

Ardaman & Associates, Inc.
Geotechnical, Environmental and
Materials Consultants

PHASE I
ENVIRONMENTAL SITE ASSESSMENT REPORT

FOR

**APPROXIMATELY 27-ACRE VACANT PROPERTY
1434 SW 2ND STREET AND
1457 SW 5TH STREET
CAPE CORAL, LEE COUNTY, FLORIDA**

PREPARED FOR

CHIQUITA 27, LLC % FUTURE REALTY AND DEVELOPMENT
**8260 COLLEGE PARKWAY, SUITE 103
FORT MYERS, FLORIDA 33919
ATTENTION: MR. DON LUCAS**

PREPARED BY

**ARDAMAN & ASSOCIATES, INC.
9970 BAVARIA ROAD
FORT MYERS, FLORIDA 33913**

ARDAMAN PROJECT NO. 17-37-4314

MARCH 6, 2017

5.12 CERCLA Liability Potential

The Site is not listed on the NPL or in the State Hazardous Waste Sites database. The Site has never defended any environmental related claims or litigation asserted by any governmental agency or third party, and no potential claims or litigation presently exist to the best knowledge of Mr. Kolb. According to Mr. Kolb, the Site has never received notification from any government agency or third party of liability as a potential responsible party for any hazardous waste treatment, storage, or disposal Site.

6.0 Summary

6.1 Findings and Opinion

Based on the Phase I ESA including the Site reconnaissance, database search, historical records reviewed, information provided by Site personnel, and interviews, the following findings were identified regarding RECs, HRECs, CRECs, BERs, and de minimis conditions as defined in the Standard, at the Site:

- **Previous Agricultural Use:** Based on the historical use of the Site as cultivated land from sometime between 1944 and 1958, agricultural chemicals such as pesticides, herbicides, and fertilizer would likely have historically been used on the Site. Information regarding historical use, storage or application rates was not available. If the chemicals were applied in accordance with manufacturer recommendations, residuals remaining in Site soils would be expected to be similar to other area properties. No information was available to determine whether residual concentrations exceeded government use or exposure criteria. Application of agricultural chemicals for intended use is not considered a release; therefore, potential residuals remaining would not be considered a REC. However, the potential presence of agricultural chemicals may have resulted in Site impairment that may have or could result in adverse impact to Site soil and groundwater. Consideration should be given to the potential presence of these chemicals when evaluating business environmental risk and future land use of the Site

6.2 Conclusions

AAI has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of the Standard of the approximately 27-acre property located at 1434 SW 2nd Street and 1457 SW 5th Street in Cape Coral, Lee County, Florida. Any exceptions to, or deletions from this practice are described in Section 2 of this report.



6.2.1 Recognized Environmental Conditions

This assessment has revealed no evidence of RECs (including CRECs) in connection with this Site.

6.2.2 Business Environmental Risks

The following BER, as described above, was identified to exist in connection with this Site:

- **Previous Agricultural Use**

7.0 Data Gaps

A data gap is defined as "A lack of or inability to obtain information required by the standards and practices listed in the regulation despite good faith efforts by the EP or prospective landowner to gather such information."

The following is a discussion of the data gaps, attempts to fill them, and their significance as to whether the gaps affect the overall findings.

Documentation of the Site's past uses was reviewed back to 1944 instead of 1940 as specified by the Standard. The earliest data regarding the Site was a 1944 aerial that was reviewed on the Aerial Photography: Florida; University of Florida Digital Collections website. This data gap is not considered to be significant because the earliest source reviewed showed the Site and surrounding area as undeveloped and apparently in its natural state. Accordingly, it is unlikely that additional information prior to 1955 will have an impact on the conclusions regarding this Phase I ESA

Standard historical sources reviewed for this ESA were not available at the 5 year intervals described in Section 8.3.2.1 of the Standard. Additional information sources were not considered reasonably ascertainable. Based on the consistent historical use of the Site as cultivated farmland and undeveloped land, it is unlikely that additional information would impact the conclusions of this report.

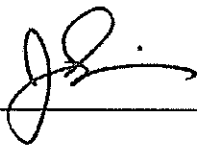


9.0 Environmental Professional Statement & Signatures

Our representatives for this project were Jaren Skinner and Gary Drew, P.E., both of whom are environmental professionals, as defined in the Standard. Copies of curricula vitae outlining their qualifications are contained in Appendix V.

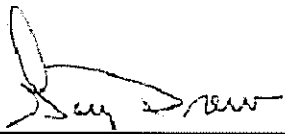
We declare that, to the best of our professional knowledge and belief, we meet the definition of *Environmental Professional* as defined in §312.10 of 40 CFR 312 and we have the specific qualifications based on education, training, and experience to assess a *property* of the nature, history, and setting of the subject Site. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Jaren J. Skinner
Environmental Specialist



Signature

Gary Drew, P.E.
Vice President/Branch Manager



Signature