Stat:</b>	COMPLETED		
<b>Tank Office:</b>	-		

#### Petroleum Cleanup Program Eligibility

<b>Cleanup Program:</b>	E - EARLY DETECTION INCENTIVE
<b>Eligibility Status:</b>	ELIGIBLE
<b>Rank:</b>	12280
<b>Cap Amount:</b>	\$0.00

#### Task Info

<b>SA Task ID:</b>	40966	<b>SR Soil Treatment:</b>	
<b>SA Cleanup Resp:</b>	ST - STATE	<b>SR Other Treatment:</b>	
<b>SA Actual Cost:</b>		<b>SR Alt Proc Rec:</b>	
<b>SA Complete Date:</b>		<b>RAP Task ID:</b>	40967
<b>SA Payment Date:</b>		<b>RAP Clean Resp ID:</b>	ST - STATE
<b>SR Task ID:</b>	40965	<b>RAP Actual Cost:</b>	
<b>SR Cleanup Resp:</b>	ST - STATE	<b>RAP Complete Date:</b>	
<b>SR Actual Cost:</b>		<b>RAP Payment Date:</b>	
<b>SR Complete Date:</b>		<b>RAP Last Ord Appr:</b>	
<b>SR Payment Date:</b>		<b>RA Task ID:</b>	40968
<b>SR Oral Date:</b>		<b>RA Cleanup Resp:</b>	ST - STATE
<b>SR Written Date:</b>		<b>RA Yrs to Complete:</b>	
<b>SR Soil Removal:</b>		<b>RA Actual Cost:</b>	
<b>SR Free Prod Rmvl:</b>		<b>Tank Office:</b>	-
<b>SR Soil Ton Remove:</b>			
<b>SR Fund Elig Type:</b>	-		
<b>SA Fund Elig Type:</b>	-		
<b>RAP Fund Elig Type:</b>	-		
<b>RA Fund Elig Type:</b>	-		
<b>SR Alternate Procedure Status:</b>			
<b>SR Alt Procedure Status Dt:</b>			
<b>SR Alt Procedure Comment:</b>			
<b>SRC Action Type:</b>	-		
<b>SRC Submit Date:</b>			
<b>SRC Review Date:</b>			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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SRC Complete Status: -  
 SRC Comp Status Dt:  
 SRC Issue Date:  
 SRC Comments:

**Petroleum Cleanup PCT Facility Score**

Related Party ID: 83881  
 RP Contact: SOPHIA FEBBO  
 Facility Cleanup Status: CMPL - COMPLETED  
 Bad Address Indicator: N  
 Rank: 12280

**Discharge Info (Map)**

Discharge:	17278	Facility Status:	OPEN
Discharge 1:	13-Apr-1987	Staff Assi:	
Discharge 2:	11	Eligibility:	ELIGIBLE
Discharge 3:	NFAC	Eligibility 1:	EDI
Disch Clea:	06-Apr-2022	Rel Feat:	EXACT
General Cl:	CLOSURE	Collection:	DPHO
Lat Dd:	27	Collector :	bayevsky_a
Lat Mm:	27	Collecti 1:	06-Jul-2015
Lat Ss:		Report Pha:	COMPLETED
Long Dd:	80	Report Sub:	COMPLETED
Long Mm:	18	Report S 1:	06-Apr-2022
Long Ss:			
Tank Offic:			
Document Link:	<a href="https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/8516032/facility!search">https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/8516032/facility!search</a>		

**AST UST Discharges**

Dep Co:	C	Long MM:	18
CU Req:	R	Long SS:	16.21
Score:	11	Stat Desc:	NO FURTHER ACTION WITH CONDITIONS
Descrip:	CLEANUP REQUIRED	Fac Name:	CITGO-ISLAND
Discharge Date:	13-APR-87	Fac Type:	A
Score Date:	23-OCT-2012	Type Desc:	Retail Station
Stat Date:	06-APR-2022	Fac Addr:	1010 SEAWAY DR
LL Meth:	DGPS	Fac City:	FORT PIERCE
Lat DD:	27	Fac Zip:	33450
Lat MM:	27	County:	ST. LUCIE
Lat SS:	46.25	Fac State:	OPEN
Long DD:	80	Fac Phone:	3053743073
Prg Desc:	EARLY DETECTION INCENTIVE		

**Eligible Discharges**

Program: EDI  
 Current Status: CLOSED  
 Discharge Date: 4/13/1987  
 Score: 11  
 Facility: CITGO-ISLAND  
 Address: 1010 SEAWAY DR  
 City: FORT PIERCE  
 Zip: 33450  
 County: ST. LUCIE  
 Owner: 1004-1010 SEAWAY DREAM TEAM LLC  
 Owner Address: 800 BRICKELL AVE , SU#320  
 Owner City: MIAMI  
 Owner State: FL  
 Owner Zip: 33131  
 Owner Phone: (305)374-3073  
 Owner Email: SOPHIAF@GATSBYFL.COM

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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**Historical Contaminated Facilities List**

<b>Facility ID:</b>	8516032	<b>Score:</b>	11
<b>Facility Status:</b>	OPEN	<b>Score Effective Dt:</b>	10/23/2012
<b>Facility Type:</b>	A - Retail Station	<b>Score When Ranked:</b>	8
<b>Facility Name:</b>	CITGO-ISLAND	<b>Rank:</b>	12280
<b>Address1:</b>	1010 SEAWAY DR	<b>Operator:</b>	SOPHIA FEBBO
<b>Address2:</b>		<b>Phone:</b>	(305)374-3073
<b>City:</b>	FORT PIERCE	<b>Section:</b>	2
<b>County Name:</b>	ST. LUCIE	<b>Township:</b>	35S
<b>County:</b>	56	<b>Range :</b>	40E
<b>District:</b>	SED	<b>Pri Related Party ID:</b>	83881
<b>State :</b>	FL	<b>Primary Rp Role:</b>	ACCOUNT OWNER
<b>Zip5:</b>	33450	<b>Rp Begin Date:</b>	3/23/2023
<b>Zip4:</b>		<b>Rp Name:</b>	1004-1010 SEAWAY DREAM TEAM LLC
<b>Name Changed:</b>	2/23/2017	<b>Rp Address1:</b>	800 BRICKELL AVE , SU#320
<b>Addr Changed:</b>	2/20/2002	<b>Rp Address2:</b>	
<b>Lat Dd:</b>	27	<b>Rp City:</b>	MIAMI
<b>Lat Mm:</b>	27	<b>Rp State:</b>	FL
<b>Lat Ss:</b>	46.25	<b>Rp Zip5:</b>	33131
<b>Long Dd:</b>	80	<b>Rp Zip4:</b>	
<b>Long Mm:</b>	18	<b>Contact:</b>	SOPHIA FEBBO
<b>Long Ss:</b>	16.21	<b>Rp Phone:</b>	(305)374-3073
<b>Feature:</b>		<b>Rp Phone Extension:</b>	
<b>Method:</b>	DGPS	<b>Rp Bad Addr Ind:</b>	No
<b>Datum:</b>	0		

<u>3</u>	7 of 10	SSW	0.00 / 0.00	2.91 / 2	1010 Seaway Drive FORT PIERCE FL	SPILLS
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**Incident No:** 49497  
**Incident Type:** Inland  
**Incident Date:** 07/26/2013  
**County:** St. Lucie

**Spill Details**

<b>Pollutant Name:</b>	Diesel fuel	<b>Closure Date:</b>	
<b>Pollutant Actual Vol:</b>	50	<b>Description:</b>	Complaint
<b>Pol Unit Measure:</b>	gallon	<b>Criminal Indicator:</b>	
<b>Incident Status:</b>		<b>Hurricane Indicatr:</b>	
<b>Incident Party Nm:</b>		<b>On Scene Response:</b>	
<b>Incident Party Type:</b>		<b>Pollutant Category:</b>	

**Spill Details**

<b>Pollutant Name:</b>	Diesel fuel	<b>Closure Date:</b>	
<b>Pollutant Actual Vol:</b>	50	<b>Description:</b>	Dumping
<b>Pol Unit Measure:</b>	gallon	<b>Criminal Indicator:</b>	
<b>Incident Status:</b>		<b>Hurricane Indicatr:</b>	
<b>Incident Party Nm:</b>		<b>On Scene Response:</b>	
<b>Incident Party Type:</b>		<b>Pollutant Category:</b>	

<u>3</u>	8 of 10	SSW	0.00 / 0.00	2.91 / 2	CITGO-ISLAND 1010 SEAWAY DR FORT PIERCE FL 33450	STCS
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<b>Facility ID:</b>	8516032	<b>Clnup Cd (OD):</b>	CMPL
<b>Type:</b>	A - Retail Station	<b>Fac Clnup Stat (OD):</b>	COMPLETED
<b>Status:</b>	Open	<b>Clnup Dt (OD):</b>	06-Feb-2023
<b>Status (OD):</b>	REVIEWED	<b>Status (Map):</b>	REVIEWED
<b>Fac Stat (OD):</b>	OPEN	<b>Contam (Map):</b>	
<b>Fac Code (OD):</b>	A	<b>Fac Type (Map):</b>	Retail Station

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>Fac Type (OD):</b>	Retail Station				<b>Fac Stat (Map):</b>	OPEN
<b>Fac Name (OD):</b>	CITGO-ISLAND					
<b>Address (OD):</b>	1010 SEAWAY DR					
<b>City (OD):</b>	FORT PIERCE					
<b>County (OD):</b>	ST. LUCIE					
<b>Zip5 (OD):</b>	33450					
<b>Name (Map):</b>	CITGO-ISLAND					
<b>Address (Map):</b>	1010 SEAWAY DR					
<b>City (Map):</b>	FORT PIERCE					
<b>County (Map):</b>	56					
<b>Zip4 (Map):</b>						
<b>Zip5 (Map):</b>	33450					
<b>Address Line 1:</b>	1010 Seaway Dr					
<b>Address Line 2:</b>						
<b>City:</b>	Fort Pierce					
<b>County:</b>	ST. LUCIE					
<b>State:</b>	FL					
<b>Zip:</b>	33450					
<b>Report Source:</b>	FDEP Geospatial Open Data - Registered Tanks from Storage Tank Contamination Monitoring (STCM) (OD) (as of 1 Aug 2025); FDEP Geospatial Open Data - Storage Tank Contamination Monitoring (STCM) (Map) (as of 1 Aug 2025); Storage Tank Contaminated Facility Name and Address Search (as of 11 Jul 2025)					

#### FDEP Storage Tank Monitoring Open Data Details

<b>Object ID:</b>	256	<b>Map Src:</b>	imagery_11_13
<b>X:</b>	-80.30450278	<b>Map Scale:</b>	500
<b>Y:</b>	27.46284722	<b>Elevation:</b>	
<b>Regulated:</b>	YES	<b>EI Datum:</b>	
<b>Col Meth:</b>	DPHO	<b>EI Resolut:</b>	
<b>Col Name:</b>	bayevsky_a	<b>EI Units:</b>	
<b>Col Date:</b>	06-Jul-2015	<b>ALB East:</b>	764456.78
<b>Col Prog:</b>	TANKS-PETROLEUM CONTAMINATION	<b>ALB North:</b>	389605.69
<b>Ver Meth:</b>	DPHO	<b>Loc ID:</b>	44489
<b>Ver Name:</b>	bayevsky_a	<b>Lat DD:</b>	27
<b>Ver Prog:</b>	TANKS-PETROLEUM CONTAMINATION	<b>Lat MM:</b>	27
<b>Ver Date:</b>	06-Jul-2015	<b>Lat SS:</b>	
<b>OOIC:</b>	FACILITY	<b>Long DD:</b>	80
<b>Rel Feat:</b>	EXACT	<b>Long MM:</b>	18
<b>Datum:</b>	NAD83	<b>Long SS:</b>	
<b>Coord Acc:</b>	4		
<b>Col Aff:</b>	DEPARTMENT OF ENVIRONMENTAL PROTECTION		
<b>Ver Aff:</b>	DEPARTMENT OF ENVIRONMENTAL PROTECTION		
<b>Direct:</b>			
<b>Documents:</b>	<a href="https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/8516032/gis-facility!search">https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/8516032/gis-facility!search</a>		

#### FDEP Open Data - Storage Tank Contamination Monitoring (STCM)

<b>Loc ID:</b>	44489	<b>Rel Feat:</b>	EXACT
<b>Site Type:</b>	Retail Station	<b>EI Datum:</b>	
<b>Contam Ind:</b>		<b>EI Resolut:</b>	
<b>Phone:</b>	3053743073	<b>EI Units:</b>	
<b>Operator:</b>	SOPHIA FEBBO	<b>Map Src:</b>	imagery_11_13
<b>Next action:</b>	INVOICE 21-MAY-2025	<b>Map Scale:</b>	500
<b>Fin Respon:</b>		<b>Coord Acc:</b>	4
<b>Office:</b>	SED	<b>Alb East:</b>	764456.78
<b>OOIC:</b>	FACILITY	<b>Alb North:</b>	389605.69
<b>Col Meth:</b>	DPHO	<b>Datum:</b>	NAD83
<b>Col Name:</b>	bayevsky_a	<b>Elevation:</b>	
<b>Col Date:</b>	7/6/2015	<b>Lat DD:</b>	27
<b>Col Prog:</b>	TANKS-PETROLEUM CONTAMINATION	<b>Lat MM:</b>	27
<b>Ver Meth:</b>	DPHO	<b>Lat SS:</b>	46.25
<b>Ver Name:</b>	bayevsky_a	<b>Long DD:</b>	80
<b>Ver Prog:</b>	TANKS-PETROLEUM CONTAMINATION	<b>Long MM:</b>	18
<b>Ver Date:</b>	7/6/2015	<b>Long SS:</b>	16.21
<b>Object ID:</b>	44489		
<b>Col Aff:</b>	DEPARTMENT OF ENVIRONMENTAL PROTECTION		
<b>Ver Aff:</b>	DEPARTMENT OF ENVIRONMENTAL PROTECTION		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Documents: <https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/8516032/gis-facility!search>

**Storage Tank Contaminated Facility Name & Address Search Details**

**Name:** Citgo-Island  
 1010 Seaway Dr  
 Fort Pierce, FL 33450  
**LL Method:** DPHO - Differentially Corrected GPS  
**Account Owner:** 1004-1010 Seaway Dream Team Llc  
**Contact:** Sophia Febbo  
**Phone:** 305-374-3073  
**District:** SED  
**County 1:** 56 - St. Lucie  
**Latitude:** 27:27:46.2500  
**Longitude:** 80:18:16.2100

**FDEP - Registered Tanks from Storage Tank Contamination Monitoring (STCM) Details**

**Tank No:** 1  
**Size:** 10000  
**Content:** Unleaded Gas  
**Installed:** 06/01/1977  
**Placement:** UNDER  
**Status:** Removed from Site  
**Construction:**  
**Piping:**  
**Monitoring:**

**FDEP - Registered Tanks from Storage Tank Contamination Monitoring (STCM) Details**

**Tank No:** 2  
**Size:** 10000  
**Content:** Unleaded Gas  
**Installed:** 06/01/1977  
**Placement:** UNDER  
**Status:** Removed from Site  
**Construction:**  
**Piping:**  
**Monitoring:**

**FDEP - Registered Tanks from Storage Tank Contamination Monitoring (STCM) Details**

**Tank No:** 3  
**Size:** 16000  
**Content:** Unleaded Gas  
**Installed:** 07/01/1995  
**Placement:** UNDER  
**Status:** Out of Service  
**Construction:** A - Ball Check Valve  
 F - Fiberglass Clad Steel  
 I - Double Wall  
 L - Compartmented  
 M - Spill Containment Bucket  
 O - Tight Fill  
 Q - Dep Approved Protection  
**Piping:** B - Steel/Galvanized Metal  
 K - Dispenser Liners  
 P - Internal Pipe/Internal Sump Riser  
**Monitoring:** F - Monitor Dbl Wall Tank Space  
 H - Mechanical Line Leak Detector  
 L - Automatic Tank Gauging - Usts

<a href="#">3</a>	9 of 10	SSW	0.00 / 0.00	2.91 / 2	CITGO-ISLAND 1010 SEAWAY DR	UST
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Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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**FORT PIERCE FL 33450**

<b>Facility ID:</b>	8516032	<b>County Name:</b>	ST. LUCIE
<b>Facility Status:</b>	OPEN	<b>Lat/Long Method:</b>	
<b>Facility Type:</b>	A	<b>Lat DD:</b>	27
<b>Type Desc:</b>	Retail Station	<b>Lat MM:</b>	27
<b>Facility Phone:</b>	3053743073	<b>Lat SS:</b>	46.25
<b>Dep Co:</b>	P	<b>Long DD:</b>	80
<b>Owner ID:</b>	83881	<b>Long MM:</b>	18
<b>Owner Phone:</b>	3053743073	<b>Long SS:</b>	16.21
<b>Owner:</b>	1004-1010 SEAWAY DREAM TEAM LLC		
<b>Owner Address1:</b>	800 BRICKELL AVE , SU#320		
<b>Owner Address2:</b>			
<b>Owner City:</b>	MIAMI		
<b>Owner State:</b>	FL		
<b>Owner Zip 5:</b>	33131		
<b>Contact:</b>	SOPHIA FEBBO		
<b>Oculus Docs Inventory URL:</b>	https://eriservice7.ecologeris.com/ErisExt/flo/ocure.ashx?ID=8516032&CAT=11		
<b>Information Portal Fac URL:</b>	http://prodenv.dep.state.fl.us/DepNexus/public/facilitysearch?pagination=true&facility.id=8516032		
<b>Information Portal Doc URL:</b>	http://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/8516032/facility!search		

**Tanks**

**Tank ID:** 2

**Tank Details**

<b>Tank Status:</b>	B - REMOVED FROM SITE	<b>Tank Vessel Indic:</b>	TANK
<b>Status Date:</b>	05-JAN-1995	<b>Capacity:</b>	10000
<b>Install:</b>	01-JUN-1977	<b>Place:</b>	UNDERGROUND
<b>Tank Determination:</b>		<b>Con desc:</b>	Unleaded Gas
<b>Tank Det Desc:</b>			

**Tanks**

**Tank ID:** 1

**Tank Details**

<b>Tank Status:</b>	B - REMOVED FROM SITE	<b>Tank Vessel Indic:</b>	TANK
<b>Status Date:</b>	05-JAN-1995	<b>Capacity:</b>	10000
<b>Install:</b>	01-JUN-1977	<b>Place:</b>	UNDERGROUND
<b>Tank Determination:</b>		<b>Con desc:</b>	Unleaded Gas
<b>Tank Det Desc:</b>			

**Tanks**

**Tank ID:** 3

**Tank Details**

<b>Tank Status:</b>	T - OUT OF SERVICE	<b>Tank Vessel Indic:</b>	TANK
<b>Status Date:</b>	01-NOV-2022	<b>Capacity:</b>	16000
<b>Install:</b>	01-JUL-1995	<b>Place:</b>	UNDERGROUND
<b>Tank Determination:</b>	DW	<b>Con desc:</b>	Unleaded Gas
<b>Tank Det Desc:</b>	Double Walled		

**Piping**

**Pipe Description:** P-Internal pipe/internal sump riser

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Pipe Description:		B-Steel/galvanized metal				
Pipe Description:		K-Dispenser liners				
<b>Monitoring</b>						
Monitoring Desc:		F-Monitor dbl wall tank space				
Monitoring Desc:		H-Mechanical line leak detector				
Monitoring Desc:		L-Automatic tank gauging - USTs				
<b>Tank Construction</b>						
Cons Desc:		Fiberglass clad steel				
Cons Desc:		Ball check valve				
Cons Desc:		Spill containment bucket				
Cons Desc:		DEP approved protection				
Cons Desc:		Double wall				
Cons Desc:		Compartmented				
Cons Desc:		Tight fill				

<u>3</u>	10 of 10	SSW	0.00 / 0.00	2.91 / 2	KWIK STOP 1010 SEAWAY DR FORT PIERCE FL 34949	WELL SURVEILLANC
Facility ID:	8516032			County:	ST. LUCIE	
Project ID:	SUPER			Longitude:	-80.304511	
Req No:				Latitude:	27.462779	
Loc ID:	181459			GPS Date:	12/18/2001	
GPS ID:	181459			Datum:	WS1984	
Type:	PETROLEUM			Software:		
Insp CHD:	ST. LUCIE			Streetside:		
HAE:	2.47			Agency:		
Loc Method:		DGPS - Differentially Corrected GPS				
Insp F Name:		DEBRA				
Insp L Name:		PIZZIMENTI				
Comment:						

<u>4</u>	1 of 3	WSW	0.03 / 168.63	3.75 / 3	FORT PIERCE UTILITY AUTHORITY 800 - 1000 SEAWAY DRIVE FORT PIERCE FL 34950	DWM CONTAM
Facility ID:	137950			Contact:		
Site ID:	ERIC_10665			Phone:		
Program Area:				Method:		
Facility Type:				Datum:		
Fac Type:				Related Party ID:		
County ID:	50			Primary RP Role:		
Ftc1 Fac Type ID:				RP Begin Date:		
Stcm Facility Type:	FIESTA			RP Address1:		
District:	SED			RP Address2:		
Site Status:				RP City:		
Section:				RP State:		
Township:				RP Zip5:		
County:	Palm Beach			RP Zip4:		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>Range:</b> <b>Rank:</b> <b>Operator:</b> <b>Name Changed:</b> <b>Addr Changed:</b> <b>Facility Name:</b> FORT PIERCE UTILITY PIPELINE <b>Description:</b>				<b>RP Phone:</b> <b>RP Extension:</b> <b>RP Bad Addr Ind:</b> <b>RP Name:</b>		

**Program Details**

<b>Facility Status:</b>		<b>Staff Assigned:</b>	
<b>Offsite Contam:</b>		<b>Priority:</b>	
<b>Priority Score:</b>		<b>Score Effective Dt:</b>	
<b>Project Coordinato:</b>		<b>Score When Ranked:</b>	
<b>Program Eligible:</b>		<b>District:</b>	
<b>Ineligible:</b>		<b>Datum:</b>	HARN
<b>Program Area:</b>	RESPONSPARTY	<b>Method:</b>	DPHO
<b>Site Manager:</b>	B Armstrong	<b>Lat DD:</b>	27
<b>Discharge Date:</b>		<b>Lat MM:</b>	27
<b>Discharge Eligibil:</b>		<b>Lat SS:</b>	31.8316
<b>Eligibility Progm:</b>		<b>Long DD:</b>	80
<b>Cleanup Status:</b>	Closed-ERIC	<b>Long MM:</b>	18
<b>Closure Type:</b>		<b>Long SS:</b>	56.6333
<b>Closure Date:</b>			

<a href="#">4</a>	2 of 3	WSW	0.03 / 168.63	3.75 / 3	FORT PIERCE UTILITY PIPELINE 800 - 1000 SEAWAY DRIVE FORT PIERCE FL 34950	ERIC
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<b>Eric ID:</b>	ERIC_10665	<b>Offsite Contamin Key:</b>	CONTAMUNKNOWN
<b>Site Status:</b>	CLOSED	<b>Se Anno Cad Data:</b>	
<b>Source Facility ID:</b>	137950	<b>State:</b>	FL
<b>District:</b>	SED	<b>County Name:</b>	Palm Beach
<b>WMD:</b>	SFWMD	<b>County ID:</b>	50
<b>ICR Indicator:</b>	NO	<b>Datum ID:</b>	HARN
<b>Discharge Dt:</b>		<b>Geometry:</b>	
<b>Method ID:</b>	DPHO	<b>Point X:</b>	-80.31573596143173
<b>Object of Interest:</b>	CAP_R	<b>Point Y:</b>	27.458844222638625
<b>Proximity to Object:</b>	ENTRA	<b>Lat DD:</b>	27
<b>Collector Username:</b>	THORNTON_A	<b>Lat MM:</b>	27
<b>Collect Dt:</b>		<b>Lat SS:</b>	31.8316
<b>Map Source:</b>	2004 doqqq	<b>Long DD:</b>	80
<b>Map Source Scale:</b>	2657	<b>Long MM:</b>	18
<b>Interpolation Scale:</b>		<b>Long SS:</b>	56.6333
<b>Coord Accuracy ID:</b>	4	<b>Gis Albx:</b>	763362.55
<b>Site Phase Dsc:</b>	Phase 5 - Cleanup Complete	<b>Gis Alby:</b>	389128.22
<b>Site Name:</b>	FORT PIERCE UTILITY AUTHORITY		
<b>Documents:</b>	<a href="https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/ERIC_10665/gis-facility!search">https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/ERIC_10665/gis-facility!search</a>		

**Program Details**

<b>Program:</b>	Responsible Party Cleanup
<b>Program Type:</b>	RESPONSPARTY
<b>Program Status:</b>	COMPLETEWITHCOND
<b>Site Manager:</b>	B Armstrong

<a href="#">4</a>	3 of 3	WSW	0.03 / 168.63	3.75 / 3	FORT PIERCE UTILITY AUTHORITY 800 - 1000 SEAWAY DRIVE FORT PIERCE FL	WCRPS
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<b>Site ID:</b>	269455	<b>Coord Accuracy ID:</b>	4
<b>Datum ID:</b>	HARN	<b>Zip5:</b>	34950
<b>Method ID:</b>	DPHO	<b>Zip4:</b>	
<b>Feature:</b>		<b>County ID:</b>	56

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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<b>Object of Interest:</b>	CAP_RAP SITE				<b>County:</b>	ST. LUCIE	
<b>Proximity to Object:</b>	ENTRA				<b>Lat DD:</b>	27	
<b>Interpolation Scale:</b>					<b>Lat MM:</b>	27	
<b>Map Source:</b>	2004 doqqs				<b>Long DD:</b>	80	
<b>Map Source Scale:</b>	2657				<b>Long MM:</b>	18	
<b>Collect Program ID:</b>		CL					
<b>Collect Username:</b>		THORNTON_A					
<b>Collect Affiliation:</b>		DEPARTMENT OF ENVIRONMENTAL PROTECTION					
<b>Verifying Program ID:</b>		CL					
<b>Verify Method ID:</b>		DPHO					
<b>Verifier Username:</b>		THORNTON_A					
<b>Verifier Affiliation:</b>		DEPARTMENT OF ENVIRONMENTAL PROTECTION					
<b>Project Name:</b>		FORT PIERCE UTILITY AUTHORITY					
<b>Documents:</b>		https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/COM_269455/gis-facility!search					

**Project Details**

<b>Project ID:</b>	300792		<b>District:</b>	SED
<b>OGC No:</b>			<b>GIS ALBX:</b>	763362.55
<b>Status:</b>	CLOSED		<b>GIS ALBY:</b>	389128.22
<b>Priority Score:</b>			<b>Source:</b>	Closed Responsible Party Sites
<b>Offsite COC:</b>				
<b>Contaminants:</b>				

<b>5</b>	<b>1 of 6</b>	<b>E</b>	<b>0.06 / 340.30</b>	<b>4.04 / 3</b>	<b>CUMBERLAND FARMS #0966 975 SEAWAY DR FORT PIERCE FL 34949</b>	<b>DWM CONTAM</b>
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<b>Facility ID:</b>	8516081		<b>Contact:</b>	
<b>Site ID:</b>	8516081		<b>Phone:</b>	
<b>Program Area:</b>			<b>Method:</b>	
<b>Facility Type:</b>			<b>Datum:</b>	
<b>Fac Type:</b>			<b>Related Party ID:</b>	
<b>County ID:</b>	56		<b>Primary RP Role:</b>	
<b>Ftc1 Fac Type ID:</b>	A		<b>RP Begin Date:</b>	
<b>Stcm Facility Type:</b>	A		<b>RP Address1:</b>	
<b>District:</b>	SED		<b>RP Address2:</b>	
<b>Site Status:</b>			<b>RP City:</b>	
<b>Section:</b>			<b>RP State:</b>	
<b>Township:</b>			<b>RP Zip5:</b>	
<b>County:</b>	St. Lucie		<b>RP Zip4:</b>	
<b>Range:</b>			<b>RP Phone:</b>	
<b>Rank:</b>			<b>RP Extension:</b>	
<b>Operator:</b>			<b>RP Bad Addr Ind:</b>	
<b>Name Changed:</b>			<b>RP Name:</b>	
<b>Addr Changed:</b>				
<b>Facility Name:</b>		CUMBERLAND FARMS #0966		
<b>Description:</b>		Retail Station		

**Program Details**

<b>Facility Status:</b>		<b>Staff Assigned:</b>	
<b>Offsite Contam:</b>		<b>Priority:</b>	
<b>Priority Score:</b>	6	<b>Score Effective Dt:</b>	
<b>Project Coordinato:</b>		<b>Score When Ranked:</b>	
<b>Program Eligible:</b>		<b>District:</b>	
<b>Ineligible:</b>		<b>Datum:</b>	0
<b>Program Area:</b>	PETROLEUM	<b>Method:</b>	DGPS
<b>Site Manager:</b>		<b>Lat DD:</b>	27
<b>Discharge Date:</b>	11/03/2004	<b>Lat MM:</b>	27
<b>Discharge Eligibil:</b>	I	<b>Lat SS:</b>	46.22
<b>Eligibility Progm:</b>		<b>Long DD:</b>	80
<b>Cleanup Status:</b>	CLOSED-STCM	<b>Long MM:</b>	18
<b>Closure Type:</b>	NFA	<b>Long SS:</b>	10.1
<b>Closure Date:</b>	07/29/2008		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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**Program Details**

<b>Facility Status:</b>		<b>Staff Assigned:</b>	
<b>Offsite Contam:</b>		<b>Priority:</b>	
<b>Priority Score:</b>	6	<b>Score Effective Dt:</b>	
<b>Project Coordinato:</b>		<b>Score When Ranked:</b>	
<b>Program Eligible:</b>		<b>District:</b>	
<b>Ineligible:</b>		<b>Datum:</b>	0
<b>Program Area:</b>	PETROLEUM	<b>Method:</b>	DGPS
<b>Site Manager:</b>		<b>Lat DD:</b>	27
<b>Discharge Date:</b>	08/05/1992	<b>Lat MM:</b>	27
<b>Discharge Eligibil:</b>	I	<b>Lat SS:</b>	46.22
<b>Eligibility Progrm:</b>		<b>Long DD:</b>	80
<b>Cleanup Status:</b>	CLOSED-STCM	<b>Long MM:</b>	18
<b>Closure Type:</b>	NFA	<b>Long SS:</b>	10.1
<b>Closure Date:</b>	10/28/1994		

<u>5</u>	2 of 6	E	0.06 / 340.30	4.04 / 3	<b>CUMBERLAND FARMS #0966</b> <b>975 SEAWAY DR</b> <b>FORT PIERCE FL 34949</b>	LST
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<b>Facility ID:</b>	8516081	<b>Facility Status:</b>	OPEN
<b>Facility Name:</b>	CUMBERLAND FARMS #0966	<b>Facility ID (Map):</b>	8516081
<b>Facility Address:</b>	975 SEAWAY DR	<b>Fac Name (Map):</b>	CUMBERLAND FARMS #0966
<b>Facility Address2:</b>		<b>Fac Address (Map):</b>	975 SEAWAY DR
<b>Facility City:</b>	FORT PIERCE	<b>City (Map):</b>	FORT PIERCE
<b>County:</b>	ST. LUCIE	<b>County (Map):</b>	ST. LUCIE
<b>Facility State:</b>	FL	<b>Fac Zip (Map):</b>	34949
<b>Facility Zip:</b>	34949	<b>Latitude (Map):</b>	27.46283889
<b>Facility Type:</b>	A - Retail Station	<b>Longitude (Map):</b>	-80.30280556
<b>Oculus Docs Inventory:</b>	https://eriservice7.ecologeris.com/ErisExt/flo/ocure.ashx?ID=8516081&CAT=11		
<b>Information Portal Fac URL:</b>	http://prodenv.dep.state.fl.us/DepNexus/public/facilitysearch?pagination=true&facility.id=8516081		
<b>Information Portal Doc URL:</b>	http://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/8516081/facility!search		
<b>Data Source:</b>	STCM Database Reports -Historical Contaminated Facilities List (as of 21 Apr 2025); FDEP-Geospatial Open Data - Petroleum Contamination Monitoring (PCTS) Discharges (Map) (as of 21 Apr 2025); STCM Database Queries - Petroleum Cleanup Funding CAP To Date Report (as of 21 Apr 2025); Commonly Requested Reports - All Ineligible Discharges. (as of 21 Apr 2025); STCM Public Reports-Tank Facility - Discharge Information (as of 21 Apr 2025)		

**Discharge Cleanup Summary**

<b>Discharge Date:</b>	11/3/2004	<b>Information Source:</b>	D - DISCHARGE NOTIFICATION
<b>Cleanup Required:</b>	R - CLEANUP REQUIRED	<b>Eligib Indicator:</b>	I - INELIGIBLE
<b>Dschrg Clnup Status:</b>	NFA - NFA COMPLETE	<b>Site Manager:</b>	RAHRIG_T
<b>Dschrg Clnup Stat Dt:</b>	7/29/2008	<b>Site Manager End Dt:</b>	8/6/2009
<b>Cleanup Work Stat:</b>	COMPLETED		
<b>Tank Office:</b>	PCSED - SED CLEANUP & COMPLIANCE ASSURANCE PROGRAM		

**Contaminated Media**

<b>Contaminated Drinking Wells:</b>	0
<b>Contaminated Mntring Wells:</b>	NO
<b>Contaminated Soil:</b>	YES
<b>Contaminated Surface Water:</b>	NO
<b>Contaminated Ground Water:</b>	YES
<b>Pollutant:</b>	B - Unleaded Gas
<b>Other Description:</b>	DISP LINERS AND SUMPS FAILED TIGHTNESS TEST
<b>Gallons Discharged:</b>	0

**Task Info**

<b>SA Task ID:</b>	77277	<b>SR Soil Treatment:</b>	
<b>SA Cleanup Resp:</b>	-	<b>SR Other Treatment:</b>	
<b>SA Actual Cost:</b>		<b>SR Alt Proc Rec:</b>	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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SA Complete Date:					RAP Task ID:	
SA Payment Date:					RAP Clean Resp ID:	-
SR Task ID:					RAP Actual Cost:	
SR Cleanup Resp:	-				RAP Complete Date:	
SR Actual Cost:					RAP Payment Date:	
SR Complete Date:					RAP Last Ord Appr:	
SR Payment Date:					RA Task ID:	84515
SR Oral Date:					RA Cleanup Resp:	-
SR Written Date:					RA Yrs to Complete:	0
SR Soil Removal:					RA Actual Cost:	
SR Free Prod Rmvl:					Tank Office:	PCSED - Southeast District
SR Soil Ton Remove:						
SR Fund Elig Type:	-					
SA Fund Elig Type:	-					
RAP Fund Elig Type:	-					
RA Fund Elig Type:	-					
SR Alternate Procedure Status:						
SR Alt Procedure Status Dt:						
SR Alt Procedure Comment:						
SRC Action Type:			NFA - NO FURTHER ACTION			
SRC Submit Date:			5/19/2008			
SRC Review Date:			07-08-2008			
SRC Complete Status:			A - APPROVED			
SRC Comp Status Dt:			07-08-2008			
SRC Issue Date:			07-29-2008			
SRC Comments:						

**Discharge Cleanup Summary**

Discharge Date:	8/5/1992	Information Source:	D - DISCHARGE NOTIFICATION
Cleanup Required:	R - CLEANUP REQUIRED	Eligib Indicator:	I - INELIGIBLE
Dschrg Clnup Status:	NFA - NFA COMPLETE	Site Manager:	CARRAVETTA_D
Dschrg Clnup Stat Dt:	10/28/1994	Site Manager End Dt:	11/15/2005
Cleanup Work Stat:	COMPLETED		
Tank Office:	PCSED - SED CLEANUP & COMPLIANCE ASSURANCE PROGRAM		

**Contaminated Media**

Contaminated Drinking Wells:	0
Contaminated Mntring Wells:	YES
Contaminated Soil:	NO
Contaminated Surface Water:	NO
Contaminated Ground Water:	NO
Pollutant:	B - Unleaded Gas
Other Description:	
Gallons Discharged:	

**Petroleum Cleanup Program Eligibility**

Cleanup Program:	C - PETROLEUM CLEANUP PARTICIPATION PROGRAM
Eligibility Status:	INELIGIBLE
Rank:	12937
Cap Amount:	\$0.00

**Task Info**

SA Task ID:	40343	SR Soil Treatment:	
SA Cleanup Resp:	RP - RESPONSIBLE PARTY	SR Other Treatment:	
SA Actual Cost:		SR Alt Proc Rec:	
SA Complete Date:		RAP Task ID:	
SA Payment Date:		RAP Clean Resp ID:	-
SR Task ID:		RAP Actual Cost:	
SR Cleanup Resp:	-	RAP Complete Date:	
SR Actual Cost:		RAP Payment Date:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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SR Complete Date:					RAP Last Ord Appr:	
SR Payment Date:					RA Task ID:	40344
SR Oral Date:					RA Cleanup Resp:	-
SR Written Date:					RA Yrs to Complete:	
SR Soil Removal:					RA Actual Cost:	
SR Free Prod Rmvl:					Tank Office:	PCSED - Southeast District
SR Soil Ton Remove:						
SR Fund Elig Type:	-					
SA Fund Elig Type:	-					
RAP Fund Elig Type:	-					
RA Fund Elig Type:	-					
SR Alternate Procedure Status:						
SR Alt Procedure Status Dt:						
SR Alt Procedure Comment:						
SRC Action Type:		NFA - NO FURTHER ACTION				
SRC Submit Date:		8/30/1994				
SRC Review Date:		10-07-1994				
SRC Complete Status:		A - APPROVED				
SRC Comp Status Dt:		10-28-1994				
SRC Issue Date:		10-28-1994				
SRC Comments:						

**Petroleum Cleanup PCT Facility Score**

Related Party ID:	5140
RP Contact:	ALEXANDRA BAUER
Facility Cleanup Status:	CMPL - COMPLETED
Bad Address Indicator:	N
Rank:	12937

**Discharge Info (Map)**

Discharge:	55595	Facility Status:	OPEN
Discharge 1:	03-Nov-2004	Staff Assi:	
Discharge 2:	6	Eligibility:	INELIGIBLE
Discharge 3:	NFA	Eligibility 1:	
Disch Clea:	29-Jul-2008	Rel Feat:	EXACT
General Cl:	CLOSURE	Collection:	DGPS
Lat Dd:	27	Collector :	INITIAL LOAD
Lat Mm:	27	Collecti 1:	
Lat Ss:		Report Pha:	COMPLETED
Long Dd:	80	Report Sub:	COMPLETED
Long Mm:	18	Report S 1:	29-Jul-2008
Long Ss:			
Tank Office:	SED CLEANUP & COMPLIANCE ASSURANCE PROGRAM		
Document Link:	<a href="https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/8516081/facility!search">https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/8516081/facility!search</a>		

**Discharge Info (Map)**

Discharge:	17012	Facility Status:	OPEN
Discharge 1:	05-Aug-1992	Staff Assi:	
Discharge 2:		Eligibility:	INELIGIBLE
Discharge 3:	NFA	Eligibility 1:	
Disch Clea:	28-Oct-1994	Rel Feat:	EXACT
General Cl:	CLOSURE	Collection:	DGPS
Lat Dd:	27	Collector :	INITIAL LOAD
Lat Mm:	27	Collecti 1:	
Lat Ss:		Report Pha:	COMPLETED
Long Dd:	80	Report Sub:	COMPLETED
Long Mm:	18	Report S 1:	28-Oct-1994
Long Ss:			
Tank Office:	SED CLEANUP & COMPLIANCE ASSURANCE PROGRAM		
Document Link:	<a href="https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/8516081/facility!search">https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/8516081/facility!search</a>		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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**AST UST Discharges**

<b>Dep Co:</b>	P	<b>Long MM:</b>	18
<b>CU Req:</b>	R	<b>Long SS:</b>	10.1
<b>Score:</b>		<b>Stat Desc:</b>	NFA COMPLETE
<b>Descrip:</b>	CLEANUP REQUIRED	<b>Fac Name:</b>	CUMBERLAND FARMS #0966
<b>Discharge Date:</b>	05-AUG-92	<b>Fac Type:</b>	A
<b>Score Date:</b>		<b>Type Desc:</b>	Retail Station
<b>Stat Date:</b>	28-OCT-1994	<b>Fac Addr:</b>	975 SEAWAY DR
<b>LL Meth:</b>	DGPS	<b>Fac City:</b>	FORT PIERCE
<b>Lat DD:</b>	27	<b>Fac Zip:</b>	34949
<b>Lat MM:</b>	27	<b>County:</b>	ST. LUCIE
<b>Lat SS:</b>	46.22	<b>Fac State:</b>	OPEN
<b>Long DD:</b>	80	<b>Fac Phone:</b>	8002259702
<b>Prg Desc:</b>			

**AST UST Discharges**

<b>Dep Co:</b>	P	<b>Long MM:</b>	18
<b>CU Req:</b>	R	<b>Long SS:</b>	10.1
<b>Score:</b>	6	<b>Stat Desc:</b>	NFA COMPLETE
<b>Descrip:</b>	CLEANUP REQUIRED	<b>Fac Name:</b>	CUMBERLAND FARMS #0966
<b>Discharge Date:</b>	03-NOV-04	<b>Fac Type:</b>	A
<b>Score Date:</b>	12-APR-2005	<b>Type Desc:</b>	Retail Station
<b>Stat Date:</b>	29-JUL-2008	<b>Fac Addr:</b>	975 SEAWAY DR
<b>LL Meth:</b>	DGPS	<b>Fac City:</b>	FORT PIERCE
<b>Lat DD:</b>	27	<b>Fac Zip:</b>	34949
<b>Lat MM:</b>	27	<b>County:</b>	ST. LUCIE
<b>Lat SS:</b>	46.22	<b>Fac State:</b>	OPEN
<b>Long DD:</b>	80	<b>Fac Phone:</b>	8002259702
<b>Prg Desc:</b>			

**Ineligible Discharges**

<b>Discharge Date:</b>	8/5/1992
<b>Score:</b>	
<b>Current Status:</b>	CLOSED
<b>Facility:</b>	CUMBERLAND FARMS #0966
<b>Address:</b>	975 SEAWAY DR
<b>City:</b>	FORT PIERCE
<b>Zip:</b>	34949
<b>County:</b>	ST. LUCIE
<b>Owner:</b>	CUMBERLAND FARMS INC
<b>Owner Address:</b>	73 WILLIAM FRANKS DR
<b>Ownercity:</b>	West Springfield
<b>Owner State:</b>	MA
<b>Owner Zip:</b>	1089
<b>Owner Phone:</b>	(413)781-0070
<b>Owner Email:</b>	CUMBERLANDFARMS@ONEATLAS.COM

**Ineligible Discharges**

<b>Discharge Date:</b>	11/3/2004
<b>Score:</b>	6
<b>Current Status:</b>	CLOSED
<b>Facility:</b>	CUMBERLAND FARMS #0966
<b>Address:</b>	975 SEAWAY DR
<b>City:</b>	FORT PIERCE
<b>Zip:</b>	34949
<b>County:</b>	ST. LUCIE
<b>Owner:</b>	CUMBERLAND FARMS INC
<b>Owner Address:</b>	73 WILLIAM FRANKS DR
<b>Ownercity:</b>	West Springfield
<b>Owner State:</b>	MA
<b>Owner Zip:</b>	1089

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Owner Phone: (413)781-0070  
 Owner Email: CUMBERLANDFARMS@ONEATLAS.COM

**Historical Contaminated Facilities List**

<b>Facility ID:</b>	8516081	<b>Score:</b>	6
<b>Facility Status:</b>	OPEN	<b>Score Effective Dt:</b>	4/12/2005
<b>Facility Type:</b>	A - Retail Station	<b>Score When Ranked:</b>	6
<b>Facility Name:</b>	CUMBERLAND FARMS #0966	<b>Rank:</b>	12937
<b>Address1:</b>	975 SEAWAY DR	<b>Operator:</b>	ANGELA PIGMENTAL
<b>Address2:</b>		<b>Phone:</b>	(800)225-9702
<b>City:</b>	FORT PIERCE	<b>Section:</b>	
<b>County Name:</b>	ST. LUCIE	<b>Township:</b>	
<b>County:</b>	56	<b>Range :</b>	
<b>District:</b>	SED	<b>Pri Related Party ID:</b>	5140
<b>State :</b>	FL	<b>Primary Rp Role:</b>	ACCOUNT OWNER
<b>Zip5:</b>	34949	<b>Rp Begin Date:</b>	2/3/2011
<b>Zip4:</b>		<b>Rp Name:</b>	CUMBERLAND FARMS INC
<b>Name Changed:</b>		<b>Rp Address1:</b>	73 WILLIAM FRANKS DR
<b>Addr Changed:</b>	5/19/2023	<b>Rp Address2:</b>	ATTN: ATC ECLIPSE
<b>Lat Dd:</b>	27	<b>Rp City:</b>	West Springfield
<b>Lat Mm:</b>	27	<b>Rp State:</b>	MA
<b>Lat Ss:</b>	46.22	<b>Rp Zip5:</b>	1089
<b>Long Dd:</b>	80	<b>Rp Zip4:</b>	2924
<b>Long Mm:</b>	18	<b>Contact:</b>	ALEXANDRA BAUER
<b>Long Ss:</b>	10.1	<b>Rp Phone:</b>	(413)781-0070
<b>Feature:</b>		<b>Rp Phone Extension:</b>	
<b>Method:</b>	DGPS	<b>Rp Bad Addr Ind:</b>	No
<b>Datum:</b>	0		

<u>5</u>	3 of 6	E	0.06 / 340.30	4.04 / 3	CUMBERLAND FARMS #0966 975 SEAWAY DR FORT PIERCE FL 34949-3142	RCRA VSQG
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**Handler ID:** FLD984224428  
**Generator Status:** VSG  
**Recycler Activity?:** NO  
**Recycler Activity Note:** This facility has not been identified as a Recycler Facility from both the RCRA Handler and Biennial Report Modules.

**Violation/Evaluation Summary**

**Note:** NO VIOLATIONS: All of the compliance records associated with this facility (EPA ID) indicate NO VIOLATIONS; Compliance Monitoring and Enforcement table dated Sep 2025.

**Evaluation Details**

**Eval Start Date:** 20130404  
**Eval Type Desc:** COMPLIANCE EVALUATION INSPECTION  
**Viol Short Desc:**  
**Actual Rtc Date:**  
**Eval Agency:** State

**Handler Summary**

<b>Importer:</b>	No	<b>Used Oil Transpor:</b>	No
<b>Mixed Waste Gen:</b>	No	<b>Used Oil Trans Fac:</b>	No
<b>Transporter:</b>	No	<b>Used Oil Processor:</b>	No
<b>Transfer Facility:</b>	No	<b>Used Oil Refiner:</b>	No
<b>Recycler:</b>	No	<b>Used Oil Burner:</b>	No
<b>Onsite Burner Exem:</b>	No	<b>Commercial TSD:</b>	No
<b>Furnace Exemption:</b>	No	<b>Recycl Nonstorage:</b>	No
<b>Underground Injec:</b>	No		
<b>Used Oil Market Burner:</b>	No		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Used Oil Spec Marketer: No

**Additional Handler Summary Details**

Source Type:	I	NAIC 1:	447110
Seq No:	201304	NAIC 2:	
Non Notifier:		NAIC 3:	
Receive Date:	20130404	NAIC 4:	
Active Site:	H----	State:	FL
Land Type:	P	Location Latitude:	27.462827
In Handler Univ:	Y	Location Longitude:	-80.302788
In A Universe:	Y	Loc GIS Primary:	N
Gen Status:	VSG	Loc GIS Origin:	UC
Report Cycle:		State District Owner:	FL
Accessibility:		State District:	SE
Region:	04		
Fed Waste Gen Owner:	HQ		
State Waste Generator Owner:	FL		
State Waste Generator:	3		
Short Term Generator:	N		
Uni Waste:	N		
Universal Waste Dest Facility:	N		
Federal Universal Waste:	N		
As Federally Regulated Tsdf:	-----		
As Converter Tsdf:	-----		
As State Regulated Tsdf:	-----		
As State Regulated Handler:	---		
Federal Indicator:	---		
Hsm:	N		
Subpart K:	----		
GPRA Permit:	N		
GPRA Renewal:	N		
Permit Renewal Wrkld:	-----		
Permrwk ID:	-----		
Perm Prog:	-----		
Pcwrkld:	-----		
Closwrkld:	-----		
GPRA Ca:	N		
Cawrkld:	N		
Subjca Tsd Discretion:	N		
NCAPS:	N		
EC Indicator:	N		
Ca725 Indicator:	N		
Ca750 Indicator:	N		
Operating Tsdf:	-----		
Full Enforcement:	-----		
Snc:	N		
Unaddressed Snc:	N		
Addressed Snc:	N		
Snc With Comp Sched:	N		
Fa Required:	-----		
Hhandler Last Change:	20161214		
Recognized Trader Importer:	N		
Recognized Trader Exporter:	N		
Slab Importer:	N		
Slab Exporter:	N		
Manifest Broker:	N		
Subpart P:	N		
Contact Language:	EN		
Handler Name:	CUMBERLAND FARMS #0966		
Location Street No:	975		
Location Street1:	SEAWAY DR		
Location Street2:			
Location City:	FORT PIERCE		
Location State:	FL		
Location Zip:	34949-3142		
Location County Code:	FL111		
Location County Name:	ST LUCIE		

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
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**Location Country:**

**Contact Name:** JOYCE SCHULTZ  
**Contact Street No:** 777  
**Contact Street1:** DEDHAM ST  
**Contact Street2:**  
**Contact City:** CANTON  
**Contact State:** MA  
**Contact Zip:** 02021-1402  
**Contact Country:** US  
**Contact Phone & Ext:** 617-828-4900  
**Contact Fax:**  
**Contact Email Address:**  
**Contact Title:** UST COORD  
**Owner Name:** JOYCE SCHULTZ  
**Owner Type:** P  
**Owner Seq:** 1  
**Operator Name:** JOYCE SCHULTZ  
**Operator Type:** P  
**Operator Seq:** 2  
**Public Notes:**

**Hazardous Waste Handler Details**

**Seq No:** 200612  
**Receive Date:** 20061212  
**Handler Name:** CUMBERLAND FARMS #0966  
**Fed Waste Generator:** 2  
**Generator Code Description:** Small Quantity Generator  
**Source Type:** Notification  
**TSD Activity:** N

**Waste Code Details**

**Waste Code:** D001  
**Waste Code Desc:** IGNITABLE WASTE  
  
**Waste Code:** D018  
**Waste Code Desc:** BENZENE

**Hazardous Waste Handler Details**

**Seq No:** 201304  
**Receive Date:** 20130404  
**Handler Name:** CUMBERLAND FARMS #0966  
**Fed Waste Generator:** 3  
**Generator Code Description:** Very Small Quantity Generator  
**Source Type:** Implementer  
**TSD Activity:** N

**Waste Code Details**

**Waste Code:** D001  
**Waste Code Desc:** IGNITABLE WASTE  
  
**Waste Code:** D018  
**Waste Code Desc:** BENZENE

**Owner/Operator Details**

<b>Owner/Operator Ind:</b>	Current Owner	<b>Street No:</b>	
<b>Type:</b>	Private	<b>Street1:</b>	777 DEDHAM ST
<b>Name:</b>	JOYCE SCHULTZ	<b>Street2:</b>	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>Dt Became Current:</b>	19961018				<b>City:</b> CANTON	
<b>Dt Ended Current:</b>					<b>State:</b> MA	
<b>Phone:</b>					<b>Country:</b> US	
<b>Source Type:</b>	Implementer				<b>Zip:</b> 02021-1402	
<b>Owner/Operator Ind:</b>	Current Owner				<b>Street No:</b>	
<b>Type:</b>	Private				<b>Street1:</b> 777 DEDHAM ST	
<b>Name:</b>	SCHULTZ JOYCE				<b>Street2:</b>	
<b>Dt Became Current:</b>	19961018				<b>City:</b> CANTON	
<b>Dt Ended Current:</b>					<b>State:</b> MA	
<b>Phone:</b>					<b>Country:</b> US	
<b>Source Type:</b>	Notification				<b>Zip:</b> 02021-1402	
<b>Owner/Operator Ind:</b>	Current Operator				<b>Street No:</b>	
<b>Type:</b>	Private				<b>Street1:</b> 777 DEDHAM ST	
<b>Name:</b>	JOYCE SCHULTZ				<b>Street2:</b>	
<b>Dt Became Current:</b>	19961018				<b>City:</b> CANTON	
<b>Dt Ended Current:</b>					<b>State:</b> MA	
<b>Phone:</b>	617-828-4900				<b>Country:</b> US	
<b>Source Type:</b>	Notification				<b>Zip:</b> 02021-1402	
<b>Owner/Operator Ind:</b>	Current Operator				<b>Street No:</b>	
<b>Type:</b>	Private				<b>Street1:</b> 777 DEDHAM ST	
<b>Name:</b>	CUMBERLAND FARMS #0966				<b>Street2:</b>	
<b>Dt Became Current:</b>	19911115				<b>City:</b> CANTON	
<b>Dt Ended Current:</b>					<b>State:</b> MA	
<b>Phone:</b>					<b>Country:</b> US	
<b>Source Type:</b>	Notification				<b>Zip:</b> 02021-1402	
<b>Owner/Operator Ind:</b>	Current Operator				<b>Street No:</b>	
<b>Type:</b>	Private				<b>Street1:</b> 777 DEDHAM ST	
<b>Name:</b>	JOYCE SCHULTZ				<b>Street2:</b>	
<b>Dt Became Current:</b>	19961018				<b>City:</b> CANTON	
<b>Dt Ended Current:</b>					<b>State:</b> MA	
<b>Phone:</b>	617-828-4900				<b>Country:</b> US	
<b>Source Type:</b>	Implementer				<b>Zip:</b> 02021-1402	
<b>Owner/Operator Ind:</b>	Current Owner				<b>Street No:</b>	
<b>Type:</b>	Private				<b>Street1:</b> 777 DEDHAM ST	
<b>Name:</b>	JOYCE SCHULTZ				<b>Street2:</b>	
<b>Dt Became Current:</b>	19961018				<b>City:</b> CANTON	
<b>Dt Ended Current:</b>					<b>State:</b> MA	
<b>Phone:</b>					<b>Country:</b> US	
<b>Source Type:</b>	Notification				<b>Zip:</b> 02021-1402	

**Historical Handler Details**

**Receive Dt:** 20061212  
**Generator Code Description:** Small Quantity Generator  
**Handler Name:** CUMBERLAND FARMS #0966

<b>5</b>	<b>4 of 6</b>	<b>E</b>	<b>0.06 / 340.30</b>	<b>4.04 / 3</b>	<b>CUMBERLAND FARMS #0966 975 SEAWAY DR FORT PIERCE FL 34949</b>	<b>STCS</b>
<b>Facility ID:</b>	8516081				<b>Clnup Cd (OD):</b> CMPL	
<b>Type:</b>	A - Retail Station				<b>Fac Clnup Stat (OD):</b> COMPLETED	
<b>Status:</b>	Open				<b>Clnup Dt (OD):</b> 04-May-2009	
<b>Status (OD):</b>	REVIEWED				<b>Status (Map):</b> REVIEWED	
<b>Fac Stat (OD):</b>	OPEN				<b>Contam (Map):</b>	
<b>Fac Code (OD):</b>	A				<b>Fac Type (Map):</b> Retail Station	
<b>Fac Type (OD):</b>	Retail Station				<b>Fac Stat (Map):</b> OPEN	
<b>Fac Name (OD):</b>	CUMBERLAND FARMS #0966					
<b>Address (OD):</b>	975 SEAWAY DR					
<b>City (OD):</b>	FORT PIERCE					
<b>County (OD):</b>	ST. LUCIE					
<b>Zip5 (OD):</b>	34949					

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>Name (Map):</b>		CUMBERLAND FARMS #0966				
<b>Address (Map):</b>		975 SEAWAY DR				
<b>City (Map):</b>		FORT PIERCE				
<b>County (Map):</b>		56				
<b>Zip4 (Map):</b>						
<b>Zip5 (Map):</b>		34949				
<b>Address Line 1:</b>		975 Seaway Dr				
<b>Address Line 2:</b>						
<b>City:</b>		Fort Pierce				
<b>County:</b>		ST. LUCIE				
<b>State:</b>		FL				
<b>Zip:</b>		34949				
<b>Report Source:</b>		FDEP Geospatial Open Data - Registered Tanks from Storage Tank Contamination Monitoring (STCM) (OD) (as of 1 Aug 2025); FDEP Geospatial Open Data - Storage Tank Contamination Monitoring (STCM) (Map) (as of 1 Aug 2025); Storage Tank Contaminated Facility Name and Address Search (as of 11 Jul 2025)				

**FDEP Storage Tank Monitoring Open Data Details**

<b>Object ID:</b>	366	<b>Map Src:</b>	
<b>X:</b>	-80.30280556	<b>Map Scale:</b>	
<b>Y:</b>	27.46283889	<b>Elevation:</b>	
<b>Regulated:</b>	YES	<b>EI Datum:</b>	
<b>Col Meth:</b>	DGPS	<b>EI Resolut:</b>	
<b>Col Name:</b>	INITIAL LOAD	<b>EI Units:</b>	
<b>Col Date:</b>		<b>ALB East:</b>	
<b>Col Prog:</b>	TANKS-PETROLEUM CONTAMINATION	<b>ALB North:</b>	
<b>Ver Meth:</b>	DPHO	<b>Loc ID:</b>	44467
<b>Ver Name:</b>	KOERNER_D56	<b>Lat DD:</b>	27
<b>Ver Prog:</b>	TANKS-PETROLEUM CONTAMINATION	<b>Lat MM:</b>	27
<b>Ver Date:</b>	05-Jun-2003	<b>Lat SS:</b>	
<b>OOIC:</b>	FACILITY	<b>Long DD:</b>	80
<b>Rel Feat:</b>	EXACT	<b>Long MM:</b>	18
<b>Datum:</b>		<b>Long SS:</b>	
<b>Coord Acc:</b>			
<b>Col Aff:</b>			
<b>Ver Aff:</b>	DELEGATED COUNTY		
<b>Direct:</b>			
<b>Documents:</b>	<a href="https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/8516081/gis-facility!search">https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/8516081/gis-facility!search</a>		

**FDEP Open Data - Storage Tank Contamination Monitoring (STCM)**

<b>Loc ID:</b>	44467	<b>Rel Feat:</b>	EXACT
<b>Site Type:</b>	Retail Station	<b>EI Datum:</b>	
<b>Contam Ind:</b>		<b>EI Resolut:</b>	
<b>Phone:</b>	8002259702	<b>EI Units:</b>	
<b>Operator:</b>	ANGELA PIGMENTAL	<b>Map Src:</b>	
<b>Next action:</b>	INVOICE 21-MAY-2025	<b>Map Scale:</b>	
<b>Fin Respon:</b>		<b>Coord Acc:</b>	
<b>Office:</b>	SED	<b>Alb East:</b>	
<b>OOIC:</b>	FACILITY	<b>Alb North:</b>	
<b>Col Meth:</b>	DGPS	<b>Datum:</b>	
<b>Col Name:</b>	INITIAL LOAD	<b>Elevation:</b>	
<b>Col Date:</b>		<b>Lat DD:</b>	27
<b>Col Prog:</b>	TANKS-PETROLEUM CONTAMINATION	<b>Lat MM:</b>	27
<b>Ver Meth:</b>	DPHO	<b>Lat SS:</b>	46.22
<b>Ver Name:</b>	KOERNER_D56	<b>Long DD:</b>	80
<b>Ver Prog:</b>	TANKS-PETROLEUM CONTAMINATION	<b>Long MM:</b>	18
<b>Ver Date:</b>	6/5/2003	<b>Long SS:</b>	10.1
<b>Object ID:</b>	44467		
<b>Col Aff:</b>			
<b>Ver Aff:</b>	DELEGATED COUNTY		
<b>Documents:</b>	<a href="https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/8516081/gis-facility!search">https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/8516081/gis-facility!search</a>		

**Storage Tank Contaminated Facility Name & Address Search Details**

**Name:** Cumberland Farms #0966

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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975 Seaway Dr  
 Fort Pierce, FL 34949  
**LL Method:** DGPS - Differentially Corrected GPS  
**Account Owner:** Cumberland Farms Inc  
**Contact:** Angela Pigmental  
**Phone:** 800-225-9702  
**District:** SED  
**County 1:** 56 - St. Lucie  
**Latitude:** 27:27:46.2200  
**Longitude:** 80:18:10.1000

**FDEP - Registered Tanks from Storage Tank Contamination Monitoring (STCM) Details**

**Tank No:** 1  
**Size:** 8000  
**Content:** Unleaded Gas  
**Installed:** 11/01/1976  
**Placement:** UNDER  
**Status:** Removed from Site  
**Construction:**  
**Piping:**  
**Monitoring:**

**FDEP - Registered Tanks from Storage Tank Contamination Monitoring (STCM) Details**

**Tank No:** 6  
**Size:** 8020  
**Content:** Unleaded Gas  
**Installed:** 06/01/1995  
**Placement:** UNDER  
**Status:** In Service  
**Construction:** F - Fiberglass Clad Steel  
 M - Spill Containment Bucket  
 N - Flow Shut-Off  
 R - Double Wall - Tank Jacket  
**Piping:** F - Double Wall  
 J - Pressurized Piping System  
 K - Dispenser Liners  
**Monitoring:** N - Approved Synthetic Material  
 5 - Electronic Monitor Dispenser Liners  
 F - Monitor Dbl Wall Tank Space  
 H - Mechanical Line Leak Detector  
 K - Monitor Dbl Wall Pipe Space

**FDEP - Registered Tanks from Storage Tank Contamination Monitoring (STCM) Details**

**Tank No:** 2  
**Size:** 8000  
**Content:** Unleaded Gas  
**Installed:** 11/01/1976  
**Placement:** UNDER  
**Status:** Removed from Site  
**Construction:**  
**Piping:**  
**Monitoring:**

**FDEP - Registered Tanks from Storage Tank Contamination Monitoring (STCM) Details**

**Tank No:** 3  
**Size:** 8000  
**Content:** Unleaded Gas  
**Installed:** 11/01/1976  
**Placement:** UNDER  
**Status:** Removed from Site  
**Construction:**

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Piping:  
Monitoring:

**FDEP - Registered Tanks from Storage Tank Contamination Monitoring (STCM) Details**

**Tank No:** 4  
**Size:** 8020  
**Content:** Unleaded Gas  
**Installed:** 06/01/1995  
**Placement:** UNDER  
**Status:** In Service  
**Construction:** F - Fiberglass Clad Steel  
M - Spill Containment Bucket  
N - Flow Shut-Off  
R - Double Wall - Tank Jacket  
**Piping:** F - Double Wall  
J - Pressurized Piping System  
K - Dispenser Liners  
N - Approved Synthetic Material  
**Monitoring:** 5 - Electronic Monitor Dispenser Liners  
F - Monitor Dbl Wall Tank Space  
H - Mechanical Line Leak Detector  
K - Monitor Dbl Wall Pipe Space

**FDEP - Registered Tanks from Storage Tank Contamination Monitoring (STCM) Details**

**Tank No:** 5  
**Size:** 8020  
**Content:** Unleaded Gas  
**Installed:** 06/01/1995  
**Placement:** UNDER  
**Status:** In Service  
**Construction:** F - Fiberglass Clad Steel  
M - Spill Containment Bucket  
N - Flow Shut-Off  
R - Double Wall - Tank Jacket  
**Piping:** F - Double Wall  
J - Pressurized Piping System  
K - Dispenser Liners  
N - Approved Synthetic Material  
**Monitoring:** 5 - Electronic Monitor Dispenser Liners  
F - Monitor Dbl Wall Tank Space  
H - Mechanical Line Leak Detector  
K - Monitor Dbl Wall Pipe Space

<u>5</u>	5 of 6	E	0.06 / 340.30	4.04 / 3	CUMBERLAND FARMS #0966 975 SEAWAY DR FORT PIERCE FL 34949	UST
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<b>Facility ID:</b>	8516081	<b>County Name:</b>	ST. LUCIE
<b>Facility Status:</b>	OPEN	<b>Lat/Long Method:</b>	
<b>Facility Type:</b>	A	<b>Lat DD:</b>	27
<b>Type Desc:</b>	Retail Station	<b>Lat MM:</b>	27
<b>Facility Phone:</b>	8002259702	<b>Lat SS:</b>	46.22
<b>Dep Co:</b>	C	<b>Long DD:</b>	80
<b>Owner ID:</b>	5140	<b>Long MM:</b>	18
<b>Owner Phone:</b>	4137810070	<b>Long SS:</b>	10.1
<b>Owner:</b>	CUMBERLAND FARMS INC		
<b>Owner Address1:</b>	73 WILLIAM FRANKS DR		
<b>Owner Address2:</b>	ATTN: ATC ECLIPSE		
<b>Owner City:</b>	West Springfield		
<b>Owner State:</b>	MA		
<b>Owner Zip 5:</b>	1089		
<b>Contact:</b>	ALEXANDRA BAUER		
<b>Oculus Docs Inventory URL:</b>	<a href="https://eriservice7.ecologeris.com/ErisExt/flo/ocure.ashx?ID=8516081&amp;CAT=11">https://eriservice7.ecologeris.com/ErisExt/flo/ocure.ashx?ID=8516081&amp;CAT=11</a>		
<b>Information Portal Fac URL:</b>	<a href="http://prodenv.dep.state.fl.us/DepNexus/public/facilitysearch?pagination=true&amp;facility.id=8516081">http://prodenv.dep.state.fl.us/DepNexus/public/facilitysearch?pagination=true&amp;facility.id=8516081</a>		

Information Portal Doc URL: <http://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/8516081/facility!search>

**Tanks**

Tank ID: 2

**Tank Details**

<b>Tank Status:</b>	B - REMOVED FROM SITE	<b>Tank Vessel Indic:</b>	TANK
<b>Status Date:</b>	01-JUN-1995	<b>Capacity:</b>	8000
<b>Install:</b>	01-NOV-1976	<b>Place:</b>	UNDERGROUND
<b>Tank Determination:</b>		<b>Con desc:</b>	Unleaded Gas
<b>Tank Det Desc:</b>			

**Tanks**

Tank ID: 4

**Tank Details**

<b>Tank Status:</b>	U - IN SERVICE	<b>Tank Vessel Indic:</b>	TANK
<b>Status Date:</b>	01-JUN-1995	<b>Capacity:</b>	8020
<b>Install:</b>	01-JUN-1995	<b>Place:</b>	UNDERGROUND
<b>Tank Determination:</b>	DW	<b>Con desc:</b>	Unleaded Gas
<b>Tank Det Desc:</b>	Double Walled		

**Piping**

**Pipe Description:** F-Double wall

**Pipe Description:** J-Pressurized piping system

**Pipe Description:** N-Approved synthetic material

**Pipe Description:** K-Dispenser liners

**Monitoring**

**Monitoring Desc:** K-Monitor dbl wall pipe space

**Monitoring Desc:** H-Mechanical line leak detector

**Monitoring Desc:** F-Monitor dbl wall tank space

**Monitoring Desc:** 5-Electronic monitor dispenser liners

**Tank Construction**

**Cons Desc:** Flow shut-Off

**Cons Desc:** Spill containment bucket

**Cons Desc:** Double wall - tank jacket

**Cons Desc:** Fiberglass clad steel

**Tanks**

Tank ID: 3

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
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**Tank Details**

<b>Tank Status:</b>	B - REMOVED FROM SITE	<b>Tank Vessel Indic:</b>	TANK
<b>Status Date:</b>	01-JUN-1995	<b>Capacity:</b>	8000
<b>Install:</b>	01-NOV-1976	<b>Place:</b>	UNDERGROUND
<b>Tank Determination:</b>		<b>Con desc:</b>	Unleaded Gas
<b>Tank Det Desc:</b>			

**Tanks**

**Tank ID:** 6

**Tank Details**

<b>Tank Status:</b>	U - IN SERVICE	<b>Tank Vessel Indic:</b>	TANK
<b>Status Date:</b>	01-JUN-1995	<b>Capacity:</b>	8020
<b>Install:</b>	01-JUN-1995	<b>Place:</b>	UNDERGROUND
<b>Tank Determination:</b>	DW	<b>Con desc:</b>	Unleaded Gas
<b>Tank Det Desc:</b>	Double Walled		

**Piping**

**Pipe Description:** J-Pressurized piping system

**Pipe Description:** K-Dispenser liners

**Pipe Description:** F-Double wall

**Pipe Description:** N-Approved synthetic material

**Monitoring**

**Monitoring Desc:** 5-Electronic monitor dispenser liners

**Monitoring Desc:** H-Mechanical line leak detector

**Monitoring Desc:** F-Monitor dbl wall tank space

**Monitoring Desc:** K-Monitor dbl wall pipe space

**Tank Construction**

**Cons Desc:** Fiberglass clad steel

**Cons Desc:** Spill containment bucket

**Cons Desc:** Flow shut-Off

**Cons Desc:** Double wall - tank jacket

**Tanks**

**Tank ID:** 5

**Tank Details**

<b>Tank Status:</b>	U - IN SERVICE	<b>Tank Vessel Indic:</b>	TANK
<b>Status Date:</b>	01-JUN-1995	<b>Capacity:</b>	8020
<b>Install:</b>	01-JUN-1995	<b>Place:</b>	UNDERGROUND
<b>Tank Determination:</b>	DW	<b>Con desc:</b>	Unleaded Gas

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Tank Det Desc: Double Walled

**Piping**

Pipe Description: K-Dispenser liners

Pipe Description: F-Double wall

Pipe Description: J-Pressurized piping system

Pipe Description: N-Approved synthetic material

**Monitoring**

Monitoring Desc: 5-Electronic monitor dispenser liners

Monitoring Desc: H-Mechanical line leak detector

Monitoring Desc: F-Monitor dbl wall tank space

Monitoring Desc: K-Monitor dbl wall pipe space

**Tank Construction**

Cons Desc: Fiberglass clad steel

Cons Desc: Spill containment bucket

Cons Desc: Flow shut-Off

Cons Desc: Double wall - tank jacket

**Tanks**

Tank ID: 1

**Tank Details**

Tank Status: B - REMOVED FROM SITE

Status Date: 01-JUN-1995

Install: 01-NOV-1976

Tank Determination:

Tank Det Desc:

Tank Vessel Indic: TANK

Capacity: 8000

Place: UNDERGROUND

Con desc: Unleaded Gas

5

6 of 6

E

0.06 /  
340.30

4.04 /  
3

CUMBERLAND FARMS #0966  
975 SEAWAY DR  
FORT PIERCE FL 34949

WELL  
SURVEILLANCE

Facility ID: 8516081

Project ID: SUPER

Req No:

Loc ID: 208309

GPS ID: 208309

Type: PETROLEUM

Insp CHD: ST. LUCIE

HAE: 1.6

Loc Method: DGPS - Differentially Corrected GPS

Insp F Name: DAVID

Insp L Name: KOERNER

Comment: RE35647

County: ST. LUCIE

Longitude: -80.302806

Latitude: 27.462853

GPS Date: 3/23/2005

Datum: WS1984

Software:

Streetside:

Agency:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<u>6</u>	1 of 11	WNW	0.15 / 801.46	4.48 / 3	US COAST GUARD-FORT PIERCE 900 SEAWAY DR FORT PIERCE FL 34949	AST

<b>Facility ID:</b>	8518586	<b>County Name:</b>	ST. LUCIE
<b>Facility Status:</b>	OPEN	<b>Lat/Long Method:</b>	
<b>Facility Type:</b>	F	<b>Lat DD:</b>	27
<b>Type Desc:</b>	Federal Government	<b>Lat MM:</b>	28
<b>Facility Phone:</b>	7724646100	<b>Lat SS:</b>	19
<b>Dep Co:</b>	C	<b>Long DD:</b>	80
<b>Owner ID:</b>	22774	<b>Long MM:</b>	18
<b>Owner Phone:</b>	4074646100	<b>Long SS:</b>	21
<b>Owner:</b>	US COAST GUARD		
<b>Owner Address1:</b>	900 SEAWAY DR		
<b>Owner Address2:</b>			
<b>Owner City:</b>	FORT PIERCE		
<b>Owner State:</b>	FL		
<b>Owner Zip 5:</b>	34949		
<b>Contact:</b>	COMMANDING OFFICER		
<b>Oculus Docs Inventory URL:</b>	<a href="https://eriservice7.ecologeris.com/ErisExt/flo/ocure.ashx?ID=8518586&amp;CAT=11">https://eriservice7.ecologeris.com/ErisExt/flo/ocure.ashx?ID=8518586&amp;CAT=11</a>		
<b>Information Portal Fac URL:</b>	<a href="http://prodenv.dep.state.fl.us/DepNexus/public/facilitysearch?pagination=true&amp;facility.id=8518586">http://prodenv.dep.state.fl.us/DepNexus/public/facilitysearch?pagination=true&amp;facility.id=8518586</a>		
<b>Information Portal Doc URL:</b>	<a href="http://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/8518586/facility!search">http://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/8518586/facility!search</a>		

#### Tanks

**Tank ID:** 6

#### Tank Details

<b>Tank Status:</b>	U - IN SERVICE	<b>Tank Vessel Indic:</b>	TANK
<b>Status Date:</b>		<b>Capacity:</b>	100
<b>Install:</b>	01-MAY-1991	<b>Place:</b>	ABOVEGROUND
<b>Tank Det Desc:</b>		<b>Content:</b>	L
<b>Tank Determin:</b>		<b>Contdesc:</b>	Waste Oil

#### Tanks

**Tank ID:** 8

#### Tank Details

<b>Tank Status:</b>	U - IN SERVICE	<b>Tank Vessel Indic:</b>	TANK
<b>Status Date:</b>	01-MAR-2006	<b>Capacity:</b>	6000
<b>Install:</b>		<b>Place:</b>	ABOVEGROUND
<b>Tank Det Desc:</b>	Double Walled	<b>Content:</b>	D
<b>Tank Determin:</b>	DW	<b>Contdesc:</b>	Vehicular Diesel

#### Piping

**Piping Description:** A-Abv, no soil contact

**Piping Description:** K-Dispenser liners

**Piping Description:** B-Steel/galvanized metal

#### Monitoring

**Monitoring Desc:** F-Monitor dbl wall tank space

**Monitoring Desc:** 4-Visual inspect dispenser liners

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
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**Monitoring Desc:** Q-Visual inspection of ASTs

**Tank Construction**

**Constr Desc:** AST containment

**Constr Desc:** Steel

**Tanks**

**Tank ID:** 9

**Tank Details**

**Tank Status:** U - IN SERVICE  
**Status Date:** 01-MAR-2006  
**Install:**  
**Tank Det Desc:** Double Walled  
**Tank Determin:** DW

**Tank Vessel Indic:** TANK  
**Capacity:** 2000  
**Place:** ABOVEGROUND  
**Content:** B  
**Contdesc:** Unleaded Gas

**Piping**

**Piping Description:** B-Steel/galvanized metal

**Piping Description:** A-Abv, no soil contact

**Piping Description:** K-Dispenser liners

**Monitoring**

**Monitoring Desc:** F-Monitor dbl wall tank space

**Monitoring Desc:** 4-Visual inspect dispenser liners

**Monitoring Desc:** Q-Visual inspection of ASTs

**Tank Construction**

**Constr Desc:** AST containment

**Constr Desc:** Steel

**Tanks**

**Tank ID:** 4

**Tank Details**

**Tank Status:** B - REMOVED FROM SITE  
**Status Date:** 01-FEB-2006  
**Install:** 01-MAY-1991  
**Tank Det Desc:**  
**Tank Determin:**

**Tank Vessel Indic:** TANK  
**Capacity:** 3000  
**Place:** ABOVEGROUND  
**Content:** D  
**Contdesc:** Vehicular Diesel

**Tanks**

**Tank ID:** 5

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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**Tank Details**

<b>Tank Status:</b>	B - REMOVED FROM SITE	<b>Tank Vessel Indic:</b>	TANK
<b>Status Date:</b>	01-FEB-2006	<b>Capacity:</b>	550
<b>Install:</b>	01-MAY-1991	<b>Place:</b>	ABOVEGROUND
<b>Tank Det Desc:</b>		<b>Content:</b>	B
<b>Tank Determin:</b>		<b>Contdesc:</b>	Unleaded Gas

<u>6</u>	2 of 11	WNW	0.15 / 801.46	4.48 / 3	US COAST GUARD-FORT PIERCE 900 SEAWAY DR FORT PIERCE FL 34949	DEL CONTAM SITE
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<b>Prgm Site ID:</b>	8518586	<b>Record Date:</b>	30-SEP-2013
<b>Remedi Status:</b>	ACTIVE	<b>County:</b>	ST. LUCIE
<b>Priority Score:</b>	7	<b>Method:</b>	DPHO
<b>Program Area:</b>	Petroleum	<b>Datum:</b>	HARN
<b>Program Eligible:</b>		<b>Lat DD:</b>	27
<b>Ineligible:</b>	Y	<b>Lat MM:</b>	27
<b>Offsite Contam:</b>	Y	<b>Lat SS:</b>	48.5841
<b>Dt Known Offsite:</b>		<b>Long DD:</b>	80
<b>Proj Manager:</b>	DOLAN_J	<b>Long MM:</b>	18
<b>Office District:</b>	PCSED	<b>Long SS:</b>	22.8595
<b>Original Source:</b>	CS		
<b>Record Date:</b>	30-SEP-2013		

<u>6</u>	3 of 11	WNW	0.15 / 801.46	4.48 / 3	US COAST GUARD-FORT PIERCE 900 SEAWAY DR FORT PIERCE FL 34949	DEL CONTAM SITE
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<b>Prgm Site ID:</b>	8518586	<b>Record Date:</b>	
<b>Remedi Status:</b>	ACTIVE	<b>County:</b>	ST. LUCIE
<b>Priority Score:</b>	7	<b>Method:</b>	DPHO
<b>Program Area:</b>	Petroleum	<b>Datum:</b>	HARN
<b>Program Eligible:</b>		<b>Lat DD:</b>	27
<b>Ineligible:</b>	Y	<b>Lat MM:</b>	27
<b>Offsite Contam:</b>	Y	<b>Lat SS:</b>	48.5841
<b>Dt Known Offsite:</b>		<b>Long DD:</b>	80
<b>Proj Manager:</b>	JICKA_L	<b>Long MM:</b>	18
<b>Office District:</b>	PCSED	<b>Long SS:</b>	22.8595
<b>Original Source:</b>	CS		
<b>Record Date:</b>	31-MAR-2015		

<u>6</u>	4 of 11	WNW	0.15 / 801.46	4.48 / 3	US COAST GUARD-FORT PIERCE 900 SEAWAY DR FORT PIERCE FL 34949	DWM CONTAM
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<b>Facility ID:</b>	8518586	<b>Contact:</b>	
<b>Site ID:</b>		<b>Phone:</b>	
<b>Program Area:</b>	Petroleum	<b>Method:</b>	
<b>Facility Type:</b>		<b>Datum:</b>	
<b>Fac Type:</b>		<b>Related Party ID:</b>	
<b>County ID:</b>		<b>Primary RP Role:</b>	
<b>Ftc1 Fac Type ID:</b>		<b>RP Begin Date:</b>	
<b>Stcm Facility Type:</b>		<b>RP Address1:</b>	
<b>District:</b>		<b>RP Address2:</b>	
<b>Site Status:</b>		<b>RP City:</b>	
<b>Section:</b>		<b>RP State:</b>	
<b>Township:</b>		<b>RP Zip5:</b>	
<b>County:</b>	ST. LUCIE	<b>RP Zip4:</b>	
<b>Range:</b>		<b>RP Phone:</b>	
<b>Rank:</b>		<b>RP Extension:</b>	
<b>Operator:</b>		<b>RP Bad Addr Ind:</b>	
<b>Name Changed:</b>		<b>RP Name:</b>	
<b>Addr Changed:</b>			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Facility Name:  
Description:

Program Details

Facility Status:	ACTIVE	Staff Assigned:	
Offsite Contam:	Y	Priority:	
Priority Score:	7	Score Effective Dt:	
Project Coordinato:	JICKA_L	Score When Ranked:	
Program Eligible:		District:	PCSED
Ineligible:	Y	Datum:	HARN
Program Area:		Method:	DPHO
Site Manager:		Lat DD:	27
Discharge Date:		Lat MM:	27
Discharge Eligibil:		Lat SS:	48.5841
Eligibility Progrm:		Long DD:	80
Cleanup Status:		Long MM:	18
Closure Type:		Long SS:	22.8595
Closure Date:			

<u>6</u>	5 of 11	WNW	0.15 / 801.46	4.48 / 3	US COAST GUARD-FORT PIERCE 900 SEAWAY DR FORT PIERCE FL 34949	DWM CONTAM
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Facility ID:	8518586	Contact:	
Site ID:	8518586	Phone:	
Program Area:		Method:	
Facility Type:		Datum:	
Fac Type:		Related Party ID:	
County ID:	56	Primary RP Role:	
Ftc1 Fac Type ID:	F	RP Begin Date:	
Stcm Facility Type:	F	RP Address1:	
District:	SED	RP Address2:	
Site Status:		RP City:	
Section:		RP State:	
Township:		RP Zip5:	
County:	St. Lucie	RP Zip4:	
Range:		RP Phone:	
Rank:		RP Extension:	
Operator:		RP Bad Addr Ind:	
Name Changed:		RP Name:	
Addr Changed:			
Facility Name:	US COAST GUARD-FORT PIERCE		
Description:	Federal Government		

Program Details

Facility Status:		Staff Assigned:	
Offsite Contam:		Priority:	
Priority Score:	7	Score Effective Dt:	
Project Coordinato:		Score When Ranked:	
Program Eligible:		District:	
Ineligible:		Datum:	0
Program Area:	PETROLEUM	Method:	AGPS
Site Manager:		Lat DD:	27
Discharge Date:	10/28/1992	Lat MM:	28
Discharge Eligibil:	I	Lat SS:	19
Eligibility Progrm:		Long DD:	80
Cleanup Status:	CLOSED-STCM	Long MM:	18
Closure Type:	SRCR	Long SS:	21
Closure Date:	11/14/2013		

Program Details

Facility Status:	Staff Assigned:
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Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Offsite Contam: Priority Score: Project Coordinato: Program Eligible: Ineligible: Program Area: Site Manager: Discharge Date: Discharge Eligibil: Eligibility Progm: Cleanup Status: Closure Type: Closure Date:	7	PETROLEUM			Priority: Score Effective Dt: Score When Ranked: District: Datum: Method: Lat DD: Lat MM: Lat SS: Long DD: Long MM: Long SS:	0 AGPS 27 28 19 80 18 21

**Program Details**

Facility Status: Offsite Contam: Priority Score: Project Coordinato: Program Eligible: Ineligible: Program Area: Site Manager: Discharge Date: Discharge Eligibil: Eligibility Progm: Cleanup Status: Closure Type: Closure Date:	7	PETROLEUM			Staff Assigned: Priority: Score Effective Dt: Score When Ranked: District: Datum: Method: Lat DD: Lat MM: Lat SS: Long DD: Long MM: Long SS:	0 AGPS 27 28 19 80 18 21
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**6**      **6 of 11**      **WNW**      **0.15 / 801.46**      **4.48 / 3**      **US COAST GUARD-FORT PIERCE  
900 SEAWAY DR  
FORT PIERCE FL 34949-3123**      **FF TANKS**

Facility ID: Facility Status: Owner ID: Owner Name: Owner Address: Owner City: Owner State: Owner Zip: Oculus Docs Inventory: Information Portal Facility URL: Information Portal Doc URL:	8518586 OPEN 22774 US COAST GUARD 900 SEAWAY DR FORT PIERCE FL 34949-3123 <a href="https://erisservice7.ecologeris.com/ErisExt/flo/ocure.ashx?ID=8518586&amp;CAT=11">https://erisservice7.ecologeris.com/ErisExt/flo/ocure.ashx?ID=8518586&amp;CAT=11</a> <a href="http://prodenv.dep.state.fl.us/DepNexus/public/facilitysearch?pagination=true&amp;facility.id=8518586">http://prodenv.dep.state.fl.us/DepNexus/public/facilitysearch?pagination=true&amp;facility.id=8518586</a> <a href="http://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/8518586/facility!search">http://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/8518586/facility!search</a>	County ID: County: Lat Degree: Lat Minute: Lat Second: Long Degree: Long Minute: Long Second:	56 ST. LUCIE 27 27 48.5841 80 18 22.8595
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**Tank Information**

Tank ID: Content ID: Tank Status ID: Tank Status:	99904 D B Removed from Site	Installation Date: Tank Content: Tank Size in Gallons:	11/01/1974 Vehicular Diesel 2000
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**Tank Information**

Tank ID: Content ID: Tank Status ID: Tank Status:	194057 D U In Service	Installation Date: Tank Content: Tank Size in Gallons:	 Vehicular Diesel 6000
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**Tank Information**

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>Tank ID:</b>	99910				<b>Installation Date:</b>	
<b>Content ID:</b>	X				<b>Tank Content:</b>	Misc Petrol-Based Product
<b>Tank Status ID:</b>	B				<b>Tank Size in Gallons:</b>	1000
<b>Tank Status:</b>	Removed from Site					
<b><u>Tank Information</u></b>						
<b>Tank ID:</b>	99909				<b>Installation Date:</b>	05/01/1991
<b>Content ID:</b>	L				<b>Tank Content:</b>	Waste Oil
<b>Tank Status ID:</b>	U				<b>Tank Size in Gallons:</b>	100
<b>Tank Status:</b>	In Service					
<b><u>Tank Information</u></b>						
<b>Tank ID:</b>	194060				<b>Installation Date:</b>	
<b>Content ID:</b>	B				<b>Tank Content:</b>	Unleaded Gas
<b>Tank Status ID:</b>	U				<b>Tank Size in Gallons:</b>	2000
<b>Tank Status:</b>	In Service					
<b><u>Tank Information</u></b>						
<b>Tank ID:</b>	99907				<b>Installation Date:</b>	05/01/1991
<b>Content ID:</b>	D				<b>Tank Content:</b>	Vehicular Diesel
<b>Tank Status ID:</b>	B				<b>Tank Size in Gallons:</b>	3000
<b>Tank Status:</b>	Removed from Site					
<b><u>Tank Information</u></b>						
<b>Tank ID:</b>	99908				<b>Installation Date:</b>	05/01/1991
<b>Content ID:</b>	B				<b>Tank Content:</b>	Unleaded Gas
<b>Tank Status ID:</b>	B				<b>Tank Size in Gallons:</b>	550
<b>Tank Status:</b>	Removed from Site					
<b><u>Tank Information</u></b>						
<b>Tank ID:</b>	99906				<b>Installation Date:</b>	07/01/1972
<b>Content ID:</b>	G				<b>Tank Content:</b>	Emerg Generator Diesel
<b>Tank Status ID:</b>	B				<b>Tank Size in Gallons:</b>	280
<b>Tank Status:</b>	Removed from Site					
<b><u>Tank Information</u></b>						
<b>Tank ID:</b>	99905				<b>Installation Date:</b>	07/01/1972
<b>Content ID:</b>	G				<b>Tank Content:</b>	Emerg Generator Diesel
<b>Tank Status ID:</b>	B				<b>Tank Size in Gallons:</b>	280
<b>Tank Status:</b>	Removed from Site					

**6**      **7 of 11**      **WNW**      **0.15 / 801.46**      **4.48 / 3**      **US COAST GUARD-FORT PIERCE**      **LST**  
**900 SEAWAY DR**  
**FORT PIERCE FL 34949**

<b>Facility ID:</b>	8518586	<b>Facility Status:</b>	OPEN
<b>Facility Name:</b>	US COAST GUARD-FORT PIERCE	<b>Facility ID (Map):</b>	8518586
<b>Facility Address:</b>	900 SEAWAY DR	<b>Fac Name (Map):</b>	US COAST GUARD-FORT PIERCE
<b>Facility Address2:</b>		<b>Fac Address (Map):</b>	900 SEAWAY DR
<b>Facility City:</b>	FORT PIERCE	<b>City (Map):</b>	FORT PIERCE
<b>County:</b>	ST. LUCIE	<b>County (Map):</b>	ST. LUCIE
<b>Facility State:</b>	FL	<b>Fac Zip (Map):</b>	34949
<b>Facility Zip:</b>	34949	<b>Latitude (Map):</b>	27.46349558
<b>Facility Type:</b>	F - Federal Government	<b>Longitude (Map):</b>	-80.30634986
<b>Oculus Docs Inventory:</b>	<a href="https://eriservice7.ecologeris.com/ErisExt/flo/ocure.ashx?ID=8518586&amp;CAT=11">https://eriservice7.ecologeris.com/ErisExt/flo/ocure.ashx?ID=8518586&amp;CAT=11</a>		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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**Information Portal Fac URL:** http://prodenv.dep.state.fl.us/DepNexus/public/facilitysearch?pagination=true&facility.id=8518586  
**Information Portal Doc URL:** http://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/8518586/facility!search  
**Data Source:** STCM Database Reports -Historical Contaminated Facilities List (as of 21 Apr 2025); FDEP-Geospatial Open Data - Petroleum Contamination Monitoring (PCTS) Discharges (Map) (as of 21 Apr 2025); STCM Database Queries - Petroleum Cleanup Funding CAP To Date Report (as of 21 Apr 2025); Commonly Requested Reports - All Ineligible Discharges. (as of 21 Apr 2025); STCM Public Reports-Tank Facility - Discharge Information (as of 21 Apr 2025)

**Discharge Cleanup Summary**

<b>Discharge Date:</b>	10/28/1992	<b>Information Source:</b>	D - DISCHARGE NOTIFICATION
<b>Cleanup Required:</b>	R - CLEANUP REQUIRED	<b>Eligib Indicator:</b>	I - INELIGIBLE
<b>Dschrg Clnup Status:</b>	SRCR - SRCR COMPLETE	<b>Site Manager:</b>	DOLAN_J
<b>Dschrg Clnup Stat Dt:</b>	11/14/2013	<b>Site Manager End Dt:</b>	5/22/2014
<b>Cleanup Work Stat:</b>	COMPLETED		
<b>Tank Office:</b>	PCSED - SED CLEANUP & COMPLIANCE ASSURANCE PROGRAM		

**Contaminated Media**

**Contaminated Drinking Wells:**  
**Contaminated Mntring Wells:**  
**Contaminated Soil:**  
**Contaminated Surface Water:**  
**Contaminated Ground Water:**  
**Pollutant:** B - Unleaded Gas  
**Other Description:**  
**Gallons Discharged:**

**Petroleum Cleanup Program Eligibility**

**Cleanup Program:** C - PETROLEUM CLEANUP PARTICIPATION PROGRAM  
**Eligibility Status:** NOT ELIGIBLE  
**Rank:** 12937  
**Cap Amount:** \$0.00

**Task Info**

<b>SA Task ID:</b>	40468	<b>SR Soil Treatment:</b>	
<b>SA Cleanup Resp:</b>	RP - RESPONSIBLE PARTY	<b>SR Other Treatment:</b>	
<b>SA Actual Cost:</b>		<b>SR Alt Proc Rec:</b>	
<b>SA Complete Date:</b>	06-21-1995	<b>RAP Task ID:</b>	40469
<b>SA Payment Date:</b>		<b>RAP Clean Resp ID:</b>	RP - RESPONSIBLE PARTY
<b>SR Task ID:</b>		<b>RAP Actual Cost:</b>	
<b>SR Cleanup Resp:</b>	-	<b>RAP Complete Date:</b>	
<b>SR Actual Cost:</b>		<b>RAP Payment Date:</b>	
<b>SR Complete Date:</b>		<b>RAP Last Ord Appr:</b>	
<b>SR Payment Date:</b>		<b>RA Task ID:</b>	64938
<b>SR Oral Date:</b>		<b>RA Cleanup Resp:</b>	-
<b>SR Written Date:</b>		<b>RA Yrs to Complete:</b>	0
<b>SR Soil Removal:</b>		<b>RA Actual Cost:</b>	
<b>SR Free Prod Rmvl:</b>		<b>Tank Office:</b>	PCSED - Southeast District
<b>SR Soil Ton Remove:</b>			
<b>SR Fund Elig Type:</b>	-		
<b>SA Fund Elig Type:</b>	-		
<b>RAP Fund Elig Type:</b>	-		
<b>RA Fund Elig Type:</b>	-		
<b>SR Alternate Procedure Status:</b>			
<b>SR Alt Procedure Status Dt:</b>			
<b>SR Alt Procedure Comment:</b>			
<b>SRC Action Type:</b>	SRCR - SITE REHABILITATION COMPLETION REPORT		
<b>SRC Submit Date:</b>	9/10/2013		
<b>SRC Review Date:</b>	09-10-2013		
<b>SRC Complete Status:</b>	A - APPROVED		
<b>SRC Comp Status Dt:</b>	11-14-2013		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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SRC Issue Date: 11-14-2013  
 SRC Comments:

**Discharge Cleanup Summary**

<b>Discharge Date:</b>	1/8/1991	<b>Information Source:</b>	D - DISCHARGE NOTIFICATION
<b>Cleanup Required:</b>	R - CLEANUP REQUIRED	<b>Eligib Indicator:</b>	I - INELIGIBLE
<b>Dschrg Clnup Status:</b>	NFA - NFA COMPLETE	<b>Site Manager:</b>	
<b>Dschrg Clnup Stat Dt:</b>	11/6/1997	<b>Site Manager End Dt:</b>	
<b>Cleanup Work Stat:</b>	COMPLETED		
<b>Tank Office:</b>	-		

**Petroleum Cleanup Program Eligibility**

**Cleanup Program:** C - PETROLEUM CLEANUP PARTICIPATION PROGRAM  
**Eligibility Status:** NOT ELIGIBLE  
**Rank:** 12937  
**Cap Amount:** \$0.00

**Task Info**

<b>SA Task ID:</b>	40472	<b>SR Soil Treatment:</b>	
<b>SA Cleanup Resp:</b>	RP - RESPONSIBLE PARTY	<b>SR Other Treatment:</b>	
<b>SA Actual Cost:</b>		<b>SR Alt Proc Rec:</b>	
<b>SA Complete Date:</b>	06-21-1995	<b>RAP Task ID:</b>	40473
<b>SA Payment Date:</b>		<b>RAP Clean Resp ID:</b>	RP - RESPONSIBLE PARTY
<b>SR Task ID:</b>		<b>RAP Actual Cost:</b>	
<b>SR Cleanup Resp:</b>	-	<b>RAP Complete Date:</b>	
<b>SR Actual Cost:</b>		<b>RAP Payment Date:</b>	
<b>SR Complete Date:</b>		<b>RAP Last Ord Appr:</b>	
<b>SR Payment Date:</b>		<b>RA Task ID:</b>	40474
<b>SR Oral Date:</b>		<b>RA Cleanup Resp:</b>	RP - RESPONSIBLE PARTY
<b>SR Written Date:</b>		<b>RA Yrs to Complete:</b>	0
<b>SR Soil Removal:</b>		<b>RA Actual Cost:</b>	
<b>SR Free Prod Rmvl:</b>		<b>Tank Office:</b>	-
<b>SR Soil Ton Remove:</b>			
<b>SR Fund Elig Type:</b>	-		
<b>SA Fund Elig Type:</b>	-		
<b>RAP Fund Elig Type:</b>	-		
<b>RA Fund Elig Type:</b>	-		
<b>SR Alternate Procedure Status:</b>			
<b>SR Alt Procedure Status Dt:</b>			
<b>SR Alt Procedure Comment:</b>			
<b>SRC Action Type:</b>	NFA - NO FURTHER ACTION		
<b>SRC Submit Date:</b>	8/4/1997		
<b>SRC Review Date:</b>	10-10-1997		
<b>SRC Complete Status:</b>	A - APPROVED		
<b>SRC Comp Status Dt:</b>	11-01-1997		
<b>SRC Issue Date:</b>	11-06-1997		
<b>SRC Comments:</b>	DISTRICT ORDER		

**Discharge Cleanup Summary**

<b>Discharge Date:</b>	1/9/1991	<b>Information Source:</b>	D - DISCHARGE NOTIFICATION
<b>Cleanup Required:</b>	R - CLEANUP REQUIRED	<b>Eligib Indicator:</b>	I - INELIGIBLE
<b>Dschrg Clnup Status:</b>	SRCR - SRCR COMPLETE	<b>Site Manager:</b>	
<b>Dschrg Clnup Stat Dt:</b>	3/4/1998	<b>Site Manager End Dt:</b>	
<b>Cleanup Work Stat:</b>	COMPLETED		
<b>Tank Office:</b>	-		

**Petroleum Cleanup Program Eligibility**

**Cleanup Program:** C - PETROLEUM CLEANUP PARTICIPATION PROGRAM

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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**Eligibility Status:** NOT ELIGIBLE  
**Rank:** 12937  
**Cap Amount:** \$0.00

**Task Info**

<b>SA Task ID:</b>	40470	<b>SR Soil Treatment:</b>	
<b>SA Cleanup Resp:</b>	RP - RESPONSIBLE PARTY	<b>SR Other Treatment:</b>	
<b>SA Actual Cost:</b>		<b>SR Alt Proc Rec:</b>	
<b>SA Complete Date:</b>	06-16-1995	<b>RAP Task ID:</b>	40471
<b>SA Payment Date:</b>		<b>RAP Clean Resp ID:</b>	RP - RESPONSIBLE PARTY
<b>SR Task ID:</b>		<b>RAP Actual Cost:</b>	
<b>SR Cleanup Resp:</b>	-	<b>RAP Complete Date:</b>	
<b>SR Actual Cost:</b>		<b>RAP Payment Date:</b>	
<b>SR Complete Date:</b>		<b>RAP Last Ord Appr:</b>	
<b>SR Payment Date:</b>		<b>RA Task ID:</b>	60108
<b>SR Oral Date:</b>		<b>RA Cleanup Resp:</b>	-
<b>SR Written Date:</b>		<b>RA Yrs to Complete:</b>	0
<b>SR Soil Removal:</b>		<b>RA Actual Cost:</b>	
<b>SR Free Prod Rmvl:</b>		<b>Tank Office:</b>	-
<b>SR Soil Ton Remove:</b>			
<b>SR Fund Elig Type:</b>	-		
<b>SA Fund Elig Type:</b>	-		
<b>RAP Fund Elig Type:</b>	-		
<b>RA Fund Elig Type:</b>	-		
<b>SR Alternate Procedure Status:</b>			
<b>SR Alt Procedure Status Dt:</b>			
<b>SR Alt Procedure Comment:</b>			
<b>SRC Action Type:</b>	SRCR - SITE REHABILITATION COMPLETION REPORT		
<b>SRC Submit Date:</b>	8/7/1997		
<b>SRC Review Date:</b>	11-01-1997		
<b>SRC Complete Status:</b>	A - APPROVED		
<b>SRC Comp Status Dt:</b>	03-04-1998		
<b>SRC Issue Date:</b>	03-04-1998		
<b>SRC Comments:</b>	FORMER TQNK #2 AREA		

**Petroleum Cleanup PCT Facility Score**

**Related Party ID:** 22774  
**RP Contact:** COMMANDING OFFICER  
**Facility Cleanup Status:** CMPL - COMPLETED  
**Bad Address Indicator:** N  
**Rank:** 12937

**Discharge Info (Map)**

<b>Discharge:</b>	17095	<b>Facility Status:</b>	OPEN
<b>Discharge 1:</b>	08-Jan-1991	<b>Staff Assi:</b>	
<b>Discharge 2:</b>		<b>Eligibility:</b>	INELIGIBLE
<b>Discharge 3:</b>	NFA	<b>Eligibility 1:</b>	
<b>Disch Clea:</b>	06-Nov-1997	<b>Rel Feat:</b>	APPRX
<b>General Cl:</b>	CLOSURE	<b>Collection:</b>	DPHO
<b>Lat Dd:</b>	27	<b>Collector :</b>	FACONTI_V56
<b>Lat Mm:</b>	27	<b>Collecti 1:</b>	03-Mar-2004
<b>Lat Ss:</b>		<b>Report Pha:</b>	COMPLETED
<b>Long Dd:</b>	80	<b>Report Sub:</b>	COMPLETED
<b>Long Mm:</b>	18	<b>Report S 1:</b>	06-Nov-1997
<b>Long Ss:</b>			
<b>Tank Office:</b>			
<b>Document Link:</b>	<a href="https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/8518586/facility!search">https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/8518586/facility!search</a>		

**Discharge Info (Map)**

**Discharge:** 17094 **Facility Status:** OPEN

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Discharge 1:	09-Jan-1991				Staff Assi:	
Discharge 2:					Eligibility:	INELIGIBLE
Discharge 3:	SRCR				Eligibility 1:	
Disch Clea:	04-Mar-1998				Rel Feat:	APPRX
General Cl:	CLOSURE				Collection:	DPHO
Lat Dd:	27				Collector :	FACONTI_V56
Lat Mm:	27				Collecti 1:	03-Mar-2004
Lat Ss:					Report Pha:	COMPLETED
Long Dd:	80				Report Sub:	COMPLETED
Long Mm:	18				Report S 1:	04-Mar-1998
Long Ss:						
Tank Offic:						
Document Link:	<a href="https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/8518586/facility!search">https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/8518586/facility!search</a>					

**Discharge Info (Map)**

Discharge:	47439				Facility Status:	OPEN
Discharge 1:	28-Oct-1992				Staff Assi:	
Discharge 2:	7				Eligibility:	INELIGIBLE
Discharge 3:	SRCR				Eligibility 1:	
Disch Clea:	14-Nov-2013				Rel Feat:	APPRX
General Cl:	CLOSURE				Collection:	DPHO
Lat Dd:	27				Collector :	FACONTI_V56
Lat Mm:	27				Collecti 1:	03-Mar-2004
Lat Ss:					Report Pha:	COMPLETED
Long Dd:	80				Report Sub:	COMPLETED
Long Mm:	18				Report S 1:	14-Nov-2013
Long Ss:						
Tank Offic:	SED CLEANUP & COMPLIANCE ASSURANCE PROGRAM					
Document Link:	<a href="https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/8518586/facility!search">https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/8518586/facility!search</a>					

**AST UST Discharges**

Dep Co:	P				Long MM:	18
CU Req:	R				Long SS:	21
Score:					Stat Desc:	SRCR COMPLETE
Descrip:	CLEANUP REQUIRED				Fac Name:	US COAST GUARD-FORT PIERCE
Discharge Date:	09-JAN-91				Fac Type:	F
Score Date:					Type Desc:	Federal Government
Stat Date:	04-MAR-1998				Fac Addr:	900 SEAWAY DR
LL Meth:	AGPS				Fac City:	FORT PIERCE
Lat DD:	27				Fac Zip:	34949
Lat MM:	28				County:	ST. LUCIE
Lat SS:	19				Fac State:	OPEN
Long DD:	80				Fac Phone:	7724646100
Prg Desc:						

**AST UST Discharges**

Dep Co:	P				Long MM:	18
CU Req:	R				Long SS:	21
Score:	7				Stat Desc:	SRCR COMPLETE
Descrip:	CLEANUP REQUIRED				Fac Name:	US COAST GUARD-FORT PIERCE
Discharge Date:	28-OCT-92				Fac Type:	F
Score Date:	21-NOV-2005				Type Desc:	Federal Government
Stat Date:	14-NOV-2013				Fac Addr:	900 SEAWAY DR
LL Meth:	AGPS				Fac City:	FORT PIERCE
Lat DD:	27				Fac Zip:	34949
Lat MM:	28				County:	ST. LUCIE
Lat SS:	19				Fac State:	OPEN
Long DD:	80				Fac Phone:	7724646100
Prg Desc:						

**AST UST Discharges**

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Dep Co:	P			Long MM:	18	
CU Req:	R			Long SS:	21	
Score:				Stat Desc:	NFA COMPLETE	
Descrip:	CLEANUP REQUIRED			Fac Name:	US COAST GUARD-FORT PIERCE	
Discharge Date:	08-JAN-91			Fac Type:	F	
Score Date:				Type Desc:	Federal Government	
Stat Date:	06-NOV-1997			Fac Addr:	900 SEAWAY DR	
LL Meth:	AGPS			Fac City:	FORT PIERCE	
Lat DD:	27			Fac Zip:	34949	
Lat MM:	28			County:	ST. LUCIE	
Lat SS:	19			Fac State:	OPEN	
Long DD:	80			Fac Phone:	7724646100	
Prg Desc:						

**Ineligible Discharges**

Discharge Date: 1/8/1991  
Score:  
Current Status: CLOSED  
Facility: US COAST GUARD-FORT PIERCE  
Address: 900 SEAWAY DR  
City: FORT PIERCE  
Zip: 34949  
County: ST. LUCIE  
Owner: US COAST GUARD  
Owner Address: 900 SEAWAY DR  
Owner City: FORT PIERCE  
Owner State: FL  
Owner Zip: 34949  
Owner Phone: (407)464-6100  
Owner Email:

**Ineligible Discharges**

Discharge Date: 1/9/1991  
Score:  
Current Status: CLOSED  
Facility: US COAST GUARD-FORT PIERCE  
Address: 900 SEAWAY DR  
City: FORT PIERCE  
Zip: 34949  
County: ST. LUCIE  
Owner: US COAST GUARD  
Owner Address: 900 SEAWAY DR  
Owner City: FORT PIERCE  
Owner State: FL  
Owner Zip: 34949  
Owner Phone: (407)464-6100  
Owner Email:

**Ineligible Discharges**

Discharge Date: 10/28/1992  
Score: 7  
Current Status: CLOSED  
Facility: US COAST GUARD-FORT PIERCE  
Address: 900 SEAWAY DR  
City: FORT PIERCE  
Zip: 34949  
County: ST. LUCIE  
Owner: US COAST GUARD  
Owner Address: 900 SEAWAY DR  
Owner City: FORT PIERCE  
Owner State: FL

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Owner Zip: 34949  
 Owner Phone: (407)464-6100  
 Owner Email:

**Historical Contaminated Facilities List**

<b>Facility ID:</b>	8518586	<b>Score:</b>	7
<b>Facility Status:</b>	OPEN	<b>Score Effective Dt:</b>	11/21/2005
<b>Facility Type:</b>	F - Federal Government	<b>Score When Ranked:</b>	6
<b>Facility Name:</b>	US COAST GUARD-FORT PIERCE	<b>Rank:</b>	12937
<b>Address1:</b>	900 SEAWAY DR	<b>Operator:</b>	US COAST GUARD
<b>Address2:</b>		<b>Phone:</b>	(772)464-6100
<b>City:</b>	FORT PIERCE	<b>Section:</b>	
<b>County Name:</b>	ST. LUCIE	<b>Township:</b>	
<b>County:</b>	56	<b>Range :</b>	
<b>District:</b>	SED	<b>Pri Related Party ID:</b>	22774
<b>State :</b>	FL	<b>Primary Rp Role:</b>	ACCOUNT OWNER
<b>Zip5:</b>	34949	<b>Rp Begin Date:</b>	8/30/1999
<b>Zip4:</b>	3123	<b>Rp Name:</b>	US COAST GUARD
<b>Name Changed:</b>	3/13/2006	<b>Rp Address1:</b>	900 SEAWAY DR
<b>Addr Changed:</b>		<b>Rp Address2:</b>	
<b>Lat Dd:</b>	27	<b>Rp City:</b>	FORT PIERCE
<b>Lat Mm:</b>	27	<b>Rp State:</b>	FL
<b>Lat Ss:</b>	48.5841	<b>Rp Zip5:</b>	34949
<b>Long Dd:</b>	80	<b>Rp Zip4:</b>	3123
<b>Long Mm:</b>	18	<b>Contact:</b>	COMMANDING OFFICER
<b>Long Ss:</b>	22.8595	<b>Rp Phone:</b>	(407)464-6100
<b>Feature:</b>		<b>Rp Phone Extension:</b>	
<b>Method:</b>	AGPS	<b>Rp Bad Addr Ind:</b>	No
<b>Datum:</b>	0		

<u>6</u>	8 of 11	WNW	0.15 / 801.46	4.48 / 3	USCG FORT PIERCE 900 SEAWAY DR FORT PIERCE FL 34949-3123	RCRA NON GEN
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**Handler ID:** FL5690310839  
**Generator Status:** N  
**Recycler Activity?:** NO  
**Recycler Activity Note:** This facility has not been identified as a Recycler Facility from both the RCRA Handler and Biennial Report Modules.

**Violation/Evaluation Summary**

**Note:** NO VIOLATIONS: All of the compliance records associated with this facility (EPA ID) indicate NO VIOLATIONS; Compliance Monitoring and Enforcement table dated Sep 2025.

**Evaluation Details**

**Eval Start Date:** 20120306  
**Eval Type Desc:** COMPLIANCE EVALUATION INSPECTION  
**Viol Short Desc:**  
**Actual Rtc Date:**  
**Eval Agency:** State

**Handler Summary**

<b>Importer:</b>	No	<b>Used Oil Transpor:</b>	No
<b>Mixed Waste Gen:</b>	No	<b>Used Oil Trans Fac:</b>	No
<b>Transporter:</b>	No	<b>Used Oil Processor:</b>	No
<b>Transfer Facility:</b>	No	<b>Used Oil Refiner:</b>	No
<b>Recycler:</b>	No	<b>Used Oil Burner:</b>	No
<b>Onsite Burner Exem:</b>	No	<b>Commercial TSD:</b>	No
<b>Furnace Exemption:</b>	No	<b>Recycl Nonstorage:</b>	No
<b>Underground Injec:</b>	No		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Used Oil Market Burner:		No				
Used Oil Spec Marketer:		No				

**Additional Handler Summary Details**

Source Type:	I			NAIC 1:	
Seq No:	201203			NAIC 2:	
Non Notifier:				NAIC 3:	
Receive Date:	20120307			NAIC 4:	
Active Site:	----			State:	FL
Land Type:	F			Location Latitude:	27.466111
In Handler Univ:	N			Location Longitude:	-80.305
In A Universe:	N			Loc GIS Primary:	N
Gen Status:	N			Loc GIS Origin:	UC
Report Cycle:				State District Owner:	FL
Accessibility:				State District:	SE
Region:	04				
Fed Waste Gen Owner:	HQ				
State Waste Generator Owner:	FL				
State Waste Generator:	N				
Short Term Generator:	N				
Uni Waste:	N				
Universal Waste Dest Facility:	N				
Federal Universal Waste:	N				
As Federally Regulated Tsd:	-----				
As Converter Tsd:	-----				
As State Regulated Tsd:	-----				
As State Regulated Handler:	---				
Federal Indicator:	L--				
Hsm:	N				
Subpart K:	----				
GPRA Permit:	N				
GPRA Renewal:	N				
Permit Renewal Wrkld:	-----				
Permwrk ID:	-----				
Perm Prog:	-----				
Pcwrkld:	-----				
Closwrkld:	-----				
GPRA Ca:	N				
Cawrkld:	N				
Subjca Tsd Discretion:	N				
NCAPS:	N				
EC Indicator:	N				
Ca725 Indicator:	N				
Ca750 Indicator:	N				
Operating Tsd:	-----				
Full Enforcement:	-----				
Snc:	N				
Unaddressed Snc:	N				
Addressed Snc:	N				
Snc With Comp Sched:	N				
Fa Required:	-----				
Hhandler Last Change:	20120808				
Recognized Trader Importer:	N				
Recognized Trader Exporter:	N				
Slab Importer:	N				
Slab Exporter:	N				
Manifest Broker:	N				
Subpart P:	N				
Contact Language:	EN				
Handler Name:	USCG FORT PIERCE				
Location Street No:	900				
Location Street1:	SEAWAY DR				
Location Street2:					
Location City:	FORT PIERCE				
Location State:	FL				
Location Zip:	34949-3123				
Location County Code:	FL111				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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**Location County Name:** ST LUCIE  
**Location Country:** US  
**Contact Name:** CRAIG ALLAIN  
**Contact Street No:** 900  
**Contact Street1:** SEAWAY DRIVE  
**Contact Street2:**  
**Contact City:** FORT PIERCE  
**Contact State:** FL  
**Contact Zip:** 34949  
**Contact Country:** US  
**Contact Phone & Ext:** 772-464-6100  
**Contact Fax:** 772-467-2524  
**Contact Email Address:** CRAIG.H.ALLAIN@USCG.MIL  
**Contact Title:** EXECUTIVE PETTY OFFICER  
**Owner Name:** E BOWEN  
**Owner Type:** P  
**Owner Seq:** 1  
**Operator Name:**  
**Operator Type:**  
**Operator Seq:**  
**Public Notes:**

**Hazardous Waste Handler Details**

**Seq No:** 199310  
**Receive Date:** 19931018  
**Handler Name:** USCG FORT PIERCE  
**Fed Waste Generator:** 2  
**Generator Code Description:** Small Quantity Generator  
**Source Type:** Notification  
**TSD Activity:** N

**Hazardous Waste Handler Details**

**Seq No:** 201203  
**Receive Date:** 20120307  
**Handler Name:** USCG FORT PIERCE  
**Fed Waste Generator:** N  
**Generator Code Description:** Not a Generator, Verified  
**Source Type:** Implementer  
**TSD Activity:** N

**Owner/Operator Details**

<b>Owner/Operator Ind:</b> Current Owner	<b>Street No:</b>
<b>Type:</b> Private	<b>Street1:</b> 900 SEAWAY DR
<b>Name:</b> BOWEN E	<b>Street2:</b>
<b>Dt Became Current:</b> 19961018	<b>City:</b> FORT PIERCE
<b>Dt Ended Current:</b>	<b>State:</b> FL
<b>Phone:</b>	<b>Country:</b> US
<b>Source Type:</b> Notification	<b>Zip:</b> 34949-3123

<b>Owner/Operator Ind:</b> Current Owner	<b>Street No:</b>
<b>Type:</b> Private	<b>Street1:</b> 900 SEAWAY DR
<b>Name:</b> E BOWEN	<b>Street2:</b>
<b>Dt Became Current:</b> 19961018	<b>City:</b> FORT PIERCE
<b>Dt Ended Current:</b>	<b>State:</b> FL
<b>Phone:</b>	<b>Country:</b> US
<b>Source Type:</b> Implementer	<b>Zip:</b> 34949-3123

<b>Owner/Operator Ind:</b> Current Owner	<b>Street No:</b>
<b>Type:</b> Private	<b>Street1:</b> 900 SEAWAY DR
<b>Name:</b> E BOWEN	<b>Street2:</b>
<b>Dt Became Current:</b> 19961018	<b>City:</b> FORT PIERCE
<b>Dt Ended Current:</b>	<b>State:</b> FL

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Phone:					Country:	US
Source Type:	Notification				Zip:	34949-3123

**Historical Handler Details**

Receive Dt: 19931018  
 Generator Code Description: Small Quantity Generator  
 Handler Name: USCG FORT PIERCE

<u>6</u>	9 of 11	WNW	0.15 / 801.46	4.48 / 3	US COAST GUARD-FORT PIERCE 900 SEAWAY DR FORT PIERCE FL 34949	STCS
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Facility ID: 8518586  
 Type:  
 Status:  
 Status (OD): REVIEWED  
 Fac Stat (OD): OPEN  
 Fac Code (OD): F  
 Fac Type (OD): Federal Government  
 Fac Name (OD): US COAST GUARD-FORT PIERCE  
 Address (OD): 900 SEAWAY DR  
 City (OD): FORT PIERCE  
 County (OD): ST. LUCIE  
 Zip5 (OD): 34949  
 Name (Map): US COAST GUARD-FORT PIERCE  
 Address (Map): 900 SEAWAY DR  
 City (Map): FORT PIERCE  
 County (Map): 56  
 Zip4 (Map): 3123  
 Zip5 (Map): 34949  
 Address Line 1:  
 Address Line 2:  
 City:  
 County:  
 State:  
 Zip:  
 Report Source: FDEP Geospatial Open Data - Registered Tanks from Storage Tank Contamination Monitoring (STCM) (OD) (as of 1 Aug 2025); FDEP Geospatial Open Data - Storage Tank Contamination Monitoring (STCM) (Map) (as of 1 Aug 2025)

**FDEP Storage Tank Monitoring Open Data Details**

Object ID:	38239	Map Src:	1999 doqs
X:	-80.30634986	Map Scale:	1638
Y:	27.46349558	Elevation:	
Regulated:	YES	El Datum:	
Col Meth:	DPHO	El Resolut:	
Col Name:	FACONTL_V56	El Units:	
Col Date:	03-Mar-2004	ALB East:	764272.52
Col Prog:	TANKS-PETROLEUM CONTAMINATION	ALB North:	389672.19
Ver Meth:	DPHO	Loc ID:	44375
Ver Name:	FACONTL_V56	Lat DD:	27
Ver Prog:	TANKS-PETROLEUM CONTAMINATION	Lat MM:	27
Ver Date:	03-Mar-2004	Lat SS:	
OOIC:	FACILITY	Long DD:	80
Rel Feat:	APPRX	Long MM:	18
Datum:	HARN	Long SS:	
Coord Acc:	4		
Col Aff:	DELEGATED COUNTY		
Ver Aff:	DELEGATED COUNTY		
Direct:			
Documents:	<a href="https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/8518586/gis-facility!search">https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/8518586/gis-facility!search</a>		

**FDEP Open Data - Storage Tank Contamination Monitoring (STCM)**

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>Loc ID:</b> 44375 <b>Site Type:</b> Federal Government <b>Contam Ind:</b> <b>Phone:</b> 7724646100 <b>Operator:</b> US COAST GUARD <b>Next action:</b> <b>Fin Respon:</b> <b>Office:</b> SED <b>OOIC:</b> FACILITY <b>Col Meth:</b> DPHO <b>Col Name:</b> FACONTL_V56 <b>Col Date:</b> 3/3/2004 <b>Col Prog:</b> TANKS-PETROLEUM CONTAMINATION <b>Ver Meth:</b> DPHO <b>Ver Name:</b> FACONTL_V56 <b>Ver Prog:</b> TANKS-PETROLEUM CONTAMINATION <b>Ver Date:</b> 3/3/2004 <b>Object ID:</b> 44375 <b>Col Aff:</b> DELEGATED COUNTY <b>Ver Aff:</b> DELEGATED COUNTY <b>Documents:</b> <a href="https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/8518586/gis-facility!search">https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/8518586/gis-facility!search</a>					<b>Rel Feat:</b> APPRX <b>EI Datum:</b> <b>EI Resolut:</b> <b>EI Units:</b> <b>Map Src:</b> 1999 doqs <b>Map Scale:</b> 1638 <b>Coord Acc:</b> 4 <b>Alb East:</b> 764272.52 <b>Alb North:</b> 389672.19 <b>Datum:</b> HARN <b>Elevation:</b> <b>Lat DD:</b> 27 <b>Lat MM:</b> 27 <b>Lat SS:</b> 48.5841 <b>Long DD:</b> 80 <b>Long MM:</b> 18 <b>Long SS:</b> 22.8595	

**6**      10 of 11      **WNW**      0.15 / 801.46      4.48 / 3      **US COAST GUARD-FORT PIERCE 900 SEAWAY DR FORT PIERCE FL 34949**      **UST**

<b>Facility ID:</b> 8518586 <b>Facility Status:</b> OPEN <b>Facility Type:</b> F <b>Type Desc:</b> Federal Government <b>Facility Phone:</b> 7724646100 <b>Dep Co:</b> C <b>Owner ID:</b> 22774 <b>Owner Phone:</b> 4074646100 <b>Owner:</b> US COAST GUARD <b>Owner Address1:</b> 900 SEAWAY DR <b>Owner Address2:</b> <b>Owner City:</b> FORT PIERCE <b>Owner State:</b> FL <b>Owner Zip 5:</b> 34949 <b>Contact:</b> COMMANDING OFFICER <b>Oculus Docs Inventory URL:</b> <a href="https://eriservice7.ecologeris.com/ErisExt/flo/ocure.ashx?ID=8518586&amp;CAT=11">https://eriservice7.ecologeris.com/ErisExt/flo/ocure.ashx?ID=8518586&amp;CAT=11</a> <b>Information Portal Fac URL:</b> <a href="http://prodenv.dep.state.fl.us/DepNexus/public/facilitysearch?pagination=true&amp;facility.id=8518586">http://prodenv.dep.state.fl.us/DepNexus/public/facilitysearch?pagination=true&amp;facility.id=8518586</a> <b>Information Portal Doc URL:</b> <a href="http://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/8518586/facility!search">http://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/8518586/facility!search</a>	<b>County Name:</b> ST. LUCIE <b>Lat/Long Method:</b> <b>Lat DD:</b> 27 <b>Lat MM:</b> 28 <b>Lat SS:</b> 19 <b>Long DD:</b> 80 <b>Long MM:</b> 18 <b>Long SS:</b> 21
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#### Tanks

**Tank ID:** 1

#### Tank Details

<b>Tank Status:</b> B - REMOVED FROM SITE <b>Status Date:</b> 31-JAN-1991 <b>Install:</b> 01-NOV-1974 <b>Tank Determination:</b> <b>Tank Det Desc:</b>	<b>Tank Vessel Indic:</b> TANK <b>Capacity:</b> 2000 <b>Place:</b> UNDERGROUND <b>Con desc:</b> Vehicular Diesel
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#### Tanks

**Tank ID:** 2

#### Tank Details

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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<b>Tank Status:</b>	B - REMOVED FROM SITE	<b>Tank Vessel Indic:</b>	TANK
<b>Status Date:</b>	31-JAN-1991	<b>Capacity:</b>	280
<b>Install:</b>	01-JUL-1972	<b>Place:</b>	UNDERGROUND
<b>Tank Determination:</b>		<b>Con desc:</b>	Emerg Generator Diesel
<b>Tank Det Desc:</b>			

**Tanks**

**Tank ID:** 3

**Tank Details**

<b>Tank Status:</b>	B - REMOVED FROM SITE	<b>Tank Vessel Indic:</b>	TANK
<b>Status Date:</b>	31-JAN-1991	<b>Capacity:</b>	280
<b>Install:</b>	01-JUL-1972	<b>Place:</b>	UNDERGROUND
<b>Tank Determination:</b>		<b>Con desc:</b>	Emerg Generator Diesel
<b>Tank Det Desc:</b>			

**Tanks**

**Tank ID:** 7

**Tank Details**

<b>Tank Status:</b>	B - REMOVED FROM SITE	<b>Tank Vessel Indic:</b>	TANK
<b>Status Date:</b>		<b>Capacity:</b>	1000
<b>Install:</b>		<b>Place:</b>	UNDERGROUND
<b>Tank Determination:</b>		<b>Con desc:</b>	Misc Petrol-Based Product
<b>Tank Det Desc:</b>			

<b>6</b>	11 of 11	WNW	0.15 / 801.46	4.48 / 3	US COAST GUARD 900 SEAWAY DR FORT PIERCE FL 34949	WELL SURVEILLANCE
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<b>Facility ID:</b>	8518586	<b>County:</b>	ST. LUCIE
<b>Project ID:</b>	SUPER	<b>Longitude:</b>	-80.306654
<b>Req No:</b>		<b>Latitude:</b>	27.464132
<b>Loc ID:</b>	182615	<b>GPS Date:</b>	10/30/2000 8:08:00
<b>GPS ID:</b>	182615	<b>Datum:</b>	WS1984
<b>Type:</b>	PETROLEUM	<b>Software:</b>	
<b>Insp CHD:</b>	ST. LUCIE	<b>Streetside:</b>	
<b>HAE:</b>	2.92	<b>Agency:</b>	
<b>Loc Method:</b>	DGPS - Differentially Corrected GPS		
<b>Insp F Name:</b>	DAVID		
<b>Insp L Name:</b>	KOERNER		
<b>Comment:</b>			

<b>7</b>	1 of 2	NNE	0.16 / 864.47	0.33 / -1	PELICAN YACHT CLUB 1120 SEAWAY DR FORT PIERCE FL 34949	STCS
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<b>Facility ID:</b>	8944303	<b>Clnup Cd (OD):</b>	
<b>Type:</b>	V - Marine/Coastal Fuel Stora	<b>Fac Clnup Stat (OD):</b>	
<b>Status:</b>	Open	<b>Clnup Dt (OD):</b>	
<b>Status (OD):</b>	REVIEWED	<b>Status (Map):</b>	REVIEWED
<b>Fac Stat (OD):</b>	OPEN	<b>Contam (Map):</b>	
<b>Fac Code (OD):</b>	V	<b>Fac Type (Map):</b>	Marine/Coastal Fuel Storage
<b>Fac Type (OD):</b>	Marine/Coastal Fuel Storage	<b>Fac Stat (Map):</b>	OPEN
<b>Fac Name (OD):</b>	PELICAN YACHT CLUB		
<b>Address (OD):</b>	1120 SEAWAY DR		
<b>City (OD):</b>	FORT PIERCE		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
County (OD):		ST. LUCIE				
Zip5 (OD):		34949				
Name (Map):		PELICAN YACHT CLUB				
Address (Map):		1120 SEAWAY DR				
City (Map):		FORT PIERCE				
County (Map):		56				
Zip4 (Map):						
Zip5 (Map):		34949				
Address Line 1:		1120 Seaway Dr				
Address Line 2:						
City:		Fort Pierce				
County:		ST. LUCIE				
State:		FL				
Zip:		34949				
Report Source:		FDEP Geospatial Open Data - Registered Tanks from Storage Tank Contamination Monitoring (STCM) (OD) (as of 1 Aug 2025); FDEP Geospatial Open Data - Storage Tank Contamination Monitoring (STCM) (Map) (as of 1 Aug 2025); Storage Tank Contaminated Facility Name and Address Search (as of 11 Jul 2025)				

#### FDEP Storage Tank Monitoring Open Data Details

Object ID:	28246	Map Src:	1999 doqs
X:	-80.30310469	Map Scale:	1638
Y:	27.46461858	Elevation:	
Regulated:	YES	EI Datum:	
Col Meth:	DPHO	EI Resolut:	
Col Name:	FACONTL_V56	EI Units:	
Col Date:	03-Mar-2004	ALB East:	764588.72
Col Prog:	TANKS-PETROLEUM CONTAMINATION	ALB North:	389806.43
Ver Meth:	DPHO	Loc ID:	44032
Ver Name:	FACONTL_V56	Lat DD:	27
Ver Prog:	TANKS-PETROLEUM CONTAMINATION	Lat MM:	27
Ver Date:	03-Mar-2004	Lat SS:	
OOIC:	FACILITY	Long DD:	80
Rel Feat:	APPRX	Long MM:	18
Datum:	HARN	Long SS:	
Coord Acc:	4		
Col Aff:	DELEGATED COUNTY		
Ver Aff:	DELEGATED COUNTY		
Direct:			
Documents:	<a href="https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/8944303/gis-facility!search">https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/8944303/gis-facility!search</a>		

#### FDEP Open Data - Storage Tank Contamination Monitoring (STCM)

Loc ID:	44032	Rel Feat:	APPRX
Site Type:	Marine/Coastal Fuel Storage	EI Datum:	
Contam Ind:		EI Resolut:	
Phone:	7724642700	EI Units:	
Operator:	Lauren Arend	Map Src:	1999 doqs
Next action:	INVOICE 21-MAY-2025	Map Scale:	1638
Fin Respon:		Coord Acc:	4
Office:	SED	Alb East:	764588.72
OOIC:	FACILITY	Alb North:	389806.43
Col Meth:	DPHO	Datum:	HARN
Col Name:	FACONTL_V56	Elevation:	
Col Date:	3/3/2004	Lat DD:	27
Col Prog:	TANKS-PETROLEUM CONTAMINATION	Lat MM:	27
Ver Meth:	DPHO	Lat SS:	52.6269
Ver Name:	FACONTL_V56	Long DD:	80
Ver Prog:	TANKS-PETROLEUM CONTAMINATION	Long MM:	18
Ver Date:	3/3/2004	Long SS:	11.1769
Object ID:	44032		
Col Aff:	DELEGATED COUNTY		
Ver Aff:	DELEGATED COUNTY		
Documents:	<a href="https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/8944303/gis-facility!search">https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/8944303/gis-facility!search</a>		

#### Storage Tank Contaminated Facility Name & Address Search Details

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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**Name:** Pelican Yacht Club  
 1120 Seaway Dr  
 Fort Pierce, FL 34949  
**LL Method:** DPHO - Autonomous GPS  
**Account Owner:** Pelican Yacht Club  
**Contact:** Lauren Arend  
**Phone:** 772-464-2700  
**District:** SED  
**County 1:** 56 - St. Lucie  
**Latitude:** 27:27:52.6269  
**Longitude:** 80:18:11.1769

**FDEP - Registered Tanks from Storage Tank Contamination Monitoring (STCM) Details**

**Tank No:** 1  
**Size:** 3000  
**Content:** Unleaded Gas  
**Installed:**  
**Placement:** UNDER  
**Status:** Closed In Place  
**Construction:**  
**Piping:**  
**Monitoring:**

**FDEP - Registered Tanks from Storage Tank Contamination Monitoring (STCM) Details**

**Tank No:** 4  
**Size:** 9728  
**Content:** Vehicular Diesel  
**Installed:** 02/01/1987  
**Placement:** UNDER  
**Status:** Removed from Site  
**Construction:**  
**Piping:**  
**Monitoring:**

**FDEP - Registered Tanks from Storage Tank Contamination Monitoring (STCM) Details**

**Tank No:** 2  
**Size:** 3000  
**Content:** Vehicular Diesel  
**Installed:**  
**Placement:** UNDER  
**Status:** Closed In Place  
**Construction:**  
**Piping:**  
**Monitoring:**

**FDEP - Registered Tanks from Storage Tank Contamination Monitoring (STCM) Details**

**Tank No:** 5  
**Size:** 16000  
**Content:** Unleaded Gas  
**Installed:** 08/01/2008  
**Placement:** UNDER  
**Status:** In Service  
**Construction:** C - Steel  
 I - Double Wall  
 L - Compartmented  
 M - Spill Containment Bucket  
 N - Flow Shut-Off  
 O - Tight Fill  
 P - Level Gauges/Alarms  
**Piping:** C - Fiberglass

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>Monitoring:</b>		F - Double Wall J - Pressurized Piping System K - Dispenser Liners 1 - Continuous Electronic Sensing 4 - Visual Inspect Dispenser Liners F - Monitor Dbl Wall Tank Space H - Mechanical Line Leak Detector K - Monitor Dbl Wall Pipe Space L - Automatic Tank Gauging - Usts				

**FDEP - Registered Tanks from Storage Tank Contamination Monitoring (STCM) Details**

**Tank No:** 3  
**Size:** 9728  
**Content:** Unleaded Gas  
**Installed:** 02/01/1987  
**Placement:** UNDER  
**Status:** Removed from Site  
**Construction:**  
**Piping:**  
**Monitoring:**

<u>7</u>	2 of 2	NNE	0.16 / 864.47	0.33 / -1	PELICAN YACHT CLUB 1120 SEAWAY DR FORT PIERCE FL 34949	UST
<b>Facility ID:</b>	8944303				<b>County Name:</b> ST. LUCIE	
<b>Facility Status:</b>	OPEN				<b>Lat/Long Method:</b>	
<b>Facility Type:</b>	V				<b>Lat DD:</b> 27	
<b>Type Desc:</b>	Marine/Coastal Fuel Storage				<b>Lat MM:</b> 19	
<b>Facility Phone:</b>	7724642700				<b>Lat SS:</b> 20	
<b>Dep Co:</b>	P				<b>Long DD:</b> 80	
<b>Owner ID:</b>	16639				<b>Long MM:</b> 36	
<b>Owner Phone:</b>	7724644411				<b>Long SS:</b> 40	
<b>Owner:</b>	PELICAN YACHT CLUB					
<b>Owner Address1:</b>	1120 SEAWAY DR					
<b>Owner Address2:</b>						
<b>Owner City:</b>	Fort Pierce					
<b>Owner State:</b>	FL					
<b>Owner Zip 5:</b>	34949					
<b>Contact:</b>	Lauren Arend					
<b>Oculus Docs Inventory URL:</b>	<a href="https://erissservice7.ecologeris.com/ErisExt/flo/ocure.ashx?ID=8944303&amp;CAT=11">https://erissservice7.ecologeris.com/ErisExt/flo/ocure.ashx?ID=8944303&amp;CAT=11</a>					
<b>Information Portal Fac URL:</b>	<a href="http://prodenv.dep.state.fl.us/DepNexus/public/facilitysearch?pagination=true&amp;facility.id=8944303">http://prodenv.dep.state.fl.us/DepNexus/public/facilitysearch?pagination=true&amp;facility.id=8944303</a>					
<b>Information Portal Doc URL:</b>	<a href="http://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/8944303/facility!search">http://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/8944303/facility!search</a>					

**Tanks**

**Tank ID:** 1

**Tank Details**

<b>Tank Status:</b>	A - CLOSED IN PLACE	<b>Tank Vessel Indic:</b>	TANK
<b>Status Date:</b>	30-JUN-1991	<b>Capacity:</b>	3000
<b>Install:</b>		<b>Place:</b>	UNDERGROUND
<b>Tank Determination:</b>		<b>Con desc:</b>	Unleaded Gas
<b>Tank Det Desc:</b>			

**Tanks**

**Tank ID:** 5

**Tank Details**

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
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<b>Tank Status:</b>	U - IN SERVICE	<b>Tank Vessel Indic:</b>	TANK
<b>Status Date:</b>	01-SEP-2008	<b>Capacity:</b>	16000
<b>Install:</b>	01-AUG-2008	<b>Place:</b>	UNDERGROUND
<b>Tank Determination:</b>	DW	<b>Con desc:</b>	Unleaded Gas
<b>Tank Det Desc:</b>	Double Walled		

**Piping**

<b>Pipe Description:</b>	F-Double wall
<b>Pipe Description:</b>	J-Pressurized piping system
<b>Pipe Description:</b>	K-Dispenser liners
<b>Pipe Description:</b>	C-Fiberglass

**Monitoring**

<b>Monitoring Desc:</b>	1-Continuous electronic sensing
<b>Monitoring Desc:</b>	H-Mechanical line leak detector
<b>Monitoring Desc:</b>	K-Monitor dbl wall pipe space
<b>Monitoring Desc:</b>	F-Monitor dbl wall tank space
<b>Monitoring Desc:</b>	4-Visual inspect dispenser liners
<b>Monitoring Desc:</b>	L-Automatic tank gauging - USTs

**Tank Construction**

<b>Cons Desc:</b>	Spill containment bucket
<b>Cons Desc:</b>	Flow shut-Off
<b>Cons Desc:</b>	Double wall
<b>Cons Desc:</b>	Steel
<b>Cons Desc:</b>	Level gauges/alarms
<b>Cons Desc:</b>	Compartmented
<b>Cons Desc:</b>	Tight fill

**Tanks**

<b>Tank ID:</b>	3
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**Tank Details**

<b>Tank Status:</b>	B - REMOVED FROM SITE	<b>Tank Vessel Indic:</b>	TANK
<b>Status Date:</b>	01-AUG-2008	<b>Capacity:</b>	9728
<b>Install:</b>	01-FEB-1987	<b>Place:</b>	UNDERGROUND
<b>Tank Determination:</b>		<b>Con desc:</b>	Unleaded Gas
<b>Tank Det Desc:</b>			

**Tanks**

<b>Tank ID:</b>	4
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Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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**Tank Details**

<b>Tank Status:</b>	B - REMOVED FROM SITE	<b>Tank Vessel Indic:</b>	TANK
<b>Status Date:</b>	01-AUG-2008	<b>Capacity:</b>	9728
<b>Install:</b>	01-FEB-1987	<b>Place:</b>	UNDERGROUND
<b>Tank Determination:</b>		<b>Con desc:</b>	Vehicular Diesel
<b>Tank Det Desc:</b>			

**Tanks**

**Tank ID:** 2

**Tank Details**

<b>Tank Status:</b>	A - CLOSED IN PLACE	<b>Tank Vessel Indic:</b>	TANK
<b>Status Date:</b>		<b>Capacity:</b>	3000
<b>Install:</b>		<b>Place:</b>	UNDERGROUND
<b>Tank Determination:</b>		<b>Con desc:</b>	Vehicular Diesel
<b>Tank Det Desc:</b>			

<u>8</u>	1 of 2	ENE	0.34 / 1,779.87	1.40 / 0	Basewide- FT PIERCE NAVAL AMPH BASE	DWM CONTAM
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FORT PIERCE FL 34950

<b>Facility ID:</b>	115660	<b>Contact:</b>	
<b>Site ID:</b>	ERIC_17575	<b>Phone:</b>	
<b>Program Area:</b>		<b>Method:</b>	
<b>Facility Type:</b>		<b>Datum:</b>	
<b>Fac Type:</b>		<b>Related Party ID:</b>	
<b>County ID:</b>	56	<b>Primary RP Role:</b>	
<b>Ftc1 Fac Type ID:</b>		<b>RP Begin Date:</b>	
<b>Stcm Facility Type:</b>	FIESTA	<b>RP Address1:</b>	
<b>District:</b>	SED	<b>RP Address2:</b>	
<b>Site Status:</b>		<b>RP City:</b>	
<b>Section:</b>		<b>RP State:</b>	
<b>Township:</b>		<b>RP Zip5:</b>	
<b>County:</b>	St. Lucie	<b>RP Zip4:</b>	
<b>Range:</b>		<b>RP Phone:</b>	
<b>Rank:</b>		<b>RP Extension:</b>	
<b>Operator:</b>		<b>RP Bad Addr Ind:</b>	
<b>Name Changed:</b>		<b>RP Name:</b>	
<b>Addr Changed:</b>			
<b>Facility Name:</b>	FT PIERCE NAVAL AMPH BASE		
<b>Description:</b>			

**Program Details**

<b>Facility Status:</b>		<b>Staff Assigned:</b>	
<b>Offsite Contam:</b>		<b>Priority:</b>	
<b>Priority Score:</b>		<b>Score Effective Dt:</b>	
<b>Project Coordinato:</b>		<b>Score When Ranked:</b>	
<b>Program Eligible:</b>		<b>District:</b>	
<b>Ineligible:</b>		<b>Datum:</b>	NAD83
<b>Program Area:</b>	FUDS	<b>Method:</b>	UNKN
<b>Site Manager:</b>	Evan Miller	<b>Lat DD:</b>	27
<b>Discharge Date:</b>		<b>Lat MM:</b>	27
<b>Discharge Eligibil:</b>		<b>Lat SS:</b>	57
<b>Eligibility Program:</b>		<b>Long DD:</b>	80
<b>Cleanup Status:</b>	Open-ERIC	<b>Long MM:</b>	17
<b>Closure Type:</b>		<b>Long SS:</b>	58
<b>Closure Date:</b>			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<u>8</u>	2 of 2	ENE	0.34 / 1,779.87	1.40 / 0	FT PIERCE NAVAL AMPH BASE  FORT PIERCE FL 34950	ERIC
<b>Eric ID:</b>	ERIC_17575				<b>Offsite Contamin Key:</b> CONTAMUNKNOWN	
<b>Site Status:</b>	OPEN				<b>Se Anno Cad Data:</b>	
<b>Source Facility ID:</b>	115660				<b>State:</b> FL	
<b>District:</b>	SED				<b>County Name:</b> St. Lucie	
<b>WMD:</b>	SFWMD				<b>County ID:</b> 56	
<b>ICR Indicator:</b>	NO				<b>Datum ID:</b> NAD83	
<b>Discharge Dt:</b>					<b>Geometry:</b>	
<b>Method ID:</b>	UNKN				<b>Point X:</b> -80.29944444406834	
<b>Object of Interest:</b>	FACIL				<b>Point Y:</b> 27.465833333521214	
<b>Proximity to Object:</b>	ENTRA				<b>Lat DD:</b> 27	
<b>Collector Username:</b>	ERIC_INIT_FEDFAC_LOAD				<b>Lat MM:</b> 27	
<b>Collect Dt:</b>	2015-01-29 00:00:00 UTC				<b>Lat SS:</b> 57	
<b>Map Source:</b>					<b>Long DD:</b> 80	
<b>Map Source Scale:</b>					<b>Long MM:</b> 17	
<b>Interpolation Scale:</b>					<b>Long SS:</b> 58	
<b>Coord Accuracy ID:</b>	6				<b>Gis Albx:</b> 764945.541664	
<b>Site Phase Dsc:</b>	Phase 4 - Design Implementation				<b>Gis Alby:</b> 389952.089478	
<b>Site Name:</b>	Basewide- FT PIERCE NAVAL AMPH BASE					
<b>Documents:</b>	https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/ERIC_17575/gis-facility!search					
<b>Program Details</b>						
<b>Program:</b>	FORMERLY USED DEFENSE SITES					
<b>Program Type:</b>	FUDES					
<b>Program Status:</b>	ACTIVE					
<b>Site Manager:</b>	Evan Miller					
<u>9</u>	1 of 4	E	0.61 / 3,198.63	0.33 / -1	ISLAND COVE MARINA COCONUT COVE MARINA 465 FERNANDINA STREET FORT PIERCE FL	ERIC
<b>Eric ID:</b>	ERIC_12044				<b>Offsite Contamin Key:</b> CONTAMUNKNOWN	
<b>Site Status:</b>	CLOSED				<b>Se Anno Cad Data:</b>	
<b>Source Facility ID:</b>	137291				<b>State:</b> FL	
<b>District:</b>	SED				<b>County Name:</b> St. Lucie	
<b>WMD:</b>	SFWMD				<b>County ID:</b> 56	
<b>ICR Indicator:</b>	NO				<b>Datum ID:</b> NAD83	
<b>Discharge Dt:</b>					<b>Geometry:</b>	
<b>Method ID:</b>					<b>Point X:</b> -80.29388887328102	
<b>Object of Interest:</b>	CAP_R				<b>Point Y:</b> 27.465444457387438	
<b>Proximity to Object:</b>	APPRX				<b>Lat DD:</b> 27	
<b>Collector Username:</b>	ARMSTRONG_B				<b>Lat MM:</b> 27	
<b>Collect Dt:</b>					<b>Lat SS:</b> 55.6	
<b>Map Source:</b>					<b>Long DD:</b> 80	
<b>Map Source Scale:</b>					<b>Long MM:</b> 17	
<b>Interpolation Scale:</b>					<b>Long SS:</b> 38	
<b>Coord Accuracy ID:</b>					<b>Gis Albx:</b> 765494.56	
<b>Site Phase Dsc:</b>	Phase 5 - Cleanup Complete				<b>Gis Alby:</b> 389925.38	
<b>Site Name:</b>	LION'S DEN					
<b>Documents:</b>	https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/ERIC_12044/gis-facility!search					
<b>Program Details</b>						
<b>Program:</b>	Responsible Party Cleanup					
<b>Program Type:</b>	RESPONSPARTY					
<b>Program Status:</b>	COMPLETEWITHCOND					
<b>Site Manager:</b>	B Armstrong					

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<u>9</u>	2 of 4	E	0.61 / 3,198.63	0.33 / -1	ISLAND COVE MARINA COCONUT COVE MARINA 465 FERNANDINA STREET FT. PIERCE FL 34949	ERIC

**Eric ID:** ERIC\_12001  
**Site Status:** CLOSED  
**Source Facility ID:** 137291  
**District:** SED  
**WMD:** SFWMD  
**ICR Indicator:** NO  
**Discharge Dt:**  
**Method ID:** DPHO  
**Object of Interest:** CAP\_R  
**Proximity to Object:** APPRX  
**Collector Username:** STONE\_H  
**Collect Dt:**  
**Map Source:** 1999 doqs  
**Map Source Scale:** 4872  
**Interpolation Scale:**  
**Coord Accuracy ID:** 4  
**Site Phase Dsc:** Phase 5 - Cleanup Complete  
**Site Name:** ISLAND COVE MARINA COCONUT COVE MARINA  
**Documents:** [https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/ERIC\\_12001/gis-facility!search](https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/ERIC_12001/gis-facility!search)

**Offsite Contamin Key:** CONTAMUNKNOWN  
**Se Anno Cad Data:**  
**State:** FL  
**County Name:** St. Lucie  
**County ID:** 56  
**Datum ID:** HARN  
**Geometry:**  
**Point X:** -80.29449432472128  
**Point Y:** 27.46440400135007  
**Lat DD:** 27  
**Lat MM:** 27  
**Lat SS:** 51.8515  
**Long DD:** 80  
**Long MM:** 17  
**Long SS:** 40.1921  
**Gis Albx:** 765438.34  
**Gis Alby:** 389808.1

**Program Details**

**Program:** Responsible Party Cleanup  
**Program Type:** RESPONSPARTY  
**Program Status:** COMPLETEWITHCOND  
**Site Manager:** J Harmon

<u>9</u>	3 of 4	E	0.61 / 3,198.63	0.33 / -1	ISLAND COVE MARINA COCONUT COVE MARINA 465 FERNANDINA STREET FT. PIERCE FL	WCRPS
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**Site ID:** 134405  
**Datum ID:** HARN  
**Method ID:** UNVR  
**Feature:**  
**Object of Interest:** CAP\_RAP SITE  
**Proximity to Object:** APPRX  
**Interpolation Scale:**  
**Map Source:** 1999 doqs  
**Map Source Scale:** 4872  
**Collect Program ID:** CL  
**Collect Username:** STONE\_H  
**Collect Affiliation:** DEPARTMENT OF ENVIRONMENTAL PROTECTION  
**Verifying Program ID:** CL  
**Verify Method ID:** DPHO  
**Verifier Username:** STONE\_H  
**Verifier Affiliation:** DEPARTMENT OF ENVIRONMENTAL PROTECTION  
**Project Name:** ISLAND COVE MARINA COCONUT COVE MARINA  
**Documents:** [https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/COM\\_134405/gis-facility!search](https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/COM_134405/gis-facility!search)

**Coord Accuracy ID:** 4  
**Zip5:** 34949  
**Zip4:**  
**County ID:** 56  
**County:** ST. LUCIE  
**Lat DD:** 27  
**Lat MM:** 27  
**Long DD:** 80  
**Long MM:** 17

**Project Details**

**Project ID:** 191680  
**OGC No:**  
**Status:** CLOSED  
**Priority Score:**  
**Offsite COC:**  
**Contaminants:**

**District:** SED  
**GIS ALBX:** 765438.34  
**GIS ALBY:** 389808.1  
**Source:** Closed Responsible Party Sites

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<u>9</u>	4 of 4	E	0.61 / 3,198.63	0.33 / -1	LION'S DEN 465 FERNANDINA STREET FORT PIERCE FL	WCRPS

**Site ID:** 271317  
**Datum ID:** NAD83  
**Method ID:** UNVR  
**Feature:** HISTORIC HOUSE  
**Object of Interest:** CAP\_RAP SITE  
**Proximity to Object:** APPRX  
**Interpolation Scale:**  
**Map Source:**  
**Map Source Scale:**  
**Collect Program ID:**  
**Collect Username:** ARMSTRONG\_B  
**Collect Affiliation:**  
**Verifying Program ID:**  
**Verify Method ID:**  
**Verifier Username:**  
**Verifier Affiliation:**  
**Project Name:** LION'S DEN  
**Documents:** [https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/COM\\_271317/gis-facility!search](https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/COM_271317/gis-facility!search)

**Project Details**

**Project ID:** 302269  
**OGC No:**  
**Status:** CLOSED  
**Priority Score:**  
**Offsite COC:**  
**Contaminants:**

**District:** SED  
**GIS ALBX:** 765494.56  
**GIS ALBY:** 389925.38  
**Source:** Closed Responsible Party Sites

<u>10</u>	1 of 1	WSW	0.78 / 4,103.29	3.83 / 3	MINTON PIT ST. LUCIE COUNTY FORT PIERCE FL 34949	MRDS
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**Dep ID:** 10143465  
**Dev Status:** PRODUCER  
**Code List:** SDG  
**Url:** [http://mrdata.usgs.gov/mrds/show-mrds.php?dep\\_id=10143465](http://mrdata.usgs.gov/mrds/show-mrds.php?dep_id=10143465)

**I1:** 10  
**Latitude:** 27.458679  
**Longitude:** -80.316528

**Commodity**

**I1:** 55  
**Code:** SDG  
**Commodity:** Sand and Gravel, Cons  
**Commodity Type:** Non-metallic  
**Commodity Group:** Sand and Gravel  
**Importance:** Primary

**Line:** 1  
**Inserted By:** MAS migration  
**Insert Date:** 29-OCT-2002 09:00:24  
**Updated By:** USGS  
**Update Date:** 29-OCT-2002 09:01:30

**Names**

**I1:** 35  
**Status:** Current  
**Site Name:** Minton Pit  
**Line:** 1

**Inserted By:** MAS migration  
**Insert Date:** 29-OCT-02  
**Updated By:** USGS  
**Update Date:** 29-OCT-02

# Unplottable Summary

Total: 5 Unplottable sites

DB	Company Name/Site Name	Address	City	Zip	ERIS ID
ERNS		SEAWAY DRIVE <i>NRC Report No:</i> 863291	FT. PIERCE FL	34949	806633224
ERNS		SEAWAY DRIVE <i>NRC Report No:</i> 1013402	FORT PIERCE FL		807054758
ERNS		SEAWAY DRIVE AT THE BOAT RAMP <i>NRC Report No:</i> 1267771	FORT PIERCE FL		885698237
ERNS		OFF A1A HIGHWAY FORT PIERCE CHANNEL <i>NRC Report No:</i> 862127	FORT PIERCE FL		806586387
FINDS/FRS	OCEAN HARBOR CONDOS SOUTH	A1A <i>Registry ID:</i> 110035453997	FT PIERCE FL		816413493

# Unplottable Report

**Site:**

SEAWAY DRIVE FT. PIERCE FL 34949

ERNS

<b>NRC Report No:</b>	863291	<b>Latitude Degrees:</b>	
<b>Type of Incident:</b>	UNKNOWN SHEEN	<b>Latitude Minutes:</b>	
<b>Incident Cause:</b>	UNKNOWN	<b>Latitude Seconds:</b>	
<b>Incident Date:</b>	25-Feb-2008 12:55:00	<b>Longitude Degrees:</b>	
<b>Incident Location:</b>	UNKNOWN SHEEN INCIDENT - PELICAN YACHT CLUB	<b>Longitude Minutes:</b>	
<b>Incident Dtg:</b>	DISCOVERED	<b>Longitude Seconds:</b>	
<b>Distance from City:</b>		<b>Lat Quad:</b>	
<b>Distance Units:</b>		<b>Long Quad:</b>	
<b>Direction from City:</b>		<b>Location Section:</b>	
<b>Location County:</b>	ST. LUCIE	<b>Location Township:</b>	
<b>Potential Flag:</b>	No	<b>Location Range:</b>	
<b>Year:</b>	Year 2008 Reports		
<b>Description of Incident:</b>	CALLER IS REPORTING A MYSTERY SHEEN ON THE FORT PIERCE INLET IN THE VICINITY OF PELICAN YACHT CLUB.		

**Material Spill Information**

<b>Chris Code:</b>	OUN	<b>Unit of Measure:</b>	UNKNOWN AMOUNT
<b>CAS No:</b>	000000-00-0	<b>If Reached Water:</b>	YES
<b>UN No:</b>		<b>Amount in Water:</b>	0
<b>Name of Material:</b>	UNKNOWN OIL	<b>Unit Reach Water:</b>	UNKNOWN AMOUNT
<b>Amount of Material:</b>	0		

**Calls Information**

<b>Date Time Received:</b>	25-Feb-2008 13:04:34	<b>Responsible City:</b>	
<b>Date Time Complete:</b>	25-Feb-2008 13:12:58	<b>Responsible State:</b>	XX
<b>Call Type:</b>	INC	<b>Responsible Zip:</b>	
<b>Resp Company:</b>		<b>Source:</b>	TELEPHONE
<b>Resp Org Type:</b>	UNKNOWN		

**Incident Information**

<b>Tank ID:</b>		<b>Building ID:</b>	
<b>Tank Regulated:</b>	U	<b>Location Area ID:</b>	
<b>Tank Regulated By:</b>		<b>Location Block ID:</b>	
<b>Capacity of Tank:</b>		<b>OCSG No:</b>	
<b>Capacity Tank Units:</b>		<b>OCSF No:</b>	
<b>Description of Tank:</b>		<b>State Lease No:</b>	
<b>Actual Amount:</b>		<b>Pier Dock No:</b>	
<b>Actual Amount Units:</b>		<b>Berth Slip No:</b>	
<b>Tank Above Ground:</b>	ABOVE	<b>Brake Failure:</b>	U
<b>NPDES:</b>		<b>Airbag Deployed:</b>	U
<b>NPDES Compliance:</b>	U	<b>Transport Contain:</b>	U
<b>Init Contin Rel No:</b>		<b>Location Subdiv:</b>	
<b>Contin Rel Permit:</b>		<b>Platform Rig Name:</b>	
<b>Contin Release Type:</b>		<b>Platform Letter:</b>	
<b>Aircraft ID:</b>		<b>Allision:</b>	U
<b>Aircraft Runway No:</b>		<b>Type of Structure:</b>	
<b>Aircraft Spot No:</b>		<b>Structure Name:</b>	
<b>Aircraft Type:</b>		<b>Structure Oper:</b>	U
<b>Aircraft Model:</b>		<b>Transit Bus Flag:</b>	
<b>Aircraft Fuel Cap:</b>		<b>Date Time Norm Serv:</b>	
<b>Aircraft Fuel Cap U:</b>		<b>Serv Disrupt Time:</b>	
<b>Aircraft Fuel on Brd:</b>		<b>Serv Disrupt Units:</b>	

**Aircraft Fuel OB U:**  
**Aircraft Hanger:**  
**Road Mile Marker:**  
**Power Gen Facility:** U  
**Generating Capacity:**  
**Type of Fixed Obj:**  
**Type of Fuel:**  
**DOT Crossing No:**  
**DOT Regulated:** U  
**Pipeline Type:**  
  
**Pipeline Abv Ground:** ABOVE  
  
**Pipeline Covered:** U  
  
**Exposed Underwater:** N  
  
**Railroad Hotline:**  
  
**Railroad Milepost:**  
  
**Grade Crossing:** U  
  
**Crossing Device Ty:**  
  
**Ty Vehicle Involved:**  
  
**Device Operational:** Y

**CR Begin Date:**  
**CR End Date:**  
**CR Change Date:**  
**FBI Contact:**  
**FBI Contact Dt Tm:**  
**Passenger Handling:**  
**Passenger Route:** XXX  
**Passenger Delay:** XXX  
**Sub Part C Test Req:** XXX  
**No of Conductor**  
**Tested:**  
**No of Engineer**  
**Tested:**  
**No of Trainman**  
**Tested:**  
**No of Yard Foreman**  
**Tested:**  
**No of RCL Operator**  
**Tested:**  
**No of Brakeman**  
**Tested:**  
**No of Train Dispat**  
**Tested:**  
**No of Signalman**  
**Tested:**  
**No of Other Emp**  
**Tested:**  
**No of Unknown Emp**  
**Tested:**

**Incident Details Information**

**Release Secured:** U  
**Release Rate:**  
**Release Rate Unit:**  
**Release Rate Rate:**  
**Est Duration of Rel:**  
**Desc Remedial Act:** NONE  
**Fire Involved:** N  
**Fire Extinguished:** U  
**Any Evacuations:** N  
**No Evacuated:**  
**Who Evacuated:**  
**Radius of Evac:**  
**Any Injuries:** N  
**No. Injured:**  
**No. Hospitalized:**  
**No. Fatalities:**  
**Any Fatalities:** N  
**Any Damages:** N  
**Damage Amount:**  
**Air Corridor Closed:** N  
**Air Corridor Desc:**  
**Air Closure Time:**  
**Waterway Closed:** N  
**Waterway Desc:**  
**Waterway Close Time:**  
**Road Closed:** N  
**Road Desc:**  
**Road Closure Time:**  
**Road Closure Units:**  
**Closure Direction:**  
**Major Artery:** No  
**Track Closed:** N  
**Track Desc:**  
**Track Closure Time:**  
**Track Closure Units:**  
**Track Close Dir:**  
**Media Interest:** NONE  
**Medium Desc:** WATER

**State Agen Report No:**  
**State Agen on Scene:**  
**State Agen Notified:** FLORIDA DEP  
**Fed Agency Notified:** LOCAL COAST GUARD  
**Oth Agency Notified:**  
**Body of Water:** FORT PIERCE INLET  
**Tributary of:**  
**Near River Mile Make:**  
**Near River Mile Mark:**  
**Offshore:** N  
**Weather Conditions:** SUNNY  
**Air Temperature:** 88  
**Wind Direction:** E  
**Wind Speed:** 10  
**Wind Speed Unit:** KNTS  
**Water Supp Contam:** U  
**Water Temperature:** 78  
**Wave Condition:** 0 CALM  
**Current Speed:** 3.5  
**Current Direction:** E  
**Current Speed Unit:** KNTS  
**EMPL Fatality:**  
**Pass Fatality:**  
**Community Impact:**  
**Passengers Transfer:** NO  
**Passenger Injuries:**  
**Employee Injuries:**  
**Occupant Fatality:**  
**Sheen Size:**  
**Sheen Size Units:**  
**Sheen Size Length:** 150'  
**Sheen Size Length U:** YARDS  
**Sheen Size Width:** 100  
**Sheen Size Width U:** YARDS  
**Sheen Color:** RAINBOW  
**Dir of Sheen Travel:** W  
**Sheen Odor Desc:** STRONG DIESEL SMELL  
**Duration Unit:**

Add Medium Info: FORT PIERCE INLET

Additional Info: NO ADDITIONAL INFORMATION.

Site: SEAWAY DRIVE FORT PIERCE FL

ERNS

<b>NRC Report No:</b>	1013402	<b>Latitude Degrees:</b>	
<b>Type of Incident:</b>	VESSEL	<b>Latitude Minutes:</b>	
<b>Incident Cause:</b>	OTHER	<b>Latitude Seconds:</b>	
<b>Incident Date:</b>	02-Jun-2012 16:50:00	<b>Longitude Degrees:</b>	
<b>Incident Location:</b>	SUMMERLIN DOCK	<b>Longitude Minutes:</b>	
<b>Incident Dtg:</b>	DISCOVERED	<b>Longitude Seconds:</b>	
<b>Distance from City:</b>		<b>Lat Quad:</b>	
<b>Distance Units:</b>		<b>Long Quad:</b>	
<b>Direction from City:</b>		<b>Location Section:</b>	
<b>Location County:</b>	ST. LUCIE	<b>Location Township:</b>	
<b>Potential Flag:</b>	Yes	<b>Location Range:</b>	
<b>Year:</b>	Year 2012 Reports		
<b>Description of Incident:</b>	CALLER IS REPORTING A PLEASURE BOAT HAS CAPSIZED. THERE HAS BEEN NO SHEEN SIGHTED IN THE WATER AT THIS TIME.		

**Material Spill Information**

<b>Chris Code:</b>	GAS	<b>Unit of Measure:</b>	UNKNOWN AMOUNT
<b>CAS No:</b>	000000-00-0	<b>If Reached Water:</b>	NO
<b>UN No:</b>		<b>Amount in Water:</b>	
<b>Name of Material:</b>	GASOLINE: AUTOMOTIVE (UNLEADED)	<b>Unit Reach Water:</b>	
<b>Amount of Material:</b>	0		

**Calls Information**

<b>Date Time Received:</b>	02-Jun-2012 17:40:11	<b>Responsible City:</b>	
<b>Date Time Complete:</b>	02-Jun-2012 17:46:18	<b>Responsible State:</b>	XX
<b>Call Type:</b>	INC	<b>Responsible Zip:</b>	
<b>Resp Company:</b>		<b>Source:</b>	TELEPHONE
<b>Resp Org Type:</b>	PRIVATE CITIZEN		

**Incident Information**

<b>Tank ID:</b>		<b>Building ID:</b>	
<b>Tank Regulated:</b>	U	<b>Location Area ID:</b>	
<b>Tank Regulated By:</b>		<b>Location Block ID:</b>	
<b>Capacity of Tank:</b>		<b>OCSG No:</b>	
<b>Capacity Tank Units:</b>		<b>OCSF No:</b>	
<b>Description of Tank:</b>		<b>State Lease No:</b>	
<b>Actual Amount:</b>		<b>Pier Dock No:</b>	
<b>Actual Amount Units:</b>		<b>Berth Slip No:</b>	
<b>Tank Above Ground:</b>	ABOVE	<b>Brake Failure:</b>	U
<b>NPDES:</b>		<b>Airbag Deployed:</b>	U
<b>NPDES Compliance:</b>	U	<b>Transport Contain:</b>	U
<b>Init Contin Rel No:</b>		<b>Location Subdiv:</b>	
<b>Contin Rel Permit:</b>		<b>Platform Rig Name:</b>	
<b>Contin Release Type:</b>		<b>Platform Letter:</b>	
<b>Aircraft ID:</b>		<b>Allision:</b>	U
<b>Aircraft Runway No:</b>		<b>Type of Structure:</b>	
<b>Aircraft Spot No:</b>		<b>Structure Name:</b>	
<b>Aircraft Type:</b>		<b>Structure Oper:</b>	U
<b>Aircraft Model:</b>		<b>Transit Bus Flag:</b>	
<b>Aircraft Fuel Cap:</b>		<b>Date Time Norm Serv:</b>	
<b>Aircraft Fuel Cap U:</b>		<b>Serv Disrupt Time:</b>	
<b>Aircraft Fuel on Brd:</b>		<b>Serv Disrupt Units:</b>	
<b>Aircraft Fuel OB U:</b>		<b>CR Begin Date:</b>	
<b>Aircraft Hanger:</b>		<b>CR End Date:</b>	
<b>Road Mile Marker:</b>		<b>CR Change Date:</b>	
<b>Power Gen Facility:</b>	U	<b>FBI Contact:</b>	
<b>Generating Capacity:</b>		<b>FBI Contact Dt Tm:</b>	
<b>Type of Fixed Obj:</b>		<b>Passenger Handling:</b>	
<b>Type of Fuel:</b>		<b>Passenger Route:</b>	XXX
<b>DOT Crossing No:</b>		<b>Passenger Delay:</b>	XXX

**DOT Regulated:** U  
**Pipeline Type:**  
**Pipeline Abv Ground:** ABOVE  
**Pipeline Covered:** U  
**Exposed Underwater:** N  
**Railroad Hotline:**  
**Railroad Milepost:**  
**Grade Crossing:** U  
**Crossing Device Ty:**  
**Ty Vehicle Involved:**  
**Device Operational:** U

**Sub Part C Test Req:** XXX  
**No of Conductor Tested:**  
**No of Engineer Tested:**  
**No of Trainman Tested:**  
**No of Yard Foreman Tested:**  
**No of RCL Operator Tested:**  
**No of Brakeman Tested:**  
**No of Train Dispat Tested:**  
**No of Signalman Tested:**  
**No of Other Emp Tested:**  
**No of Unknown Emp Tested:**

**Incident Details Information**

**Release Secured:** U  
**Release Rate:**  
**Release Rate Unit:**  
**Release Rate Rate:**  
**Est Duration of Rel:**  
**Desc Remedial Act:** CONTRACTOR HAS BEEN HIRED.  
**Fire Involved:** N  
**Fire Extinguished:** U  
**Any Evacuations:** N  
**No Evacuated:**  
**Who Evacuated:**  
**Radius of Evac:**  
**Any Injuries:** N  
**No. Injured:**  
**No. Hospitalized:**  
**No. Fatalities:**  
**Any Fatalities:** N  
**Any Damages:** N  
**Damage Amount:**  
**Air Corridor Closed:** N  
**Air Corridor Desc:**  
**Air Closure Time:**  
**Waterway Closed:** N  
**Waterway Desc:**  
**Waterway Close Time:**  
**Road Closed:** N  
**Road Desc:**  
**Road Closure Time:**  
**Road Closure Units:**  
**Closure Direction:**  
**Major Artery:** No  
**Track Closed:** N  
**Track Desc:**  
**Track Closure Time:**  
**Track Closure Units:**  
**Track Close Dir:**  
**Media Interest:** NONE  
**Medium Desc:** WATER  
**Add Medium Info:** FORT PIERCE INLET

**State Agen Report No:** NONE  
**State Agen on Scene:** PD, FLORIDA WILDLIFE  
**State Agen Notified:** PD, FLORIDA WILDLIFE  
**Fed Agency Notified:** USCG  
**Oth Agency Notified:**  
**Body of Water:**  
**Tributary of:**  
**Near River Mile Make:**  
**Near River Mile Mark:**  
**Offshore:** N  
**Weather Conditions:** CLEAR  
**Air Temperature:**  
**Wind Direction:**  
**Wind Speed:** 5  
**Wind Speed Unit:** KNTS  
**Water Supp Contam:** U  
**Water Temperature:**  
**Wave Condition:**  
**Current Speed:**  
**Current Direction:**  
**Current Speed Unit:**  
**EMPL Fatality:**  
**Pass Fatality:**  
**Community Impact:**  
**Passengers Transfer:** NO  
**Passenger Injuries:**  
**Employee Injuries:**  
**Occupant Fatality:**  
**Sheen Size:**  
**Sheen Size Units:**  
**Sheen Size Length:**  
**Sheen Size Length U:**  
**Sheen Size Width:**  
**Sheen Size Width U:**  
**Sheen Color:**  
**Dir of Sheen Travel:**  
**Sheen Odor Desc:**  
**Duration Unit:**  
**Additional Info:** NO ADDITIONAL INFORMATION.

**Site:**  
**SEAWAY DRIVE AT THE BOAT RAMP FORT PIERCE FL**

ERNS

**NRC Report No:** 1267771  
**Type of Incident:** VESSEL

**Latitude Degrees:**  
**Latitude Minutes:**

<b>Incident Cause:</b>	DUMPING	<b>Latitude Seconds:</b>	
<b>Incident Date:</b>	1/1/2020 17:30	<b>Longitude Degrees:</b>	
<b>Incident Location:</b>	NEAR 12A BUOY RESTAURANT	<b>Longitude Minutes:</b>	
<b>Incident Dtg:</b>	OCCURRED	<b>Longitude Seconds:</b>	
<b>Distance from City:</b>		<b>Lat Quad:</b>	
<b>Distance Units:</b>		<b>Long Quad:</b>	
<b>Direction from City:</b>		<b>Location Section:</b>	
<b>Location County:</b>	ST. LUCIE	<b>Location Township:</b>	
<b>Potential Flag:</b>	No	<b>Location Range:</b>	
<b>Year:</b>	Year 2020 Reports		
<b>Description of Incident:</b>	CALLER IS REPORTING THAT THE BOAT HAS A CONSTANT FUEL LEAK RESULTING IN THE BOAT DISCHARGING GASOLINE TO THE WATER FROM THE BILGE PUMP. THE CALLER STATED THAT THIS OCCURS SEVERAL TIMES A DAY AND FOR AT LEAST THE PAST TWO WEEKS.		

**Material Spill Information**

<b>Chris Code:</b>	GAS	<b>Unit of Measure:</b>	UNKNOWN AMOUNT
<b>CAS No:</b>	000000-00-0	<b>If Reached Water:</b>	YES
<b>UN No:</b>		<b>Amount in Water:</b>	0
<b>Name of Material:</b>	GASOLINE: AUTOMOTIVE (UNLEADED)	<b>Unit Reach Water:</b>	UNKNOWN AMOUNT
<b>Amount of Material:</b>	0		

**Calls Information**

<b>Date Time Received:</b>	1/2/2020 12:28:00 PM	<b>Responsible City:</b>	
<b>Date Time Complete:</b>	1/2/2020 12:39:00 PM	<b>Responsible State:</b>	XX
<b>Call Type:</b>	INC	<b>Responsible Zip:</b>	
<b>Resp Company:</b>		<b>Source:</b>	TELEPHONE
<b>Resp Org Type:</b>	PRIVATE CITIZEN		

**Incident Information**

<b>Tank ID:</b>		<b>Building ID:</b>	
<b>Tank Regulated:</b>	U	<b>Location Area ID:</b>	
<b>Tank Regulated By:</b>		<b>Location Block ID:</b>	
<b>Capacity of Tank:</b>		<b>OCSG No:</b>	
<b>Capacity Tank Units:</b>		<b>OCSF No:</b>	
<b>Description of Tank:</b>		<b>State Lease No:</b>	
<b>Actual Amount:</b>		<b>Pier Dock No:</b>	
<b>Actual Amount Units:</b>		<b>Berth Slip No:</b>	
<b>Tank Above Ground:</b>	ABOVE	<b>Brake Failure:</b>	U
<b>NPDES:</b>		<b>Airbag Deployed:</b>	U
<b>NPDES Compliance:</b>	U	<b>Transport Contain:</b>	U
<b>Init Contin Rel No:</b>		<b>Location Subdiv:</b>	
<b>Contin Rel Permit:</b>		<b>Platform Rig Name:</b>	
<b>Contin Release Type:</b>		<b>Platform Letter:</b>	
<b>Aircraft ID:</b>		<b>Allision:</b>	U
<b>Aircraft Runway No:</b>		<b>Type of Structure:</b>	
<b>Aircraft Spot No:</b>		<b>Structure Name:</b>	
<b>Aircraft Type:</b>		<b>Structure Oper:</b>	U
<b>Aircraft Model:</b>		<b>Transit Bus Flag:</b>	
<b>Aircraft Fuel Cap:</b>		<b>Date Time Norm Serv:</b>	
<b>Aircraft Fuel Cap U:</b>		<b>Serv Disrupt Time:</b>	
<b>Aircraft Fuel on Brd:</b>		<b>Serv Disrupt Units:</b>	
<b>Aircraft Fuel OB U:</b>		<b>CR Begin Date:</b>	
<b>Aircraft Hanger:</b>		<b>CR End Date:</b>	
<b>Road Mile Marker:</b>		<b>CR Change Date:</b>	
<b>Power Gen Facility:</b>	U	<b>FBI Contact:</b>	
<b>Generating Capacity:</b>		<b>FBI Contact Dt Tm:</b>	
<b>Type of Fixed Obj:</b>		<b>Passenger Handling:</b>	
<b>Type of Fuel:</b>		<b>Passenger Route:</b>	XXX
<b>DOT Crossing No:</b>		<b>Passenger Delay:</b>	XXX
<b>DOT Regulated:</b>	U	<b>Sub Part C Test Req:</b>	XXX
<b>Pipeline Type:</b>		<b>No of Conductor</b>	
		<b>Tested:</b>	
<b>Pipeline Abv Ground:</b>	ABOVE	<b>No of Engineer</b>	
		<b>Tested:</b>	
<b>Pipeline Covered:</b>	U	<b>No of Trainman</b>	
		<b>Tested:</b>	

<b>Exposed Underwater:</b>	N	<b>No of Yard Foreman Tested:</b>
<b>Railroad Hotline:</b>		<b>No of RCL Operator Tested:</b>
<b>Railroad Milepost:</b>		<b>No of Brakeman Tested:</b>
<b>Grade Crossing:</b>	U	<b>No of Train Dispat Tested:</b>
<b>Crossing Device Ty:</b>		<b>No of Signalman Tested:</b>
<b>Ty Vehicle Involved:</b>		<b>No of Other Emp Tested:</b>
<b>Device Operational:</b>	U	<b>No of Unknown Emp Tested:</b>

**Incident Details Information**

<b>Release Secured:</b>	N	<b>State Agen Report No:</b>	
<b>Release Rate:</b>		<b>State Agen on Scene:</b>	
<b>Release Rate Unit:</b>		<b>State Agen Notified:</b>	
<b>Release Rate Rate:</b>		<b>Fed Agency Notified:</b>	
<b>Est Duration of Rel:</b>		<b>Oth Agency Notified:</b>	
<b>Desc Remedial Act:</b>	NONE.	<b>Body of Water:</b>	FORT PIERCE INLET
<b>Fire Involved:</b>	N	<b>Tributary of:</b>	
<b>Fire Extinguished:</b>	U	<b>Near River Mile Make:</b>	
<b>Any Evacuations:</b>	N	<b>Near River Mile Mark:</b>	
<b>No Evacuated:</b>		<b>Offshore:</b>	No
<b>Who Evacuated:</b>		<b>Weather Conditions:</b>	SUNNY
<b>Radius of Evac:</b>		<b>Air Temperature:</b>	
<b>Any Injuries:</b>	N	<b>Wind Direction:</b>	
<b>No. Injured:</b>		<b>Wind Speed:</b>	
<b>No. Hospitalized:</b>		<b>Wind Speed Unit:</b>	
<b>No. Fatalities:</b>		<b>Water Supp Contam:</b>	U
<b>Any Fatalities:</b>	N	<b>Water Temperature:</b>	
<b>Any Damages:</b>	N	<b>Wave Condition:</b>	
<b>Damage Amount:</b>		<b>Current Speed:</b>	
<b>Air Corridor Closed:</b>	N	<b>Current Direction:</b>	
<b>Air Corridor Desc:</b>		<b>Current Speed Unit:</b>	
<b>Air Closure Time:</b>		<b>EMPL Fatality:</b>	
<b>Waterway Closed:</b>	N	<b>Pass Fatality:</b>	
<b>Waterway Desc:</b>		<b>Community Impact:</b>	
<b>Waterway Close Time:</b>		<b>Passengers Transfer:</b>	NO
<b>Road Closed:</b>	N	<b>Passenger Injuries:</b>	
<b>Road Desc:</b>		<b>Employee Injuries:</b>	
<b>Road Closure Time:</b>		<b>Occupant Fatality:</b>	
<b>Road Closure Units:</b>		<b>Sheen Size:</b>	
<b>Closure Direction:</b>		<b>Sheen Size Units:</b>	
<b>Major Artery:</b>	No	<b>Sheen Size Length:</b>	
<b>Track Closed:</b>	N	<b>Sheen Size Length U:</b>	
<b>Track Desc:</b>		<b>Sheen Size Width:</b>	
<b>Track Closure Time:</b>		<b>Sheen Size Width U:</b>	
<b>Track Closure Units:</b>		<b>Sheen Color:</b>	RAINBOW
<b>Track Close Dir:</b>		<b>Dir of Sheen Travel:</b>	
<b>Media Interest:</b>	UNKNOWN	<b>Sheen Odor Desc:</b>	
<b>Medium Desc:</b>	WATER	<b>Duration Unit:</b>	
<b>Add Medium Info:</b>	FORT PIERCE INLET	<b>Additional Info:</b>	

**Site:** OFF A1A HIGHWAY FORT PIERCE CHANNEL FORT PIERCE FL ERNS

<b>NRC Report No:</b>	862127	<b>Latitude Degrees:</b>
<b>Type of Incident:</b>	MOBILE	<b>Latitude Minutes:</b>
<b>Incident Cause:</b>	OTHER	<b>Latitude Seconds:</b>
<b>Incident Date:</b>	11-Feb-2008 21:00:00	<b>Longitude Degrees:</b>
<b>Incident Location:</b>	NORTH BRIDGE BOAT RAMP	<b>Longitude Minutes:</b>
<b>Incident Dtg:</b>	DISCOVERED	<b>Longitude Seconds:</b>
<b>Distance from City:</b>		<b>Lat Quad:</b>
<b>Distance Units:</b>		<b>Long Quad:</b>
<b>Direction from City:</b>		<b>Location Section:</b>

**Location County:** ST. LUCIE  
**Potential Flag:** Yes  
**Year:** Year 2008 Reports  
**Description of Incident:** CALLER IS REPORTING A POTENTIAL RELEASE OF MOTOR OIL AND OR GASOLINE FROM A PASSENGER VEHICLE DUE TO A WOMAN GETTING OUT OF THE CAR WITHOUT PUTTING IT IN PROPER GEAR CAUSING THE CAR TO GO INTO THE FORT PIERCE CUT CHANNEL THAT LEADS TO THE INTERCOASTAL WATERWAY.

**Location Township:**  
**Location Range:**

**Material Spill Information**

<b>Chris Code:</b>	GAS	<b>Unit of Measure:</b>	UNKNOWN AMOUNT
<b>CAS No:</b>	000000-00-0	<b>If Reached Water:</b>	UNKNOWN
<b>UN No:</b>		<b>Amount in Water:</b>	0
<b>Name of Material:</b>	GASOLINE: AUTOMOTIVE (UNLEADED)	<b>Unit Reach Water:</b>	UNKNOWN AMOUNT
<b>Amount of Material:</b>	0		
<b>Chris Code:</b>	OMT	<b>Unit of Measure:</b>	UNKNOWN AMOUNT
<b>CAS No:</b>	000000-00-0	<b>If Reached Water:</b>	UNKNOWN
<b>UN No:</b>		<b>Amount in Water:</b>	0
<b>Name of Material:</b>	OIL, MISC: MOTOR	<b>Unit Reach Water:</b>	UNKNOWN AMOUNT
<b>Amount of Material:</b>	0		

**Calls Information**

<b>Date Time Received:</b>	11-Feb-2008 21:22:33	<b>Responsible City:</b>	
<b>Date Time Complete:</b>	11-Feb-2008 21:30:09	<b>Responsible State:</b>	XX
<b>Call Type:</b>	INC	<b>Responsible Zip:</b>	
<b>Resp Company:</b>		<b>Source:</b>	TELEPHONE
<b>Resp Org Type:</b>	UNKNOWN		

**Incident Information**

<b>Tank ID:</b>		<b>Building ID:</b>	
<b>Tank Regulated:</b>	U	<b>Location Area ID:</b>	
<b>Tank Regulated By:</b>		<b>Location Block ID:</b>	
<b>Capacity of Tank:</b>		<b>OCSG No:</b>	
<b>Capacity Tank Units:</b>		<b>OCSF No:</b>	
<b>Description of Tank:</b>		<b>State Lease No:</b>	
<b>Actual Amount:</b>		<b>Pier Dock No:</b>	
<b>Actual Amount Units:</b>		<b>Berth Slip No:</b>	
<b>Tank Above Ground:</b>	ABOVE	<b>Brake Failure:</b>	U
<b>NPDES:</b>		<b>Airbag Deployed:</b>	U
<b>NPDES Compliance:</b>	U	<b>Transport Contain:</b>	U
<b>Init Contin Rel No:</b>		<b>Location Subdiv:</b>	
<b>Contin Rel Permit:</b>		<b>Platform Rig Name:</b>	
<b>Contin Release Type:</b>		<b>Platform Letter:</b>	U
<b>Aircraft ID:</b>		<b>Allision:</b>	
<b>Aircraft Runway No:</b>		<b>Type of Structure:</b>	
<b>Aircraft Spot No:</b>		<b>Structure Name:</b>	
<b>Aircraft Type:</b>		<b>Structure Oper:</b>	U
<b>Aircraft Model:</b>		<b>Transit Bus Flag:</b>	
<b>Aircraft Fuel Cap:</b>		<b>Date Time Norm Serv:</b>	
<b>Aircraft Fuel Cap U:</b>		<b>Serv Disrupt Time:</b>	
<b>Aircraft Fuel on Brd:</b>		<b>Serv Disrupt Units:</b>	
<b>Aircraft Fuel OB U:</b>		<b>CR Begin Date:</b>	
<b>Aircraft Hanger:</b>		<b>CR End Date:</b>	
<b>Road Mile Marker:</b>		<b>CR Change Date:</b>	
<b>Power Gen Facility:</b>	U	<b>FBI Contact:</b>	
<b>Generating Capacity:</b>		<b>FBI Contact Dt Tm:</b>	
<b>Type of Fixed Obj:</b>		<b>Passenger Handling:</b>	
<b>Type of Fuel:</b>		<b>Passenger Route:</b>	XXX
<b>DOT Crossing No:</b>		<b>Passenger Delay:</b>	XXX
<b>DOT Regulated:</b>	U	<b>Sub Part C Test Req:</b>	XXX
<b>Pipeline Type:</b>		<b>No of Conductor</b>	
		<b>Tested:</b>	
<b>Pipeline Abv Ground:</b>	ABOVE	<b>No of Engineer</b>	
		<b>Tested:</b>	
<b>Pipeline Covered:</b>	U	<b>No of Trainman</b>	
		<b>Tested:</b>	

<b>Exposed Underwater:</b>	N	<b>No of Yard Foreman Tested:</b>	
<b>Railroad Hotline:</b>		<b>No of RCL Operator Tested:</b>	
<b>Railroad Milepost:</b>		<b>No of Brakeman Tested:</b>	
<b>Grade Crossing:</b>	U	<b>No of Train Dispat Tested:</b>	
<b>Crossing Device Ty:</b>		<b>No of Signalman Tested:</b>	
<b>Ty Vehicle Involved:</b>		<b>No of Other Emp Tested:</b>	
<b>Device Operational:</b>	Y	<b>No of Unknown Emp Tested:</b>	

**Incident Details Information**

<b>Release Secured:</b>	U	<b>State Agen Report No:</b>	NONE
<b>Release Rate:</b>		<b>State Agen on Scene:</b>	NONE
<b>Release Rate Unit:</b>		<b>State Agen Notified:</b>	NONE
<b>Release Rate Rate:</b>		<b>Fed Agency Notified:</b>	USCG
<b>Est Duration of Rel:</b>		<b>Oth Agency Notified:</b>	
<b>Desc Remedial Act:</b>	TOW TRUCK IS ATTEMPTING TO TAKE THE VEHICLE OUT OF THE WATER.	<b>Body of Water:</b>	FORT PIERCE CHANNEL
<b>Fire Involved:</b>	N	<b>Tributary of:</b>	INTERCOASTAL WATERWAY
<b>Fire Extinguished:</b>	U	<b>Near River Mile Make:</b>	
<b>Any Evacuations:</b>	N	<b>Near River Mile Mark:</b>	
<b>No Evacuated:</b>		<b>Offshore:</b>	N
<b>Who Evacuated:</b>		<b>Weather Conditions:</b>	CLEAR
<b>Radius of Evac:</b>		<b>Air Temperature:</b>	70
<b>Any Injuries:</b>	N	<b>Wind Direction:</b>	NE
<b>No. Injured:</b>		<b>Wind Speed:</b>	15
<b>No. Hospitalized:</b>		<b>Wind Speed Unit:</b>	KNTS
<b>No. Fatalities:</b>		<b>Water Supp Contam:</b>	U
<b>Any Fatalities:</b>	N	<b>Water Temperature:</b>	
<b>Any Damages:</b>	N	<b>Wave Condition:</b>	
<b>Damage Amount:</b>		<b>Current Speed:</b>	
<b>Air Corridor Closed:</b>	N	<b>Current Direction:</b>	
<b>Air Corridor Desc:</b>		<b>Current Speed Unit:</b>	
<b>Air Closure Time:</b>		<b>EMPL Fatality:</b>	
<b>Waterway Closed:</b>	N	<b>Pass Fatality:</b>	
<b>Waterway Desc:</b>		<b>Community Impact:</b>	
<b>Waterway Close Time:</b>		<b>Passengers Transfer:</b>	NO
<b>Road Closed:</b>	N	<b>Passenger Injuries:</b>	
<b>Road Desc:</b>		<b>Employee Injuries:</b>	
<b>Road Closure Time:</b>		<b>Occupant Fatality:</b>	
<b>Road Closure Units:</b>		<b>Sheen Size:</b>	
<b>Closure Direction:</b>		<b>Sheen Size Units:</b>	
<b>Major Artery:</b>	No	<b>Sheen Size Length:</b>	
<b>Track Closed:</b>	N	<b>Sheen Size Length U:</b>	
<b>Track Desc:</b>		<b>Sheen Size Width:</b>	
<b>Track Closure Time:</b>		<b>Sheen Size Width U:</b>	
<b>Track Closure Units:</b>		<b>Sheen Color:</b>	
<b>Track Close Dir:</b>		<b>Dir of Sheen Travel:</b>	
<b>Media Interest:</b>	NONE	<b>Sheen Odor Desc:</b>	
<b>Medium Desc:</b>	WATER	<b>Duration Unit:</b>	
<b>Addl Medium Info:</b>		<b>Additional Info:</b>	CALLER HAS NO ADDITIONAL INFORMATION.

**Site:** OCEAN HARBOR CONDOS SOUTH  
A1A FT PIERCE FL

FINDS/FRS

**Registry ID:** 110035453997  
**FIPS Code:** 12111  
**HUC Code:**  
**Site Type Name:** STATIONARY  
**Location Description:**  
**Supplemental Location:**  
**Create Date:** 23-APR-08

**Update Date:**  
**Interest Types:** STATE MASTER  
**SIC Codes:**  
**SIC Code Descriptions:**  
**NAICS Codes:**  
**NAICS Code Descriptions:**  
**Conveyor:**  
**Federal Facility Code:**  
**Federal Agency Name:**  
**Tribal Land Code:**  
**Tribal Land Name:**  
**Congressional Dist No:**  
**Census Block Code:**  
**EPA Region Code:** 04  
**County Name:** ST. LUCIE  
**US/Mexico Border Ind:**  
**Latitude:**  
**Longitude:**  
**Reference Point:**  
**Coord Collection Method:**  
**Accuracy Value:**  
**Datum:** NAD83  
**Source:**  
**Facility Detail Rprt URL:** [https://ofmpub.epa.gov/frs\\_public2/fii\\_query\\_detail.disp\\_program\\_facility?p\\_registry\\_id=110035453997](https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110035453997)  
**Program Acronyms:**

FDM:20776

## Appendix: Database Descriptions

*Environmental Risk Information Services (ERIS) can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to ERIS at the time of update. ERIS updates databases as set out in ASTM Standard E1527-13 and E1527-21, Section 8.1.8 Sources of Standard Source Information:*

*"Government information from nongovernmental sources may be considered current if the source updates the information at least every 90 days, or, for information that is updated less frequently than quarterly by the government agency, within 90 days of the date the government agency makes the information available to the public."*

### **Standard Environmental Record Sources**

#### **Federal**

##### **National Priority List:**

NPL

The U.S. Environmental Protection Agency (EPA)'s National Priorities List (NPL) includes the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program, based primarily on the score a site receives from EPA's Hazard Ranking System. A site must be on the NPL to receive money from the Superfund Trust Fund for remedial action. This data includes NPL sites represented as polygons, where available, that can be sourced from the EPA NPL Superfund Site Boundaries dataset, refreshed by the Shared Enterprise Geodata and Services (SEGS), and is limited to those sites where the NPL Status reflects the site is 'Currently on the Final NPL (F)' and/or the 'Site is Part of NPL Site (A)'. These site boundaries represent the footprint of a whole site, the sum of all the Operable Units (OUs) and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. As site investigation and remediation progress, OUs may be added, modified or refined. Data provided by external parties is not independently verified by EPA. This boundary data is made available to the public strictly for informational purposes. Where there is no polygon boundary data available for a given site, the site is represented as a point.

**Government Publication Date: Jun 19, 2025**

##### **National Priority List - Proposed:**

PROPOSED NPL

Sites proposed by the U.S. Environmental Protection Agency (EPA), the state agency, or concerned citizens for addition to the National Priorities List (NPL) due to contamination by hazardous waste and identified by the EPA as a candidate for cleanup because it poses a risk to human health and/or the environment. Sites represented as polygons, where available, can be sourced from the EPA NPL Superfund Site Boundaries dataset, refreshed by the Shared Enterprise Geodata and Services (SEGS). These site boundaries represent the footprint of a whole site, the sum of all the Operable Units (OUs) and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. Data provided by external parties is not independently verified by EPA. This boundary data is made available to the public strictly for informational purposes. Where there is no polygon boundary data available for a given site, the site is represented as a point.

**Government Publication Date: Jun 19, 2025**

##### **Deleted NPL:**

DELETED NPL

Sites deleted from the U.S. Environmental Protection Agency (EPA)'s National Priorities List (NPL). The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate. Sites represented as polygons, where available, can be sourced from the EPA NPL Superfund Site Boundaries dataset, refreshed by the Shared Enterprise Geodata and Services (SEGS). These site boundaries represent the footprint of a whole site, the sum of all the Operable Units (OUs) and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. Data provided by external parties is not independently verified by EPA. This boundary data is made available to the public strictly for informational purposes. Where there is no polygon boundary data available for a given site, the site is represented as a point.

**Government Publication Date: Jun 19, 2025**

**SEMS List 8R Active Site Inventory:**

[SEMS](#)

The U.S. Environmental Protection Agency's (EPA) Superfund Program has deployed the Superfund Enterprise Management System (SEMS), which integrates multiple legacy systems into a comprehensive tracking and reporting tool. This inventory contains active sites evaluated by the Superfund program that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The Active Site Inventory Report displays site and location information at active SEMS sites. An active site is one at which site assessment, removal, remedial, enforcement, cost recovery, or oversight activities are being planned or conducted. This data includes SEMS sites from the List 8R Active file as well as applicable sites from the EPA's Facility Registry Service map tool.

**Government Publication Date: Jun 26, 2025**

**Inventory of Open Dumps, June 1985:**

[ODI](#)

The Resource Conservation and Recovery Act (RCRA) provides for publication of an inventory of open dumps. The Act defines "open dumps" as facilities which do not comply with EPA's "Criteria for Classification of Solid Waste Disposal Facilities and Practices" (40 CFR 257).

**Government Publication Date: Jun 1985**

**SEMS List 8R Archive Sites:**

[SEMS ARCHIVE](#)

The U.S. Environmental Protection Agency's (EPA) Superfund Enterprise Management System (SEMS) Archived Site Inventory displays site and location information at sites archived from SEMS. An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. This data includes sites from the List 8R Archived site file.

**Government Publication Date: Jun 26, 2025**

**EPA Report on the Status of Open Dumps on Indian Lands:**

[IODI](#)

Public Law 103-399, The Indian Lands Open Dump Cleanup Act of 1994, enacted October 22, 1994, identified congressional concerns that solid waste open dump sites located on American Indian or Alaska Native (AI/AN) lands threaten the health and safety of residents of those lands and contiguous areas. The purpose of the Act is to identify the location of open dumps on Indian lands, assess the relative health and environment hazards posed by those sites, and provide financial and technical assistance to Indian tribal governments to close such dumps in compliance with Federal standards and regulations or standards promulgated by Indian Tribal governments or Alaska Native entities.

**Government Publication Date: Dec 31, 1998**

**Comprehensive Environmental Response, Compensation and Liability Information System -**

[CERCLIS](#)

**CERCLIS:**

Superfund is a program administered by the United States Environmental Protection Agency (EPA) to locate, investigate, and clean up the worst hazardous waste sites throughout the United States. CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The EPA administers the Superfund program in cooperation with individual states and tribal governments; this database is made available by the EPA.

**Government Publication Date: Oct 25, 2013**

**CERCLIS - No Further Remedial Action Planned:**

[CERCLIS NFRAP](#)

An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. The Archive designation means that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

**Government Publication Date: Oct 25, 2013**

**CERCLIS Liens:**

[CERCLIS LIENS](#)

A Federal Superfund lien exists at any property where EPA has incurred Superfund costs to address contamination ("Superfund site") and has provided notice of liability to the property owner. A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. This database is made available by the United States Environmental Protection Agency (EPA). This database was provided by the United States Environmental Protection Agency (EPA). Refer to SEMS LIEN as the current data source for Superfund Liens.

**Government Publication Date: Jan 30, 2014**

**RCRA CORRACTS-Corrective Action:**

[RCRA CORRACTS](#)

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. At these sites, the Corrective Action Program ensures that cleanups occur. EPA and state regulators work with facilities and communities to design remedies based on the contamination, geology, and anticipated use unique to each site.

**Government Publication Date: Sep 1, 2025**

**RCRA non-CORRACTS TSD Facilities:**

[RCRA TSD](#)

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. This database includes Non-Corrective Action sites that have indicated engagement in the treatment, storage, or disposal of hazardous waste which requires a RCRA hazardous waste permit.

**Government Publication Date: Sep 1, 2025**

**RCRA Generator List:**

[RCRA LQG](#)

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Large Quantity Generators (LQGs) generate 1,000 kilograms per month or more of hazardous waste or more than one kilogram per month of acutely hazardous waste. This list also includes RCRAInfo sites that have notified as LQGs that do not have a registered Site Manager or Certifier in RCRAInfo.

**Government Publication Date: Sep 1, 2025**

**RCRA Small Quantity Generators List:**

[RCRA SQG](#)

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Small Quantity Generators (SQGs) generate more than 100 kilograms, but less than 1,000 kilograms, of hazardous waste per month. This list also includes RCRAInfo sites that have notified as SQGs that do not have a registered Site Manager or Certifier in RCRAInfo.

**Government Publication Date: Sep 1, 2025**

**RCRA Very Small Quantity Generators List:**

[RCRA VSQG](#)

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Very Small Quantity Generators (VSQG) generate 100 kilograms or less per month of hazardous waste, or one kilogram or less per month of acutely hazardous waste. Additionally, VSQG may not accumulate more than 1,000 kilograms of hazardous waste at any time.

**Government Publication Date: Sep 1, 2025**

**RCRA Non-Generators:**

[RCRA NON GEN](#)

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Non-Generators do not presently generate hazardous waste.

**Government Publication Date: Sep 1, 2025**

**RCRA Sites with Controls:**

[RCRA CONTROLS](#)

List of Resource Conservation and Recovery Act (RCRA) facilities with institutional controls in place. RCRA gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances.

**Government Publication Date: Sep 1, 2025**

**Federal Engineering Controls-ECs:**

[FED ENG](#)

List of Engineering controls (ECs) made available by the United States Environmental Protection Agency (EPA). ECs encompass a variety of engineered and constructed physical barriers (e.g., soil capping, sub-surface venting systems, mitigation barriers, fences) to contain and/or prevent exposure to contamination on a property. The EC listing includes remedy component data from Superfund decision documents for applicable sites on the final or deleted on the National Priorities List (NPL); and sites with a Superfund Alternative Approach (SAA) Agreement in place. The only sites included that are not on the NPL; proposed for NPL; or removed from proposed NPL, are those with an SAA Agreement in place.

**Government Publication Date: Jul 29, 2025**

**Federal Institutional Controls- ICs:**

FED INST

List of Institutional controls (ICs) made available by the United States Environmental Protection Agency (EPA). ICs are non-engineered instruments, such as administrative and legal controls, that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. Although it is EPA's expectation that treatment or engineering controls will be used to address principal threat wastes and that groundwater will be returned to its beneficial use whenever practicable, ICs play an important role in site remedies because they reduce exposure to contamination by limiting land or resource use and guide human behavior at a site. The IC listing includes remedy component data from Superfund decision documents for applicable sites on the final or deleted on the National Priorities List (NPL); and sites with a Superfund Alternative Approach (SAA) Agreement in place. The only sites included that are not on the NPL; proposed for NPL; or removed from proposed NPL, are those with an SAA Agreement in place.

**Government Publication Date: Jul 29, 2025**

**Land Use Controls Information System:**

LUCIS

The Land Use Controls Information System (LUCIS) database is sourced from the U.S. Department of the Navy (DON). This data contains information for former Base Realignment and Closure (BRAC) properties across the United States. DON's BRAC office was tasked with tracking certain base closures while requiring the prevention of risks to human health and the environment of those properties with LUCs in place. Regarding currently available LUC Sites data, the sites listing is limited to centroid point locations for the overall installation property boundaries. Formerly obtained LUC Sites data may reflect site details that applied previously for a BRAC property.

**Government Publication Date: Jun 13, 2024**

**Institutional Control Boundaries at NPL sites:**

NPL IC

These boundaries of Institutional Control areas at sites on the U.S. Environmental Protection Agency's (EPA) National Priorities List (NPL), or as Proposed or Deleted, are sourced from the EPA NPL Superfund Site Boundaries dataset, refreshed by the Shared Enterprise Geodata and Services (SEGS). The EPA's NPL includes the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. Institutional controls are non-engineered instruments such as administrative and legal controls that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. Data provided by external parties is not independently verified by EPA. This boundary data is made available to the public strictly for informational purposes.

**Government Publication Date: Jun 19, 2025**

**Emergency Response Notification System:**

ERNS 1982 TO 1986

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

**Government Publication Date: 1982-1986**

**Emergency Response Notification System:**

ERNS 1987 TO 1989

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

**Government Publication Date: 1987-1989**

**Emergency Response Notification System:**

ERNS

Database of oil and hazardous substances spill reports made available by the United States Coast Guard National Response Center (NRC). The NRC fields initial reports for pollution and railroad incidents and forwards that information to appropriate federal/state agencies for response. These data contain initial incident data that has not been validated or investigated by a federal/state response agency.

**Government Publication Date: Sep 7, 2025**

**The Assessment, Cleanup and Redevelopment Exchange System (ACRES) Brownfield Database:**

FED BROWNFIELDS

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties protects the environment, reduces blight, and takes development pressures off greenspaces and working lands. This data is provided by the United States Environmental Protection Agency (EPA) and includes Brownfield sites from the Cleanups in My Community (CIMC) web application.

**Government Publication Date: Sep 8, 2025**

**FEMA Underground Storage Tank Listing:**

FEMA UST

The Federal Emergency Management Agency (FEMA) of the Department of Homeland Security maintains a list of FEMA owned underground storage tanks.

**Government Publication Date: Dec 31, 2017**

**Facility Response Plan:**

FRP

This listing contains facilities that have submitted Facility Response Plans (FRPs) to the U.S. Environmental Protection Agency (EPA). Facilities that could reasonably be expected to cause "substantial harm" to the environment by discharging oil into or on navigable waters are required to prepare and submit FRPs. Harm is determined based on total oil storage capacity, secondary containment and age of tanks, oil transfer activities, history of discharges, proximity to a public drinking water intake or sensitive environments. This listing includes FRP facilities from an applicable EPA FOIA file and Homeland Infrastructure Foundation-Level Data (HIFLD) data file.

**Government Publication Date: Jan 9, 2024**

**Delisted Facility Response Plans:**

DELISTED FRP

Facilities that once appeared in - and have since been removed from - the list of facilities that have submitted Facility Response Plans (FRP) to EPA. Facilities that could reasonably be expected to cause "substantial harm" to the environment by discharging oil into or on navigable waters are required to prepare and submit Facility Response Plans (FRPs). Harm is determined based on total oil storage capacity, secondary containment and age of tanks, oil transfer activities, history of discharges, proximity to a public drinking water intake or sensitive environments.

**Government Publication Date: Jan 9, 2024**

**Historical Gas Stations:**

HIST GAS STATIONS

This historic directory of service stations is provided by the Cities Service Company. The directory includes Cities Service filling stations that were located throughout the United States in 1930.

**Government Publication Date: Jul 1, 1930**

**Petroleum Refineries:**

REFN

This list of petroleum refineries is sourced from the U.S. Energy Information Administration (EIA), Refinery Capacity Report. The listing includes operating and idle petroleum refineries (including new refineries under construction) and refineries shut down during the previous year. The geographic area the report covers is the 50 States, the District of Columbia, Puerto Rico, the U.S. Virgin Islands, Guam, and other U.S. possessions. Per the EIA, the facility location data represents the approximate location based on research of publicly available information from sources such as Federal agencies, company websites, and satellite images on public websites.

**Government Publication Date: Oct 31, 2024**

**Petroleum Product and Crude Oil Rail Terminals:**

BULK TERMINAL

A list of petroleum product and crude oil rail terminals from the U.S. Energy Information Administration (EIA), as well as petroleum terminals sourced from Oak Ridge National Laboratory hosted by the Homeland Infrastructure Foundation-Level Database. Data includes operable bulk petroleum product terminals with a total bulk shell storage capacity of 50,000 barrels or more, and/or the ability to receive volumes from tanker, barge, or pipeline; also rail terminals handling the loading and unloading of crude oil with activity between 2017 and 2018. EIA petroleum product terminal data comes from the EIA-815 Bulk Terminal and Blender Report, which includes working, shell in operation, and shell idle for several major product groupings.

**Government Publication Date: Jun 5, 2025**

**LIEN on Property:**

SEMS LIEN

The U.S. Environmental Protection Agency's (EPA) Superfund Enterprise Management System (SEMS) provides Lien details on applicable properties, such as the Superfund lien on property activity, the lien property information, and the parties associated with the lien.

**Government Publication Date: Jun 26, 2025**

**Superfund Decision Documents:**

SUPERFUND ROD

This database contains a list of decision documents for Superfund sites. Decision documents serve to provide the reasoning for the choice of (or) changes to a Superfund Site cleanup plan. The decision documents include completed Records of Decision (ROD), ROD Amendments, Explanations of Significant Differences (ESD) for active and archived sites stored in the Superfund Enterprise Management System (SEMS), along with other associated memos and files. This information is maintained and made available by the U.S. Environmental Protection Agency.

**Government Publication Date: Jul 29, 2025**

**State**

**Superfund Waste Cleanup & State-Funded Action Sites:**

SHWS

List of hazardous waste cleanup sites participating in various federal and state funded cleanup programs. Florida's State-Funded Action Sites and Superfund Waste Cleanup Sites lists are maintained and made available by the Florida Department of Environmental Protection (FDEP). This database serves a purpose similar to that of the federal Superfund Enterprise Management System (SEMS), functioning as a state-level counterpart for tracking potential hazardous substance release sites.

**Government Publication Date: Aug 1, 2025**

**Delisted State-Funded Action Sites:**

[DELISTED SHWS](#)

This database contains a list of closed hazardous waste sites of various federal and state funded cleanup programs that were removed from the Florida Department of Environmental Protection (FDEP).

**Government Publication Date: Aug 1, 2025**

**ERIC Waste Cleanup:**

[ERIC](#)

Environmental Restoration Integrated Cleanup (ERIC) is a single database for tracking contaminated site cleanup activities in the Florida Department of Environmental Protection (DEP)'s Division of Waste Management (DWM). Includes records from 11 different DEP data systems, allowing tracking of a contaminated site throughout the course of cleanup regardless of which program area took the lead.

**Government Publication Date: Aug 8, 2025**

**Florida Department of Environmental Protection Cleanup Sites:**

[CLEANUP DEP](#)

This Cleanup Sites dataset is provided by the Florida Department of Environmental Protection (FDEP), and the layer is included on the FDEP's Contamination Locator Map (CLM) tool. The data provides locations and document links for sites currently in the cleanup process and sites awaiting cleanup funding. Cleanup programs include Brownfields, Petroleum, EPA Superfund (CERCLA), Drycleaning, Responsible Party Cleanup, State Funded Cleanup, State Owned Lands Cleanup and Hazardous Waste Cleanup.

**Government Publication Date: Aug 9, 2025**

**Waste Cleanup Responsible Party Sites:**

[WCRPS](#)

List of Open, Closed, and Inactive Waste Cleanup Responsible Party sites made available by the Florida Department of Environmental Protection.

**Government Publication Date: Apr 11, 2021**

**Delisted Waste Cleanup Sites:**

[DELISTED WCP](#)

List of sites which once appeared on - and have since been removed from - the list of Waste Cleanup Sites made available by the Florida Department of Environmental Protection.

**Government Publication Date: Aug 8, 2025**

**Solid Waste Facilities and Landfills:**

[SWF/LF](#)

The Solid Waste Facility Inventory Report made available by the Florida Department of Environmental Protection (FDEP) includes all types of authorized and unauthorized facilities: municipal solid waste, landfills, dumps, construction and demolition disposal, recycling facilities, and more.

**Government Publication Date: Jun 20, 2025**

**Leaking Tanks:**

[LST](#)

This list of leaking storage tanks is sourced from the Florida Department of Environmental Protection (FDEP). The Storage Tank and Petroleum Contamination/Cleanup Monitoring (STCM) section is part of the Petroleum Restoration Program (PRP) in the FDEP's Division of Waste Management. The PRP encompasses the technical oversight, management, and administrative activities necessary to prioritize, assess and clean-up sites contaminated by discharges of petroleum and petroleum products from stationary petroleum storage systems. Over 28,000 facilities have reported discharges of petroleum products from storage tank systems. STCM database reports do not include discharges that are not required for Rule 62-780 as well as discharges that have already been cleaned up. Rule 62-780 applies to site rehabilitation conducted at sites contaminated with pollutants, hazardous substances, drycleaning solvents, petroleum and petroleum products. Florida relies on groundwater for about 92 percent of its drinking water needs and has some of the most stringent rules in the country.

**Government Publication Date: Apr 21, 2025**

**Delisted Leaking Tanks:**

[DELISTED LST](#)

Whereas Leaking Tanks (LST) includes only facilities which currently have contamination as recorded by the Florida Department of Environmental Protection, this list contains facilities which were once included in LST data but no longer appear on the list made available by FDEP. Facilities may be removed from the current LST list because the discharge has been cleaned up, or the discharge is not required for 62-770.

**Government Publication Date: Aug 1, 2025**

**Underground Storage Tanks:**

[UST](#)

List of Underground Storage Tank facilities made available by the Florida Department of Environmental Protection (FL DEP). Includes facilities tracked for active storage tanks, storage tank history, or petroleum cleanup activity. In an effort to minimize the occurrence and environmental risks of releases and discharges, FDEP administers standards pertaining to the construction, installation, operation, maintenance, repair, closure, and disposal of underground storage tank systems that store regulated substances.

**Government Publication Date: Aug 9, 2025**

**Aboveground Storage Tanks:**

[AST](#)

List of Aboveground Storage Tank facilities made available by the Florida Department of Environmental Protection (FL DEP). Includes facilities tracked for active storage tanks, storage tank history, or petroleum cleanup activity. The Florida Department of Environmental Protection (FDEP) provides standards for aboveground storage tanks (ASTs) that have individual storage tank capacities greater than 550 gallons. The state also regulates the registration, construction, installation, operation, maintenance, repair, closure, and disposal of storage tank systems that store regulated substances.  
**Government Publication Date: Aug 9, 2025**

**Storage Tank Facilities:**

[TANK](#)

List of storage tank facilities made available by the Florida Department of Environmental Protection (FL DEP) for which tank information is not available. In the case of closed facilities - where all tanks have been removed or closed, and there is also no petroleum discharge or on-going cleanup activity - the owner data may not be current, but rather would represent the most recent information made available to FL DEP.

**Government Publication Date: Aug 9, 2025**

**Delisted AST UST Storage Tanks:**

[DEL UST AST TANK](#)

This database contains a list of closed UST and AST storage tank sites that were removed from the Florida Department of Environmental Protection (FDEP) storage tank database.

**Government Publication Date: Jul 2, 2015**

**Delisted Storage Tanks:**

[DEL STORAGE TANK](#)

List of sites that once appeared on - and have since been removed from - the list of UST and AST storage tank facilities made available by the Florida Department of Environmental Protection.

**Government Publication Date: Aug 9, 2025**

**Federal Facilities Listing:**

[FF TANKS](#)

The Florida Department of Environmental Protection (FDEP) Storage Tank Program registers facilities and storage tanks where aboveground or underground storage tanks store pollutants, hazardous substances, and/or mineral acid substances regulated by Chapter 62-761, Florida Administrative Code, or when aboveground storage tanks or compression vessels store a hazardous substance which requires registration according to Chapter 376, Florida Statutes.

**Government Publication Date: Jul 25, 2025**

**Storage Tank/Contaminated Facility Search:**

[STCS](#)

List of facilities and tanks in the Florida Department of Environmental Protection (FDEP) Bureau of Petroleum Storage Systems Storage Tank/Contaminated Facility Search. Note that tank details do not appear for facilities for which all tanks have been removed.

**Government Publication Date: Aug 1, 2025**

**Institutional Controls Registry:**

[INST](#)

The Institutional Controls registry is maintained by the Florida Department of Environmental Protection (FDEP). The registry aims to help preserve adequate protection of contaminated soil regions and help to minimize any chances of exposure.

**Government Publication Date: Aug 1, 2025**

**Engineering Controls:**

[ENG](#)

A listing of all engineering controls that are in place to eliminate or reduce the potential for contaminant migration and exposure to contaminants. These controls may include caps, barriers, guards or fences. The list is maintained by the Florida Department of Environmental Protection (FDEP).

**Government Publication Date: Aug 1, 2025**

**Voluntary Cleanup Sites:**

[VCP](#)

A listing of active and closed voluntary cleanup sites registered by the Florida Department of Environmental Protection (FDEP).

**Government Publication Date: Sep 8, 2025**

**Brownfield Sites:**

[BROWNFIELDS](#)

Brownfields are defined by the Florida Department of Environmental Protection (FDEP) as abandoned, idled, or underused industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination. This is a list of sites within designated Brownfield Areas within Florida where Brownfield Site Rehabilitation Agreement (BSRA)s have been executed between FDEP and a responsible party.

**Government Publication Date: Jun 19, 2025**

**Brownfield Areas:**

[BROWNFIELD AREA](#)

Brownfields are defined by the Florida Department of Environmental Protection (FDEP) as abandoned, idled, or underused industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination. This is a list of Brownfield Areas, defined by the FDEP as contiguous areas of one or more brownfield sites, some of which may not be contaminated, that have 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 Environmental Protection Agency (EPA) designated brownfield pilot projects. Because a variety of sources and methods were used to derive information for this data, locations are approximate.

**Government Publication Date: Jun 19, 2025**

**Hazardous Waste Facility List:**

[HAZ WASTE FAC](#)

List of Hazardous Waste Financial Assurance Facilities made available by the Division of Waste Management of the Florida Department of Environmental Protection (FDEP). The FDEP's Hazardous waste financial responsibility requirements exist to ensure that certain hazardous waste facilities and transporters have the financial resources available to provide for closure, postclosure and corrective action requirements and/or pay for bodily injury or property damage that might result from accidents, spills or other unexpected events, known as liabilities. These closure, postclosure, corrective action and liability requirements are called financial assurance.

**Government Publication Date: Jul 3, 2025**

**Tribal**

**Leaking Underground Storage Tanks on Tribal/Indian Lands:**

[INDIAN LUST](#)

This list of leaking underground storage tanks (LUSTs) on Tribal/Indian Lands in Region 4, which includes Florida, is made available by the United States Environmental Protection Agency (EPA).

**Government Publication Date: Apr 21, 2025**

**Underground Storage Tanks on Tribal/Indian Lands:**

[INDIAN UST](#)

This list of underground storage tanks (USTs) on Tribal/Indian Lands in Region 4, which includes Florida, is made available by the United States Environmental Protection Agency (EPA).

**Government Publication Date: Apr 21, 2025**

**Delisted Tribal Leaking Storage Tanks:**

[DELISTED INDIAN LST](#)

Leaking Underground Storage Tank (LUST) facilities which once appeared on - and have since been removed from - the Regional Tribal/Indian LUST lists made available by the United States Environmental Protection Agency (EPA).

**Government Publication Date: May 22, 2025**

**Delisted Tribal Underground Storage Tanks:**

[DELISTED INDIAN UST](#)

Underground Storage Tank (UST) facilities which once appeared on - and have since been removed from - the Regional Tribal/Indian UST lists made available by the United States Environmental Protection Agency (EPA).

**Government Publication Date: May 22, 2025**

**County**

**No County databases were selected to be included in the search.**

**Additional Environmental Record Sources**

**Federal**

**PFAS Greenhouse Gas Emissions Data:**

[PFAS GHG](#)

The U.S. Environmental Protection Agency's (EPA) Greenhouse Gas Reporting Program (GHGRP) collects Greenhouse Gas (GHG) data from large emitting facilities (25,000 metric tons of carbon dioxide equivalent (CO<sub>2</sub>e) per year), and suppliers of fossil fuels and industrial gases that results in GHG emissions when used. This dataset is sourced from the EPA's PFAS Analytic Tools, and it includes GHG emissions data for facilities that emit or have emitted since 2010 chemicals identified as PFAS based on EPA's CompTox Chemicals Dashboard lists of PFAS with defined and undefined structures. PFAS emissions data has been identified for facilities engaged in the following industrial processes: Aluminum Production (GHGRP Subpart F), HCFC-22 Production and HFC-23 Destruction (Subpart O), Electronics Manufacturing (Subpart I), Fluorinated Gas Production (Subpart L), Magnesium Production (Subpart T), Electrical Transmission and Distribution Equipment Use (Subpart DD), and Manufacture of Electric Transmission and Distribution Equipment (Subpart SS). Over time, other industrial processes with required GHGRP reporting may include PFAS emissions data and the list of reportable gases may change over time. Note that some regulatory programs have specified chemical structure requirements that define PFAS differently than the lists in EPA's CompTox Chemicals Dashboard.

**Government Publication Date: Jul 25, 2025**

**On-Scene Coordinator Response Sites:**

[OSC RESPONSE](#)

This list of On-Scene Coordinator (OSC) Response Sites is provided by the U.S. Environmental Protection Agency (EPA). OSCs are the federal officials responsible for monitoring or directing responses to all oil spills and hazardous substance releases reported to the federal government. OSCs coordinate all federal efforts with, and provide support and information to local, state, and regional response communities. An OSC is an agent of either EPA or the U.S. Coast Guard (USCG), depending on where the incident occurs. EPA's OSCs have primary responsibility for spills and releases to inland areas and waters. USCG OSCs have responsibility for coastal waters and the Great Lakes. In general, an OSC has the following key responsibilities during and after a response: Assessment, Monitoring, Response Assistance, and Evaluation.

**Government Publication Date: May 6, 2025**

**Facility Registry Service/Facility Index:**

[FINDS/FRS](#)

The Facility Registry Service (FRS) is a centrally managed database that identifies facilities, sites, or places subject to environmental regulations or of environmental interest. FRS creates high-quality, accurate, and authoritative facility identification records through rigorous verification and management procedures that incorporate information from program national systems, state master facility records, and data collected from EPA's Central Data Exchange registrations and data management personnel. This list is made available by the U.S. Environmental Protection Agency (EPA).

**Government Publication Date: Jul 1, 2025**

**Toxics Release Inventory (TRI) Program:**

[TRIS](#)

The U.S. Environmental Protection Agency's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of toxic chemicals from U.S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment. There are currently 770 individually listed chemicals and 33 chemical categories covered by the TRI Program. Facilities that manufacture, process or otherwise use these chemicals in amounts above established levels must submit annual reporting forms for each chemical. Note that the TRI chemical list does not include all toxic chemicals used in the U.S. One of TRI's primary purposes is to inform communities about toxic chemical releases to the environment. This database includes TRI Reporting Data for calendar years 1987 through 2021 and Preliminary Data for 2022.

**Government Publication Date: Sep 20, 2023**

**PFOA/PFOS Contaminated Sites:**

[PFAS NPL](#)

This list of Superfund Sites with Per- and Polyfluoroalkyl Substances (PFAS) detections is made available by the U.S. Environmental Protection Agency (EPA) in their PFAS Analytic Tools data, previously the list was obtained by EPA FOIA requests. EPA's Office of Land and Emergency Management and EPA Regional Offices maintain what is known about site investigations, contamination, and remedial actions under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) where PFAS is present in the environment. Limitations: Detections of PFAS at National Priorities List (NPL) sites do not mean that people are at risk from PFAS, are exposed to PFAS, or that the site is the source of the PFAS. The information in the Superfund NPL and Superfund Alternative Agreement (SAA) PFAS detection site list is years old and may not be accurate today. Site information such as site name, site ID, and location has been confirmed for accuracy; however, PFAS-related information such as media sampled, drinking water being above the health advisory, or mitigation efforts has not been verified. For Federal Facilities data, the other Federal agencies (OFA) are the lead agency for their data and provided them to EPA.

**Government Publication Date: Jun 30, 2025**

**Federal Agency Locations with Known or Suspected PFAS Detections:**

[PFAS FED SITES](#)

This list of federal agency locations with known or suspected detections of Per- and Polyfluoroalkyl Substances (PFAS) is made available by the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools data. The EPA outlines that these data are gathered from several federal entities, such as the federal Superfund program, Department of Defense (DOD), National Aeronautics and Space Administration (NASA), Department of Transportation (DOT), and Department of Energy (DOE). The dates this data was extracted for the PFAS Analytic Tools range from 2022 to 2025 per agency entity dataset. Sites on this list do not necessarily reflect the source/s of PFAS contamination and detections do not indicate level of risk or human exposure at the site. Agricultural notifications in this data are limited to DOD sites only. At this time, the EPA is aware that this list is not comprehensive of all Federal agencies.

**Government Publication Date: May 30, 2025**

**SSEHRI PFAS Contamination Sites:**

PFAS SSEHRI

This PFAS Contamination Site Tracker database is compiled by the PFAS Project Lab, part of the Social Science Environmental Health Research Institute (SSEHRI) at Northeastern University. According to the SSEHRI, the database records qualitative and quantitative data from each known site of PFAS contamination, including timeline of discovery, sources, levels, health impacts, community response, and government response. The goal of this database is to compile information and support public understanding of the rapidly unfolding issue of PFAS contamination. All data presented was extracted from government websites, news articles, or publicly available documents. Locations for the Known PFAS Contamination Sites are sourced from the PFAS Sites and Community Resources Map by the PFAS-REACH team, credited to PFAS Project Lab, Silent Spring Institute, and PFAS Exchange. Disclaimer: The source conveys the data undergoes regular updates as new information becomes available, some sites may be missing and/or contain information that is incorrect or outdated, as well as their information represents all contamination sites SSEHRI is aware of, not all possible contamination sites. This data is not intended to be used for legal purposes. Access the following source link for the most current information: <https://pfasproject.com/pfas-sites-and-community-resources/>

**Government Publication Date: Jun 27, 2024**

**National Response Center PFAS Spills:**

PFAS ERNS

This Per- and Poly-Fluoroalkyl Substances (PFAS) Spills dataset is made available via the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools. The National Response Center (NRC), operated by the U.S. Coast Guard, is the designated federal point of contact for reporting all oil, chemical, and other discharges into the environment, for the United States and its territories. This dataset contains NRC spill information from 1990 to the present that is restricted to records associated with PFAS and PFAS-containing materials. Incidents are filtered to include only records with a "Material Involved" or "Incident Description" related to Aqueous Film Forming Foam (AFFF). The keywords used to filter the data included "AFFF," "Fire Fighting Foam," "Aqueous Film Forming Foam," "Fire Suppressant Foam," "PFAS," "PERFL," "PFOA," "PFOS," and "Genx." Limitations: The data from the NRC website contains initial incident data that has not been validated or investigated by a federal/state response agency. Keyword searches may misidentify some incident reports that do not contain PFAS. This dataset should also not be considered to be exhaustive of all PFAS spills/release incidents.

**Government Publication Date: Sep 1, 2025**

**PFAS NPDES Discharge Monitoring:**

PFAS NPDES

This list of National Pollutant Discharge Elimination System (NPDES) permitted facilities with required monitoring for Per- and Polyfluoroalkyl (PFAS) Substances is made available via the U.S. Environmental Protection Agency (EPA)'s PFAS Analytic Tools. Any point-source wastewater discharger to waters of the United States must have a NPDES permit, which defines a set of parameters for pollutants and monitoring to ensure that the discharge does not degrade water quality or impair human health. This list includes NPDES permitted facilities associated with permits that monitor for Per- and Polyfluoroalkyl Substances (PFAS), limited to the years 2007 - present. EPA further advises the following regarding these data: currently, fewer than half of states have required PFAS monitoring for at least one of their permittees, and fewer states have established PFAS effluent limits for permittees. For states that may have required monitoring, some reporting and data transfer issues may exist on a state-by-state basis.

**Government Publication Date: Dec 16, 2024**

**Perfluorinated Alkyl Substances (PFAS) from Toxic Release Inventory:**

PFAS TRI

List of Toxics Release Inventory (TRI) facilities at which the reported chemical is a per- or polyfluoroalkyl (PFAS) substance included in the U.S. Environmental Protection Agency's (EPA) consolidated PFAS Master List of PFAS Substances. Encompasses Toxics Release Inventory records included in the EPA PFAS Analytic Tools. The EPA's TRI database currently tracks information on disposal or releases of 770 individually listed toxic chemicals and 33 chemical categories from thousands of U.S. facilities and details about how facilities manage those chemicals through recycling, energy recovery, and treatment. This listing includes TRI Reporting Data for calendar years 1987 through 2021 and Preliminary Data for 2022.

**Government Publication Date: Sep 20, 2023**

**PFAS Water Quality Portal Sampling Data:**

PFAS WATER

This Per- and Poly-Fluoroalkyl Substances (PFAS) Environmental Media Sampling Data is made available via the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools. The Water Quality Portal (WQP), as a cooperative service sponsored by the United States Geological Survey, the EPA, and the National Water Quality Monitoring Council, is part of a modernized repository storing ambient sampling data for all environmental media and tissue samples. A wide range of federal, state, tribal and local governments, academic and non-governmental organizations, and individuals submit project details and sampling results to this public repository. Limitations: EPA did not carry out the sampling or testing of a majority of the data in the WQP PFAS dataset. EPA can only speak to the accuracy and completeness of the data from projects like the National Aquatic Resource Surveys for which EPA is the data owner/organization. Data may exist within the file on Quality Assurance Project Plans (QAPPs) and the approving agency of the QAPP, if a QAPP is entered.

**Government Publication Date: Jan 13, 2025**

**PFAS TSCA Manufacture and Import Facilities:**

PFAS TSCA

The U.S. Environmental Protection Agency (EPA) issued the Chemical Data Reporting (CDR) Rule under the Toxic Substances Control Act (TSCA) and requires chemical manufacturers and facilities that manufacture or import chemical substances to report data to EPA. This list is specific only to TSCA Manufacture and Import Facilities with reported per- and poly-fluoroalkyl (PFAS) substances. Data file is sourced from EPA's PFAS Analytic Tools TSCA dataset which includes CDR/Inventory Update Reporting data from 1998 up to 2020. Disclaimer: This data file includes production and importation data for chemicals identified in EPA's CompTox Chemicals Dashboard list of PFAS without explicit structures and list of PFAS structures in DSSTox. Note that some regulations have specific chemical structure requirements that define PFAS differently than the lists in EPA's CompTox Chemicals Dashboard. Reporting information on manufactured or imported chemical substance amounts should not be compared between facilities, as some companies claim Chemical Data Reporting Rule data fields for PFAS information as Confidential Business Information.

**Government Publication Date: Jan 5, 2023**

**PFAS Waste Transfers from RCRA e-Manifest:**

[PFAS E-MANIFEST](#)

This Per- and Poly-Fluoroalkyl Substances (PFAS) Waste Transfers dataset is made available via the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools. Every shipment of hazardous waste in the U.S. must be accompanied by a shipment manifest, which is a critical component of the cradle-to-grave tracking of wastes mandated by the Resource Conservation and Recovery Act (RCRA). According to the EPA, currently no Federal Waste Code exists for any PFAS compounds. To work around the lack of PFAS waste codes in the RCRA database, EPA developed the PFAS Transfers dataset by mining e-Manifest records containing at least one of these common PFAS keywords: • PFAS • PFOA • PFOS • PERFL • AFFF • GENX • GEN-X (plus the Vermont state-specific waste codes). Limitations: Amount or concentration of PFAS being transferred cannot be determined from the manifest information. Keyword searches may misidentify some manifest records that do not contain PFAS. This dataset should also not be considered to be exhaustive of all PFAS waste transfers.

**Government Publication Date: Oct 4, 2025**

**PFAS Industry Sectors:**

[PFAS IND](#)

This Per- and Poly-Fluoroalkyl Substances (PFAS) Industry Sectors dataset is made available via the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools. The EPA developed the dataset from various sources that show which industries may be handling PFAS including: EPA's Enforcement and Compliance History Online (ECHO) records restricted to potential PFAS-handling industry sectors; ECHO records for Fire Training Sites identified where fire-fighting foam may have been used in training exercises; and 14 CFR Part 139 Airports compiled from historic and current records from the FAA Airport Data and Information Portal. Since July 2006, all certificated Part 139 Airports are required to have fire-fighting foam onsite that meet certain military specifications, which to date have been fluorinated (Aqueous Film Forming Foam). Limitations: Inclusion in this dataset does not indicate that PFAS are being manufactured, processed, used, or released by the facility. Listed facilities potentially handle PFAS based on their industrial profile, but are unconfirmed by the EPA. Keyword searches in ECHO for Fire Training sites may misidentify some facilities and should not be considered to be an exhaustive list of fire training facilities in the U.S.

**Government Publication Date: Sep 1, 2025**

**Hazardous Materials Information Reporting System:**

[HMIRS](#)

The Hazardous Materials Incident Reporting System (HMIRS) database contains unintentional hazardous materials release information reported to the U.S. Department of Transportation, Pipeline and Hazardous Materials Safety Administration.

**Government Publication Date: May 28, 2025**

**National Clandestine Drug Labs:**

[NCDL](#)

The U.S. Department of Justice ("the Department"), Drug Enforcement Administration (DEA), provides this data as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy.

**Government Publication Date: Nov 30, 2023**

**Toxic Substances Control Act:**

[TSCA](#)

The U.S. Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule. The CDR enables EPA to collect and publish information on the manufacturing, processing, and use of commercial chemical substances and mixtures (referred to hereafter as chemical substances) on the TSCA Chemical Substance Inventory (TSCA Inventory). This includes current information on chemical substance production volumes, manufacturing sites, and how the chemical substances are used. This information helps the Agency determine whether people or the environment are potentially exposed to reported chemical substances. EPA publishes submitted CDR data that is not Confidential Business Information (CBI). EPA CDR collections occur approximately every four years and reporting requirements change per collection.

**Government Publication Date: May 12, 2022**

**Hist TSCA:**

[HIST TSCA](#)

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The 2006 IUR data summary report includes information about chemicals manufactured or imported in quantities of 25,000 pounds or more at a single site during calendar year 2005. In addition to the basic manufacturing information collected in previous reporting cycles, the 2006 cycle is the first time EPA collected information to characterize exposure during manufacturing, processing and use of organic chemicals. The 2006 cycle also is the first time manufacturers of inorganic chemicals were required to report basic manufacturing information.

**Government Publication Date: Dec 31, 2006**

**FTTS Administrative Case Listing:**

**FTTS ADMIN**

An administrative case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

**Government Publication Date: Jan 19, 2007**

**FTTS Inspection Case Listing:**

**FTTS INSP**

An inspection case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

**Government Publication Date: Jan 19, 2007**

**Potentially Responsible Parties List:**

**PRP**

Early in the site cleanup process, the U.S. Environmental Protection Agency (EPA) conducts a search to find the Potentially Responsible Parties (PRPs). The EPA looks for evidence to determine liability by matching wastes found at the site with parties that may have contributed wastes to the site. This listing contains PRPs, Noticed Parties, at sites in the EPA's Superfund Enterprise Management System (SEMS).

**Government Publication Date: Jun 26, 2025**

**State Coalition for Remediation of Drycleaners Listing:**

**SCRD DRYCLEANER**

The State Coalition for Remediation of Drycleaners (SCRD) was established in 1998, with support from the U.S. Environmental Protection Agency (EPA) Office of Superfund Remediation and Technology Innovation. Coalition members are states with mandated programs and funding for drycleaner site remediation. Current members are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin. Since 2017, the SCRD no longer maintains this data, refer to applicable state source data where available.

**Government Publication Date: Nov 08, 2017**

**Integrated Compliance Information System (ICIS):**

**ICIS**

The Integrated Compliance Information System (ICIS) database contains integrated enforcement and compliance information across most of U.S. Environmental Protection Agency's (EPA) programs. The vision for ICIS is to replace EPA's independent databases that contain enforcement data with a single repository for that information. Currently, ICIS contains all Federal Administrative and Judicial enforcement actions and a subset of the Permit Compliance System (PCS), which supports the National Pollutant Discharge Elimination System (NPDES). This information is maintained by the EPA Headquarters and at the Regional offices. A future release of ICIS will completely replace PCS and will integrate that information with Federal actions already in the system. ICIS also has the capability to track other activities that support compliance and enforcement programs, including incident tracking, compliance assistance, and compliance monitoring.

**Government Publication Date: May 3, 2025**

**Drycleaner Facilities:**

**FED DRYCLEANERS**

A list of drycleaner facilities from Enforcement and Compliance History Online (ECHO) data as made available by the U.S. Environmental Protection Agency (EPA), sourced from the ECHO Exporter file. This EPA source file tracks facilities that possess NAICS and SIC codes that classify businesses as drycleaner establishments.

**Government Publication Date: Jul 19, 2025**

**Delisted Drycleaner Facilities:**

**DELISTED FED DRY**

List of sites removed from the list of Drycleaner Facilities (sites in the EPA's Integrated Compliance Information System (ICIS) with NAIC or SIC codes identifying the business as a drycleaner establishment).

**Government Publication Date: Jul 19, 2025**

**Formerly Used Defense Sites:**

**FUDS**

Formerly Used Defense Sites (FUDS) are properties that were formerly owned by, leased to, or otherwise possessed by and under the jurisdiction of the Secretary of Defense prior to October 1986, where the Department of Defense (DOD) is responsible for an environmental restoration. The FUDS Annual Report to Congress (ARC) is published by the U.S. Army Corps of Engineers (USACE). This data is compiled from the USACE's Geospatial FUDS data layers and Homeland Infrastructure Foundation-Level Data (HIFLD) FUDS dataset which applies to the Fiscal Year 2021 FUDS Inventory.

**FUDS Munitions Response Sites:**

FUDS MRS

Boundaries of Munitions Response Sites (MRS), published with the Formerly Used Defense Sites (FUDS) Annual Report to Congress (ARC) by the U.S. Army Corps of Engineers (USACE). An MRS is a discrete location within a Munitions response area (MRA) that is known to require a munitions response. An MRA means any area on a defense site that is known or suspected to contain unexploded ordnance (UXO), discarded military munitions (DMM), or munitions constituents (MC). This data is compiled from the USACE's Geospatial MRS data layers and Homeland Infrastructure Foundation-Level Data (HIFLD) MRS dataset.

Government Publication Date: May 15, 2023

**Former Military Nike Missile Sites:**

FORMER NIKE

This information was taken from report DRXTH-AS-IA-83A016 (Historical Overview of the Nike Missile System, 12/1984) which was performed by Environmental Science and Engineering, Inc. for the U.S. Army Toxic and Hazardous Materials Agency Assessment Division. The Nike system was deployed between 1954 and the mid-1970's. Among the substances used or stored on Nike sites were liquid missile fuel (JP-4); starter fluids (UDKH, aniline, and furfuryl alcohol); oxidizer (IRFNA); hydrocarbons (motor oil, hydraulic fluid, diesel fuel, gasoline, heating oil); solvents (carbon tetrachloride, trichloroethylene, trichloroethane, stoddard solvent); and battery electrolyte. The quantities of material a disposed of and procedures for disposal are not documented in published reports. Virtually all information concerning the potential for contamination at Nike sites is confined to personnel who were assigned to Nike sites. During deactivation most hardware was shipped to depot-level supply points. There were reportedly instances where excess materials were disposed of on or near the site itself at closure. There was reportedly no routine site decontamination.

Government Publication Date: Dec 2, 1984

**PHMSA Pipeline Safety Flagged Incidents:**

PIPELINE INCIDENT

This list of flagged pipeline incidents is made available by the U.S. Department of Transportation (US DOT) Pipeline and Hazardous Materials Safety Administration (PHMSA). PHMSA regulations require incident and accident reports for five different pipeline system types. Accidents reported on hazardous liquid gravity lines (§195.13) and reporting-regulated-only hazardous liquid gathering lines (§195.15) and incidents reported on Type R gas gathering (§192.8(c)) are not included in the flagged incident file data.

Government Publication Date: Jul 10, 2025

**Material Licensing Tracking System (MLTS):**

MLTS

A list of sites that store radioactive material subject to the Nuclear Regulatory Commission (NRC) licensing requirements. This list is maintained by the NRC. As of September 2016, the NRC no longer releases location information for sites. Site locations were last received in July 2016.

Government Publication Date: May 11, 2021

**Historic Material Licensing Tracking System (MLTS) sites:**

HIST MLTS

A historic list of sites that have inactive licenses and/or removed from the Material Licensing Tracking System (MLTS). In some cases, a site is removed from the MLTS when the state becomes an "Agreement State". An Agreement State is a State that has signed an agreement with the Nuclear Regulatory Commission (NRC) authorizing the State to regulate certain uses of radioactive materials within the State.

Government Publication Date: Jan 31, 2010

**Mines Master Index File:**

MINES

The Master Index File (MIF) is provided by the United States Department of Labor, Mine Safety and Health Administration (MSHA). This file, which was originally created in the 1970's, contained many Mine-IDs that were invalid. MSHA removes invalid IDs from the MIF upon discovery. MSHA applicable data includes the following: all Coal and Metal/Non-Metal mines under MSHA's jurisdiction since 1/1/1970; mine addresses for all mines in the database except for Abandoned mines prior to 1998 from MSHA's legacy system (addresses may or may not correspond with the physical location of the mine itself); violations that have been assessed penalties as a result of MSHA inspections beginning on 1/1/2000; and violations issued as a result of MSHA inspections conducted beginning on 1/1/2000.

Government Publication Date: Aug 8, 2025

**Surface Mining Control and Reclamation Act Sites:**

SMCRA

This inventory of land and water impacted by past mining (primarily legacy coal mining operations) is maintained by the U.S. Department of the Interior's Office of Surface Mining Reclamation and Enforcement (OSMRE), as it provides information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). This inventory contains information on the type and extent of Abandoned Mine Land (AML) Problems, as well as information on the cost associated with the reclamation of those problems. The data is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed. Disclaimer: Per the OSMRE, States and tribes who enter their data into e-AMLIS (AML Inventory System) may truncate their latitude and longitude so the precise location of usually dangerous AMLs is not revealed in an effort to protect the public from searching for these AMLs, most of which are on private property. If more precise location information is needed, please contact the applicable state/tribe of interest.

Government Publication Date: May 20, 2024

**Mineral Resource Data System:**

[MRDS](#)

The Mineral Resource Data System (MRDS) is a collection of reports describing metallic and nonmetallic mineral resources throughout the world. Included are deposit name, location, commodity, deposit description, geologic characteristics, production, reserves, resources, and references. This database contains the records previously provided in the Mineral Resource Data System (MRDS) of USGS and the Mineral Availability System/Mineral Industry Locator System (MAS/MILS) originated in the U.S. Bureau of Mines, which is now part of USGS. The USGS has ceased systematic updates of the MRDS database with their focus more recently on deposits of critical minerals while providing a well-documented baseline of historical mine locations from USGS topographic maps.

**Government Publication Date: Mar 15, 2016**

**DOE Legacy Management Sites:**

[LM SITES](#)

The U.S. Department of Energy (DOE) Office of Legacy Management (LM) currently manages radioactive and chemical waste, environmental contamination, and hazardous material at over 100 sites across the U.S. The LM manages sites with diverse regulatory drivers (statutes or programs that direct cleanup and management requirements at DOE sites) or as part of internal DOE or congressionally-recognized programs, such as but not limited to: Formerly Utilized Sites Remedial Action Program (FUSRAP), Uranium Mill Tailings Radiation Control Act (UMTRCA Title I, Title II), Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), Resource Conservation and Recovery Act (RCRA), Decontamination and Decommissioning (D&D), Nuclear Waste Policy Act (NWPA). This site listing includes data exported from the DOE Office of LM's Geospatial Environmental Mapping System (GEMS). GEMS Data disclaimer: The DOE Office of LM makes no representation or warranty, expressed or implied, regarding the use, accuracy, availability, or completeness of the data presented herein.

**Government Publication Date: Dec 12, 2023**

**Alternative Fueling Stations:**

[ALT FUELS](#)

This list of alternative fueling stations is sourced from the Alternative Fuels Data Center (AFDC). The U.S. Department of Energy's Office of Energy Efficiency & Renewable Energy launched the AFDC in 1991 as a repository for alternative fuel vehicle performance data, which provides a wealth of information and data on alternative and renewable fuels, advanced vehicles, fuel-saving strategies, and emerging transportation technologies. The data includes Biodiesel (B20 and above), Compressed Natural Gas (CNG), Electric, Ethanol (E85), Hydrogen, Liquefied Natural Gas (LNG), Propane (LPG), and Renewable Diesel (R20 and above) fuel type locations.

**Government Publication Date: Aug 1, 2025**

**Superfunds Consent Decrees:**

[CONSENT DECREES](#)

This list of Superfund consent decrees is provided by the Department of Justice, Environment & Natural Resources Division (ENRD) through a Freedom of Information Act (FOIA) applicable file. This listing includes Cases filed since 2010 limited to the following: Consent Decrees for CERCLA or Superfund Sites filed and/or as proposed within the ENRD's Case Management System (CMS); and applicable ENRD's Environmental Defense Section (EDS) CERCLA Cases with "Consent" in History Note. CMS may not reflect the latest developments in a case, nor can the agency guarantee the accuracy of the data. ENRD Disclaimer: Congress excluded three discrete categories of law enforcement and national security records from the requirements of the FOIA; response is limited to those records that are subject to the requirements of the FOIA; however, this should not be taken as an indication that excluded records do, or do not, exist.

**Government Publication Date: Jun 26, 2024**

**Air Facility System:**

[AFS](#)

This EPA retired Air Facility System (AFS) dataset contains emissions, compliance, and enforcement data on stationary sources of air pollution. Regulated sources cover a wide spectrum; from large industrial facilities to relatively small operations such as dry cleaners. AFS does not contain data on facilities that are solely asbestos demolition and/or renovation contractors, or landfills. ECHO Clean Air Act data from AFS are frozen and reflect data as of October 17, 2014; the EPA retired this system for Clean Air Act stationary sources and transitioned to ICIS-Air.

**Government Publication Date: Oct 17, 2014**

**Registered Pesticide Establishments:**

[SSTS](#)

This national list of active EPA-registered foreign and domestic pesticide and/or device-producing establishments is based on data from the Section Seven Tracking System (SSTS). The Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) Section 7 requires that each producing establishment must place its EPA establishment number on the label or immediate container of each pesticide, active ingredient or device produced. An EPA establishment number on a pesticide product label identifies the EPA registered location where the product was produced. The list of establishments is made available by the U.S. Environmental Protection Agency (EPA).

**Government Publication Date: Sep 26, 2025**

**Polychlorinated Biphenyl (PCB) Transformers:**

[PCBT](#)

Locations of Transformers Containing Polychlorinated Biphenyls (PCBs) registered with the United States Environmental Protection Agency. PCB transformer owners must register their transformer(s) with EPA. Although not required, PCB transformer owners who have removed and properly disposed of a registered PCB transformer may notify EPA to have their PCB transformer de-registered. Data made available by EPA.

**Government Publication Date: Oct 15, 2019**

**Polychlorinated Biphenyl (PCB) Notifiers:**

[PCB](#)

Facilities included in the national list of facilities that have notified the United States Environmental Protection Agency (EPA) of Polychlorinated Biphenyl (PCB) activities. Any company or person storing, transporting or disposing of PCBs or conducting PCB research and development must notify the EPA and receive an identification number.

**Government Publication Date: May 23, 2024**

**Power Plants:**

[POWER PLANTS](#)

This list of power plants is provided by the U.S. Energy Information Administration (EIA). The listing includes operable electric generating plants in the United States by energy source, originating from the EIA-860, Annual Electric Generator Report; EIA-860M, Monthly Update to the Annual Electric Generator Report; and EIA-923, Power Plant Operations Report. It includes all operable plants by energy source with a combined nameplate capacity of 1 megawatt or more that are operating, are on standby, or out of service for short- or long-term.

**Government Publication Date: Jun 5, 2025**

**Historical Business Activity Risk:**

[HIST RISK](#)

Proprietary list of sites identified as potentially having engaged in business activity that poses a higher-than-normal risk of contamination. Records originate from historical city directories, and are included in this list based on broad business categories Potentially Hazardous Chemical Users and Fuel and Automotive, including but not limited to Dry Cleaners and Fuel Stations, Garages, etc. Inclusion in this listing does not indicate that there is or ever has been contamination; rather, sites are included in this list due to their potential for having engaged in a business activity presenting an elevated risk of contamination. The list was compiled from various city directories including Polks, Millers, Mullin Kille, Interstate Directory, and State Directory Co; spanning roughly 1920s through 1960 depending on information available by city.

**Government Publication Date: Jan 1, 1960**

**State**

**Priority Ranking List:**

[PRIORITYCLEAN](#)

The Florida Legislature has established a state-funded program to cleanup properties that are contaminated as a result of the operations of a drycleaning facility or wholesale supply facility (Chapter 376, Florida Statutes). The program is administered by the Florida Department of Environmental Protection (FDEP). The statute was sponsored by the drycleaning industry to address environmental, economic, and liability issues resulting from drycleaning solvent contamination. The program provides limited liability protection to the owner, operator and real property owner of drycleaning or wholesale supply facilities for cleanup of drycleaning solvent contamination if the parties meet the eligibility conditions stated in the law.

**Government Publication Date: Aug 9, 2025**

**Dry Cleaning Facilities:**

[DRYCLEANERS](#)

A listing of dry cleaning facilities registered with the Florida Department of Environmental Protection (FDEP). The information contains facility identification number, site location information, related party (owner) information, and facility type and status. Data is taken from the Storage Tank & Contamination Monitoring database, the registration repository of dry cleaner facility data.

**Government Publication Date: Jun 13, 2025**

**Delisted Dry Cleaning Facilities:**

[DELISTED DRYCLEANERS](#)

List of sites removed from the drycleaners database made available by the Florida Department of Environmental Conservation (DEC).

**Government Publication Date: Jun 13, 2025**

**Historical Dry Cleaners:**

[HISTORICAL DRYC](#)

The Florida Department of Environmental Protection (FDEP) provided this historical database of regulated and non-regulated dry cleaning facilities. These facilities were at one time tracked and registered by the FDEP OCULUS Electronic Document Management System as "drums" in the underground storage tank database.

**Government Publication Date: Aug 2, 2013**

**Oil and Hazardous Materials Incidents:**

[SPILLS](#)

Statewide listing of oil and hazardous materials spills and incidents recorded by the Florida Department of Environmental Protection (FDEP).

**Government Publication Date: Oct 1, 2025**

**Contaminated Sites:**

[DWM CONTAM](#)

Florida Department of Environmental Protection (FDEP) Division of Waste Management (DWM) listing of active or known sites that include sites requiring cleanup but are not actively being worked on due to the agency's lack of funding (primarily petroleum and drycleaning).

**Government Publication Date: Mar 3, 2025**

**Delisted Contaminated Sites:**

DEL CONTAM SITE

List of sites which were once included on the Florida Department of Environmental Protection (FDEP) Division of Waste Management (DWM)'s Contaminated Sites list. As sites on the Contaminated Sites (CS) list are cleaned up or closed under risk based corrective action, they are removed from the CS list.

**Government Publication Date: Sep 30, 2015**

**Aqueous Film Forming Foam (AFFF):**

PFAS AFFF

A list of fire fighter training facilities that use or possibly used Aqueous Film Forming Foam (AFFF). This list is made available by the Florida Department of Environmental Protection (DEP).

**Government Publication Date: Aug 29, 2024**

**PFAS Investigation at Federal Facilities:**

PFAS

List of sites - including Federal Facilities - in Florida at which either a) there has been confirmed or suspected usage of Aqueous Film Forming Foam (AFFF), or b) the Division of Waste Management has identified as a potential source or environmental impact related to per- and polyfluoroalkyl substances (PFAS). The Florida Department of Environmental Protection (DEP) is committed to the protection of the groundwater resources of the state and the public health and safety of residents. The DEP will continue its efforts to investigate and understand PFAS in the environment and the ecological and human health risks associated with PFAS contamination. Listings made available by the Florida Department of Environmental Protection (DEP).

**Government Publication Date: Aug 9, 2025**

**Ground Water Contamination Areas:**

GW CONTAM

List of areas of known groundwater contamination made available by the Florida Department of Environmental Protection (DEP). 38 counties have been delineated primarily for the agricultural pesticide ethylene dibromide (EDB), and to a much lesser extent, volatile organic and petroleum contaminants. Permitted water wells in these areas must meet specific well construction criteria and water testing prior to well use. This dataset only indicates the presence or absence of specific groundwater contaminants and does not represent all known sources of groundwater contamination in the state of Florida.

**Government Publication Date: Jul 12, 2023**

**Underground Injection Control Wells:**

UIC

Class I Underground Injection Control (UIC) wells that are currently or were previously active, as well as proposed sites, regulated by the Florida Department of Environmental Protection (FDEP). Class I UIC wells are used to inject nonhazardous waste, hazardous waste (new hazardous waste wells were banned in 1983), or municipal waste below the lowermost underground source of drinking water.

**Government Publication Date: Sep 20, 2025**

**Well Surveillance Program Facilities:**

WELL SURVEILLANCE

List of facilities made available by the Florida Health Well Surveillance group. The Well Surveillance group manages several programs to identify and monitor areas in Florida where contaminated drinking water is suspected and may pose a threat to public health. The section coordinates with the County Health Departments (CHDs) to locate potable wells and conduct water sampling for contaminants of concern. The Well Surveillance Section is composed of the State Underground Petroleum Environmental Response Act (SUPER Act), Drinking Water Toxics Program (Toxics), Drycleaner Solvent Cleanup Program (DSCP). Includes locations of known cattle dipping vats.

**Government Publication Date: Sep 4, 2025**

**Cattle Dip Vats:**

CDV SOUTHEAST

A list of Cattle Dip Vats in Southeast Florida made available by the Florida Department of Environmental Protection.

**Government Publication Date: Jan 19, 2017**

**Tier 2 Report:**

TIER 2

A list of Tier 2 facilities in the state of Florida. The list tracks the inventory of chemicals within a particular facility. This list is provided by the Florida Division of Emergency Management.

**Government Publication Date: Apr 2, 2024**

**Delisted County Records:**

DELISTED COUNTY

Records removed from county databases. Records may be removed from the county lists made available by the respective county departments because they are inactive, or because they have been deemed to be below reportable thresholds.

**Government Publication Date: Aug 22, 2025**

**Tribal**

*No Tribal additional environmental record sources available for this State.*

**County**

*No County additional environmental databases were selected to be included in the search.*

# Definitions

**Database Descriptions:** This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

**Detail Report:** This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

**Distance:** The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries. All values are an approximation.

**Direction:** The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

**Elevation:** The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

**Executive Summary:** This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

**Map Key:** The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

**Unplottables:** These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and are included as reference.

# **APPENDIX I**

## **REGULATORY FILE REVIEW**



Florida Department of Environmental Protection  
 Twin Towers Office Bldg. 2600 Blair Stone Road, Tallahassee, Florida, 32399-2400  
 Division of Waste Management  
 Petroleum Storage Systems  
 Storage Tank Facility Routine Compliance Site Inspection Report

**Facility Information:**

Facility ID:	8516032	County:	ST. LUCIE	Inspection Date:	02/19/2025	
Facility Type:	A - Retail Station				# of inspected ASTs:	0
Facility Name:	CITGO-ISLAND				USTs:	1
	1010 SEAWAY DR				Mineral Acid Tanks:	0
	FORT PIERCE, FL 33450					
Latitude:	27° 27' 46.25"					
Longitude:	80° 18' 16.21"					
LL Method:	DPHO					

**Inspection Result:**

Result: In Compliance

**Signatures:**

PCLP50 - PALM BEACH CNTY ENVIRONMENTAL RESOURCES MGMT (561) 233-2483

**Storage Tank Program Office and Phone Number**

DeAundre Edwards

Lance

Rossbach

**Inspector Name**

**Representative Name**

ATTACHED

ATTACHED

**Inspector Signature**

**Representative Signature**

**Principal Inspector**

**Property Manager**

**PALM BEACH CNTY ENVIRONMENTAL RESOURCES  
MGMT**

**GatsbyFL**

Owners of UST facilities are reminded that the Federal Energy Policy Act of 2005 and 40 CFR 280 Subpart J requires Operator Training at all facilities by October 13, 2018. For further information please visit:  
<https://floridadep.gov/waste/permitting-compliance-assistance/content/underground-storage-tank-operator-training>

**Financial Responsibility:**

Financial Responsibility: INSURANCE

Insurance Carrier: ASCOT SPECIALTY INSURANCE COMPANY

Effective Date: 02/22/2023

Expiration Date: 02/22/2026

**Findings:**

No Training Certificates are Available.

## Reviewed Records

Record Category	Record type	From Date	To Date	Reviewed Record Comment
Three Years	Certificate of Financial Responsibility	02/22/2023	02/22/2026	Insurance
Three Years	Monthly Release Detection Results	02/19/2025	02/19/2025	Facility Personnel

## Areas of Concern:

Type: Area of Concern  
 Rule: 62-761.710(1), 62-761.710(2), 62-761.710(2)(a), 62-761.710(2)(b), 62-761.710(2)(c), 62-761.710(2)(d), 62-761.710(3), 62-761.710(3)(a), 62-761.710(3)(b), 62-761.710(3)(c), 62-761.710(3)(d), 62-761.710(3)(e), 62-761.710(3)(f), 62-761.710(3)(g), 62-761.710(3)(h), 62-761.710(3)(i)  
 Violation Text: Improper maintenance of records. Records requiring to be maintained for 3 years or for the life of the system not kept by facility. Records not provided within 5 business days.  
 Explanation: Annual visual inspection of OUT-OF-SERVICE Tank not being performed  
 Corrective Action: Conduct Visual Inspection of Tank System Once a Year until tank is closed or placed back in service,  
 -Next Inspection Due 2/19/26

## Site Visit Comments

02/19/2025

On site inspection scheduled properly in advance with Property Manager Lance Rossbach | Email: dockmaster@gatsbyfl.com & reception@gatsbyfl.com | Phone: 321-458-8124

-Onsite on 2/19/25 met with Lance Rossbach

-Emailed completed inspection report to Lance Rossbach

Reviewed registration, insurance, release detection records, facility map, facility photo, and lat/longs.

## Inspection Comments

02/20/2025

### RELEASE DETECTION

Inspections every 30 to 35 days, not to exceed 35 days, to include the following:

- Electronic monitoring tank interstitial.

- Visual inspection of STP piping sumps, dispensers, spill buckets, spill bucket outerwall containments and other components.

### RECORDS:

Documents are required to be maintained for 3 years.

All records must be available at time of regulatory compliance inspection.

Maintain insurance/financial responsibility records continuously and permanently.

Required documents were provided and entered in FIRST

### PHYSICAL INSPECTION OBSERVATIONS:

TANKS: (1) Doublewall underground storage tank systems 16,000 Gal; Tank observed to be empty and dry [OUT-OF-SERVICE]

FILL SPILL BUCKETS: (2) Singlewall fill spill buckets, coaxial drop tubes for RUL and PUL appear functional, labeling/color-coding per API, no obvious integrity issues.

STP SUMPS: (2) inspected; Condition appeared ok; dry with no corrosion;; Dispensers sit directly above tank (Euro Tank) and piping from dispensers to STP sumps is part of a continuous Environ containment system.

DISPENSERS: (2) inspected; Condition appeared good; All liners dry; RUL & PUL shear valves appeared to be

properly anchored;

### Inspection Photos

Added Date 02/20/2025

Facility



Added Date 02/20/2025

RUL STP Sump



Added Date 02/20/2025

Typical Spill Bucket



Added Date 02/20/2025

Tank Pad



Added Date 02/20/2025

PUL STP Sump



Added Date 02/20/2025

Dispenser



Added Date 02/20/2025

Dispenser Sump



Added Date 02/20/2025

Tank Stuck (Empty & Dry)



Added Date 02/20/2025

Signature Page

PETROLEUM STORAGE TANK COMPLIANCE INSPECTION	
PALM BEACH COUNTY DEPT. OF ENVIRONMENTAL RESOURCES (BEMT)	
INSPECTOR & INSPECTION REPRESENTATIVE SIGNATURES CONFIRMING A PETROLEUM STORAGE TANK COMPLIANCE INSPECTION WAS PERFORMED	
INSPECTOR NAME: <i>Dante Edwards</i> INSPECTOR SIGNATURE: <i>[Signature]</i>	REPRESENTATIVE NAME: <i>Laura Rios</i> REPRESENTATIVE SIGNATURE: <i>[Signature]</i>
<input checked="" type="checkbox"/> <i>DAE</i>	<input checked="" type="checkbox"/> <i>LR</i>
FACILITY NAME: <i>Citrus Island</i>	SIGNATURE DATE: <i>02-19-2025</i>
FACILITY ID: <i>8516032</i>	ADDITIONAL INFO: <i>[Signature]</i>



# FLORIDA DEPARTMENT OF Environmental Protection

Southeast District Office  
3301 Gun Club Road, MSC 7210-1  
West Palm Beach, FL 33406  
561-681-6600

**Ron DeSantis**  
Governor

**Jeanette Nuñez**  
Lt. Governor

**Shawn Hamilton**  
Secretary

April 6, 2022

**VIA ELECTRONIC MAIL:** [josh@ric.co](mailto:josh@ric.co)

Republic Western Investments Co., LLC  
c/o Josh Kelfer  
2049 Century Park East, Suite 3630  
Los Angeles, CA 90067

Subject: **Conditional Site Rehabilitation Completion Order (CSRCO)**  
Chevron Station (fka Citgo-Island)  
1010 Seaway Drive, Fort Pierce, St. Lucie County, Florida  
FAC ID Number: 56/8516032  
OGC. Case No. 21-1219  
Parcel Identification Number: 2402-142-0001-000-4

Dear Mr. Kelfer:

The Florida Department of Environmental Protection, Southeast District (DEP or Department) has reviewed the Response to Comments and the Revised Quarterly Groundwater Monitoring Report with No Further Action (NFA) with Controls Proposal (“Conditional NFA Proposal”), dated January 4, 2021 for the Chevron Station (fka Citgo-Island) for the petroleum discharge. Maps showing the location of the Chevron Station (fka Citgo Island) and the location of the “contaminated site” (i.e., contaminant plume) for which this Order is being issued are attached as Exhibits 1 and 2 and are incorporated by reference herein. Failure to comply with the provisions of this Order is a violation of section 376.302, Florida Statutes (F.S.). The contaminated site includes the following parcel or parts of parcels: 1010 Seaway Drive, Fort Pierce, St. Lucie County, Parcel ID # 2402-142-0001-000-4.

The contamination, which resulted from a discharge that was discovered on April 13, 1987, during a Phase II Environmental Site Assessment, consisted of petroleum products. The discharge resulted from potential discharges from former fuel storage systems. The Conditional NFA Proposal is supported by earlier submittals, prepared pursuant to the requirements of Chapter 62-780, Florida Administrative Code (F.A.C.), which can be found in the Department’s document repository, Oculus at: <http://depdms.dep.state.fl.us/Oculus/servlet/login>.

Based on the documentation submitted with the Conditional NFA Proposal and other documents, the criteria in Chapter 62-780, F.A.C have been met, including the commitments set forth in the technical submittals with respect to the establishment, use, and recordation of institutional controls. The documents attached as Exhibit 4 for contaminants remaining at the contaminated site detail the controls and conditions for this contaminated site. Contaminants remaining at the contaminated site are limited to groundwater. Therefore, you have satisfied the site rehabilitation requirements for the contaminated site and are released from any further obligation to conduct site rehabilitation at the contaminated site, except as set forth below. See attached table 2 (Exhibit 3), incorporated by reference herein, which includes information regarding the contaminants; affected media; applicable cleanup target levels for the contaminated site that is the subject of this Order.

The following, including this Order, establish the institutional controls for the contaminated site and any change to the risk of exposure to any contamination or destabilization of any groundwater contamination that results from either failing to comply with the institutional controls or any change, amendment, revocation, or repeal of the institutional controls will result in the revocation of this Order.

Declaration of Restrictive Covenant (DRC). A DRC was recorded by Republic Western Investments Co., LLC, on March 11, 2022, in Official Record Book 4789, Page 2546, Public Records of Saint Lucie County, Florida, and is attached and incorporated by reference as Exhibit 4. Any current or future real property owner of the contaminated site must comply with the provisions contained within the DRC, (attached) recorded or otherwise established prior to the execution of this Order.

Dewatering. DEP will rely on Rule 62-621.300, F.A.C., and the guidance incorporated therein to ensure that no exposure to contaminated groundwater resulting in risk to human health, public safety or the environment will occur due to dewatering activities on the contaminated site. DEP Rule 62-621.300, F.A.C., requires a permit when conducting dewatering in the area of a contaminated site. Any person intending to conduct dewatering within the [restricted area] must submit to DEP DWM a dewatering plan signed and sealed by a Florida-registered professional engineer or Florida-registered professional geologist that ensures the appropriate handling, treatment, and disposal of any extracted groundwater that may be contaminated to avoid adversely impacting or increasing the potential for exposure to contaminants resulting in risk to human health, public safety or the environment. The plan must include the location(s) of the dewatering activity and the effluent disposal area(s) relative to known areas of groundwater contamination, proposed flow rate, duration, volume, estimated drawdown, (based upon design calculations), a technical evaluation demonstrating that the dewatering will not cause the migration of contamination and procedures for proper characterization, treatment, handling and disposal of any contaminated groundwater that may be encountered during dewatering. DEP DWM will keep the plan in the site file as documentation of site conditions and will rely on this professional certification for demonstrating compliance with this restriction. The PRSR is advised that other federal, state, or local laws and regulations may apply to this activity. A copy of all permits obtained for the implementation of dewatering must be provided along with the plan submitted to FDEP's DWM. Unless it is demonstrated that the cleanup criteria under Subsection 62-780.680(1), F.A.C., have been achieved, DEP, in

addition to other remedies available at law, may institute proceedings to revoke this Order and require the resumption of site rehabilitation activities if any dewatering activities are commenced without submittal of such a plan. See attached and incorporated by reference Exhibit 4.

Stormwater features. DEP will rely on a plan signed and sealed by a Florida-registered professional engineer or Florida-registered professional geologist to construct new or modify existing stormwater features to ensure that there is no exposure to contaminated groundwater entering into new or expanded stormwater features resulting in risk to human health, public safety or the environment due to the contaminated site. The plan must include the feature location, construction and design specifications relative to known areas of soil and groundwater contamination, and a technical evaluation (including calculations, fate and transport modeling, as applicable) to demonstrate that the new stormwater facilities will not cause the migration of contamination. The plan shall also outline the procedures for proper characterization, handling and disposal of any contaminated media that may be encountered during construction. DEP DWM will keep the plan in the site file as documentation of site conditions and will rely on this professional certification for demonstrating compliance with this restriction. The PRSR is advised that other federal, state, or local laws and regulations may apply to this activity. A copy of all permits obtained for the implementation of dewatering must be provided along with the plan submitted to FDEP's DWM. Construction of stormwater swales, stormwater detention or retention features, or ditches on the contaminated site subject to these restrictions could destabilize the groundwater plume or increase potential for exposure to contaminants resulting in risk to human health, public safety, or the environment. For this reason, parties seeking to construct stormwater features on the contaminated site subject to these restrictions must submit the above plan to DEP in addition to obtaining any authorizations that may be required by DEP's Division of Water Resource Management, the Water Management District or other federal, state, or local laws and regulations that may apply to this activity. Unless it is demonstrated that the cleanup criteria under Subsection 62-780.680(1), F.A.C., have been achieved, DEP, in addition to other remedies available at law, may institute proceedings to revoke this Order and require the resumption of site rehabilitation activities if any such stormwater features are constructed or commenced without submittal of such a plan. See attached and incorporated by reference Exhibit 4.

Removal of controls. Where the institutional control is a restrictive covenant, if the current or future real property owner of the contaminated site proposes to remove it, the real property owner shall obtain prior written approval from DEP. For all types of institutional controls, the removal of the controls shall be accompanied by the immediate resumption of site rehabilitation or implementation of other approved controls, unless it is demonstrated to DEP that the criteria of Subsection 62-780.680(1), F.A.C., are met.

Well Abandonment. Within 60 days of receipt of this Order, Chevron Station (fka Citgo-Island) is required to properly plug and abandon all monitoring wells, injection wells, extraction wells, and sparge wells unless these wells are otherwise required for compliance with a local ordinance, a Department rule, or another cleanup. The wells must be plugged and abandoned in accordance with the requirements of Subsection 62-532.500(5), F.A.C. A Well Plugging Report shall be submitted to the Department within 30 days of well plugging.

Future owners and users of the contaminated site should be made aware of the existence and contents of this Order. Additionally, information about the contaminated site will be maintained on the Department's Institutional Controls Registry at: <https://floridadep.gov/waste/waste/content/institutional-controls-registry-guidance>.

Further, in accordance with Section 376.30701(4), F.S., upon completion of site rehabilitation, additional site rehabilitation is not required unless it is demonstrated that:

- (a) Fraud was committed in demonstrating site conditions or completion of site rehabilitation;
- (b) New information confirms the existence of an area of previously unknown contamination which exceeds the site-specific rehabilitation levels established in accordance with Section 376.30701(2), F.S., or which otherwise poses the threat of real and substantial harm to public health, safety, or the environment;
- (c) The remediation efforts failed to achieve the site rehabilitation criteria established under this section;
- (d) The level of risk is increased beyond the acceptable risk established under Section 376.30701(2), F.S., due to substantial changes in exposure conditions, such as a change in land use from nonresidential to residential use. Any person who changes the land use of the site, thereby causing the level of risk to increase beyond the acceptable risk level, may be required by the Department to undertake additional remediation measures to ensure that human health, public safety, and the environment are protected consistent with Section 376.30701, F.S.; or
- (e) A new discharge of pollutants or hazardous substances occurs at the site subsequent to the issuance of this Order.

## **NOTICE OF RIGHTS**

This action is final and effective on the date filed with the Clerk of the Department unless a petition for an administrative hearing is timely filed under Sections 120.569 and 120.57, F.S., before the deadline for filing a petition. On the filing of a timely and sufficient petition, this action will not be final and effective until a subsequent order of the Department. Because the administrative hearing process is designed to formulate final agency action, the subsequent order may modify or take a different position than this action.

### Petition for Administrative Hearing

A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. Pursuant to Rules 28-106.201 and 28-106.301, F.A.C., a petition for an administrative hearing must contain the following information:

- (a) The name and address of each agency affected and each agency's file or identification number, if known;
- (b) The name, address, any e-mail address, any facsimile number, and telephone number of the petitioner, if the petitioner is not represented by an attorney or a qualified representative; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests will be affected by the agency determination;
- (c) A statement of when and how the petitioner received notice of the agency decision;
- (d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;
- (e) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;
- (f) A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and
- (g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at [Agency\\_Clerk@FloridaDEP.gov](mailto:Agency_Clerk@FloridaDEP.gov). Also, a copy of the petition shall be mailed to the addressee of this order at the address indicated above at the time of filing.

#### Time Period for Filing a Petition

In accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the addressee of this order must be filed within **21** days of receipt of this written notice. Petitions filed by any persons other than the addressee of this order must be filed within **21** days of publication of the notice or within **21** days of receipt of the written notice, whichever occurs first. You cannot justifiably rely on the finality of this decision unless notice of this decision and the right of substantially affected persons to challenge this decision has been duly published or otherwise provided to all persons substantially affected by the decision. While you are not required to publish notice of this action, you may elect to do so pursuant Rule 62-110.106(10)(a), F.A.C.

The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C. If you do not publish notice of this action, this waiver may not apply to persons who have not received a clear point of entry.

### Extension of Time

Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at [Agency\\_Clerk@FloridaDEP.gov](mailto:Agency_Clerk@FloridaDEP.gov), before the deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

### Mediation

Mediation is not available in this proceeding.

### Judicial Review

Once this decision becomes final, any party to this action has the right to seek judicial review pursuant to Section 120.68, F.S., by filing a Notice of Appeal pursuant to Florida Rules of Appellate Procedure 9.110 and 9.190 with the Clerk of the Department in the Office of General Counsel (Station #35, 3900 Commonwealth Boulevard, Tallahassee, Florida 32399-3000) and by filing a copy of the Notice of Appeal accompanied by the applicable filing fees with the appropriate district court of appeal. The notice must be filed within 30 days from the date this action is filed with the Clerk of the Department.

### Questions

Any questions regarding the Department's review of your Conditional NFA Proposal should be directed to Nikol Havranek at (561) 681-6656 or [Nikol.Havranek@FloridaDEP.gov](mailto:Nikol.Havranek@FloridaDEP.gov). Questions regarding legal issues should be referred to the Department's Office of General Counsel at (850) 245-2242. Contact with any of the above does not constitute a petition for administrative hearing or request for an extension of time to file a petition for administrative hearing.

### **EXECUTION AND CLERKING**

Executed in West Palm Beach, Florida.

STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION



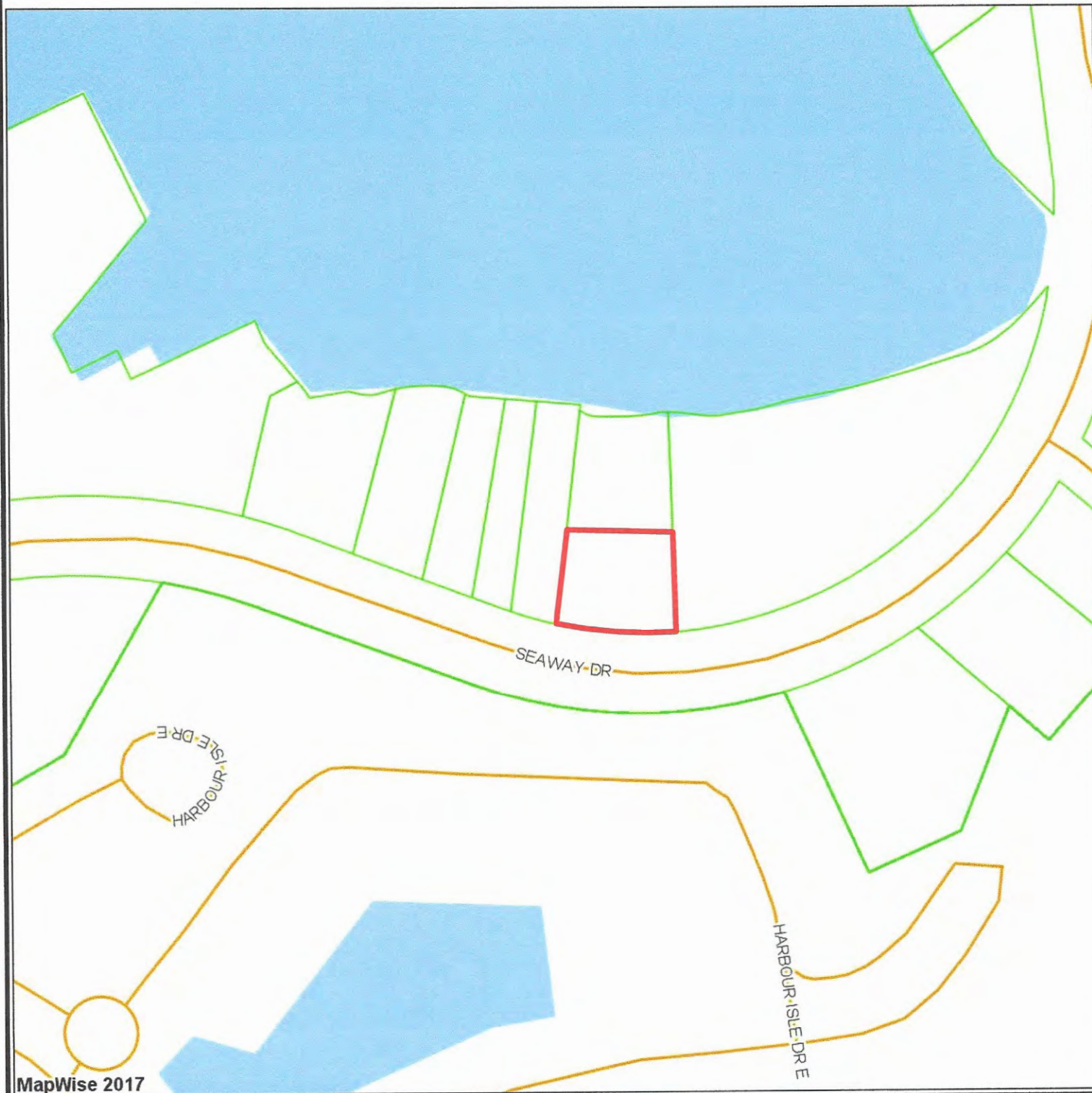
04/06/2022

\_\_\_\_\_  
Norva Blandin, MSEM  
Program Administrator  
Permitting and Waste Cleanup Program

\_\_\_\_\_  
Date

**NB/CW/nh**





MapWise 2017

EMPIRE ENVIRONMENTAL, INC.

1241 SE Indian Street Suite 110  
Stuart, Florida 34997  
(772) 287-0529

FIGURE 1  
LOCATION MAP  
1010 SEAWAY DRIVE  
FORT PIERCE, FLORIDA

DRAWN BY: M.L. Daniels

CHECKED BY: A.F.

DATE: 8/1/2018

JOB NO.: 2192-01.01



MapWise 2017

**EMPIRE ENVIRONMENTAL, INC.**

3206 S.E. Aster Ln. R-107  
Stuart, Florida 34994  
(772) 285-8385

**FIGURE 2**

**USGS QUADRANGLE**

**FORT PIERCE, FLORIDA**

DRAWN BY: M.L. Daniels

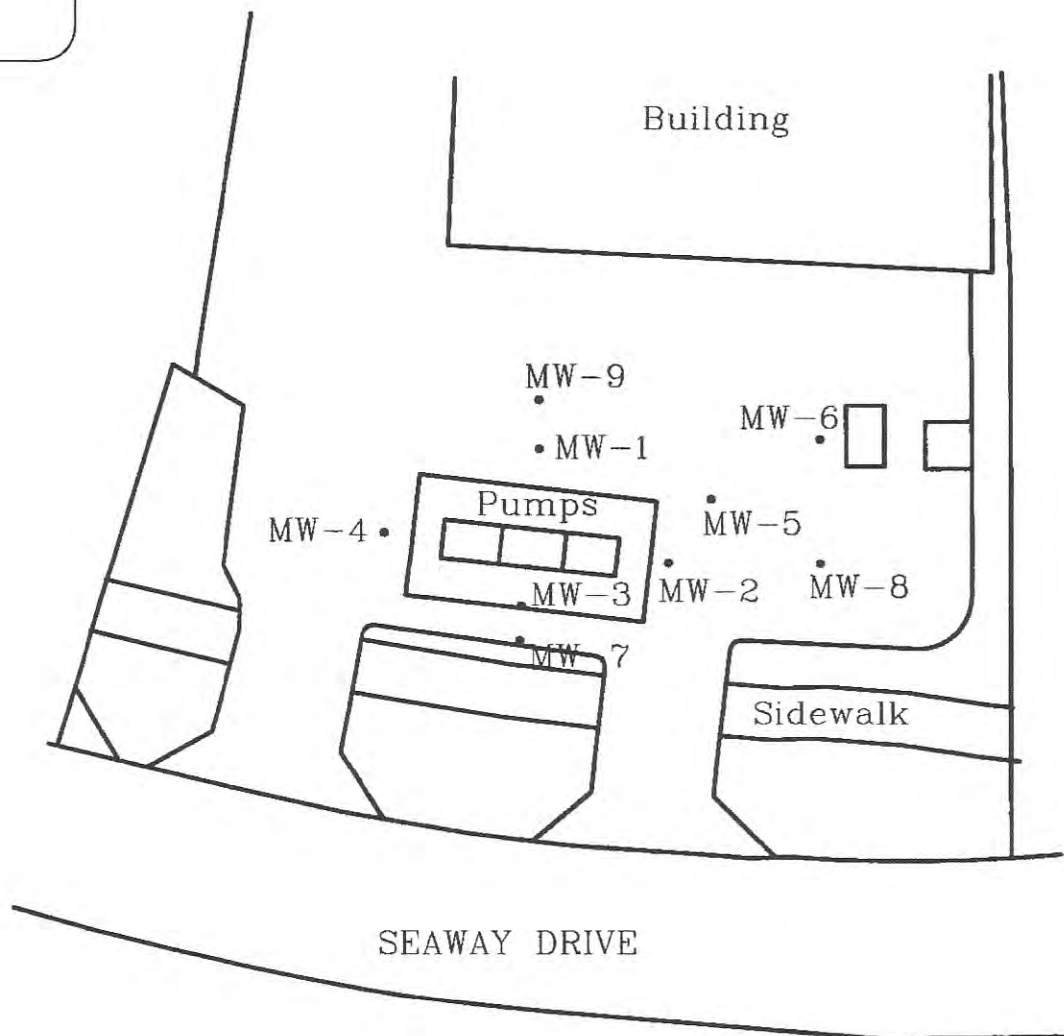
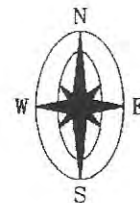
CHECKED BY: A.F.

DATE: 8/1/2018

JOB NO.: 2192-01.01

EXHIBIT 2

WILLIAM J. MATHERS, PE  
FL # 19658

	MW-1	MW-2	MW-3	MW-4	MW-5	MW-6	MW-7	MW-8	MW-9
Benzene	21	0.25U	1.4	0.25U	0.58I	0.59I	0.25U	0.25U	0.53I
Toluene	0.48I	0.24U	0.24U	0.24U	0.24U	0.24U	0.24U	0.24U	0.24U
Ethylbenzene	0.27U	0.27U	0.27U	0.27U	0.27U	0.27U	0.27U	0.27U	0.27U
Xylene	4.6	8.6	0.50U	0.50U	0.51I	0.50U	0.50U	0.50U	0.50U
MTBE	3.8	0.46I	0.44U	0.44U	0.82I	0.44U	0.44U	0.44U	0.44U
Naphthalene	3.5I	1.3U	1.3U	1.3U	1.3U	1.5	1.3U	1.3U	1.3U
1-Methylnaphalene	1.6	0.64U	0.62U	0.64U	0.64U	0.64U	0.62U	0.64U	0.64U
2-Methylnaphalene	1.7	0.67U	0.64U	0.67U	0.67U	0.67U	0.64U	0.67U	0.67U
TRPH	0.24U	0.24U	0.24U	0.24U	0.24U	0.24U	0.24U	0.24U	0.24U

EMPIRE ENVIRONMENTAL

3206 SE Aster Lane  
Stuart, Florida 34996  
(772) 285-8385

FIGURE 5  
Groundwater Concentrations  
October 13, 2020  
1010 Seaway Drive  
Fort Pierce, Florida

DRAWN BY: M.Music  
CHECKED BY: M. Music  
DATE: 8/12/2018  
SCALE: 1" = 30'  
JOB NO.: 2018-01-12

# EXHIBIT 3

Florida Department of Environmental Protection -- Bureau of Petroleum Storage Systems -- Preapproval Program -- Site Assessment Reporting

## TABLE 2 GROUNDWATER MONITORING WELL ANALYTICAL SUMMARY

Facility Name: **Chevron**

Facility I.D. **568516032**

Not Sampled = NS

Analytical Resu ppb (Lead & TRPH ppm)

Sample Location	Date	Benzene	Toluene	Ethyl-benzene	Total Xylenes	EDB	MTBE	Total Lead	TRPHs *	Naphthalene	1-methyl-naphthalene	2-methyl-naphthalene
MW -1	1/9/2019	0.640U	0.660U	0.730U	0.870U	0.01080U	0.530U	0.001U	0.620	1.62	3.83	2.21
	5/28/2019	4.09	0.140U	0.190U	0.510U	NS	0.180U	NS	0.807	5.69	6.42	2.94
	8/8/2019	16.7	0.140U	0.190U	0.510U	NS	0.720	NS	0.363	1.64	1.27	1.15
	10/13/2020	21	0.481	0.27U	4.6		3.8		0.24U	3.51	1.6	1.7
MW-2	1/9/2019	94.94	4.5	0.730U	0.870U	0.01110U	0.530U	0.001U	0.494	0.147U	0.285U	0.288U
	1/10/2019	9.43	0.870U	0.730U	0.870U	NS	0.530U	NS	NS	NS	NS	NS
	1/11/2019	4.09	0.140U	0.190U	0.510U	NS	0.180U	NS	0.807	0.500U	0.500U	0.500U
	1/12/2019	2.54	0.520	0.190U	0.510U	NS	0.180U	NS	0.368	0.500U	0.500U	0.500U
	10/13/2020	0.25U	0.24U	0.27U	6.6		0.461		0.24U	1.3U	1.6	0.67U
MW-3	1/9/2019	15.410	0.660U	0.730U	0.870U	0.01090U	0.530U	0.001U	0.503	0.147U	0.285U	0.288U
	1/23/2019	8.27	33.0	0.730U	0.870U	NS	0.530U	NS	NS	NS	NS	NS
	5/28/2019	0.160U	0.140U	0.190U	0.510U	NS	0.180U	NS	0.442	0.500U	0.500U	0.500U
	8/8/2019	2.61	0.140U	0.190U	0.510U	NS	0.180U	NS	0.502	0.500U	0.500U	0.500U
	10/13/2020	1.4	0.24U	0.27U	0.50U		0.44U		0.24U	1.3U	0.62U	0.64U
MW-4	1/9/2019	0.640U	0.660U	0.730U	0.870U	0.0110U	0.530U	0.001U	0.505	0.147U	0.285U	0.288U
	5/28/2019	0.160U	0.140U	0.190U	0.510U	NS	0.180U	NS	0.366	0.500U	0.500U	0.500U
	8/8/2019	0.160U	0.140U	0.190U	0.510U	NS	0.180U	NS	0.366	0.500U	0.500U	0.500U
	10/13/2020	0.25	0.24U	0.27U	0.50U		0.44U		0.24U	1.3U	0.64U	0.67U
MW-5	1/9/2019	0.640U	0.660U	0.730U	0.870U	0.01080U	0.530U	0.001U	0.445	0.147U	0.285U	0.288U
	5/28/2019	0.160U	0.140U	0.190U	0.510U	NS	0.180U	NS	0.514	0.500U	0.500U	0.500U
	8/8/2019	1.99	0.140U	0.190U	0.510U	NS	0.180U	NS	0.387	0.500U	0.500U	0.500U
	10/13/2020	0.58	0.24U	0.27U	0.511		0.82I		0.24U	1.3U	0.64U	0.67U
MW-6	1/9/2019	0.640U	0.660U	0.730U	0.870U	0.01090U	0.53U	0.001U	0.504	0.147U	0.285U	0.288U
	5/28/2019	0.160U	0.140U	0.190U	0.510U	NS	0.180U	NS	0.431	0.500U	0.500U	0.500U
	8/8/2019	0.160U	0.140U	0.190U	0.510U	NS	0.180U	NS	0.340U	0.500U	0.500U	0.500U
	10/13/2020	0.59I	0.24U	0.27U	0.50U		0.44U		0.24U	1.5I	0.64U	0.67U
MW-7	3/4/2019	0.160U	0.140U	0.190U	0.510U	NS	0.180U	NS	0.340U	0.500U	0.500U	0.500U
	5/28/2019	0.160U	0.140U	0.190U	0.510U	NS	0.180U	NS	0.456	0.500U	0.500U	0.500U
	8/8/19	0.160U	0.140U	0.190U	0.510U	NS	0.180U	NS	0.340U	0.500U	0.500U	0.500U
	10/13/2020	0.25U	0.24U	0.27U	0.50U		0.44U		0.24U	1.3U	0.62U	0.64U

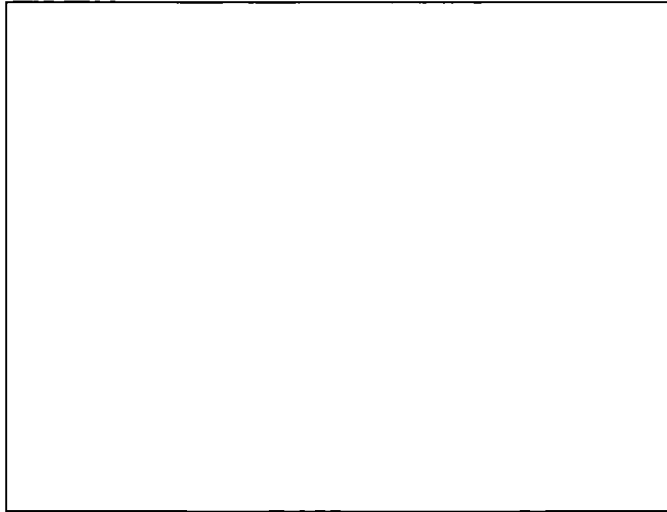
**TABLE 2 GROUNDWATER MONITORING WELL ANALYTICAL SUMMARY**

Facility Name: **Chevron**

Facility I.D. **568516032**

Not Sampled = NS  
Analytical Resu ppb (Lead & TRPH ppm)

Sample Location	Date	Benzene	Toluene	Ethyl-benzene	Total Xylenes	EDB	MTBE		Total Lead	TRPHs *	Naphthalene	1-methyl-naphthalene	2-methyl-naphthalene		
MW-8	3/4/2019	0.160U	0.140U	0.190U	0.510U	NS	0.180U		NS	0.357	0.500U	0.500U	0.500U		
	5/28/19	0.160U	0.140U	0.190U	0.510U	NS	0.180U		NS	0.386	0.500U	0.500U	0.500U		
	8/8/19	0.160U	0.140U	0.190U	0.510U	NS	0.180U		NS	0.354	0.500U	0.500U	0.500U		
	10/13/2020	0.25U	0.24U	0.27U	0.50U		0.44U			0.24U	1.3U	0.64U	0.67U		
MW-9	6/19/19	0.160U	0.140U	0.190U	0.510U	NS	0.180U		NS	0.449	0.500U	0.500U	0.500U		
	8/8/2019	0.160U	0.140U	0.190U	0.510U	NS	0.180U		NS	0.340U	0.500U	0.500U	0.500U		
	10/13/2020	0.53I	0.24U	0.27U	0.50U		0.44U			0.24U	1.3U	0.64U	0.67U		
GCTL		1	40	30	20	0.02	20		15	5	14	28	28		



This instrument prepared by:  
Alfred J. Malefatto  
Lewis, Longman & Walker, P.A.  
360 South Rosemary Avenue  
Suite 1100  
West Palm Beach, Florida 33401

**DECLARATION OF RESTRICTIVE COVENANT AND SUBORDINATION OF  
MORTGAGE TO DECLARATION OF RESTRICTIVE COVENANT**

THIS DECLARATION OF RESTRICTIVE COVENANT (hereinafter "Declaration") is made by *Republic Western Investments Co., LLC, a California limited liability company*, and its successors and assigns (hereinafter "GRANTOR"), and the Florida Department of Environmental Protection and its successors and assigns (hereinafter "FDEP").

**RECITALS**

A. GRANTOR is the fee simple owner of that certain real property situated in the County of St. Lucie, State of Florida, more particularly described in Exhibit "A" attached hereto and made a part hereof (hereinafter the "Property"). The portion of the Property that is being restricted by this Declaration is more particularly described in Exhibit "B" attached hereto and made a part hereof (hereinafter the "Restricted Property").

B. The FDEP Facility Identification Number for the Restricted Property is *FAC ID Number 56/8516032*. The facility name at the time of this Declaration is *Chevron Station (fka Citgo-Island), 1010 Seaway Drive, Fort Pierce, FL 34949*. This Declaration addresses the discharge that was reported to the FDEP on April 13, 1987.

C. The Property has been a gasoline retail sales facility since approximately June 1977. The discharge of *petroleum products* on the Restricted Property is documented in the following reports that are incorporated by reference:

1. *Site Assessment Report dated November 25, 2019, submitted by Empire Environmental, Inc.;*
2. *Quarterly Groundwater Monitoring Report, Chevron, 1010 Seaway Drive, Fort Pierce, Florida, FAC NO. 568516032, dated January 4, 2021, submitted by Empire Environmental, Inc.;*

D. The reports noted in Recital C set forth the nature and extent of the contamination that is located on the Restricted Property. These reports confirm that contaminated *groundwater* as defined by Chapter 62-780, Florida Administrative Code (F.A.C.), exists on the Restricted Property. Also, these reports document that the groundwater contamination does not extend beyond the Restricted Property boundaries, that the extent of the groundwater contamination does not exceed 1/4 acre, and the groundwater contamination is not migrating.

E. It is GRANTOR's and FDEP's intent that the restrictions in this Declaration reduce or eliminate the risk of exposure of users or occupants of the Restricted Property and the environment to the contaminants and to reduce or eliminate the threat of migration of the contaminants.

F. FDEP has agreed to issue a Conditional Site Rehabilitation Completion Order (hereinafter "Order") upon recordation of this Declaration. FDEP can unilaterally revoke the Order if the conditions of this Declaration or other requirements of the Order are not met. Additionally, if concentrations of *petroleum products* increase above the levels approved in the Order, or if a subsequent discharge occurs at the Restricted Property, FDEP may require site rehabilitation to reduce concentrations of contamination to the levels allowed by the applicable FDEP rules. The Order relating to FDEP Facility No. 568516032, can be found by contacting the FDEP Southeast District office or Tallahassee program area.

G. GRANTOR deems it desirable and in the best interest of all present and future owners of the Restricted Property that an Order be obtained and that the Restricted Property be held subject to certain restrictions all of which are more particularly hereinafter set forth.

NOW, THEREFORE, *to induce FDEP to issue the Order and for other good and valuable consideration*, the receipt and sufficiency of which are hereby acknowledged by each of the undersigned parties, GRANTOR agrees as follows:

1. The foregoing recitals are true and correct and are incorporated herein by reference.
2. GRANTOR hereby imposes on the Restricted Property the following restrictions and requirements, as depicted on Exhibit "C" ("*Survey*").
  - a. Groundwater Use. There shall be no use of the groundwater under the Restricted Property. There shall be no drilling for water conducted on the Restricted Property, nor shall any wells be installed on the Restricted Property other than monitoring or other wells pre-approved in writing by FDEP Division of

Waste Management (DWM) in addition to any authorizations required by the FDEP Division of Water Resource Management (DWRM) and the South Florida Water Management District (SFWMD).

b. Dewatering. For any dewatering activities on the Restricted Property a plan approved by FDEP DWM must be in place to address and ensure the appropriate handling, treatment and disposal of any extracted groundwater that may be contaminated. FDEP will rely on this Declaration, Rule 62-621.300, F.A.C., and the guidance incorporated therein, and prior FDEP DWM review of any dewatering plan as the institutional control to ensure that no exposure to contaminated groundwater resulting in risk to human health, public safety or the environment will occur due to dewatering activities on the contaminated site. Rule 62-621.300, F.A.C., requires a permit when conducting dewatering in the area of a contaminated site. FDEP DWM can only approve a dewatering plan that ensures the appropriate handling, treatment, and disposal of any extracted groundwater that may be contaminated to avoid adversely impacting or increasing the potential for exposure to contaminants resulting in risk to human health, public safety or the environment. Unless it is demonstrated that the cleanup criteria under Rule 62-780.680(1), F.A.C., have been achieved, FDEP, in addition to other remedies available at law, may institute proceedings to revoke this Declaration and the Order and require the resumption of site rehabilitation activities if any dewatering activities are commenced without FDEP DWM prior approval.

c. Stormwater Facilities.

There shall be no stormwater swales, stormwater detention or retention facilities, or ditches on the Restricted Property.

3. In the remaining paragraphs, all references to "GRANTOR" and "FDEP" shall also mean and refer to their respective legal representatives, successors and assigns.

4. For the purpose of monitoring the restrictions contained herein, FDEP is hereby granted a right of entry upon, over and through, and access to the Restricted Property at reasonable times and with reasonable notice to GRANTOR. Access to the Restricted Property is provided via an immediately adjacent public right-of-way, *Seaway Drive*.

5. It is the intention of GRANTOR that this Declaration shall touch and concern the Restricted Property, run with the land and with the title to the Restricted Property, and shall apply to and be binding upon and inure to the benefit of GRANTOR and FDEP, and to any and all parties hereafter having any right, title or interest in the Restricted Property or any part thereof. FDEP may enforce the terms and conditions of this Declaration by injunctive relief and other appropriate available legal remedies. Any forbearance on behalf of FDEP to exercise its right in the event of the failure of GRANTOR to comply with the provisions of this Declaration shall not be deemed or construed to be a waiver of FDEP's rights hereunder. This Declaration shall continue in perpetuity, unless otherwise modified in writing by GRANTOR and FDEP as provided in paragraph 7 below. These restrictions may also be enforced in a court of competent jurisdiction by any other person,

restrictions may also be enforced in a court of competent jurisdiction by any other person, firm, corporation, or governmental agency that is substantially benefited by this Declaration. If GRANTOR does not or will not be able to comply with any or all of the provisions of this Declaration, GRANTOR shall notify FDEP in writing within three (3) calendar days. Additionally, GRANTOR shall notify FDEP thirty (30) days prior to any conveyance or sale, granting or transferring the Restricted Property or portion thereof, to any heirs, successors, assigns or grantees, including, without limitation, the conveyance of any security interest in said Restricted Property.

6. In order to ensure the perpetual nature of this Declaration, GRANTOR shall record this Declaration, and GRANTOR shall reference these restrictions in any subsequent lease or deed of conveyance, including the recording book and page of record of this Declaration. Furthermore, prior to the entry into a landlord-tenant relationship with respect to the Restricted Property, GRANTOR agrees to notify in writing all proposed tenants of the Restricted Property of the existence and contents of this Declaration. Without limiting the generality of paragraph 3 above, it is the intention of the parties that if GRANTOR has conveyed the Restricted Property, the GRANTOR's successors and assigns shall be required to perform such notification.

7. This Declaration is binding until a release is executed by the FDEP Secretary (or designee) and is recorded in the public records of the county in which the land is located. To receive prior approval from the FDEP to remove any requirement herein, cleanup target levels established pursuant to Florida Statutes and FDEP rules must be achieved. This Declaration may be modified in writing only. Any subsequent amendments must be executed by both GRANTOR and FDEP and be recorded by GRANTOR as an amendment hereto.

8. If any provision of this Declaration is held to be invalid by any court of competent jurisdiction, the invalidity of that provision shall not affect the validity of any other provisions of the Declaration. All such other provisions shall continue unimpaired in full force and effect.

9. GRANTOR covenants and represents that on the date of execution of this Declaration that GRANTOR is seized of the Restricted Property in fee simple and has good right to create, establish, and impose this Declaration on the use of the Restricted Property. A joinder and consent, or subordination of liens, mortgages, or encumbrances, as applicable, is attached hereto.

IN WITNESS WHEREOF, *Behzad Nehmadi, Republic Western Investments Co., LLC* has executed this instrument, this        day of February, 2022

GRANTOR

*[Handwritten Signature]*

*Behzad Nehmadi*  
*Republic Western Investments Co., LLC*  
*Manager*  
*2049 Century Park East Suite 3630*  
*Los Angeles, CA 90067*

Signed, sealed and delivered in the presence of:

       Date:         
Witness  
Print Name:       

       Date: 1 / 2022  
Witness  
Print Name:       

STATE OF       )  
COUNTY OF   5  )

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 8 day of February 2022 2022, by Behzad Nehmadi OR by        as Manager for Republic Western Investments Co, LLC

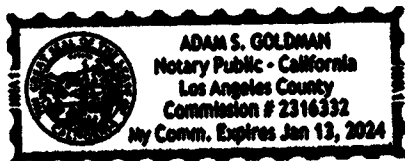
Personally Known        OR Produced Identification X  
Type of Identification Produced NYDL 553 114-668

        
Signature of Notary Public

Adam  
Print Name of Notary Public

Commission No.       

Commission Expires 0 13 2024



Approved as to form by the Florida Department of Environmental Protection, Office of General Counsel \_\_\_\_\_.

IN WITNESS WHEREOF, the Florida Department of Environmental Protection has executed this instrument, this \_\_\_\_ day of \_\_\_\_\_, 2021.

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

\_\_\_\_\_  
*Jason R. Andreotta*  
*Director of District Management Southeast District*  
3301 Gun Club Road  
Building B  
West Palm Beach, FL 33406

Signed, sealed and delivered in the presence of:

Witness: \_\_\_\_\_ Date: \_\_\_\_\_  
Print Name: \_\_\_\_\_

Witness: \_\_\_\_\_ Date: \_\_\_\_\_  
Print Name: \_\_\_\_\_

STATE OF \_\_\_\_\_ )

COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2021, by \_\_\_\_\_ as representative for the Florida Department of Environmental Protection.

Personally Known \_\_\_\_\_ OR Produced Identification \_\_\_\_\_  
Type of Identification Produced \_\_\_\_\_

\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
Print Name of Notary Public

Commission No. \_\_\_\_\_

Commission Expires: \_\_\_\_\_

Approved as to form by the Florida Department of Environmental Protection, Office of General Counsel Katie Slattery  
Digitally signed by Katie Slattery  
Date: 2022.03.02 14:27:44 -05'00'

IN WITNESS WHEREOF, the Florida Department of Environmental Protection has executed this instrument, this 8<sup>th</sup> day of March, 2022.

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

Jason R. Andreotta  
Jason R. Andreotta  
Director of District Management Southeast District  
3301 Gun Club Road  
Building B  
West Palm Beach, FL 33406

Signed, sealed and delivered in the presence of:

Witness: Jillanda White Date: 1/1/2022  
Print Name: \_\_\_\_\_

Witness: Nikol Havranek Date: 03/08/2022  
Print Name: NIKOL HAVRANEK

STATE OF Florida  
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 8<sup>th</sup> day of March, 2022, by Jason Andreotta as representative for the Florida Department of Environmental Protection.

Personally Known  OR Produced Identification \_\_\_\_\_  
Type of Identification Produced \_\_\_\_\_



Rose Blackwood  
Signature of Notary Public  
Print Name of Notary Public  
Commission No. HH135032  
Commission Expires: 06/10/2025

**SUBORDINATION OF MORTGAGE TO  
DECLARATION OF RESTRICTIVE COVENANT**

, Synovus Bank as the holder of the following described instrument:

Mortgage from Republic Western Investments Co., LLC, a Florida limited liability company, to Synovus Bank dated December 20, 2013, and recorded January 15, 2014 in Official Records Book 3595 Page 2634, which Mortgage was modified and restated pursuant to a Mortgage Modification and Extension Agreement recorded in Official Records Book 4290 Page 1350, and further modified pursuant to a Second Mortgage Modification and Extension Agreement recorded in Official Records Book 4416 Page 698, all of the Public Records of St. Lucie County, Florida.

(collectively, the "Mortgage"), hereby subordinates the lien of its Mortgage to the foregoing Declaration of Restrictive Covenant by and between Republic Western Investments Co., LLC and the Florida Department of Environmental Protection.

Provided, however, that the Mortgage Holder's subordination herein shall not be deemed to subordinate any valid claim on the part of the Mortgage Holder to the proceeds of any sale, condemnation proceedings, or insurance, nor shall the leases, rents, and profits of the property described in the Mortgage be affected by the Subordination of Mortgage. The foregoing shall not be construed as a waiver by the mortgage holder of any valid claim it may have according to its interest in the property to the proceeds of any sale, condemnation proceedings, or insurance.

IN WITNESS WHEREOF, the undersigned has executed and delivered this Subordination of Mortgage to Declaration of Restrictive Covenant this 22<sup>nd</sup> day of February, 2021.  
2022

Synovus Bank

WITNESSES:

[Signature]  
Print Name: Ryan Winger

[Signature]  
Print Name: DOUGLAS E. ROBERTS (CORPORATE SEAL)

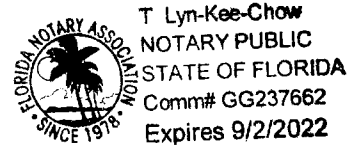
By: [Signature]  
Print Name: ALBERT FILS  
Title: SVP

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 22<sup>nd</sup> day of February, 2021 by ALBERT FIKS as SVP for Synovus Bank, who is  personally known OR \_\_\_\_\_ who produced \_\_\_\_\_ as Identification.

*Lyn-kee-chow*

Notary Public  
Commission Expires: \_\_\_\_\_



**EXHIBIT "A" - PROPERTY LEGAL DESCRIPTION**

FROM THE SOUTHEAST CORNER OF THE JOHN STENROD'S PROPERTY, AS DESCRIBED IN DEED BOOK, 182, PAGE 573, RUN SOUTH 70°18' EAST, ALONG THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD A-1-A, FOR A DISTANCE OF 119.7 FEET TO THE POINT OF CURVATURE; THENCE CONTINUE ALONG THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD A-1-A, ON A CIRCULAR CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 523.89 FEET, FOR A DISTANCE OF 55.3 FEET, TO THE POINT OF BEGINNING; THENCE, CONTINUE ALONG SAID CURVE, 153.39 FEET; THENCE RUN NORTH 01°29' WEST, FOR A DISTANCE OF 258.6 FEET, MORE OR LESS, TO THE INDIAN RIVER; THENCE MEANDERING THE SHORE OF THE INDIAN RIVER, RUN WESTERLY TO A POINT ON A LINE WHICH BEARS NORTH 06°42'48" EAST, FROM THE POINT OF BEGINNING; THENCE RUN SOUTH 08°42'48" WEST, FOR A DISTANCE OF 249.86 FEET TO THE POINT OF BEGINNING. ALL THE ABOVE LYING IN THE SOUTHEAST 1/4, OF THE NORTHEAST 1/4, OF SECTION 2, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

**EXHIBIT "B" – RESTRICTED PROPERTY LEGAL DESCRIPTION**

A PARCEL OF LAND LYING IN A PORTION OF OFFICIAL RECORDS BOOK 0836, PAGE 2955, ST. LUCIE COUNTY, FLORIDA, AND BEING FURTHER DESCRIBED AS FOLLOWS:

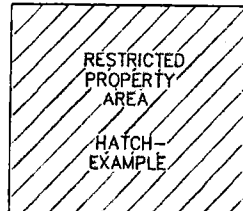
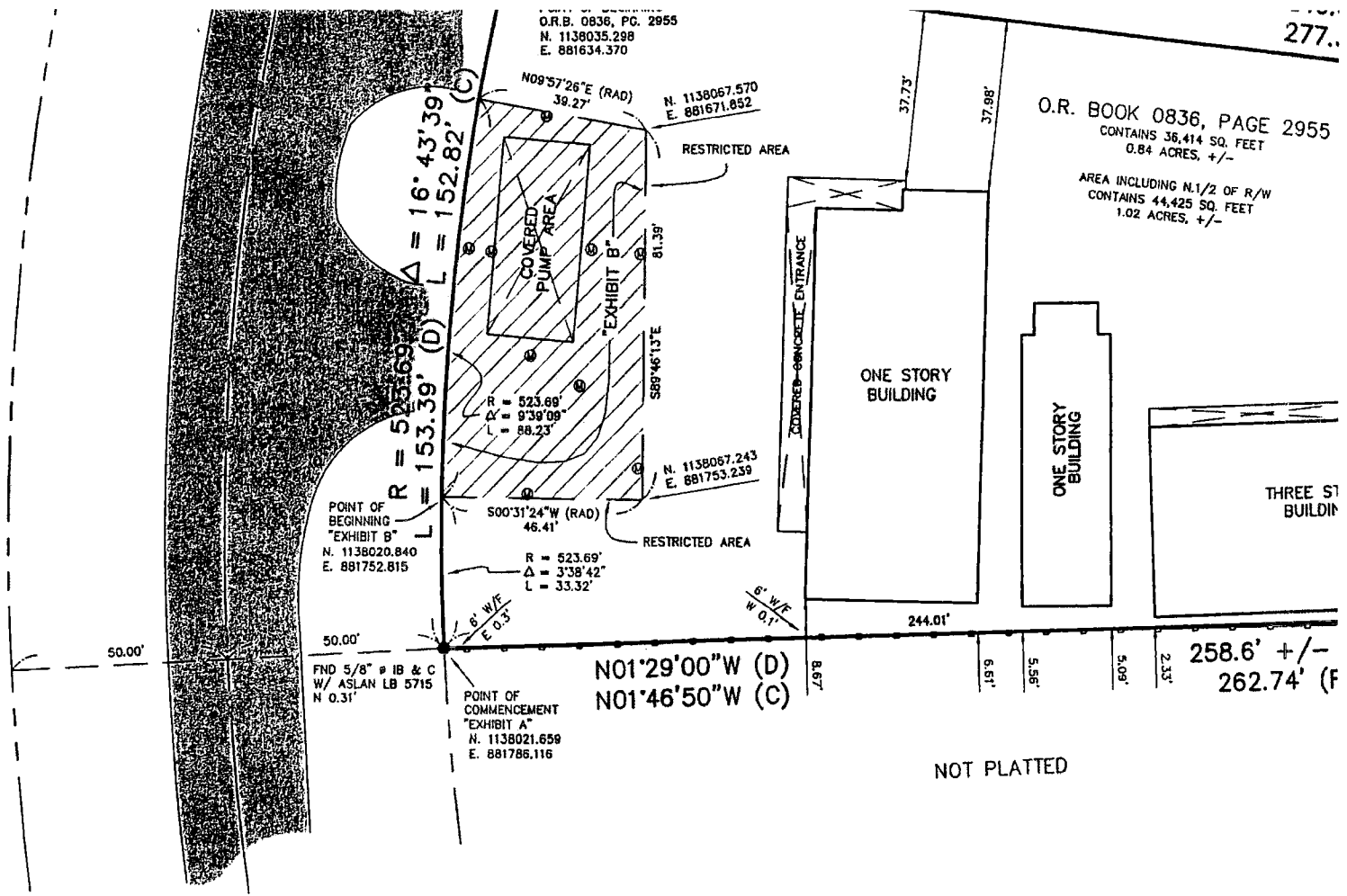
COMMENCE AT THE SOUTHEAST CORNER OF THE LAND LYING IN SAID OFFICIAL RECORDS BOOK 0836, PAGE 2955, ST. LUCIE COUNTY, FLORIDA, (SAID POINT ALSO LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD A-1-A), AND ON A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 523.69 FEET AND A CENTRAL ANGLE OF 3°38'42"; THENCE TRAVEL CLOCKWISE, ALONG THE ARC OF SAID CURVE, FOR A LENGTH OF 33.32 FEET, TO A POINT ON A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 523.69 FEET AND A CENTRAL ANGLE OF 9°39'09", AND TO THE POINT OF BEGINNING OF SAID PARCEL.

THENCE, FROM SAID POINT OF BEGINNING, CONTINUE CLOCKWISE, ALONG SAID CURVE AND NORTHERLY RIGHT-OF-WAY LINE, FOR A LENGTH OF 88.23 FEET; THENCE, DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 09°57'26" EAST, THROUGH A RADIAL LINE, FOR A DISTANCE OF 39.27 FEET; THENCE, DEPARTING SAID RADIAL LINE, SOUTH 89°46'13" EAST, FOR A DISTANCE OF 81.39 FEET; THENCE SOUTH 00°31'24" WEST, THROUGH A RADIAL LINE, FOR A DISTANCE OF 46.41 FEET, TO THE SAID NORTHERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 46.41 FEET TO THE POINT OF BEGINNING OF SAID PARCEL.

PARCEL CONTAINING 3,772.05 SQUARE FEET, .085 ACRES, +/-.

**EXHIBIT "C" – SURVEY**

- N & W NATIONAL GEODETIC VERTICAL DATUM
- NO ID NO IDENTIFICATION
- NTS NOT TO SCALE
- NAD NORTH AMERICAN DATUM
- ORB OFFICIAL RECORD BOOK
- O/S OFFSET
- OH OVERHANG
- OHW OVERHEAD WIRE
- PC PAGE
- PK PARKER-KALON NAIL
- PK & TT PARKER-KALON NAIL & TIN TAB
- PK & W PARKER-KALON NAIL & WASHER
- PVMT PAVEMENT
- PRM PERMANENT REFERENCE MONUMENT
- P PLAT
- PB PLATBOOK
- PCC POINT OF COMPOUND CURVATURE
- PC POINT OF CURVATURE
- PI POINT OF INTERSECTION
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- POE POINT OF ENCROACHMENT
- PRC POINT OF REVERSE CURVATURE
- PT POINT OF TANGENCY
- PP POWER POLE
- PUE PRIVATE UTILITY EASEMENT
- PLS PROFESSIONAL LAND SURVEYOR
- PL PROPERTY LINE
- PROP PROPOSED
- + 17.00 PROPOSED ELEVATION
- PRO PROXIMATED
- R RADIUS
- RAD RADIAL
- RRS RAILROAD SPIKE
- RNG RANGE
- RLS REGISTERED LAND SURVEYOR
- RCP REINFORCED CONCRETE PIPE
- R/W RIGHT OF WAY
- SS SANITARY SEWER
- SECT SECTION
- SET I.B. SET 5/8 IRON BAR & CAP #4049
- SET PK SET PK NAIL & WASHER #4049
- S/T SEPTIC TANK
- S/W SIDEWALK
- SBT SOUTHERN BELL TELEPHONE BOX
- S/F SQUARE FEET
- S/D SUBDIVISION
- T TANGENT
- TCE TEMPORARY CONSTRUCTION EASEMENT
- TOB TOP OF BANK
- TOE TOE OF SLOPE
- TWP TOWNSHIP
- TRANS TRANSFORMER
- TYP TYPICAL
- UDE UTILITY & DRAINAGE EASEMENT
- UE UTILITY EASEMENT
- U/G UNDERGROUND
- WF WOOD FENCE
- WM WATER METER
- WV WATER VALVE
- WPP WOOD POWER POLE
- DIAMETER
- ⊙ MONITORING WELL



NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

STEPHEN J. BROWN, INC

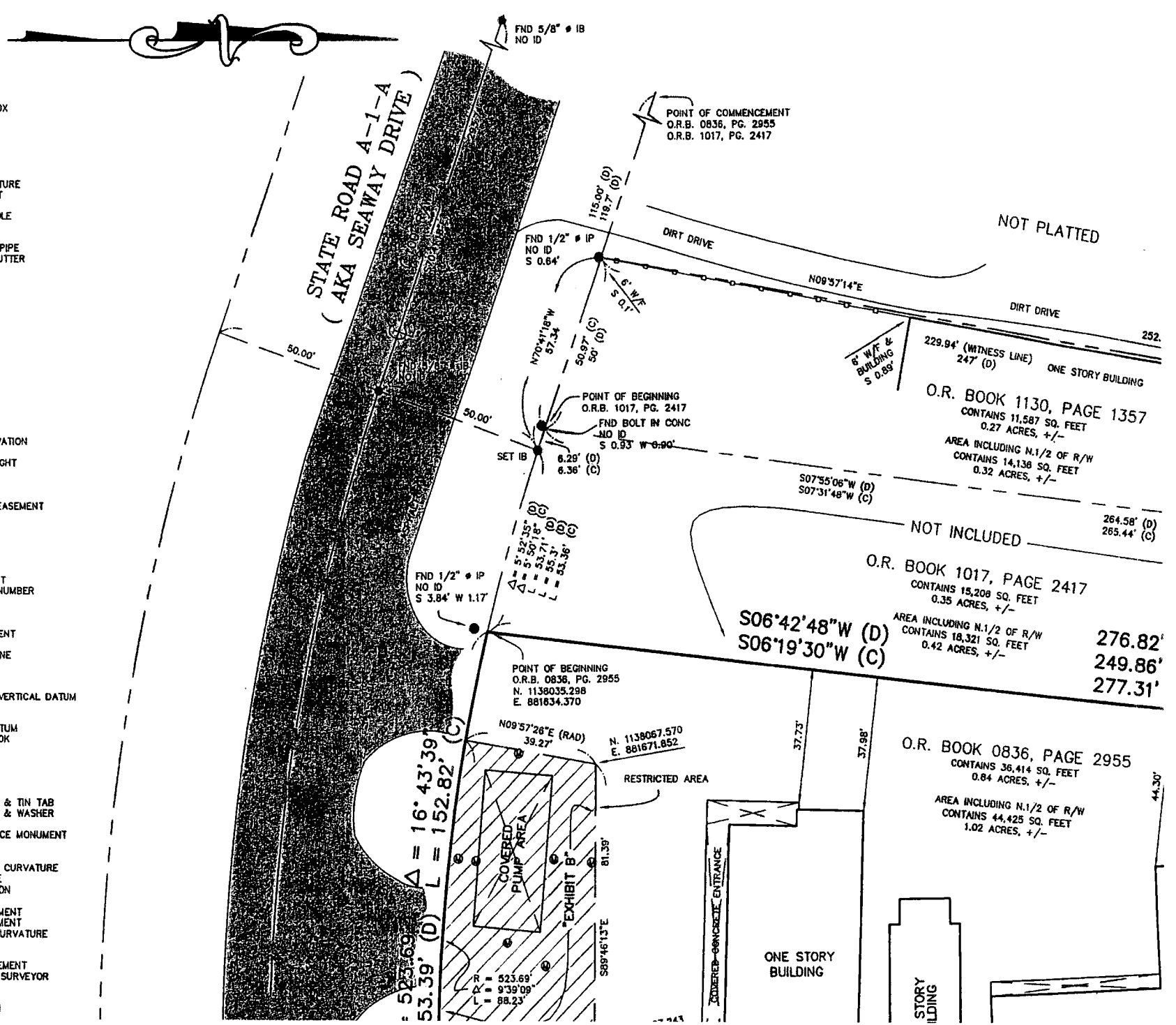
1. PROPERTY ADDRESS: 1010 SEAWAY DRIVE
2. CERTIFIED TO:  
-SYNOVUS MORTGAGE CORP., ITS SUCCESSORS  
&/OR ASSIGNS, ATIMA

STEPHEN J. BROWN, PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION NO. 4049, STATE OF FLORIDA





- AC ACRE
- A/C AIR CONDITIONER
- ALUM ALUMINUM
- ANC ANCHOR
- APPROX APPROXIMATE
- AVE AVENUE
- BRG BEARING
- BLK BLOCK
- BLVD BOULEVARD
- BLDG BUILDING
- BM BENCHMARK
- CATV CABLE TELEVISION BOX
- C CALCULATED
- CB CATCH BASIN
- Δ CENTRAL ANGLE
- CLF CHAINLINK FENCE
- CHD CHORD
- CONC CONCRETE
- CBS CONC. BLOCK STRUCTURE
- CM CONCRETE MONUMENT
- CNR COULD NOT READ
- CPP CONCRETE POWER POLE
- COR CORNER
- COV CORRUGATED METAL PIPE
- CMP CONCRETE VALLEY GUTTER
- CVG DEED
- D DRAINFIELD
- D/F DRAINAGE EASEMENT
- DE DRAINAGE FLOW
- ESMT EASEMENT
- EOC EDGE OF CONCRETE
- EOP EDGE OF PAVEMENT
- EOW EDGE OF WATER
- EM ELECTRIC METER
- ES ELECTRIC SERVICE
- ELEV ELEVATION
- ENCL ENCLOSURE
- X 17.00 EXISTING ELEVATION
- FT FEET
- F FIELD MEASUREMENT
- FNC FENCE
- FFE FINISHED FLOOR ELEVATION
- FH FIRE HYDRANT
- FPL FLORIDA POWER & LIGHT
- FND FOUND
- GOVT GOVERNMENT
- HSE HOUSE
- I & E INGRESS & EGRESS EASEMENT
- INV INVERT
- IB IRON BAR
- IP IRON PIPE
- IB & C IRON BAR & CAP
- IP & C IRON PIPE & CAP
- L ARC LENGTH
- LE LANDSCAPE EASEMENT
- LB LICENSED BUSINESS NUMBER
- LP LIGHT POLE
- M & W MAG NAIL & WASHER
- MAG MAG NAIL
- ME MAINTENANCE EASEMENT
- MH MANHOLE
- MHWL MEAN HIGH WATER LINE
- NAIL NAIL
- N & TT NAIL & TIN TAB
- N & W NAIL & WASHER
- NGVD NATIONAL GEODETIC VERTICAL DATUM
- NO ID NO IDENTIFICATION
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- POE POINT OF ENCROACHMENT
- PRC POINT OF REVERSE CURVATURE
- PT POINT OF TANGENCY
- PP POWER POLE
- PUE PRIVATE UTILITY EASEMENT
- PLS. PROFESSIONAL LAND SURVEYOR
- PL PROPERTY LINE
- PROP PROPOSED
- o 17.00 PROPOSED ELEVATION



# **APPENDIX J**

## **ENVIRONMENTAL PROFESSIONALS QUALIFICATIONS**

# **Environmental Property Audits, Inc.**

Environmental Engineering and Consulting Firm Advising on Issues Today to Assist in Making a Better Tomorrow



Byron R. Wood, L.E.P., C.G.C.

Mr. Wood is a principal and senior consultant at Environmental Property Audits, Inc. and has served clients from Florida to New York since 1992. He specializes in Phase I/II Environmental Site Assessments, Property Condition Assessments, soil and groundwater assessments, and Risk Management.

He has served as a team leader for large portfolio projects and has performed over 6,000 environmental site assessments on a wide range of properties. In addition, he has been the Project Manager on numerous Contamination Site Assessments, Contamination Remediation Projects, and Storage Tank Removal and Installations. As a State Certified General Contractor, he has been the contractor of record on numerous commercial and residential construction projects and performed inspections on a wide variety of buildings.

## **Areas of expertise**

- Phase I Environmental Site Assessments ASTM E1527-21
- Transaction Screen Process ASTM E1528-14
- Phase II Environmental Site Assessments ASTM E1903-11
- Property Condition Assessment ASTM E2018-08
- Storage Tank Removal and Installation
- Site Assessments

## **Certifications**

- Licenced Environmental Professional L.E.P.
- Certified General Contractor C.G.C.
- OSHA Hazardous Waste Operations Supervisor
- Licensed Asbestos Inspector
- Licensed Mold Consultant
- Environmental Professional (40 CFR 312)
- LEED Accredited Professional