

PHASE I AND PHASE II  
ENVIRONMENTAL SITE ASSESSMENT REPORT FOR  
5 ACRES AT SAN CARLOS BLVD/PRESCOTT STREET  
FORT MYERS BEACH, LEE COUNTY, FLORIDA

San Carlos Island, LLC  
Florida Community Bank  
7900 Summerlin Lakes Drive  
Fort Myers, Florida 33907

August, 2006

Prepared By:

Water Resource Solutions  
428 Pine Island Road S.W.  
Cape Coral, Florida 33991

PROJECT NUMBER  
1168001

# Water Resource Solutions

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August 14, 2006

San Carlos Island, LLC  
Florida Community Bank  
7900 Summerlin Lakes Drive  
Fort Myers, Florida 33907

Subject: Phase I and II Environmental Site Assessment of  
5 Acre Parcel at San Carlos Blvd/Prescott St.  
Fort Myers Beach, Lee County, Florida  
Water Resource Solutions Project #1168001

Dear Mr. Lucas.:

Water Resource Solutions is pleased to submit this Phase I and II ESA for the above referenced property. The subject site is located at the southwest corner of San Carlos Boulevard and Prescott Street in Fort Myers Beach. The site consists of approximately 5 acres of undeveloped land. The northern and western portions of the site are mangrove forest. The southeast portion of the site has been cleared for future development. According to the site history investigation, the site has remained undeveloped with no evidence of past use.

Observations noted during the off-site survey indicated that properties adjacent to the site were limited to undeveloped land, residential properties, the Fishmonger Restaurant, and a Pure Oil service station. The Pure Oil service station has underground fuel tanks approximately 150 feet east of the site across San Carlos Boulevard. Numerous state funded groundwater cleanup plans were implemented at that site during the late 1980's and early 1990's. Groundwater contour maps indicated that a plume of contaminated groundwater had been migrating toward the north northwest, across San Carlos Boulevard and Buttonwood Drive. The cleanup of that area ceased in 1994 due to State budget cuts. As part of this investigation, a temporary groundwater monitoring well was installed in the northeast corner of the site. Groundwater from this well was sampled for volatile organic aromatics. No analytes were detected in this well. Water Resource Solutions did not observe on-site or off-site indicators of hazardous substance or petroleum product impacts during the site inspection.

Please call me at 574-1919 Ext. 106 if you have any questions.

Sincerely,



Donald W. Mayne, REPA  
Project Manager  
Environmental Site Assessments

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## 1.0

## SUMMARY

The subject site is located at the southwest corner of San Carlos Boulevard and Prescott Street on the northern portion of San Carlos Island, which is located north of Estero Island (Fort Myers Beach). The site consists of approximately 5 acres of undeveloped land. The northern and western portions of the site are mangrove forest. The southeast portion of the site has been cleared for future development. According to the site history investigation, the site has remained undeveloped with no evidence of past use. Water Resource Solutions did not observe on-site indicators of hazardous substance or petroleum product impacts during the site inspection.

Observations noted during the off-site survey indicated that properties adjacent to the site were limited to undeveloped land, residential properties, the Fishmonger Restaurant, and a Pure Oil service station. The Pure Oil service station has underground fuel tanks approximately 150 feet east of the site across San Carlos Boulevard. Several State funded groundwater cleanup plans were implemented at that site during the late 1980's and early 1990's. Groundwater contour maps prepared as part of the investigations of that site indicated that plume of contaminated groundwater had been migrating toward the north northeast, across San Carlos Boulevard and Buttonwood Drive. Cleanup funds ceased for that site during the middle 1990's.

As part of this investigation, a temporary groundwater monitoring well was installed in the northeast corner of the site. Groundwater from this well was sampled for volatile organic aromatics. No analytes were detected in this well.

## 9.0 FINDINGS, OPINIONS, DEVIATIONS, AND CONCLUSIONS

Water Resource Solutions has performed a Phase I ESA in conformance with the scope and limitations of ASTM Standard Practice E 1527-05 of the site. Any exceptions to, or deletions from, this Practice are described in Section 2 of this report.

No deviations from the above referenced practice were imposed by the client. No additional services were contracted between the user of this report and the environmental professional.

This assessment has revealed no evidence of recognized environmental conditions in connection with the property. No further investigations are recommended.

## 10.0 REFERENCES

American Society for Testing and Materials, 2005, Environmental Site Assessments: Phase I Environmental Site Assessment Process, West Conshohocken, PA, 35 p.

Bogges, D.H., Missimer, T.M., & O'Donnell, T.H., 1981, Hydrogeologic Sections Through Lee County and Portions of Adjacent Collier and Hendry Counties, United States Geological Society.

FDEP Institutional Control Registry - [www://http/gisweb.dep.state.fl.us/dwm/icr/viewer.html](http://gisweb.dep.state.fl.us/dwm/icr/viewer.html)

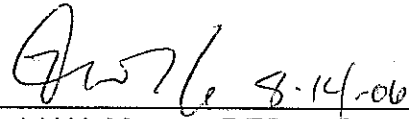
National Cooperative Soil Survey, 1981, Lee County Soil Survey, U.S. Department of Agriculture, Soil Conservation Service, Washington, D.C.

Scott, Campbell, Rupert, Arther, Missimer, Lloyd, Yon, & Duncan, 2001, Geologic Map of the State of Florida, Florida Geological Survey and Florida Department of Environmental Protection.

Water Resource Solutions, Inc., 2003, Lower West Coast Potentiometric Mapping Project, prepared for the South Florida Water Management District

## 11.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONAL

I declare that, to the best of my professional knowledge and belief, I meet the definition of an Environmental Professional as defined in subpart 312.10 of 40 CFR 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 CFR Part 312. My resume is provided in Appendix E.

Handwritten signature of Donald W. Mayne, dated 8-14-06.

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Donald W. Mayne, REPA - Site Inspector  
Registered Environmental Property Assessor #6104