

## 1.0 SUMMARY

NUTTING ENVIRONMENTAL OF FLORIDA, INC. (NEF) has conducted a Phase I Environmental Property Assessment in accordance with your authorization of January 12, 2009. This assessment was performed between January 12 and February 11, 2009. Based on the authorized scope of work performed, the following observations were made:

- The subject site consisted of an approximate 10.34 acre (approximately 450,410 square feet), rectangular shaped parcel currently developed with a warehouse building. Tenants noted on the subject property during the course of the site inspection included Ford Wire and Cable. Areas of the subject property outside the footprint of structures on site (in the immediate vicinity of the building) were noted to be developed with asphalt paved parking areas and landscape islands. The north, south and east portions of the site were vacant and undeveloped land. Two water reservoir areas were noted on the east and south portions of the site. Abandoned railroad spurs were noted on the northern portion of the subject site.
- Inspection of the site did not reveal the presence of visible stains, areas of distressed vegetation, or other visible indications of recognized environmental conditions on the property.
- The assessment did not reveal underground storage tanks containing hazardous substances and/or petroleum products on the subject site.
- On the day of the site inspection, NEF observed two 3,000-gallon stainless steel tanks located in a sealed concrete pit to the southeast of the warehouse building on the subject site. The solution in these tanks consists of 95% water and 5% of a "water mix metal working fluid". This solution is pumped to two separate machines which are used to draw wire down. The solution runs through the machines and is then pumped back to the tanks. Excess drawing solution is stored in the reservoir pit. Cliff Berry Inc. pumps out the tanks every three to six months (when the solution gets worn out from either getting used too much or getting too hot) and new solution is made. The "Water Mix Metal Working Fluid" is stored in a 55-gallon drum inside the warehouse building. According to Bill Ford, the solution is water soluble. The client provided NEF with the MSDS form for the metal working fluid. Review of the MSDS sheet revealed that the product is a mineral/oil mixture and has a weak petroleum odor. Please refer to Section 6.0 for additional information.
- On the day of the site inspection, NEF observed several 55-gallon drums stored inside the warehouse. The drums reportedly contained gear oil, mineral spirits and "water mix metal working fluid". No evidence of spills and/or stains were observed in the area of the drums.
- On the day of the site inspection, NEF observed an abandoned car battery on the southwest portion of the subject property on the day of the site inspection. No soil staining was noted in the area of the abandoned battery. NEF recommends the battery be removed from the subject property and properly disposed.
- On the day of the site inspection, NEF observed one aboveground propane tank and several smaller propane containers. Given the physical characteristics of propane, it is NEF's opinion that the tank and containers represent a "*de minimis*" condition to the subject property at this time.
- On the day of the site inspection, NEF observed approximately 15 cardboard boxes containing small vinyl balls used to insulate wires. The boxes are stored in an outside, covered storage area or inside the warehouse building. It is NEF's opinion that these vinyl balls represent a "*de minimis*" condition to the subject property at this time.
- Railroad tracks were reportedly installed transecting the north portion of the subject site in the early 1980's. This railroad spur is still present transecting the north portion of the subject site; however, the railroad spur appears to be abandoned and out of use. Rail road ties were historically treated with creosote (a mixture of chemicals



distilled from coal tar), to extend the life of the ties. The presence of treated wood (e.g. railroad ties) on the property can cause elevated levels of polycyclic aromatic hydrocarbons, certain pesticides, and/or heavy metals contaminants which may exceed state/county residential soil/groundwater cleanup target levels. If elevated levels of contaminants over state or county standards are present on a particular parcel, this may lead to increased liability and responsibilities for the client and/or regulatory enforcement actions under certain circumstances. It is not known if soil/groundwater contamination exists at the site at this time. If the client wishes to evaluate this concern further, then further "due diligent" environmental investigation (including testing) into soil and/or groundwater quality on site would be required.

- Based on a review of the information collected in this investigation, it is NEF's understanding the subject property was historically vacant and undeveloped land prior to 1947 until 1981 when the existing warehouse building was constructed on the subject site. The subject site has remained relatively the same from 1981 to the present date. The warehouse building was reportedly utilized by a building company prior to when Ford Wire and Cable acquired the property in 1994.
- The subject site was not found to be listed as a contaminated site or as a site under enforcement by regulatory agencies within the databases and files reviewed.
- No evidence of environmental cleanup liens, engineering controls, or institutional controls related to a release or threatened release of hazardous substances on the subject site was noted within the databases and files reviewed.
- No evidence of a release or threatened release of hazardous substances to the subject site from an adjoining or nearby property was noted within the databases and files reviewed.
- NEF noted ground or pole mounted Florida Power and Light (FPL) transformers on or near the subject site. The transformers did not appear to be damaged or leaking at the time of NEF's investigation. It is NEF's understanding through communications with FPL representatives that "in the event of leakage or spillage of oil from electrical equipment owned by FPL, the company assumes responsibility for the proper clean-up and disposal of oily material regardless of PCB content."
- Using the assessment criteria as described in Section 2.0 of this report, NEF has found potential evidence of recognized environmental conditions on the subject property. Please refer to Section 6.0 for additional information.

