
PHASE I ENVIRONMENTAL SITE ASSESSMENT

Earl's Employment Center Property
4200 SW 60th Avenue
Ocala, Florida

PREPARED FOR:
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Table of Contents

| | | |
|-------|--|----|
| 1.0 | EXECUTIVE SUMMARY | 6 |
| 2.0 | INTRODUCTION | 8 |
| 2.1 | Purpose | 8 |
| 2.2 | Detailed Scope of Service | 8 |
| 2.2.1 | Historical Use Information | 9 |
| 2.2.2 | Environmental Records Search | 10 |
| 2.2.3 | Site Reconnaissance | 10 |
| 2.3 | Significant Assumptions | 11 |
| 2.4 | Limitations and Exceptions of Assessment | 11 |
| 2.5 | Special Terms and Conditions | 12 |
| 2.6 | User Reliance | 13 |
| 3.0 | SITE DESCRIPTION | 14 |
| 3.1 | Location and Legal Description | 14 |
| 3.2 | Site and Vicinity General Characteristics | 14 |
| 3.3 | Current Use of the Property | 14 |
| 3.4 | Description of Structures, Road and Other Improvements | 15 |
| 3.5 | Current Uses of Adjoining Properties | 15 |
| 4.0 | USER PROVIDED INFORMATION | 16 |
| 4.1 | Title Records | 16 |
| 4.2 | Environmental Liens or Activity and Use Limitations | 16 |
| 4.3 | Specialized Knowledge | 16 |
| 4.4 | Valuation Reduction for Environmental Issues | 16 |
| 4.5 | Owner, Property Manager, and Occupant Information | 16 |
| 4.6 | Reason for Performing Phase I | 16 |
| 4.7 | Other | 16 |

Table of Contents

| | | |
|-------|--|----|
| 5.0 | RECORDS REVIEW | 17 |
| 5.1 | Standard Environmental Record Sources | 17 |
| 5.1.1 | Federal Environmental Record Sources | 17 |
| 5.1.2 | State Environmental Record Sources | 19 |
| 5.2 | Additional Environmental Record Sources | 21 |
| 5.3 | Physical Setting Sources | 22 |
| 5.3.1 | Current 7.5 Minute Topographic Map | 22 |
| 5.3.2 | Soil Survey Review | 22 |
| 5.3.3 | Surface Water Features | 22 |
| 5.3.4 | USGS Geological Survey - Groundwater Maps | 22 |
| 5.4 | Historical Use Information on the Property | 23 |
| 5.4.1 | Chain of Title Review | 23 |
| 5.4.2 | Flood Insurance Rate Maps (FIRM) | 23 |
| 5.4.3 | Property Tax Files | 23 |
| 5.4.4 | Aerial Photograph Review | 24 |
| 5.4.5 | Zoning/Land Use Records | 24 |
| 5.5 | Historical Use Information on Adjoining Property | 25 |
| 5.5.1 | Aerial Photograph Review of Adjoining Property | 25 |
| 5.5.2 | Zoning/Land Use Records for Adjoining Property | 26 |
| 6.0 | SITE RECONNAISSANCE | 27 |
| 6.1 | Methodology and Limiting Conditions | 27 |
| 6.2 | General Site Setting | 27 |
| 6.3 | Exterior Observations | 27 |
| 6.4 | Interior Observations | 27 |
| 7.0 | INTERVIEWS | 28 |
| 7.1 | Interview with Owner | 28 |
| 7.2 | Interview with Site Manager | 28 |
| 7.3 | Interviews with Occupants | 28 |
| 7.4 | Interviews with Local Government Officials | 28 |
| 7.5 | Interviews with Others | 28 |

Table of Contents

8.0 FINDINGS 29

9.0 OPINION 30

10.0 CONCLUSION 31

11.0 DATA FAILURES AND DATA GAPS 32

12.0 DEVIATIONS 32

13.0 ADDITIONAL SERVICES 32

14.0 REFERENCES 33

15.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONAL(S) 34

16.0 QUALIFICATION(S) OF ENVIRONMENTAL PROFESSIONAL(S) ... 34

17.0 APPENDICES 35

 17.1 Site (Vicinity) Map 36

 17.2 Site Plan 38

 17.3 Site Photographs 39

 17.4 Historical Aerial Photographs 46

 17.5 Soils Map and Classification 55

 17.6 Flood Insurance Rate Map (FIRM) 63

 17.7 Zoning Map 65

 17.8 Owner Questionnaire 67

 17.9 Regulatory Records Documentation 70

 17.9.1 Regulatory Records Summary Table 71

 17.9.2 EPA Regulated Facilities 73

 17.9.3 FDEP Regulated Facilities 76

Phase I Environmental Site Assessment

Earl's Employment Center Property 4200 SW 60th Avenue Ocala, Florida

1.0 EXECUTIVE SUMMARY

A Phase I Environmental Site Assessment (ESA) was completed by Enviro-Tech, Inc. (ETI) for the site located at 4200 SW 60th Avenue in Ocala, Florida. This work was performed for On-Top-Of-The-World Communities, Inc. This Phase I ESA was conducted in accordance with the scope of work provided in the contract for a Phase I environmental site assessment. Assessment activities included agency interviews, a field visit, and governmental records review.

Site reconnaissance activities were conducted on May 16, 2013. The property consisted of an approximate 300 acre portion of a larger parcel. At the time of the field visit the property was undeveloped pasture and wooded areas. A primary entrance was noted along the eastern boundary of the property. Various unpaved entrances were noted along the northern and southern boundaries of the property. Apart from fencing, an irrigation well, and an advertising sign, there were no notable improvements to the property at the time of the field visit.

Various piles of fence posts and debris were noted in the wooded areas of the property. These debris piles appeared to be non-hazardous in nature and are not expected to have had an adverse effect on the property.

An empty drum, irrigation piping, and hay baling equipment were noted in the western, southern, and central portion of the property. These items appeared to be non-hazardous in nature and are not expected to have had an adverse effect on the property.

The EPA RCRA generator, FLR000021683 - Defios Paint & Body Shop was noted on the northern adjoining property. This site was listed as a Conditionally Exempt Small Quantity Generator (CESQG) of hazardous waste. A further review of EPA records showed this site to be in compliance with no listed violations or corrective actions taken against this facility. Based on the current EPA report, this site is not expected to have had an adverse effect on the property.

The FDEP contaminated storage tank facility 8518864 - Sumter Electric Cooperative was located south and east of the property. This site had completed the cleanup process for the contamination and no further actions were needed. Since the contaminants have been removed to an acceptable FDEP level this site is not expected to have had an adverse effect on the property.

FDEP Florida Storage Tank program listed Facility 9805839 - Ocala City WRF #3 on the northern adjoining property. This site is in compliance with no reports of contamination. Based on the current condition this site is not expected to have had an adverse effect on the property.

Five Florida Solid Waste Facilities (SWF) were noted within a one-half ($\frac{1}{2}$) mile radius of the property. These facilities were for construction and demolition materials (C&D) or yard debris. Based on the types of items that are allowed to be disposed in these areas these facilities should not have an adverse effect on the property.

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-05 for the property located at 4200 SW 60th Avenue in Ocala, Florida. Any exceptions to, or deletions from this practice are described in Section 12.0 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property.

2.0 INTRODUCTION

2.1 Purpose

The purpose of this practice is to define good commercial and customary practice in the United States of America for conducting an ESA of a parcel of commercial real estate with respect to the range of contaminants within the scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) and petroleum products. As such, this practice 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 practices that constitute “all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice” as defined in 42 USC 9601(35)(B).

2.2 Detailed Scope of Service

The scope of service of this Phase I ESA is to identify, to the extent feasible pursuant to the processes prescribed in ASTM 1527-05, “Recognized Environmental Conditions” in connection with the subject property. The term “Recognized Environmental Conditions” as defined in ASTM 1527-05 refers to the presence or likely presence of any *hazardous substances* or *petroleum products* on a *property* under conditions that indicate an existing release, a past release, or a material threat of a release of any *hazardous substances* or *petroleum products* into structures on the *property* or into the ground, ground water, or surface water of the *property*. The term includes *hazardous substances* or *petroleum products* even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do 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. Conditions determined to be *de minimis* are not recognized environmental conditions.

All Phase I activities were performed in accordance with the authorization of Robert Stepp. The scope of service includes research and reporting requirements that support the user’s ability to qualify for the LLPs. As such, sufficient documentation of all sources, records, and resources utilized in conducting the inquiry required by this practice must be provided in the written report.

The objectives guiding the development of this practice are (1) to synthesize and put in writing good commercial and customary practice for *environmental site assessments for commercial real estate*, (2) to facilitate high quality, standardized *environmental site assessments*, (3) to ensure that the standard of all *appropriate inquiry* is practical and reasonable, and (4) to clarify an industry standard for all *appropriate inquiry* in an effort to guide legal interpretation of the LLPs.

ETI performed a Phase I ESA, including photographic assessment of the property and adjacent properties. Phase I site reconnaissance tasks were completed by Robert M. Couch III, P.E., on May 16, 2013. Historical records and regulatory database searches were conducted to obtain information on past land use activities that may have been environmentally significant.

2.2.1 Historical Use Information

The objective of consulting historical sources is to develop a history of the previous uses of the property and surrounding area, in order to help identify the likelihood of past uses having led to recognized environmental conditions in connection with the property.

To conduct tasks related to reconstruction of the site's history, ETI:

- obtained and reviewed readily ascertainable aerial photographs of the site and adjacent properties to determine past uses that may have had an environmental impact on the site.
- obtained and reviewed readily ascertainable governmental records to identify use, generation, storage, treatment, and/or disposal of hazardous materials, and release incidents which may impact or have impacted the site.
- reviewed readily ascertainable reports and other documentation from government agencies on the site and adjacent lands.
- interviewed site area representatives to identify any additional areas of concern.

2.2.2 Environmental Records Search

The objective of the records review is to obtain and review records that will help identify recognized environmental conditions in connection with the property.

To conduct tasks related to environmental records searches, ETI identified, obtained, and reviewed federal, state, and local databases and records to discover if the site, or any adjacent sites, have posed an environmental hazard in the past, or currently pose such a threat.

2.2.3 Site Reconnaissance

The objective of the site reconnaissance is to obtain information indicating the likelihood of identifying recognized environmental conditions in connection with the property. The following tasks were conducted by ETI:

- Visual assessment of the site and surrounding properties was conducted. The assessment was conducted to identify potential Underground Storage Tanks (USTs), Aboveground Storage Tanks (ASTs), Polychlorinated Biphenyls (PCBs), or other hazardous chemicals.
- Exterior site analysis and photographs to identify potential hazards from offsite property uses.
- Visual surface observations to reveal evidence of spills (stained soils or concrete) and vegetative stress.
- Interior site analysis and photographs to identify potential hazards from onsite operations.

2.3 Significant Assumptions

Significant assumptions include the following:

- ETI assumes that all government records are accurate.
- ETI assumes that Leaking USTs do not affect the property at distances greater than ½ mile.
- ETI assumes that Leaking USTs that do not require clean up by Florida Department of Environmental Protection (FDEP) will not adversely affect the property.
- ETI assumes that all persons interviewed during the Phase I assessment were honest.
- ETI assumes that healthy vegetation on the property indicates an absence of hazardous substances at levels that threaten human health or the environment.
- ETI assumes that FDEP status stating “No Further Action Required” indicate that any remaining levels of contamination will not adversely affect the property or adjacent sites.

2.4 Limitations and Exceptions of Assessment

As stated in ASTM 1527-05 limitations and exceptions of assessment during the records review may include but are not limited to the following:

- **Reasonably Ascertainable/Standard Sources** - Availability of record information varies from information source to information source, including governmental jurisdictions. The user or environmental professional is not obligated to identify, obtain, or review every possible record that might exist with respect to a property. Instead, this practice identifies record information that shall be reviewed from standard sources, and the user or environmental professional is required to review only record information that is reasonably ascertainable from those standard sources. Record information that is reasonably ascertainable means (1) information that is *publically available*, (2) information that is obtained from its source within *reasonable time and cost* constraints, and (3) information that is practically reviewable.

- **Publicly Available** - Information that is publicly available means that the source of the information allows access to the information by anyone upon request.
- **Reasonable Time and Cost** - Information that is obtained within reasonable time and cost constraints means that 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. Information that can only be reviewed by a visit to the source is reasonably ascertainable if the visit is permitted by the source within 20 days of request.
- **Accuracy and Completeness** - Accuracy and completeness of record information varies among information source, including governmental sources. Record information is often inaccurate or incomplete. The user or environmental professional is not obligated to identify mistakes or insufficiencies in information provided. However, the environmental professional reviewing records shall make a reasonable effort to compensate for mistakes or insufficiencies in the information reviewed that are obvious in light of other information which the environmental professional has actual knowledge.
- **Practically Reviewable** - Information that is practically reviewable means that 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. The form of the information shall be such that the user can review the records for a limited geographic area. Records that cannot be feasibly retrieved by reference to the location of the property or a geographic area in which the property is located are not generally practically reviewable. Records that are sorted, filed, organized, or maintained by the source agency only chronologically are not generally practically reviewable. Listings in publicly available records which do not have adequate address information to be located geographically are not generally considered practically reviewable. For large databases with numerous records, the records are not practically reviewable unless they can be obtained from the source agency in the smaller geographic area of zip codes. Even when information is provided by zip code for some large databases, it is common for an unmanageable number of sites to be identified within a given zip code. In these cases, it is not necessary to review the impact of all of the sites that are likely to be listed in any given zip code because that information would not be practically reviewable.

2.5 Special Terms and Conditions

There are no special terms and conditions except as stated in the Scope of Services and the User Reliance.

2.6 User Reliance

A Phase I ESA is conducted to permit formulation of an opinion as to the potential for hazardous materials to exist at a site. Opinions relative to the hazardous materials potential given in this report are based upon information described herein. On-Top-Of-The-World Communities, Inc. is advised that the conditions observed by ETI on May 16, 2013 may be subject to change in the future. In addition, certain indicators of the presence of hazardous materials may have been latent at the time of the most recent site reconnaissance and may subsequently become observable. In a similar manner, the research effort conducted for a Phase I ESA is limited to the standard historical sources identified in ASTM 1527-05. ETI has assumed that the standard of care for Phase I site assessment is articulated by ASTM Standard E 1527-05.

With respect to this report, On-Top-Of-The-World Communities, Inc. is the only intended beneficiary of this report and the only party to which ETI has explained any risks involved from this point of view. Reliance on this report by any party, other than outlined above, would perforce result in reliance on assumptions whose extent and nature would distort the meaning and impact of the findings and opinions related herein, in turn resulting in potential misinterpretations of these findings and opinions and unwise actions based on those misinterpretations.

ETI's findings and opinions related to this report may not be relied upon by any other party except as outlined above. ETI warrants that it has completed a Phase I ESA for the property in accordance with ASTM E 1527-05 and the authorization provided by Robert Stepp. No other warranties are implied or expressed.

This report is limited to information concerning the observed physical characteristics of the subject property, as well as adjacent properties and environmental record sources up to the time of this report. The assessment does not include an investigation of the possible occurrence of asbestos-containing materials, the potential occurrence of radon gas, lead-based paint, lead in drinking water, the presence of wetlands or endangered species, or any other risk not defined in the Purpose or Scope of Services.

The findings and opinions conveyed by this Phase I ESA report are based on the information obtained from a variety of regulatory and historical sources enumerated herein, which ETI believes are reliable and accurate. However, ETI cannot guarantee the authenticity or reliability of the historical or regulatory information this report has relied upon. In addition, this report is not a comprehensive site characterization and should not be construed as such.

3.0 SITE DESCRIPTION

3.1 Location and Legal Description

According to the Marion County Property Appraiser's Records the property consisted of a portion of a parent parcel of land located at 4200 SW 60th Avenue in Ocala, Florida. The legal description for the parent parcel was listed as follows:

PARCEL 35300-000-14

SEC 31 TWP 15 RGE 21 PLAT BOOK P PAGE 030 A PT OF CIRCLE SQUARE WOODS ALL & SEC 32 TWP 15 RGE 21 N 1/2 & SW 1/4 & SEC 5 TWP 16 RGE 21 NW 1/4 OF NW 1/4 & N 1/2 OF NE 1/4 OF NW 1/4 & SE 1/4 OF NE 1/4 OF NW 1/4 & W 1/2 OF NW 1/4 OF NE 1/4 & W 1/2 OF SW 1/4 OF NW 1/4 & N 1/2 OF SW 1/4 OF NE 1/4 OF NW 1/4 SEC 6 TWP 16 RGE 21 ALL & EXC ANY PT OF THE ABOVE DESC PROPERTY LYING WITHIN THE ROW FOR SW 80TH AVE FROM SR 200 TO SW 38TH ST PER OR 2220/122 LESS AND EXCEPT FOLLOWING: SEC 06 TWP 16 RGE 21 PLAT BOOK P PAGE 030 A PORTION OF CIRCLE SQUARE WOODS MORE PARTICULARLY DESC AS FOLLOWS: COM AT SW COR OF SEC 6 PT LYING ON ELY ROW OF SW 80TH AVE(A PUBLIC ROW OF VARYING WIDTH AS REC IN OR BK 2220/0122) LYING ON A 3150 FT RAD CURVE CONCAVE TO E RAD POINT BEARS S 89-36-46 E TH THE FOLLOWING THREE COURSES ALONG ELY ROW LINE (1) TH NLY ALONG CURVE THRU CENTRAL ANGLE OF 03-15-32 ARC DIST OF 179.17 FT TO POINT OF TANGENCY (2) TH N 03-38-46 E 272.26 FT TO POB; (3) TH N 03-38-46 E 1320 FT TH DEPARTING ELY ROW S 86-21-14 E 330 FT TH S 03-38-46 W 1320 FT TH N 86-21-14 W 330 FT TO POB.

3.2 Site and Vicinity General Characteristics

The property and surrounding properties were located in a predominately commercial, agricultural and rural residential area. Commercial equipment sales property, parts warehouses and rural residences were noted in the general vicinity of the property.

3.3 Current Use of the Property

The property was undeveloped at the time of this report.

3.4 Description of Structures, Road and Other Improvements on the Property

At the time of the field visit the property was undeveloped. Various unpaved entrances were noted along the eastern, northern, and southern boundaries of the property. Apart from an advertizing sign, fencing, and an irrigation well, there were no notable improvements to the property at the time of the field visit.

3.5 Current Uses of Adjoining Properties

At the time of the field visit the adjoining properties to the south, west, and east were undeveloped. The adjoining properties to the north were commercial warehouses and sales offices.

4.0 USER PROVIDED INFORMATION

4.1 Title Records

Not Provided.

4.2 Environmental Liens or Activity and Use Limitations

Not Provided.

4.3 Specialized Knowledge

Not Provided.

4.4 Valuation Reduction for Environmental Issues

Not Provided.

4.5 Owner, Property Manager, and Occupant Information

The Marion County Property Appraiser's records listed the property owner as On-Top-Of-The-World Communities, Inc. The listed mailing address for the owner was 8445 SW 80th Street, Ocala, FL 34481. The property was unoccupied at the time of the field visit.

4.6 Reason for Performing Phase I

ETI was informed that the LLPs were the reason for performing the Phase I environmental assessment.

4.7 Other

Not Provided.

5.0 RECORDS REVIEW

5.1 Standard Environmental Record Sources

Information from several available lists provided by the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection (FDEP) was reviewed pursuant to the requirements in ASTM E 1527-05 for evidence of activities that may have an adverse environmental impact on the property. The U.S. EPA compiles and publishes information regarding facilities that are involved in the generation, transportation, treatment, storage, and disposal of hazardous wastes; information concerning the control and use of hazardous chemicals in the environment; and permits for facilities which may affect the environmental integrity of its surroundings. The EPA also provides information concerning sites involved in the Superfund cleanup program. The FDEP also maintains data systems, which list facilities subject to environmental regulation and enforcement action including registered storage tanks, solids waste facilities and sites under institutional or environmental control as well as known contaminated sites.

5.1.1 Federal Environmental Record Sources

NPL - The National Priorities List (NPL) is a list U.S. Environmental Protection Agency (EPA) federal Superfund of sites that have been evaluated using the Hazard Ranking System, and that have been determined to pose an imminent threat to human health or the environment. The NPL list was accessed through the EPA database on May 30, 2013. The last update for this EPA database was retrieved on May 14, 2013.

No (0) NPL sites were listed within one (1) mile of the property.

CERCLIS - The Comprehensive Environmental Response, Compensation & Liability Index System (CERCLIS) database identifies facilities and/or locations that are currently being investigated by the EPA and associated state environmental agencies to ascertain the presence of potential or existing contamination. Either the EPA or the appropriate state agency normally conducts preliminary site assessments for all sites included in CERCLIS. Many of the sites investigated through CERCLIS will be placed on NPL for remedial action and will be included in the Sites Enforcement Tracking System (SETS) for identification of potential liability. The CERCLIS list was accessed through the EPA database on May 30, 2013. The last update for this EPA database was retrieved on May 14, 2013.

No (0) CERCLIS sites were listed within one-half (½) mile of the property.

CERCLIS NFRAP - Former CERCLIS sites where no further remedial action is planned under CERCLA.

No (0) CERCLIS NFRAP sites were listed on or adjacent to the property.

RCRAInfo - Hazardous waste information is contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984. Inclusion on RCRAInfo does not necessarily indicate contamination but rather the potential due to the presence and handling of hazardous substances. The RCRAInfo list was accessed through the EPA database on May 30, 2013. The last update for this EPA database was retrieved on May 13, 2013.

RCRA CORRACTS - Facilities subject to Corrective Action under RCRA.

No (0) RCRA CORRACTS facilities were listed within one (1) mile radius of the property.

RCRA non-CORRACTS TSD - Hazardous waste treatment, storage or disposal facility not subject to Corrective Action under RCRA.

No (0) RCRA non-CORRACTS TSD facilities were listed within one-half (½) mile radius of the property.

One (1) RCRA generator was listed adjacent to the property:

FLR000021683 - Defios Paint & Body Shop at 6391 SW 38th Street

ERNS - Emergency Response Notification System (ERNS) sites are listed in the National Response Center. The ERNS list identifies those facilities and/or locations that have been reported to the EPA because of the release of potentially hazardous material. Included in the ERNS listing is the date of the incident, the response action, the hazardous substance involved and the location. The ERNS database was accessed on May 30, 2013. The last update for this database was retrieved on May 30, 2013.

No (0) notifications were listed in the ERNS database for the property located at 4200 SW 60th Avenue, Ocala, Florida.

5.1.2 State Environmental Record Sources

Storage Tank & Contamination Monitoring Database - A database of all storage tank facilities registered with the Florida Department of Environmental Protection (FDEP) and tracked for active storage tanks, storage tank history, or petroleum cleanup activity. Information includes facility identification number, site location information, and owner information. 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 would represent the most recent information made available to the Department. The Storage Tank & Contamination Monitoring List was accessed through the FDEP database on February 10, 2013.

One (1) facility located within a one-half (1/2) mile radius of the property was listed on the Florida Storage Tank & Contamination Monitoring List:

Facility 8518864 - Sumter Electric Cooperative Inc located at 4872 SW 60th Avenue, Ocala, Florida.

One (1) facility on the Florida Storage Tank program was listed adjacent to the property:

Facility 9805839 - Ocala City WRF #3 located at 3100 SW 67th Avenue, Ocala, Florida.

Florida NPL - A FDEP maintained list of State funded National Priority List (Superfund) Sites. The Florida NPL list was retrieved through the FDEP database on May 30, 2013. The last update for this FDEP database was retrieved on January 28, 2013

No (0) State NPL sites were listed within one (1) mile of the property.

State Funded Cleanup Program - The State-Funded cleanup program is designed to address sites where there are no viable responsible parties; the site poses an imminent hazard; and, the site does not qualify for Superfund or is a low priority for EPA. The State Funded Cleanup Program list was retrieved through the FDEP database on May 30, 2013. The last update for this FDEP database was retrieved on February 1, 2013.

No (0) State Funded Cleanup site was listed within one-half (1/2) mile of the property.

FDEP Institutional Controls Registry (ICR) - a FDEP database containing all contaminated sites that are subject to institutional and engineering controls. These terms are defined as follows:

Institutional controls - the restriction on use of or access to a site to eliminate or minimize exposure to contaminants. Such restrictions may include, but are not limited to, deed restrictions, restrictive covenants, or conservation easements; and

Engineering controls - modifications to a site to reduce or eliminate the potential for exposure to contaminants. Such modifications may include, but are not limited to, physical or hydraulic control measures, capping, point of use treatments, or slurry walls.

The FDEP ICR list was retrieved through the FDEP database on May 30, 2013.

No (0) ICR sites were listed on or adjacent to the property.

State Voluntary Cleanup - These sites are encompassed under the State-Designated Brownfield database and Drycleaning Solvent Cleanup Program.

Solid Waste Facilities (SWF) - Database concerned with the handling of solid waste and includes locations identified with solid waste landfills or associated activities involving the handling of solid wastes. The presence of a site on this list does not necessarily indicate existing environmental contamination, but rather the potential for contamination. The Solid Waste Facilities report was retrieved through the FDEP database on May 30, 2013.

Five (5) sites were listed in the Florida SWF database within a one-half (½) mile radius of the property:

WACS ID: 21490 - H&B Excavating C&D Facility
WACS ID: 100624 - ARFF Center Debris Staging Area
WACS ID: 45782 - CastleRock Inc C&D Facility
WACS ID: 84018 - Muckraker's Inc Composting Facility
WACS ID: 45791 - O'Neil Property C&D Facility

State-Designated Brownfield Areas - 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. The State-Designated Brownfield Area list was retrieved through the FDEP database on May 30, 2013.

No (0) State-Designated Brownfield Areas were listed within one-half (½) mile radius of the property.

5.2 Additional Environmental Record Sources

Drycleaning Solvent Cleanup Program - 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 (2000-Ch0376-Section 3078"Chapter 376, Florida Statutes). The program is administered by the Florida Department of Environmental Protection. 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 of 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. Known contaminated sites are listed on the Drycleaning Solvent Cleanup Program Priority Ranking List. The latest update for this program is the April 2013 Priority Ranking List. This list was reviewed on May 30, 2013.

No (0) facilities located within a one-half (½) mile radius of the property was listed on the Drycleaning Solvent Cleanup Program Priority Ranking List.

5.3 Physical Setting Sources

5.3.1 Current 7.5 Minute Topographic Map

The USGS 7.5 Minute Topographic Map - Ocala West quadrangle showed the average elevation of the property to be approximately 78 feet, NAD 27.

This map is included in the Appendix of this report.

5.3.2 Soil Survey Review

The United States Department of Agriculture (USDA) Natural Resources Conservation Service listed the property as having primarily Candler sand with 0 to 5 percent slopes.

The corresponding soil map and descriptions are included in the Appendix of this report.

5.3.3 Surface Water Features

There were no surface water features noted on the property at the time of the field visit.

5.3.4 USGS Geological Survey - Groundwater Maps

Based on the potentiometric surface of the upper Floridan aquifer system, groundwater flow of the Floridan Aquifer appeared to be from the east-southeast to the west-northwest in the vicinity of the property.

5.4 Historical Use Information on the Property

5.4.1 Chain of Title Review

Results from searching a documentation of conveyances (deeds), leases, mortgages, easements and other documents of record, beginning not later than 1940, preferably performed by a qualified attorney or land title company concerning a defined property should be performed. The Environmental Chain of Title Summary should include all owners and parties to recorded documents including associated contractual dates and other information that may be pertinent. An Environmental Chain of Title has not been provided to ETI and a review of the Environmental Chain of Title has not been conducted on the property.

5.4.2 Flood Insurance Rate Maps (FIRM)

FIRM Map panel number 12083C-0513D showed the property to be primarily in Flood Zone "X", an area not expected to flood during a 100-yr storm and a small portion in Flood Zone "A", an area with expected flooding during a 100-yr storm.

5.4.3 Property Tax Files

The Marion County Property Appraiser listed the parent parcel as having approximately 1843 acres with no improvements listed on the subject property.

5.4.4 Aerial Photograph Review

Historical aerial photographs were reviewed to aid in the evaluation of the previous uses or occupancies of the property and surrounding area in order to identify those uses or occupancies that were likely to have led to “Recognized Environmental Conditions” in connection with the property. A series of historical aerial photographs was reviewed to determine if the property is likely to have been impacted through visual identification of structures, land features, or topographic attributes. This review was limited to the scale, quality, and number of aerial photographs available for the subject property at the Marion County Property Appraiser’s office located in Ocala, Florida and the USGS Digital Library. Observations and interpretations of the aerial photographs available for **1940, 1949, 1956, 1964, 1972, 1976, 1980, 1983, 1995, 1999, 2004, 2006, 2009** and **2012** are provided as follows:

In the 1940 through the 2012 aerial photographs the property appears to be used for pasture land. No notable improvements can be seen on the property through these years.

Based on the review of the historical aerial photographs, no “Recognized Environmental Conditions” were revealed on the property.

5.4.5 Zoning/Land Use Records

The Marion County Zoning Department listed the property as zoned the following:

Improved Agriculture (A-2) - This classification is intended to provide for general farming, and animal husbandry with accessory uses, involving substantial improvement and development, and for which certain restrictive zoning is necessary to minimize conflicts and protect the character of the area.

A zoning map is located in the Appendix of this report.

5.5 Historical Use Information on Adjoining Property

5.5.1 Aerial Photograph Review of Adjoining Property

Historical aerial photographs were reviewed to aid in the evaluation of the previous uses or occupancies of the property and surrounding area in order to identify those uses or occupancies that were likely to have led to “Recognized Environmental Conditions” in connection with the property. A series of historical aerial photographs was reviewed to determine if the property is likely to have been impacted through visual identification of structures, land features, or topographic attributes. This review was limited to the scale, quality, and number of aerial photographs available for the subject property at the Marion County Property Appraiser’s office located in Ocala, Florida and the USGS Digital Library. Observations and interpretations of the aerial photographs available for **1940, 1949, 1956, 1964, 1972, 1976, 1980, 1983, 1995, 1999, 2004, 2006, 2009 and 2012** are provided as follows:

The 1940 through the 1983 aerial photographs showed the adjoining properties to be undeveloped or rural residences. By the 1995 aerial photograph the northern adjoining properties were being developed including the Defios Paint & Body shop. There were no notable changes apart from the expansion of the northern properties, from the 1995 to the 2012 aerial photographs.

Based on the review of all the historical aerial photographs, no “Recognized Environmental Conditions” were revealed on the adjacent properties.

5.5.2 Zoning/Land Use Records for Adjoining Property

The Marion County Planning and Zoning department listed the adjoining property to the north, as zoned the following:

Heavy Business (B-5) - This classification is intended to provide for those uses such as retail or wholesale, repair and service, which may require larger parcels for the outside storage of materials or equipment in inventory or awaiting repair. Businesses are intended to serve clients and customers from a regional area providing access for large delivery trucks.

The adjoining properties to the south and west were listed as zoned the following:

Improved Agriculture (A-2) - This classification is intended to provide for general farming, and animal husbandry with accessory uses, involving substantial improvement and development, and for which certain restrictive zoning is necessary to minimize conflicts and protect the character of the area.

The adjoining properties to the east were listed as zoned the following:

Heavy Industrial (M-2) - This classification is intended to provide for those manufacturing activities which create some undesirable effects and are not compatible with other zoning classifications.

and

General Agriculture (A-1) - This classification is intended to preserve agriculture as the primary use.

A zoning map is located in the Appendix of this report.

6.0 SITE RECONNAISSANCE

6.1 Methodology and Limiting Conditions

The methodology for this assessment follows the procedures described in ASTM Practice E 1527-05. This Phase I ESA does not wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with the property. This assessment is intended to reduce, not eliminate, the potential for recognized environmental conditions, recognizing reasonable limits on time and cost. This Phase I ESA makes no warranty or guarantee of site conditions.

Consistent with good commercial or customary practice, the level of inquiry for this Phase I ESA has been guided by the type of property and the information developed in the course of the inquiry. For instance, the site reconnaissance is not as intensive for a rural, undeveloped site as would be appropriate for a commercial property in an industrial setting. ETI personnel have traveled and examined conditions along all accessible and navigable interior and perimeter roads, and road accessible portions of adjoining properties.

A sweeping pattern was used throughout the property starting at the eastern entrance. ETI was unable to see through any dense brush, under the pavement, beneath any structures, or beneath the ground surface of the property. It should be noted that if during future removal of these items or excavation of the property, items that might be considered recognized environmental conditions are discovered, further investigation is recommended.

6.2 General Site Setting

The property consisted of a portion of a parent parcel of land at the time of the field visit.

6.3 Exterior Observations

The vegetation on the exterior of the property appeared thick and healthy with no signs of stress associated with contaminated soil or groundwater except for the oil stain along the western boundary of the property.

6.4 Interior Observations

The interior of the property revealed no evidence of contamination at the time of field visit.

7.0 INTERVIEWS

7.1 Interview with Owner

ETI interviewed Robert Stepp, the owner's representative by telephone on May 28, 2013. Mr. Stepp stated that he had no knowledge of any contamination issues associated with the property at the time of this report.

An owner interview sheet is included in the Appendix.

7.2 Interview with Site Manager

Robert Stepp was the site manager for the property at the time of this report.

7.3 Interviews with Occupants

The property was unoccupied at the time of the field visit.

7.4 Interviews with Local Government Officials

Joe Owens, Environmental Specialist for Marion County, was interviewed by telephone on May 21, 2013. He stated, that to his knowledge, there was no known fuel contamination in the immediate area of the property apart from what was listed in the FDEP database.

7.5 Interviews with Others

No others were interviewed for this report.

8.0 FINDINGS

Various piles of fence posts and debris were noted in the wooded areas of the property.

An empty drum, irrigation piping, and hay baling equipment were noted in the western, southern, and central portion of the property.

A review of EPA records listed one RCRA generator adjacent to the property:

FLR000021683 - Defios Paint & Body Shop at 6391 SW 38th Street

A review of FDEP records listed one contaminated storage tank facility within a 1/2 mile radius of the property:

Facility 8518864 - Sumter Electric Cooperative Inc located at 4872 SW 60th Avenue, Ocala

One facility on the Florida Storage Tank program was listed adjacent to the property:

Facility 9805839 - Ocala City WRF #3 located at 3100 SW 67th Avenue, Ocala, Florida.

Five sites were listed in the Florida Solid Waste Facilities (SWF) database within a one-half (1/2) mile radius of the property:

WACS ID: 21490 - H&B Excavating C&D Facility

WACS ID: 100624 - ARFF Center Debris Staging Area

WACS ID: 45782 - CastleRock Inc C&D Facility

WACS ID: 84018 - Muckraker's Inc Composting Facility

WACS ID: 45791 - O'Neil Property C&D Facility

9.0 OPINION

The various piles of fence posts and debris noted in the wooded areas of the property appeared to be non-hazardous in nature and are not expected to have an adverse effect on the property.

The empty drum, irrigation piping, and hay baling equipment noted in the western, southern, and central portion of the property appeared to be non-hazardous in nature and are not expected to have had an adverse effect on the property.

The EPA RCRA generator, FLR000021683 - Defios Paint & Body Shop was noted on the northern adjoining property. This site was listed as a Conditionally Exempt Small Quantity Generator (CESQG) of hazardous waste. A further review of EPA records showed this site to be in compliance with no listed violations or corrective actions taken against this facility. Based on the current EPA report, this site is not expected to have had an adverse effect on the property.

The FDEP contaminated storage tank facility 8518864 - Sumter Electric Cooperative was located south and east of the property. This site had completed the cleanup process for the contamination and no further actions were needed. Since the contaminants have been removed to an acceptable FDEP level this site is not expected to have had an adverse effect on the property.

FDEP Florida Storage Tank program listed Facility 9805839 - Ocala City WRF #3 on the northern adjoining property. This site is in compliance with no reports of contamination. Based on the current condition this site is not expected to have had an adverse effect on the property.

The five Florida Solid Waste Facilities (SWF) noted within a one-half (1/2) mile radius of the property were for construction and demolition materials (C&D) or yard debris. Based on the types of items that are allowed to be disposed in these areas these facilities should not have an adverse effect on the property.

10.0 CONCLUSION

A Phase I Environmental Site Assessment (ESA) was completed by Enviro-Tech, Inc. (ETI) for the site located at 4200 SW 60th Avenue in Ocala, Florida. This work was performed for On-Top-Of-The-World Communities, Inc. This Phase I ESA was conducted in accordance with the scope of work provided in the contract for a Phase I environmental site assessment. Assessment activities included agency interviews, a field visit, and governmental records review.

Site reconnaissance activities were conducted on May 16, 2013. The property consisted of an approximate 300 acre portion of a larger parcel. At the time of the field visit the property was undeveloped pasture and wooded areas. A primary entrance was noted along the eastern boundary of the property. Various unpaved entrances were noted along the northern and southern boundaries of the property. Apart from fencing, an irrigation well, and an advertising sign, there were no notable improvements to the property at the time of the field visit.

Various piles of fence posts and debris were noted in the wooded areas of the property. These debris piles appeared to be non-hazardous in nature and are not expected to have had an adverse effect on the property.

An empty drum, irrigation piping, and hay baling equipment were noted in the western, southern, and central portion of the property. These items appeared to be non-hazardous in nature and are not expected to have had an adverse effect on the property.

The EPA RCRA generator, FLR000021683 - Defios Paint & Body Shop was noted on the northern adjoining property. This site was listed as a Conditionally Exempt Small Quantity Generator (CESQG) of hazardous waste. A further review of EPA records showed this site to be in compliance with no listed violations or corrective actions taken against this facility. Based on the current EPA report, this site is not expected to have had an adverse effect on the property.

The FDEP contaminated storage tank facility 8518864 - Sumter Electric Cooperative was located south and east of the property. This site had completed the cleanup process for the contamination and no further actions were needed. Since the contaminants have been removed to an acceptable FDEP level this site is not expected to have had an adverse effect on the property.

FDEP Florida Storage Tank program listed Facility 9805839 - Ocala City WRF #3 on the northern adjoining property. This site is in compliance with no reports of contamination. Based on the current condition this site is not expected to have had an adverse effect on the property.

Five Florida Solid Waste Facilities (SWF) were noted within a one-half (1/2) mile radius of the property. These facilities were for construction and demolition materials (C&D) or yard debris. Based on the types of items that are allowed to be disposed in these areas these facilities should not have an adverse effect on the property.

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-05 for the property located at 4200 SW 60th Avenue in Ocala, Florida. Any exceptions to, or deletions from this practice are described in Section 12.0 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property.

11.0 DATA FAILURES AND DATA GAPS

A data failure occurred during the review of historical photographs and the owner interview. Photographs between 1940 and 2004 were not available at five year intervals. However, the aerial photographs showed the property to be undeveloped from 1940 through 2012. Since it is unlikely that the property was developed between these years this failure is not considered significant and is not expected to effect the outcome of this report.

No significant data gaps occurred during the preparation of this report.

12.0 DEVIATIONS

There are no known deviations from the practice outlined in ASTM E 1527-05.

13.0 ADDITIONAL SERVICES

There were no additional services performed.

14.0 REFERENCES

Quadrangle Map

United States Geological Survey, 2000, 7.5 Minute Series Topographic Map, Ocala West quadrangle.

Plans, Studies, Maps and Reports Reviewed

Marion County Land Development Regulations

Soils Survey Map of Marion County, Florida.

Flood Insurance Rate Map (FIRM), August 2008, Panel No. 12083C0513D

Potentiometric surface of the Upper Floridan aquifer in the St. Johns River Water Management District and vicinity, Florida, 2005

Aerial Photographs

Marion County Property Appraisers Office, Ocala, Florida, 1976, 1980, 1995, 1999, 2004, 2006, 2009, 2012.

USGS Digital Map Library 1940, 1949, 1956, 1964, 1972.

Agencies Interviewed

Joe Owens, Environmental Specialist for Marion County, Ocala, Florida.

Marion County Property Appraiser, Ocala, Florida

15.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONAL(S)

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 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 inquires in conformance with the standards and practices set forth in 40 CFR Part 312.

I am pleased to have been a part of this project. Should you have any questions regarding this report, please contact my office at (352) 694-1799.

Sincerely,

A handwritten signature in black ink that reads "Robert M. Couch III". The signature is written in a cursive style with a prominent "R" and "C".

Robert M. Couch III, P.E.

President

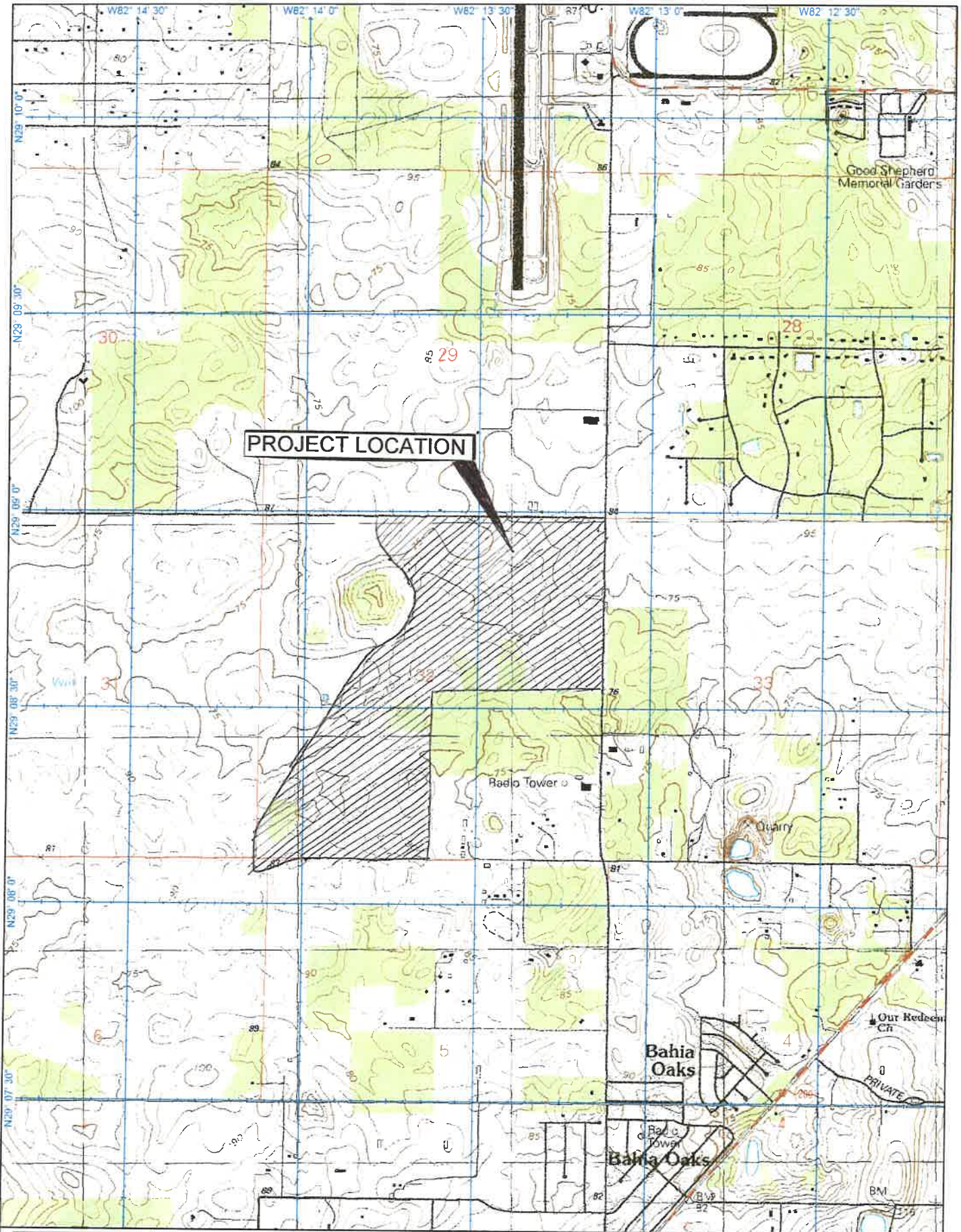
ENVIRO-TECH, INC.

16.0 QUALIFICATION(S) OF ENVIRONMENTAL PROFESSIONAL(S)

Robert M. Couch III, P.E. is a Professional Engineer with more than eighteen years of experience in Environmental and Civil Engineering. He graduated with a Bachelor's Degree in Environmental Engineering from the University of Florida in 1995, attended the ASTM training seminar by CFEA in 2002, the ASTM 1527-05 seminar in 2006, and has performed numerous Phase I Environmental Assessments over the past eighteen years.

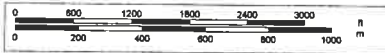
17.0 APPENDICES

17.1 Site (Vicinity) Map



© 2002 DeLorme, 3-D TopoQuads ©. Data copyright of content owner.
www.delorme.com

Scale 1 : 24,000
1" = 2000 ft



TN
↑
NN
↑
0.0°E

17.2 Site Plan

Typical views of entrances noted along the eastern and northern boundaries of the property



Northeast corner of property facing southwest



**Northwest corner of
property facing
southeast**



**Southwest corner of
property facing
northeast**



**Southeast corner of
property facing
northwest**



Typical views of wooded areas and dense vegetation noted on property



Typical views of large sign, empty feed barrel, and old irrigation piping noted on property





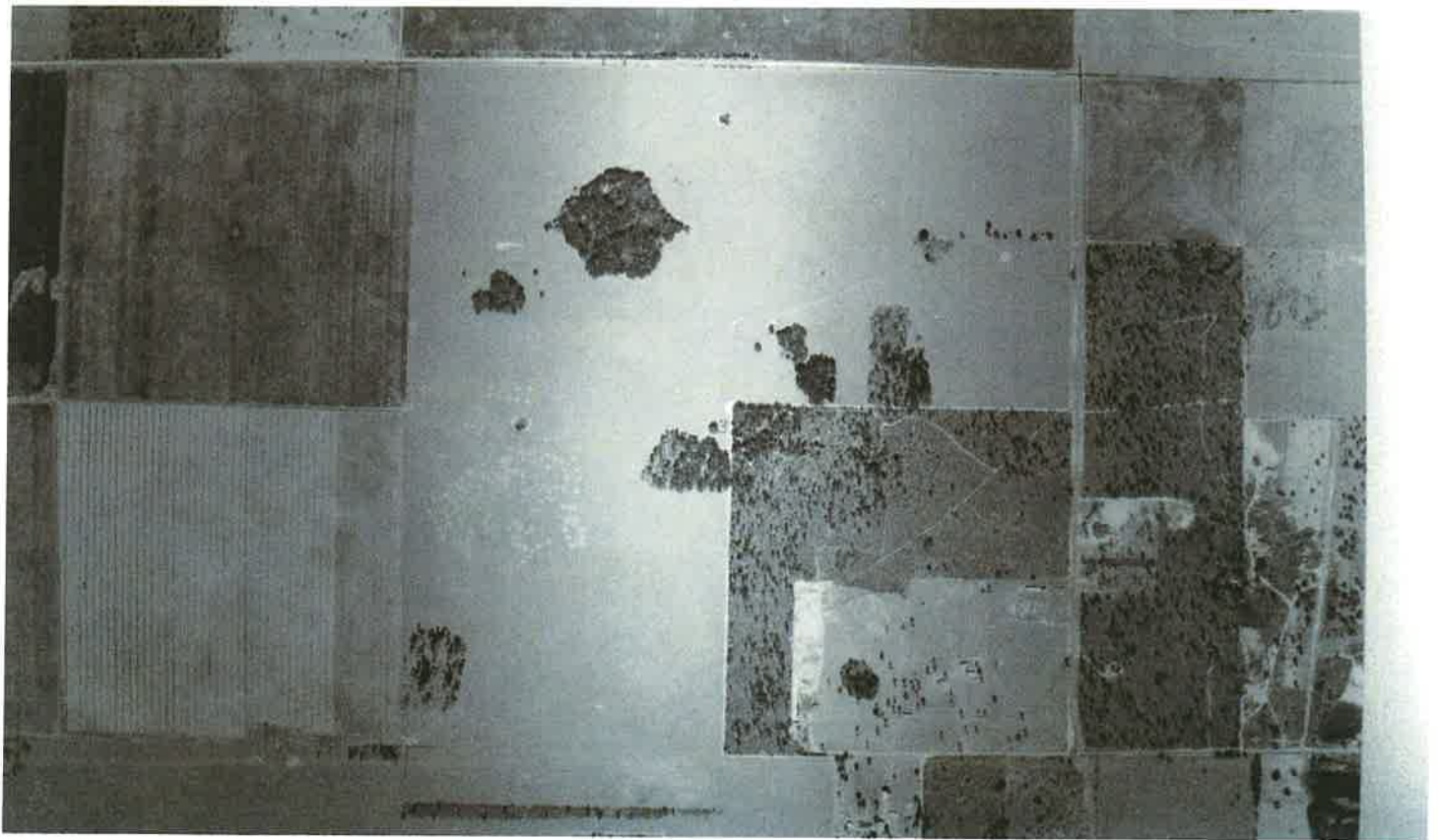
2004 Aerial Photograph



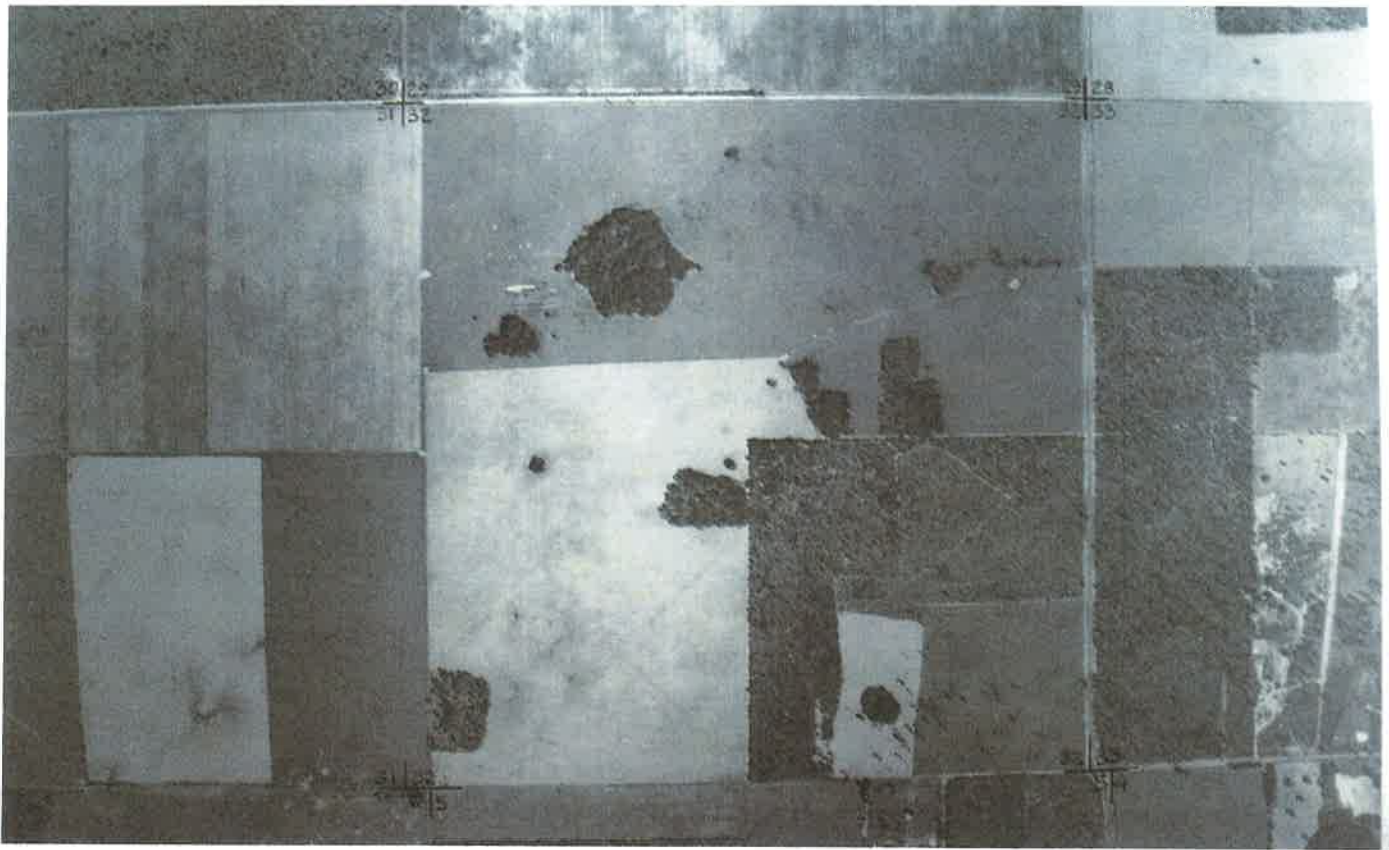
1999 Aerial Photograph



1995 Aerial Photograph



1983 Aerial Photograph



1980 Aerial Photograph



1976 Aerial Photograph



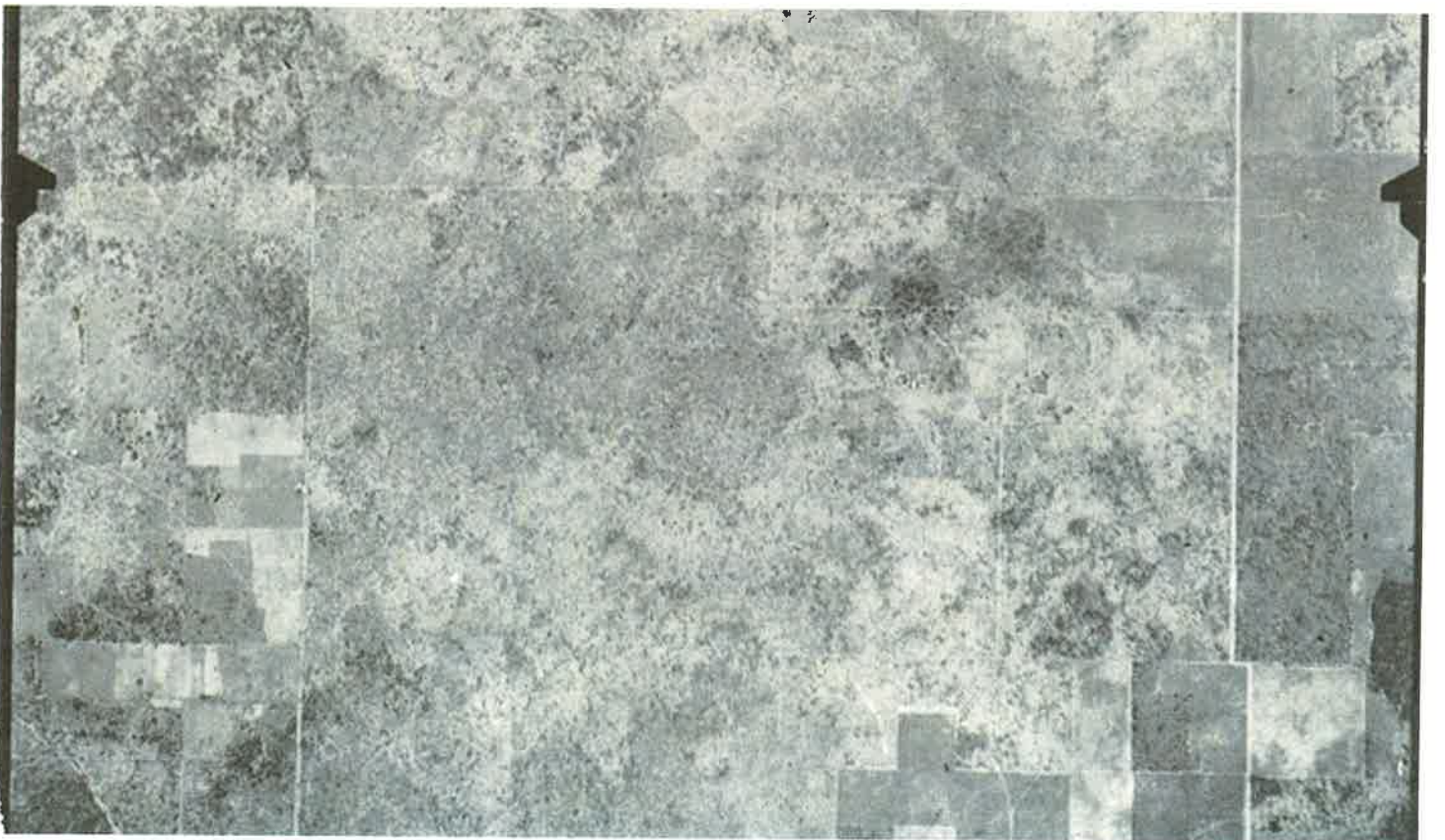
1972 Aerial Photograph



1964 Aerial Photograph



1956 Aerial Photograph

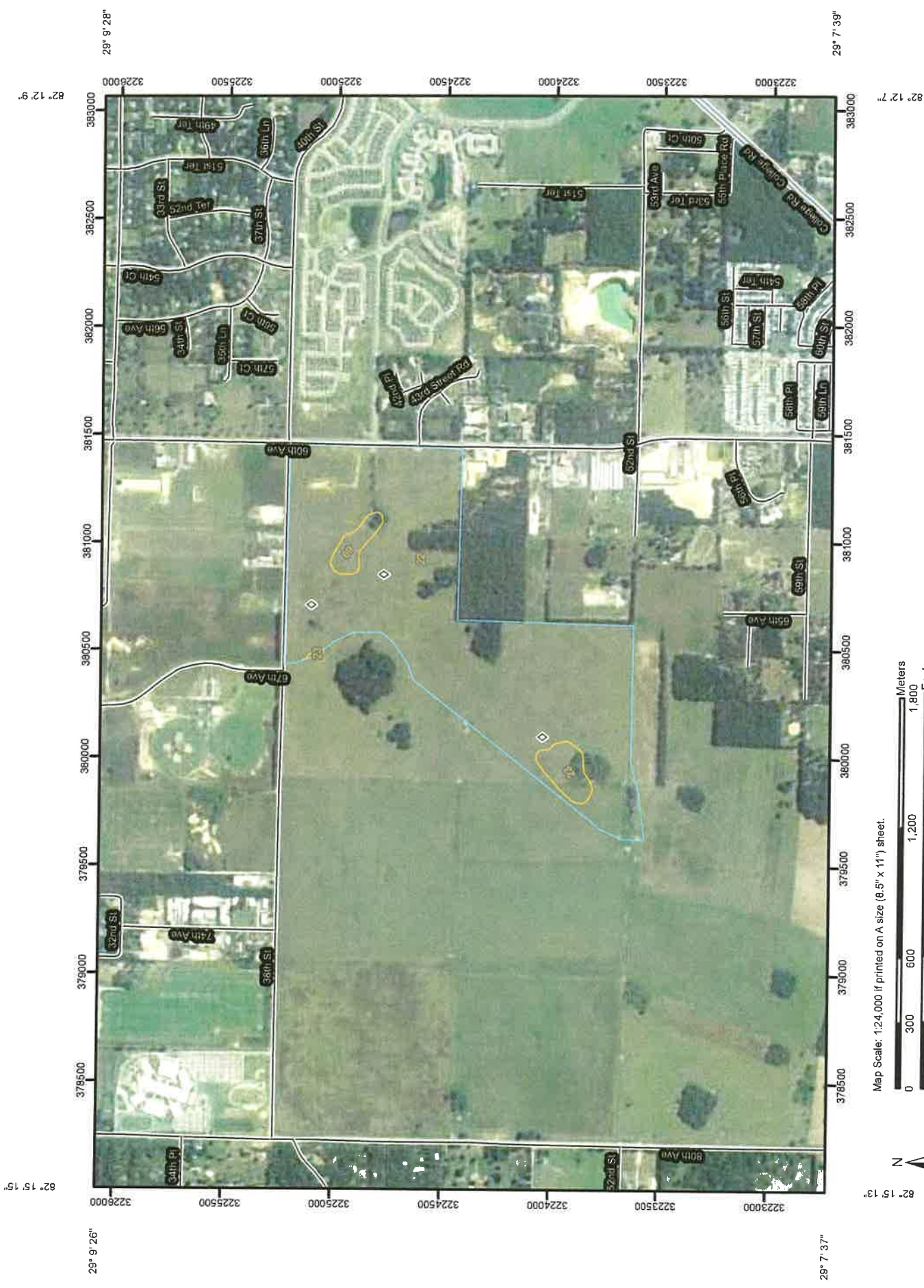


1949 Aerial Photograph



1940 Aerial Photograph













































17.5 Soils Map and Classification



Map Scale: 1:24,000 if printed on A size (8.5" x 11") sheet.



MAP LEGEND

| | | | |
|---|------------------------|---|------------------------------|
|  | Area of Interest (AOI) |  | Very Stony Spot |
|  | Area of Interest (AOI) |  | Wet Spot |
|  | Soils |  | Other |
|  | Soil Map Units |  | Special Line Features |
|  | Special Point Features |  | Gully |
|  | Blowout |  | Short Steep Slope |
|  | Borrow Pit |  | Other |
|  | Clay Spot |  | Political Features |
|  | Closed Depression |  | Cities |
|  | Gravel Pit |  | Water Features |
|  | Gravelly Spot |  | Streams and Canals |
|  | Landfill |  | Transportation |
|  | Lava Flow |  | Rails |
|  | Marsh or swamp |  | Interstate Highways |
|  | Mine or Quarry |  | US Routes |
|  | Miscellaneous Water |  | Major Roads |
|  | Perennial Water |  | Local Roads |
|  | Rock Outcrop |  | |
|  | Saline Spot | | |
|  | Sandy Spot | | |
|  | Severely Eroded Spot | | |
|  | Sinkhole | | |
|  | Slide or Slip | | |
|  | Sodic Spot | | |
|  | Spoil Area | | |
|  | Stony Spot | | |

MAP INFORMATION

Map Scale: 1:24,000 if printed on A size (8.5" x 11") sheet.
 The soil surveys that comprise your AOI were mapped at 1:15,840.
 Please rely on the bar scale on each map sheet for accurate map measurements.
 Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
 Coordinate System: UTM Zone 17N NAD83
 This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.
 Soil Survey Area: Marion County Area, Florida
 Survey Area Data: Version 8, May 14, 2012
 Date(s) aerial images were photographed: 11/3/2007
 The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

| Marion County Area, Florida (FL608) | | | |
|--|--------------------------------------|---------------------|-----------------------|
| Map Unit Symbol | Map Unit Name | Acres In AOI | Percent of AOI |
| 22 | Candler sand, 0 to 5 percent slopes | 325.1 | 94.4% |
| 23 | Candler sand, 5 to 12 percent slopes | 11.6 | 3.4% |
| 69 | Tavares sand, 0 to 5 percent slopes | 7.5 | 2.2% |
| Totals for Area of Interest | | 344.2 | 100.0% |

Map Unit Description (Brief, Generated)

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions in this report, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

The Map Unit Description (Brief, Generated) report displays a generated description of the major soils that occur in a map unit. Descriptions of non-soil (miscellaneous areas) and minor map unit components are not included. This description is generated from the underlying soil attribute data.

Additional information about the map units described in this report is available in other Soil Data Mart reports, which give properties of the soils and the limitations, capabilities, and potentials for many uses. Also, the narratives that accompany the Soil Data Mart reports define some of the properties included in the map unit descriptions.

Report—Map Unit Description (Brief, Generated)

Marion County Area, Florida

Map Unit: 22—Candler sand, 0 to 5 percent slopes

Component: Candler (85%)

The Candler component makes up 85 percent of the map unit. Slopes are 0 to 5 percent. This component is on ridges on marine terraces on coastal plains. The parent material consists of eolian deposits and/or sandy and loamy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is excessively drained. Water movement in the most restrictive layer is very high. Available water to a depth of 60 inches is very low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 4s. This soil does not meet hydric criteria. There are no saline horizons within 30 inches of the soil surface.

Component: Adamsville (3%)

Generated brief soil descriptions are created for major components. The Adamsville soil is a minor component.

Component: Apopka (3%)

Generated brief soil descriptions are created for major components. The Apopka soil is a minor component.

Component: Arredondo (3%)

Generated brief soil descriptions are created for major components. The Arredondo soil is a minor component.

Component: Astatula (3%)

Generated brief soil descriptions are created for major components. The Astatula soil is a minor component.

Component: Tavares (3%)

Generated brief soil descriptions are created for major components. The Tavares soil is a minor component.

Map Unit: 23—Candler sand, 5 to 12 percent slopes

Component: Candler (80%)

The Candler component makes up 80 percent of the map unit. Slopes are 5 to 12 percent. This component is on ridges on marine terraces on coastal plains. The parent material consists of eolian deposits and/or sandy and loamy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is excessively drained. Water movement in the most restrictive layer is very high. Available water to a depth of 60 inches is very low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 6s. This soil does not meet hydric criteria. There are no saline horizons within 30 inches of the soil surface.

Component: Adamsville (4%)

Generated brief soil descriptions are created for major components. The Adamsville soil is a minor component.

Component: Apopka (4%)

Generated brief soil descriptions are created for major components. The Apopka soil is a minor component.

Component: Arredondo (4%)

Generated brief soil descriptions are created for major components. The Arredondo soil is a minor component.

Component: Pompano (4%)

Generated brief soil descriptions are created for major components. The Pompano soil is a minor component.

Component: Tavares (4%)

Generated brief soil descriptions are created for major components. The Tavares soil is a minor component.

Map Unit: 69—Tavares sand, 0 to 5 percent slopes

Component: Tavares (85%)

The Tavares component makes up 85 percent of the map unit. Slopes are 0 to 5 percent. This component is on ridges on marine terraces on coastal plains. The parent material consists of eolian or sandy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is very high. Available water to a depth of 60 inches is very low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 57 inches during April, May, June, July, August, September, October, November, December. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 3s. This soil does not meet hydric criteria. There are no saline horizons within 30 inches of the soil surface.

Component: Adamsville (4%)

Generated brief soil descriptions are created for major components. The Adamsville soil is a minor component.

Component: Apopka (4%)

Generated brief soil descriptions are created for major components. The Apopka soil is a minor component.

Component: Candler (4%)

Generated brief soil descriptions are created for major components. The Candler soil is a minor component.

Component: Pompano (3%)

Generated brief soil descriptions are created for major components. The Pompano soil is a minor component.

Data Source Information

Soil Survey Area: Marion County Area, Florida
Survey Area Data: Version 8, May 14, 2012

17.6 Flood Insurance Rate Map (FIRM)



MAP SCALE 1" = 500'



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0513D

FIRM
FLOOD INSURANCE RATE MAP
MARION COUNTY,
FLORIDA AND
INCORPORATED AREAS

PANEL 513 OF 960

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

| COMMUNITY | NUMBER | PANEL | SUFFIX |
|---------------|--------|-------|--------|
| MARION COUNTY | 120180 | 0513 | D |
| OCALA CITY OF | 120330 | 0513 | D |

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER
12083C0513D

EFFECTIVE DATE
AUGUST 28, 2008

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

17.7 Zoning Map

17.8 Owner Questionnaire

Description of Site: Address:

ERICK EMPLOYMENT CO
 1200 SW 60th AVE
 Ocala FL

5/28/2013
 REC
 2000
 12

Question

Owner

1a. Is the *property* used for an industrial use?

Yes No Unk

1b. Is any *adjoining property* used for an industrial use?

Yes No Unk

2a. Did you observe evidence or do you have any prior knowledge that the *property* has been used for an industrial use in the past?

Yes No Unk

2b. Did you observe evidence or do you have any prior knowledge that any *adjoining property* has been used for an industrial use in the past?

Yes No Unk

3a. Is the *property* used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?

Yes No Unk

3b. Is any *adjoining property* used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?

Yes No Unk

4a. Did you observe evidence or do you have any prior knowledge that the *property* has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?

Yes No Unk

4b. Did you observe evidence or do you have any prior knowledge that any *adjoining property* has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?

Yes No Unk

5a. Are there currently any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of >5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the *property* or at the facility?

Yes No Unk

5b. Did you observe evidence or do you have any prior knowledge that there have been previously any damaged or discarded automotive or industrial batteries, or pesticides, paints, or other chemicals in individual containers of >5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the *property* or at the facility?

Yes No Unk

6a. Are there currently any industrial *drums* (typically 55 gal (208 L)) or sacks of chemicals located on the *property* or at the facility?

Yes No Unk

6b. Did you observe evidence or do you have any prior knowledge that there have been previously any industrial *drums* (typically 55 gal (208L)) or sacks of chemicals located on the *property* or at the facility?

Yes No Unk

7a. Did you observe evidence or do you have any prior knowledge that *fill dirt* has been brought onto the *property* that originated from a contaminated site?

Yes No Unk

7b. Did you observe evidence or do you have any prior knowledge that *fill dirt* has been brought onto the *property* that is of an unknown origin?

Yes No Unk

8a. Are there currently any *pits, ponds, or lagoons* located on the *property* in connection with waste treatment or waste disposal?

Yes No Unk

8b. Did you observe evidence or do you have any prior knowledge that there have been previously, any *pits, ponds, or lagoons* located on the *property* in connection with waste treatment or waste disposal?

Yes No Unk

Question

Owner

| | | | |
|--|-----|-------------------------------------|-----|
| 9a. Is there currently any stained soil on the <i>property</i> ? | Yes | <input checked="" type="radio"/> No | Unk |
| 9b. Did you observe evidence or do you have any prior knowledge that there has been previously, any stained soil on the <i>property</i> ? | Yes | <input checked="" type="radio"/> No | Unk |
| 10a. Are there currently any registered or unregistered storage tanks(above or underground) located on the <i>property</i> ? | Yes | <input checked="" type="radio"/> No | Unk |
| 10b. Did you observe evidence or do you have any prior knowledge that there have been previously, any registered or unregistered storage tanks(above or underground) located on the <i>property</i> ? | Yes | <input checked="" type="radio"/> No | Unk |
| 11a. Are there currently any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the <i>property</i> or adjacent to any structure located on the <i>property</i> ? | Yes | <input checked="" type="radio"/> No | Unk |
| 11b. Did you observe evidence or do you have any prior knowledge that there have been previously, any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the <i>property</i> or adjacent to any structure located on the <i>property</i> ? | Yes | <input checked="" type="radio"/> No | Unk |
| 12a. Is there currently evidence of leaks, spills or staining by substances other than water, or foul odors, associated with any flooring, drains, walls, ceilings, or exposed grounds on the <i>property</i> ? | Yes | <input checked="" type="radio"/> No | Unk |
| 12b. Did you observe evidence or do you have any prior knowledge that there have been previously any leaks, spills, or staining by substances other than water, or foul odors, associated with any flooring drains, walls, ceilings or exposed grounds on the <i>property</i> ? | Yes | <input checked="" type="radio"/> No | Unk |
| 13a. If the <i>property</i> is served by a private well or non-public water system, is there evidence or do you have prior knowledge that contaminants have been identified in the well or system that exceed guidelines applicable to the water system? | Yes | <input checked="" type="radio"/> No | Unk |
| 13b. If the <i>property</i> is served by a private well or non-public water system, is there evidence or do you have prior knowledge that the well has been designated as contaminated by any government environmental/health agency? | Yes | <input checked="" type="radio"/> No | Unk |
| 14. Does the <i>owner</i> or <i>occupant</i> of the <i>property</i> have any knowledge of <i>environmental</i> liens or governmental notification relating to past or recurrent violations of environmental laws with respect to the <i>property</i> or any facility located on the <i>property</i> ? | Yes | <input checked="" type="radio"/> No | Unk |
| 15a. Has the <i>owner</i> or <i>occupant</i> of the <i>property</i> been informed of the past existence of hazardous substances or petroleum products with respect to the <i>property</i> or any facility located on the <i>property</i> ? | Yes | <input checked="" type="radio"/> No | Unk |
| 15b. Has the <i>owner</i> or <i>occupant</i> of the <i>property</i> been informed of the current existence of hazardous substances or petroleum products with respect to the <i>property</i> or any facility located on the <i>property</i> ? | Yes | <input checked="" type="radio"/> No | Unk |
| 15c. Has the <i>owner</i> or <i>occupant</i> of the <i>property</i> been informed of the past existence of environmental violations with respect to the <i>property</i> or any facility located on the <i>property</i> ? | Yes | <input checked="" type="radio"/> No | Unk |
| 15d. Has the <i>owner</i> or <i>occupant</i> of the <i>property</i> been informed of the current existence of environmental violations with respect to the <i>property</i> or any facility located on the <i>property</i> ? | Yes | <input checked="" type="radio"/> No | Unk |
| 16. Does the <i>owner</i> or <i>occupant</i> of the <i>property</i> have any knowledge of any environmental site assessment of the <i>property</i> or facility that indicated the presence of hazardous substances or petroleum products on, or contamination of, the <i>property</i> or recommended further assessment of the <i>property</i> ? | Yes | <input checked="" type="radio"/> No | Unk |
| 17. Does the <i>owner</i> or <i>occupant</i> of the <i>property</i> know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substance or petroleum products involving the <i>property</i> by any owner or occupant of the <i>property</i> ? | Yes | <input checked="" type="radio"/> No | Unk |
| 18a. Does the <i>property</i> discharge waste water (not including sanitary waste or storm water) onto or adjacent to the <i>property</i> and/or into a storm water system? | Yes | <input checked="" type="radio"/> No | Unk |
| 18b. Does the <i>property</i> discharge waste water (not including sanitary waste or storm water) onto or adjacent to the <i>property</i> and/or into a sanitary sewer system? | Yes | <input checked="" type="radio"/> No | Unk |
| 19. Did you observe evidence or do you have any prior knowledge that any hazardous substances or petroleum products, unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials have been dumped above grade, buried and/or burned on the <i>property</i> ? | Yes | <input checked="" type="radio"/> No | Unk |
| 20. Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCBs? | Yes | <input checked="" type="radio"/> No | Unk |

The Owner questionnaire was completed by:
 Name _____
 Title _____
 Firm _____
 Address _____
 Phone number _____
 Date _____

17.9 Regulatory Records Documentation

17.9.1 Regulatory Records Summary Table

Phase I ESA Regulatory Records Summary

| Property Information | Client Information |
|--|---|
| Earl's Employment Center Property 4200 SW 60th Avenue Ocala, Florida | On-Top-Of-The-World Communities, Inc. 8445 SW 80th Street Ocala, FL 34481 |

| ENVIRONMENTAL RISK DISTRIBUTION SUMMARY | within 1/8 mile | 1/8 to 1/4 mile | 1/4 to 1/2 mile | 1/2 to 1 mile |
|--|------------------------|------------------------|------------------------|----------------------|
| Federal NPL Sites | 0 | 0 | 0 | 0 |
| Federal Delisted NPL sites | 0 | 0 | 0 | |
| Federal CERCLIS sites | 0 | 0 | 0 | - |
| Federal CERCLIS NFRAP sites | 0 | 0 | 0 | - |
| Federal RCRA CORRACTS Facilities | 0 | 0 | 0 | 0 |
| Federal RCRA non -CORRACTS TSD Facilities | 0 | 0 | 0 | - |
| Federal RCRA Generators | 1 | - | - | - |
| Federal ERNS | 0 | - | - | - |
| | | | | |
| FDEP NPL Sites | 0 | 0 | 0 | 0 |
| FDEP State Funded Cleanup Program | 0 | 0 | 0 | - |
| FDEP Leaking Underground Storage Tanks | 0 | 1 | 0 | - |
| FDEP Registered Storage Tank List | 1 | - | - | - |
| FDEP Drycleaning Solvent Cleanup Program | 0 | 0 | 0 | - |
| FDEP Solid Waste Facility | 3 | 1 | 1 | - |
| FDEP Brownfield Site | 0 | 0 | 0 | - |
| FDEP Institutional Controlled Registry | 0 | 0 | 0 | - |

This geographical database search meets the American Society of Testing Materials (ASTM) standards for a government records review. A (-) indicates search distance exceeding ASTM 1527-05 search parameters.

LIMITATION OF LIABILITY

Client proceeds at his/her own risk in choosing to rely on this database search, in whole or in part, prior to proceeding with any transaction ETI cannot be an insurer of the accuracy of the information, errors occurring in conversion of data, or for client's use of data.

17.9.2 EPA Regulated Facilities

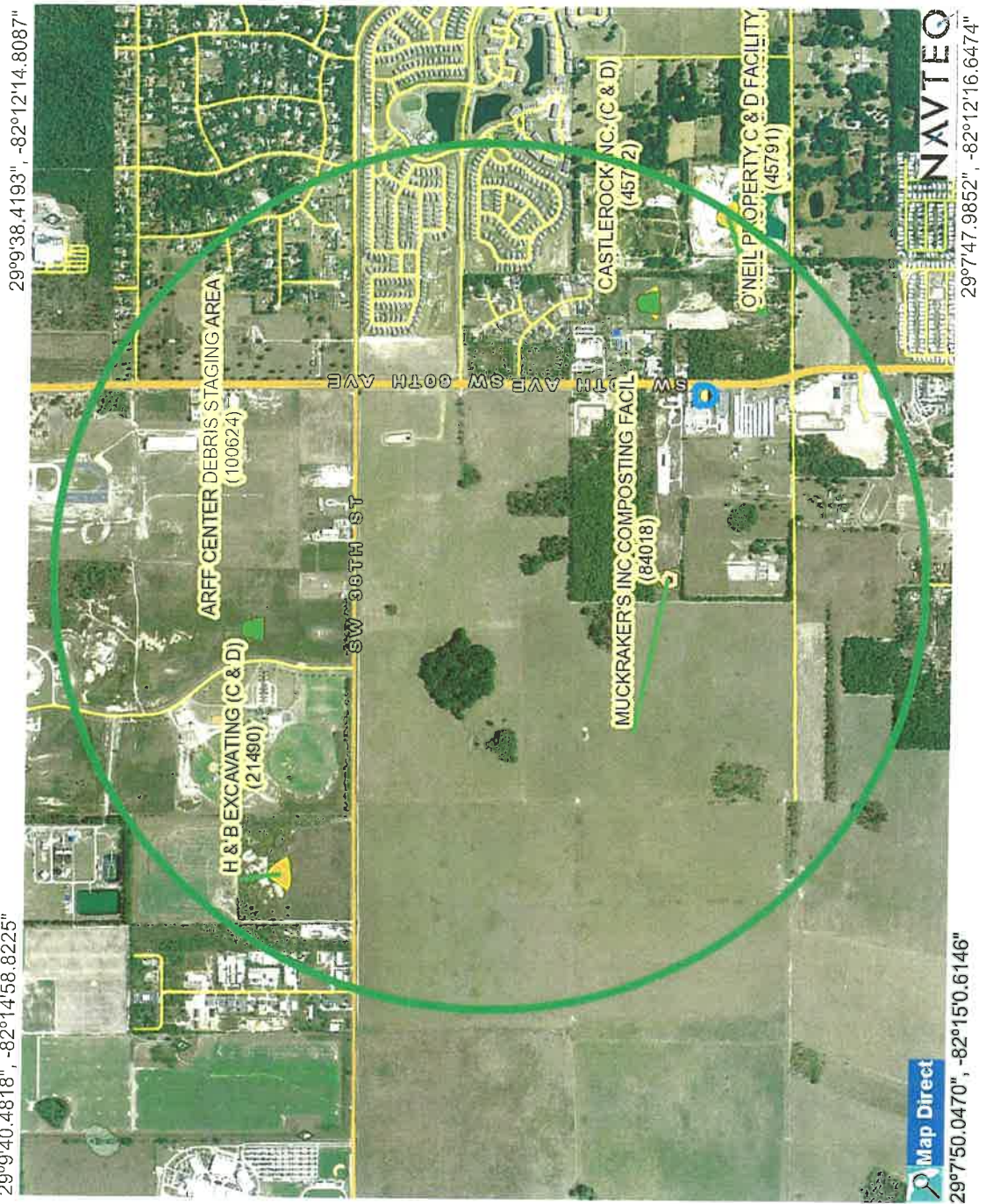
| Facility Name/Address | AIRS/AFS | ACRES | BR | CERCLIS | GHG | PCS/ICIS | RADInfo | RCRAInfo | TRI | TSCA |
|--|-----------------------------|-------|-----------------------------|---------|-----|-----------------------------|---------|-----------------------------|-----------------------------|------|
| AT & I SW 38TH ST AND 80TH AVE OCALA, FL 32670 | - | - | - | - | - | - | - | View Report | - | - |
| DEFIOS PAINT & BODY SHOP 6391 SW 38TH ST OCALA, FL 344741779 | - | - | - | - | - | - | - | View Report | - | - |
| EMERGENCY ONE INCORPORATED ARFF PLANT 2929 SOUTHWEST 57TH AVENUE OCALA, FL 34474-9287 | View Report | - | View Report | - | - | View Report | - | View Report | View Report | - |
| FLORIDA EMERGENCY TRAINING FACILITY 3001 SW 67TH AVE OCALA, FL 344746472 | - | - | - | - | - | - | - | View Report | - | - |
| PNEUMATIC PRODUCTS CORP 3400 SW 60TH AVE (AIRPORT) OCALA, FL 34474-9477 | - | - | - | - | - | - | - | View Report | - | - |

17.9.3 FDEP Regulated Facilities



Map Direct: Waste Cleanup

29°9'40.4818", -82°14'58.8225"



29°7'50.0470", -82°15'0.6146"

Florida Department of Environmental Protection. Disclaimer: This map created in Map Direct on Thu, 30 May 2013 20:27:25 UTC is intended for display purposes only. It was created using data collected at different scales, with different levels of accuracy, and/or covering different periods of time. NAVTEQ road data is provided for general information purposes only and does not constitute a warranty of any kind, either express or implied, including, but not limited to, the implied warranties of merchantability, fitness for a particular purpose, satisfactory quality and non-withinment. YOU SHOULD THEREFORE VERIFY ANY INFORMATION OBTAINED FROM THIS SITE BEFORE ACTING ON IT.



Scale 1:23,845

- Aerial Imagery 2004-2009
- Waste Cleanup OPEN Responsible Party Sites
- Waste Cleanup CLOSED Responsible Party Sites
- Waste Cleanup INACTIVE Responsible Party Sites
- Contaminations from STCM
- Drycleaning Solvent Program Cleanup Sites
- NPL and State Funded Waste Cleanup Sites
- State Funded Hazardous Waste Sites
- Superfund (NPL) Hazardous Waste Sites
- Florida Institutional Controls Registry
- Solid Waste Facilities
- Facility
- General Disposal Area
- Waste Processing Area
- Storage Tank Contamination Monitoring (STCM)
- Brownfield Sites
- Brownfield Areas
- Aerial Imagery Flight Dates 2004-2009

Map Direct Area of Interest Report

Print



Coordinates of the Area of Interest are shown here.
Places within 1 miles of the Area of Interest are shown in the body of the report.
Report generated on Thu May 30 16:19:48 EDT 2013.

| | | |
|------------------------------------|---------------------------------------|------------------------------|
| Latitude / Longitude (DMS) | Latitude / Longitude (Dec Deg) | Florida Albers(m) |
| 29°08'44.1440", -82°13'34.1938" | 29.14559555, -82.22616494 | 572271.03, 572257.36 |
| US National Grid | UTM Zone 16(m) | UTM Zone 17(m) |
| 17R LN 80735 24738 | 964602.54, 3233557.02 | 380734.54, 3224738.13 |
| State Plane East(ft) | State Plane West(ft) | State Plane North(ft) |
| 264743.0, 1751270.4 | 583971.8, 1749299.7 | 2694409.3, 60189.6 |

Analysis Layers

 **Waste Cleanup OPEN Responsible Party Sites : 0 Found.**

NO RESULTS FOUND IN ANALYSIS AREA.

 **Waste Cleanup CLOSED Responsible Party Sites : 0 Found.**

NO RESULTS FOUND IN ANALYSIS AREA.

 **Waste Cleanup INACTIVE Responsible Party Sites : 0 Found.**

NO RESULTS FOUND IN ANALYSIS AREA.

 **Contaminations From STCM : 1 Found.**

MARION

 **Drycleaning Solvent Program Cleanup Sites : 0 Found.**

NO RESULTS FOUND IN ANALYSIS AREA.

 **NPL And State Funded Waste Cleanup Sites : 0 Found.**

NO RESULTS FOUND IN ANALYSIS AREA.

 **Florida Institutional Controls Registry : 0 Found.**

NO RESULTS FOUND IN ANALYSIS AREA.

 **Solid Waste Facilities : 10 Found.**

O'NEIL PROPERTY C & D FACILITY
O'NEIL PROPERTY C & D FACILITY
CASTLEROCK INC. (C & D)
CASTLEROCK INC. (C & D)
H & B EXCAVATING (C & D)
H & B EXCAVATING (C & D)
MUCKRAKER'S INC COMPOSTING FACIL
MUCKRAKER'S INC COMPOSTING FACIL
ARFF CENTER DEBRIS STAGING AREA
ARFF CENTER DEBRIS STAGING AREA

 **Storage Tank Contamination Monitoring (STCM) : 4 Found.**

UNDEFINED

UNDEFINED

UNDEFINED

UNDEFINED

 **Brownfield Sites : 0 Found.**

NO RESULTS FOUND IN ANALYSIS AREA.

 **Brownfield Areas : 0 Found.**

NO RESULTS FOUND IN ANALYSIS AREA.

 **Aerial Imagery Flight Dates 2004-2009 : 1 Found.**

MARION

Disclaimer: This report is only intended to be used as an approximation of the possibility of nearby regulated features. It is not intended for legal purposes. Neither the State of Florida, nor the FDEP, makes any warranty, expressed or implied, including the warranties of merchantability and fitness for a particular purpose arising out of the use or inability to use the data, or assumes any legal liability or responsibility for the accuracy, completeness, or usefulness of any information, apparatus, product, or process disclosed, or represents that its use would not infringe privately owned rights. Use of information contained on the FDEP web pages constitutes understanding and acceptance of our disclaimer.

End of MapDirect Area of Interest Report.

Report generated in 7.787 seconds.

**Florida Department of Environmental Protection
Bureau of Petroleum Storage Systems
Storage Tank/Contaminated Facility
Latitude/Longitude Search
05/31/2013**

You selected the following criteria:

Radius = .7 Mile(s)

Latitude = 29: 08: 44 Longitude = 82: 13: 34

Latitude Longitude Facility ID, Name, Address

| | | | | |
|----------|----------|--|--|---|
| 29:08:18 | 82:13:09 | 8518864 Sumter Electric Cooperative Inc 4872 Sw 60th Ave Ocala, FL | Facility Type: Facility Status: Cleanup Status: County: | C-Fuel user/Non-retail OPEN Completed 42-MARION |
| 29:08:25 | 82:13:03 | 9046042 Peterson & Smith Equine Hospital 4747 Sw 60th Ave Ocala, FL | Facility Type: Facility Status: Cleanup Status: County: | C-Fuel user/Non-retail CLOSED No Contamination 42-MARION |
| 29:09:14 | 82:13:58 | 9805839 Ocala City Wrf # 3 3100 Sw 67th Ave Ocala, FL | Facility Type: Facility Status: Cleanup Status: County: | H-Local Government OPEN No Contamination 42-MARION |