

ON FILE TABLE OF CONTENTS

Phase I Environmental Site Assessment 2-99

Traffic Engineering Analysis 100-105

Right of Way Map 106

City of Jacksonville
Real Estate Purchase Agreement 107-111

PHASE I ENVIRONMENTAL SITE ASSESSMENT

**RESIDENTIAL PROPERTIES-TWO PARCELS
1429 AND 1460 STARRATT ROAD
JACKSONVILLE, DUVAL COUNTY, FLORIDA**



PREPARED BY:



Aerostar SES LLC
3550 St. Johns Bluff Road South
Jacksonville, Florida 32224
904-565-2820

PREPARED FOR:

Mr. RJ Morris
City of Jacksonville
214 North Hogan Street, 10th Floor
Jacksonville, Florida 32202

ASL Project Number: M3010.1835.0014.02

January 7, 2022

TABLE OF CONTENTS

GENERAL INFORMATION 1

Environmental Professional Certification..... 1

1.0 EXECUTIVE SUMMARY..... 2

1.1 Findings and Opinions..... 2

1.2 Conclusions..... 2

1.3 Recommendations..... 2

2.0 SUBJECT PROPERTY DESCRIPTION..... 3

2.1 Location 3

2.2 Environmental Liens and Activity and Use Limitations 3

2.3 Physical Setting 3

2.4 Site and Vicinity Characteristics 3

2.5 Description of Site Structures and Improvements..... 3

2.6 Current Uses of the Site..... 4

3.0 HISTORICAL USE INFORMATION..... 5

3.1 Historical Background..... 5

3.1.1 Aerial Photographs 5

3.1.2 Topographic Map..... 7

3.1.3 Sanborn Maps 8

3.1.4 City Directories 8

3.1.5 Review of Environmental Reports or Investigations 8

4.0 REGULATORY DATABASE LISTINGS 9

4.1 Standard Environmental Record Sources 9

4.2 Summary of Database Hits..... 10

4.3 Area Reconnaissance/Unmapped Facilities 10

4.4 Other Databases..... 10

5.0 LOCAL AGENCY RECORDS..... 11

6.0 SITE RECONNAISSANCE 12

6.1 Methodology 12

6.2 On-site Reconnaissance 12

6.2.1 Site Operations, Processes and Equipment 12

6.2.2 Aboveground Chemical or Waste Storage..... 12

6.2.3 Underground Chemical or Waste Storage, Drainage or Collection Systems 12

6.2.4 Electrical Transformers/PCBs..... 13

6.2.5 Releases or Potential Releases..... 13

6.2.6 Other Notable Site Features..... 13

7.0 INTERVIEWS..... 14

7.1 Interview with Site Owner 14

7.2 Interview with Site Manager..... 14

7.3 Interviews with Occupants..... 14

7.4 Interviews with Government Officials 14

7.5 Interviews with Others 14

8.0 OFF-SITE RECONNAISSANCE..... 15

9.0 PRODUCT INFORMATION 16

9.1 Purpose..... 16

9.2 Scope of Work 16

9.2.1 Records Review 16

9.2.2 Site Reconnaissance 17

9.2.3 Interviews..... 17

9.2.4 Report Preparation 17

9.3	Vapor Intrusion.....	17
9.4	Limitations.....	18
9.4.1	Data Gaps	18
9.5	Special Terms and Conditions	19
9.6	User Reliance.....	19
10.0	USER PROVIDED INFORMATION	20
10.1	Title Records.....	20
10.2	Environmental Liens or Activity and Use Limitations.....	20
10.3	Specialized Knowledge	20
10.4	Commonly Known or Reasonably Ascertainable Information.....	20
10.5	Valuation Reduction for Environmental Issues	20
10.6	Owner, Property Manager, and Occupant Information	20
10.7	Reason for Performing Phase I ESA	20
10.8	Degree of Obviousness	20
10.9	Other	20
11.0	NON-ASTM SCOPE ITEMS.....	21

APPENDICES

APPENDIX A	Site Photographs
APPENDIX B	Site Maps
APPENDIX C	Property Record Information
APPENDIX D	Historical References Documentation
APPENDIX E	Regulatory Database Report and Regulatory Records
APPENDIX F	Supporting Documentation
APPENDIX G	Qualifications of Assessors

LIST OF ACRONYMS AND ABBREVIATIONS

--	Not Observed
amsl	Above Mean Sea Level
APLUS	Florida Department of Transportation Aerial Photo Look Up System
ASL	Aerostar SES LLC
AST	Aboveground Storage Tank
ASTM	ASTM International
AUL	Activity and Use Limitation
BTEX	Benzene, Toluene, Ethylbenzene, Xylenes
CERCLIS	Comprehensive Environmental Response Compensation and Liability Information System
CORRACTS	RCRA Corrective Action
DCPAO	Duval County Property Appraiser's Office
DRO	Diesel Range Organics
EDR	Environmental Data Resources, Inc.
EPA	Environmental Protection Agency
ERNS	Emergency Response Notification System
ESA	Environmental Site Assessment
FDEP	Florida Department of Environmental Protection
GRO	Gasoline Range Organics
IC/EC	Institutional Controls/Engineering Controls
LUST	Leaking Underground Storage Tank
NA	Not Applicable
NFRAP	No Further Remedial Action Planned
NPL	National Priority List
OCULUS	FDEP's Document Management System
ORO	Oil Range Organics
PAH	Polycyclic Aromatic Hydrocarbons
PALMM	Publication of Archival, Library & Museum Materials
PCB	Polychlorinated Biphenyl
PLRIP	Petroleum Liability and Restoration Insurance Program
PRC	Property Record Card
RCRA	Resource Conservation and Recovery Act
RCRAGN	RCRA Generator
RE#	Real Estate Number
REC	Recognized Environmental Condition
SEMS	Superfund Enterprise Management System
SVOC	Semi-volatile Organic Compounds
TPH	Total Petroleum Hydrocarbons
TRPH	Total Recoverable Petroleum Hydrocarbons
TSD	Treatment, Storage and Disposal
USGS	United States Geological Survey
UST	Underground Storage Tank
VOA	Volatile Organic Aromatics
VOC	Volatile Organic Compounds

GENERAL INFORMATION

Project / Site Information:

Residential Properties-Two Parcels
1429 and 1460 Starratt Road
Jacksonville, Duval County, Florida
Lat/Long: 30.485293/-81.591163
Site Access Contact: N/A

Client Information:

City of Jacksonville
214 North Hogan Street, 10th Floor
Jacksonville, Florida 32202
Mr. RJ Morris

Consultant Information:

Aerostar SES LLC
3550 St. Johns Bluff Road South
Jacksonville, Florida 32224
904-565-2820
Email: fredway@aerostar.net
Inspection Date: 12/22/2021

User Information:

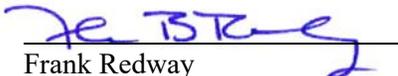
Not Applicable, the Client is the User

Site Assessor:



Paul Fitch, P.E.
Senior Engineer

Project Manager:



Frank Redway
Senior Program Manager

Environmental Professional Certification

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 40 CFR Part 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 all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Paul Fitch, P.E.
Senior Engineer

1.0 EXECUTIVE SUMMARY

ASL has performed a Phase I ESA in conformance with the scope and limitations of ASTM Standard E 1527-13 of the Residential Properties-Two Parcels, located at 1429 and 1460 Starratt Road, Jacksonville, Duval County, Florida; hereafter referred to as the site. Any exceptions to, or deletions from, this practice are described in Section 9 of this report. The Executive Summary serves as a summary of this report and presents the significant findings and conclusions of this assessment. The Executive Summary should not be considered a stand-alone document and must be evaluated in conjunction with the discussions, supporting documentation, and limitations within this ESA report.

ASL conducted the site reconnaissance on December 22, 2021. The site consisted of two contiguous parcels of land developed with two residential structures and a detached garage totaling 0.91 acres. During the site inspection, no evidence of the use, storage, disposal, or generation of hazardous substances and petroleum products was observed.

Historical resources were available from 1943 until the present. In summary, the site appears to have been wooded and/or grassy land from at least 1943 to at least 1960; developed with a present-day residence on the western portion since 1960 per the PRC and developed with the present-day mobile home since 1980 per the PRC. Potential off-site concerns were noted from the multiple gas stations that operated on the northern adjoining property since at least 1988. Based on the regulatory information reviewed, this facility is not suspected of negatively impacting the site.

The site was not listed in the EDR report for any of the ASTM-specified databases. Potential off-site concerns were noted from multiple facilities identified in the EDR report; however, the remaining facilities are not suspected of negatively impacting the site at this time based on distance, topography, regional groundwater flow, regulatory information reviewed, and/or a facility's limited operation time.

1.1 Findings and Opinions

This assessment has revealed no evidence of recognized environmental conditions associated with the site.

1.2 Conclusions

This assessment has revealed no evidence of recognized environmental conditions associated with the site.

1.3 Recommendations

Based on the information reviewed as part of this investigation, no additional assessment is recommended at this time.

2.0 SUBJECT PROPERTY DESCRIPTION

2.1 Location

The site is located at 1429 and 1460 Starratt Road, Jacksonville, Duval County, Florida. The DCPAO parcel identification numbers are 106330-0010 and 106330-0000. Photographs of the site are presented in Appendix A.

A Street Site Location Map is presented as Figure 1. A Site Plan is presented as Figure 2. The figures are included in Appendix B. County property record information for the site is included in Appendix C.

2.2 Environmental Liens and Activity and Use Limitations

An environmental lien search was not provided by the User.

2.3 Physical Setting

USGS topographic quadrangle maps, database information, and regulatory files available regarding properties of environmental concern in the site vicinity were reviewed as sources for obtaining information regarding the physical setting of the site and surrounding vicinity.

Topography	
Site Elevation (amsl)	~25-30 feet
Surface Runoff Direction	North
Regional Topography	North
Closest Surface Water Body/Direction	Retention Pond/Northwest
Regional Hydraulic Gradient*	North
Other:	None
Source of Information	Site Inspection and the 1992 Eastport, Florida, Topographic Quadrangle Map

* The groundwater flow direction and the depth to shallow, unconfined groundwater, if present, would likely vary depending upon seasonal variations in rainfall and other hydrogeological features. Without the benefit of on-site groundwater monitoring wells surveyed to a datum, groundwater depth and flow direction beneath the site cannot be directly ascertained.

2.4 Site and Vicinity Characteristics

At the time of the investigation, the site consisted of two contiguous parcels of land developed with two residential structures and a detached garage totaling 0.91 acres. The immediate vicinity surrounding the site is primarily characterized by a church, a gas station, grassy land, and residential properties.

2.5 Description of Site Structures and Improvements

The site is developed with two residential structures. According to the PRCs, the structure on the western portion was constructed in 1960 and consists of 1,455 total square feet. The structure on the eastern portion (mobile home) was constructed in 1980 and consists of 840 total square feet. Access to the site is available via Dunn Creek Road to the east and Starratt Road to the west.

ASL was unable to determine the utility companies who provide electricity, sanitary sewer, and potable water to the site. Additionally, ASL was unable to determine if there are or were any septic or heating oil tanks associated with the site.

2.6 Current Uses of the Site

The site is currently developed with two residential structures and a detached garage.

3.0 HISTORICAL USE INFORMATION

3.1 Historical Background

Historical resources were available from 1943 until the present. In summary, the site appears to have been wooded and/or grassy land from at least 1943 to at least 1960; developed with a present-day residence on the southern portions since 1960 per the PRC and developed with the present-day mobile home since 1980 per the PRC.

Potential off-site concerns were noted from the multiple gas stations that operated on the northern adjoining property since at least 1988. This facility is further discussed in Section 4.2 of this report as the Starratt Food Mart Inc. facility.

The historical sources reviewed are summarized in the following table:

Historical Source	Source Location	Dates Reviewed
Aerial Photographs	APLUS/PALMM	1943 to 2020
Topographic Maps	USGS	1992
City Directories	Jacksonville Main Library	1994 to 2017
Property Record Information	DCPAO	2021

3.1.1 Aerial Photographs

To evaluate the previous land uses of the property and surrounding area, a series of aerial photographs were reviewed. The aerial photographs provide a progressive overview of parcels pertaining to this assessment.

ASL personnel reviewed aerial photographs from 1943, 1952, 1960, 1969, 1975, 1988, 1997, 2005, 2010, and 2020. Copies of the aerial photographs are provided in Appendix D. Descriptions of ASL's observations are outlined in the following table:

Aerial Photograph Summary			
Source	Photograph Year	Site	Adjoining Properties
PALMM	1943	Wooded and grassy land	North: Starratt Road followed by wooded and grassy land Northeast: Dunn Creek Road followed by grassy land East: Dunn Creek Road followed by predominately grassy land; wooded land visible on the eastern portion Southeast: Wooded and grassy land South: Grassy land West: Wooded land with multiple trail roads
PALMM	1952	No significant changes visible	North: Structure visible on the southern portion; no other significant changes visible Northeast: Vernice Road followed by a structure East: No significant changes visible Southeast: No significant changes visible South: No significant changes visible West: Wooded land over the western portion; a single building in the eastern portion; present-day structure visible on the northern portion

Aerial Photograph Summary			
Source	Photograph Year	Site	Adjoining Properties
APLUS	1960	Grassy land	North: No significant changes visible Northeast: Additional structures visible; no other significant changes visible East: No significant changes visible Southeast: Structure visible South: Sparsely wooded land West: An additional building is visible on the eastern portion; no significant changes visible on the western portion
APLUS	1969	Present-day residence visible on the southern portion; no other significant changes visible	North: No significant changes visible Northeast: No significant changes visible East: Wooded land and rows of trees visible Southeast: No significant changes visible South: No significant changes visible West: Two additional buildings are visible on the eastern portion; no significant changes visible on the western portion
APLUS	1975	Additional structure visible on the southeastern portion; no other significant changes visible	North: No significant changes visible Northeast: No significant changes visible East: No significant changes visible Southeast: No significant changes visible South: No significant changes visible West: A cleared parking area is now visible on the eastern portion; no significant changes visible on the western portion
APLUS	1988	Present-day mobile home visible on the northern portion; structure no longer visible on the southeastern portion; no other significant changes visible	North: Present-day structure (suspected gas station) and a canopy visible Northeast: No significant changes visible East: No significant changes visible Southeast: No significant changes visible South: Wooded land is now cleared grassy land West: The parking area now appears to be paved; the southern 2/3 of the western portion is now cleared grassy land and a structure is now visible on the western boundary; an additional small building is now visible northern central portion
APLUS	1997	No significant changes visible	North: No significant changes visible Northeast: No significant changes visible East: No significant changes visible Southeast: Structure no longer visible; no other significant changes visible South: Present-day structure visible on the central portion; sparsely wooded West: Planted trees are now visible on the northernmost portion; one less building is visible on the eastern portion

Aerial Photograph Summary			
Source	Photograph Year	Site	Adjoining Properties
APLUS	2005	Additional present-day structure visible on the southern portion; no other significant changes visible	North: Former canopy is no longer visible; no other significant changes visible Northeast: No significant changes visible East: Present-day structures visible on the eastern and southern portions; rows of trees no longer visible; wooded and grassy land on the remaining portions Southeast: No significant changes visible South: An additional present-day structure is visible on the central portion; no other significant changes visible West: No significant changes visible
APLUS	2010	No significant changes visible	North: No significant changes visible Northeast: Structures are no longer visible; grassy land East: No significant changes visible Southeast: Present-day structure visible South: No significant changes visible West: The main church building is now visible with asphalt parking lots to the south and east of the building; a stormwater pond is now visible in the northernmost portion
APLUS	2020	No significant changes visible	North: Present-day canopy visible; no other significant changes visible Northeast: No significant changes visible East: No significant changes visible Southeast: No significant changes visible South: No significant changes visible West: No significant changes visible

Potential off-site concerns were noted from the canopies and suspected gas station visible on the northern adjoining property since at least 1988. This facility is further discussed in Section 4.2 of this report as the Starratt Food Mart Inc. facility.

3.1.2 Topographic Map

ASL performed a review of a topographic map as part of this investigation. A copy of the topographic map reviewed is included in Appendix D. A summary of ASL's observations is provided in the following table:

Topographic Map Summary			
Quad	Year(s)	Site	Adjoining Properties
Eastport, Florida	1992	Developed	North: Developed Northeast: Developed East: Developed Southeast: Developed South: Developed West: Developed with a church and a structure depicted; northern portion is undeveloped

3.1.3 Sanborn Maps

Sanborn Fire Insurance Maps did not provide coverage of the site vicinity.

3.1.4 City Directories

ASL personnel attempted to perform a review of historical city directories for the City of Jacksonville at a maximum of five-year intervals back to 1940 to determine if the past occupants/operations of the site and any adjoining properties are a potential concern. City directories for the City of Jacksonville did not provide coverage of the investigation area prior to 1994. Detailed listings for the years which ASL reviewed are outlined in the following table:

City Directories Summary			
Direction	Address(es)	Year(s)	Listing(s)
Site	1429 Starratt Road	1994-2017	Residence
	1460 Starratt Road	1994-2017	Residence
North	1507 Starratt Road	1994-1999	Lil Champ Food Store
		2009	Pantry Inc.
		2014-2017	Starratt Food Mart
Northeast	1529 Vernice Road	1994-2017	Not listed
East	13753 Dunn Creek Road	1994	Not listed
		2004-2014	Residence
		2017	Not listed
	13764 Lanier Road	1994-1999	Not listed
		2004-2017	Residence
Southeast	13730 Dunn Creek Road	1994	Not listed
		1997-2017	Residence
South	1424 Starratt Road	1994-2009	Dunn's Creek Baptist Church
		2014-2017	Residence
West	1449 Starratt Road	1994-2017	Residence
	1425 Starratt Road	1994-2017	Dunn's Creek Baptist Church

Potential off-site concerns were noted from the multiple food stores associated with gas station listed on the northern adjoining property since at least 1994. This facility is further discussed in Section 4.2 of this report as the Starratt Food Mart Inc. facility.

3.1.5 Review of Environmental Reports or Investigations

No prior environmental reports or investigations were provided to ASL for review as part of this investigation.

4.0 REGULATORY DATABASE LISTINGS

4.1 Standard Environmental Record Sources

As a part of this assessment, ASL reviewed information sources to obtain existing information pertaining to hazardous substances or petroleum products on or near the site. ASL obtained an ASTM regulatory database search through EDR. A copy of the database report is included in Appendix E. ASL also reviewed other available standard environmental record sources on the FDEP OCULUS website, as needed. The following table presents the summary of the regulatory database report:

Regulatory Database Summary				
Source	Search Distance	Site	Adjoining Property	Number Within ASTM's Minimum Search Distances
Federal NPL Facility	1.0 mile	0	0	0
Federal Delisted NPL	0.5 mile	0	0	0
Federal SEMS (former CERCLIS List)	0.5 mile	0	0	0
Federal SEMS-ARCHIVE (former CERCLIS NFRAP Facilities List)	0.5 mile	0	0	0
Federal RCRA CORRACTS and TSD Facilities	1.0 mile	0	0	0
Federal RCRA Non-CORRACTS TSD Facilities	0.5 mile	0	0	0
Federal RCRA Generators Lists	Site and adjoining properties	0	1	1
Federal IC/EC Registries	Site Only	0	NA	0
Federal ERNS	Site Only	0	NA	0
State- and Tribal-equivalent NPL Facilities	1.0 mile	0	0	0
State- and Tribal-equivalent CERCLIS Facilities	0.5 mile	0	0	0
State and Tribal Landfill and/or Solid Waste Disposal site Lists	0.5 mile	0	0	0
State and Tribal LUST Lists	0.5 mile	0	1	1
State and Tribal Registered UST Lists	Site and adjoining properties	0	1	1
State and Tribal IC/EC	Site Only	0	NA	0
State and Tribal Voluntary Cleanup Facilities	0.5 mile	0	0	0
State and Tribal Brownfield Facilities	0.5 mile	0	0	0

4.2 Summary of Database Hits

Regulatory information reviewed concerning the nearest identified facility in each cardinal direction is detailed below.

Facility's Name(s):	Starratt Food Mart Inc.
Facility ID:	16/8521316 and FLD984198747
Database(s):	LUST and RCRAGN
Address(es):	1507 Starratt Road
Distance (ft):	N/A
Direction:	Northern Adjoining Property
Comments:	<p><u>FLD984198747:</u> According to the database report and documents reviewed on OCULUS, this facility was registered as a SQG in 1991 and re-registered as a non-generator of hazardous waste in 2010. No violations were noted for this facility. No additional information was available for review.</p> <p><u>16/852316:</u> According to the database report and documents reviewed on OCULUS, one 8,000-gallon unleaded gasoline UST was installed at the facility in May 1985 and removed in September 1998. Additionally, one 26,000-gallon UST was installed in February 2011 and is currently in service. The former and current tank pit was approximately 150 feet north of the nearest site boundary. According to the database report and a review of documents on OCULUS, a discharge of unleaded gasoline was reported for the facility on February 11, 1992 during UST removal activities. The discharge was eligible for state-assisted cleanup funding under PLRIP and was assigned a cleanup score of 55. Assessment activities were conducted at the facility from December 2000 through April 2005. The facility was awarded a SRCR on June 15, 2005 where it was determined that no further cleanup was required. On February 3, 2011, the facility changed ownership and installed a 26,000-gallon UST. The most recent compliance inspection of the facility was completed on July 26, 2021, where the facility was found to be in compliance. No further information was available for review.</p> <p>Based on the information reviewed as part of this assessment, this facility is not suspected of having negatively impacted the site at this time.</p>

4.3 Area Reconnaissance/Unmapped Facilities

In addition to reviewing the database report, ASL performed reconnaissance of the site vicinity to identify any sites not mapped by EDR due to inadequate or inaccurate address information and to look for unregistered facilities. No additional facilities of potential concern were observed within the vicinity of the site during the field reconnaissance performed by ASL.

4.4 Other Databases

ASL reviewed the FDEP Map Direct website to identify any sites not mapped by EDR due to inadequate or inaccurate address information. No additional facilities of potential concern were noted in the site vicinity.

No other historical sources were reviewed during this investigation.

5.0 LOCAL AGENCY RECORDS

ASL contacted the following agencies to obtain information concerning the site and, if applicable, other properties of concern.

Agency	Contact Name / Phone Number	Date	Findings
FDEP	Mr. Tommy Moore/ 850-245-8362	12/16/2021	Discussed the Starratt Food Mart Inc. facility.
DCPAO	NA/Internet	12/15/2021	Obtained PRCs.
FDEP	NA/OCULUS	12/16/2021	Obtained regulatory information.
FDEP	NA/Map Direct	12/16/2021	Obtained regulatory information.

6.0 SITE RECONNAISSANCE

6.1 Methodology

Visual and physical inspections conducted as part of this investigation included walking the interior of the site and the site perimeter, where accessible. Additionally, observations of access to and egress from the site were noted, as well as the interior and exterior conditions of any on-site buildings or other improvements. This visual and physical inspection of the property focused primarily on its surface features. Any limitations to the site reconnaissance are detailed in Section 9.4.

6.2 On-site Reconnaissance

6.2.1 Site Operations, Processes and Equipment

Item or Feature	Observed	REC
Emergency Generators	--	
Air Compressors	--	
Hydraulic Lifts	--	
Drycleaning	--	
Photo Processing	--	
Laboratory Hoods and/or Incinerators	--	
Solid Waste and/or Water Treatment Systems	--	
Heating and/or Cooling Systems	X	No
Other:	--	

Heating and cooling are provided to the site structures by electrically-powered air conditioning units.

No other operations, processes, or equipment were observed during the site inspection.

6.2.2 Aboveground Chemical or Waste Storage

Item or Feature	Observed	REC
ASTs	--	
Drums, Barrels and/or Containers Exceeding 5 Gallons (Individually or Aggregate)	--	
Safety Data Sheet (SDS) Review	--	
Parts Washer	--	
Other:	--	

No aboveground chemical or waste storage devices were observed during the site inspection.

6.2.3 Underground Chemical or Waste Storage, Drainage or Collection Systems

Item or Feature	Observed	REC
UST or Ancillary UST Equipment	--	
Sumps, Cisterns, Catch Basins, and/or Dry Wells	--	
Grease Traps	--	
Septic Tanks and/or Leach Fields	--	
Oil/Water Separators	--	
Pipeline Markers	--	
Interior Floor Drains	--	
Other:	--	

No underground chemical or waste storage devices were observed during the site inspection.

6.2.4 Electrical Transformers/PCBs

Item or Feature	Observed	REC
Pole- or Pad-Mounted Transformers/Capacitors	--	
Other:	--	

No electrical transformers or evidence of PCB-containing equipment were observed during the site inspection.

6.2.5 Releases or Potential Releases

Item or Feature	Observed	REC
Stressed Vegetation	--	
Stained Soil	--	
Stained Pavement or Similar Surfaces	--	
Leachate and/or Waste Seeps	--	
Trash, Debris, and/or Waste Materials	--	
Dumping	--	
Disposal Areas	--	
Construction/Demolition Debris	--	
Fill Dirt	--	
Surface Water Discoloration, Sheen, and/or Free Floating Product	--	
Strong, Pungent, and/or Noxious Odor(s)	--	
Exterior Pipe Discharges and/or Other Effluent Discharges	--	
Other:	--	

No releases or evidence of a potential release were noted during the site inspection.

6.2.6 Other Notable Site Features

Item or Feature	Observed	REC
Surface Water Bodies	--	
Quarries and/or Pits	--	
Wells (Irrigation, Potable, Industrial, Etc.)	--	
Stormwater Discharges to the Site	--	
Other:	--	

No notable site features were observed during the site inspection.

7.0 INTERVIEWS

Reasonable attempts were made to interview the site owner, available key site manager, and occupants. ASL also conducted interviews with other individuals familiar with the site, as well as local, state, tribal, or federal agency representatives, where available, regarding issues which could have an adverse effect on the environmental status of the site. The people interviewed by ASL are summarized in the following table:

Interviewee	Date Interviewed	Relationship to the Investigation	Contact Number
Mr. Eric Fuller	12/20/2021	User	904-255-8705
Mr. Tommy Moore	12/16/2021	Public Records Request Liaison, FDEP	850-245-8362

7.1 Interview with Site Owner

The COJ attempted to interview the site owners, regarding the past and present uses of the site; however, they did not return their emails or phone calls prior to the completion of this report.

7.2 Interview with Site Manager

See Section 7.1.

7.3 Interviews with Occupants

See Section 7.1.

7.4 Interviews with Government Officials

ASL interviewed Mr. Tommy Moore, FDEP Public Records Request Liaison, concerning the Starratt Food Mart Inc. facility. According to Mr. Moore, there were no additional files available for review.

7.5 Interviews with Others

ASL provided the User, Mr. Eric Fuller, City of Jacksonville, the User Questionnaire to complete. A copy of the User Questionnaire is included in Appendix F.

8.0 OFF-SITE RECONNAISSANCE

The current uses of the adjoining properties are as follows:

Description of Adjoining Parcels			
Direction From Site	Address	Description of Current Use	Potential Concerns
North	1507 Starratt Road	Sun Express Gas Station and Food Mart	Yes
Northeast	1529 Vernice Road	Grassy land	None
East	13753 Dunn Creek Road	Residential	None
	13764 Lanier Road	Residential	None
Southeast	13730 Dunn Creek Road	Residential	None
South	1424 Starratt Road	Residential	None
West	1449 Starratt Road	Residential	None
	1425 Starratt Road	Dunn Creek Baptist Church	None

Potential off-site concerns were noted from the gas station observed on the northern adjoining property during the site inspection. This facility is further discussed in Section 4.2 of this report as the Starratt Food Mart Inc. facility.

9.0 PRODUCT INFORMATION

9.1 Purpose

The purpose of this Phase I ESA is to identify, to the extent feasible pursuant to ASTM Standard E 1527-13, recognized environmental conditions in connection with the site. Per the ASTM standard, the term recognized environmental conditions is defined as, “the presence or likely presence of any *hazardous substances* or *petroleum products* in, on, or at a *property*: (1) due to release to the environment; (2) under conditions indicative of a *release* to the *environment*; or (3) under conditions that pose a *material threat* of a future *release* to the *environment*. *De minimis conditions* are not *recognized environmental conditions*.”

Although performance of this investigation in a manner that is generally consistent with the ASTM Standard E 1527-13 is of benefit, it should be recognized that the Standard of “All Appropriate Inquiry” or “good commercial or customary practice” can only be made on a case-by-case basis and is subject to judicial interpretation.

9.2 Scope of Work

This Phase I ESA was conducted in general accordance with ASTM Standard E 1527-13, “Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.” The assessment consisted of four components: records review, site reconnaissance, interviews, and report preparation.

The scope of work does not include an evaluation of asbestos-containing building materials, lead-based paint, lead in drinking water, regulatory compliance, soil or groundwater sampling and analysis, cultural and historical resources, industrial hygiene, health and safety, ecological resources, indoor air quality, radon, site geotechnics (soils, foundations, site retention, etc.), wetlands, endangered species, or construction materials testing. ASL can provide these additional services, if requested.

9.2.1 Records Review

Historical Research: Sources such as historical aerial photographs, city directories, and fire insurance maps were reviewed, if reasonably ascertainable, to evaluate the historical usage of the site and surrounding properties. Additionally, a chain-of-title and an environmental lien search were reviewed if provided by the Users.

Physical Setting Sources: Various maps, reports, and technical publications were reviewed and observations of site conditions were made to evaluate the hydrogeological/geological conditions associated with the site and surrounding properties. This data can provide pertinent information about the site, including soil classification, surface water flow directions, and possibly, an indication of the local directions of surficial aquifer groundwater flow.

Environmental Public Records Review: Reasonably ascertainable local, state, tribal, and federal environmental records and the regulatory database search were reviewed to help assess the likelihood of problems from migrating hazardous substance or petroleum products. Public records identifying these facilities can provide indications of the potential for recognized environmental conditions to be present at the site.

ASL obtained, reviewed, and evaluated reasonably ascertainable information from the Client, Users, site owner; local, state, tribal, or federal entities; and the environmental regulatory database search. The conclusions and recommendations of this report are based, in part, on this information. The data reviewed

during this investigation appeared to be accurate; however, the provided services do not include the verification of the accuracy or authenticity of information provided by others.

9.2.2 Site Reconnaissance

On-site Reconnaissance: Visual and physical inspections conducted as part of this investigation included walking the interior of the site and the site perimeter, where accessible. Additionally, observations of access to and egress from the site were noted, as well as the presence and condition of any on-site buildings, utilities, or other improvements. This visual and physical inspection of the property focused primarily on its surface features.

Off-site Reconnaissance: Off-site reconnaissance conducted as part of this investigation included visual and physical inspections of the adjoining properties from the site boundary and from publicly accessible areas. Additionally, a vehicular reconnaissance of the surrounding properties was conducted. During these inspections, an emphasis was placed on observing the operations or conditions exhibiting the potential for recognized environmental conditions. If any sources were identified, the inspector would document the name and location of the facility.

9.2.3 Interviews

ASL conducted interviews with available individuals familiar with the site, as well as local, state, tribal, or federal agency representatives, regarding issues which could have an adverse effect on the environmental status of the subject site.

ASL depends on the Client, tenant, and other site personnel to provide data pertinent to determining the environmental status of the site, which may or may not exist within public records. The conclusions and recommendations of this report are based, in part, on this information. The data obtained during this investigation appeared to be accurate; however, the provided services do not include the verification of the accuracy or authenticity of information provided by others.

9.2.4 Report Preparation

This report was prepared based upon the information provided by the Client and the User, the observations made during the site reconnaissance, and the information obtained from a review of readily available records. Given the inherent limitations of environmental assessment work, ASL will not guarantee that any site is free of hazardous or potentially hazardous materials or that latent or undiscovered conditions will not become evident in the future. This report was prepared within the professional conduct of the industry and in accordance with the proposal and the standard terms and conditions presented in the contract. No other warranties, representations, or certifications are made.

9.3 Vapor Intrusion

ASL evaluated the potential for vapor intrusion conditions as part of this investigation. A Phase I ESA with recognized environmental conditions associated with volatilizing chemicals of concern (such as, but not limited to, VOCs, SVOC, and TPH and the associated subsets of these analyte lists like BTEX/VOAs, PAHs, and TRPH/TPH [GRO]/TPH [DRO]/TPH [ORO]) being or possibly being present in the site's subsurface has the potential for vapor intrusion to occur in the current and/or future site structure(s).

9.4 Limitations

ASL has prepared this assessment for the Client and User. ASL's assessment represents a review of certain information relating to the site that was obtained by methods described above and does not include sampling or other monitoring activities at the property. While ASL has used reasonable care to avoid reliance upon data and information that is inaccurate, ASL is not able to verify the accuracy or completeness of all data and information available during the investigation. Some of the conclusions in this report would be different if the information upon which they are based is determined to be false, inaccurate, or incomplete.

ASL makes no legal representations whatsoever concerning any matter including, but not limited to, ownership of any property or the interpretation of any law. ASL further disclaims any obligations to update the report for events taking place after the time during which the assessment was conducted.

This report is not a comprehensive site characterization and should not be construed as such. The opinions presented in this report are based upon the findings derived from a site reconnaissance, a limited review of specified regulatory records and historical sources, and comments made by the interviewees.

Phase I ESAs, by their very nature, are limited. ASL has endeavored to meet what it believes is the applicable standard of care, and, in doing so, is obliged to advise the Client and User of Phase I ESA limitations. ASL believes that providing information about limitations is essential to help the Client and User identify and thereby manage its risks. Through additional research, these risks can be mitigated, but they cannot be eliminated. ASL will, upon request, advise the Client and User of the additional research opportunities available, their impact, and their cost.

As noted above, the Phase I ESA was conducted at the referenced site, and this report was prepared for the sole use of the Client and User. This report shall not be relied upon by or transferred to any other party without the express written authorization of ASL.

Along with all of the limitations set forth in various sections of the ASTM Standard E 1527-13 protocol, the accuracy and completeness of this report is necessarily limited by the following:

- At the request of the Client, an environmental lien search was not conducted.
- At the request of the Client, a site inspection was conducted from the right-of-way. Access to the interior of the site was not provided.
- At the request of the Client, ASL was instructed to not interview the site owners.

9.4.1 **Data Gaps**

Data gaps are the lack or inability to obtain information required by ASTM Standard E 1527-13 despite good faith efforts to gather such information, such as, but not limited to, the inability to conduct a site visit, inability to conduct interviews, and the inability to establish historical uses of the site or surrounding properties. Not all data gaps are significant, and a data gap will only be discussed in this section if: 1) a data gap occurs during investigation; and 2) the data gap impairs ASL's ability to meet the objectives of ASTM Standard E 1527-13.

Historical Data Source Failures: Aerial photographs were not available for review prior to 1943. City directories for the City of Jacksonville did not provide coverage of the investigation area prior to 1994. Sanborn Fire Insurance Maps were not available for the site. An environmental lien search was not provided by the User.

The historical records readily available for review did not allow the property's history to be traced back to 1940 or to the property's first developed use (whichever is earlier), which constitutes historical data failure per ASTM Standard E 1527-13 § 8.3.2.3.

No apparent significant data gaps were noted during the investigation of the site.

9.5 Special Terms and Conditions

This report, and the information contained herein, shall be the sole property of ASL until payment of any unpaid balance is made in full. The Client and User agree that until payment is made in full, the Client and User shall not have a proprietary interest in this report or the information contained herein. ASL shall have the absolute right to request the return of any and all copies of this report submitted to other parties, public or private, on behalf of the Client and User in the event of nonpayment of outstanding fees by the Client pursuant to ASL's proposal.

9.6 User Reliance

This report is intended for the sole use of Client and User. Its contents may not be relied upon by other parties without the explicit written consent of ASL. This is not a statement of suitability of the property for any use or purpose.

10.0 USER PROVIDED INFORMATION

10.1 Title Records

A chain-of-title report for the site was not provided to ASL by the User or Client.

10.2 Environmental Liens or Activity and Use Limitations

An environmental lien search for the site was not provided to ASL by the User or Client.

10.3 Specialized Knowledge

No information was provided to ASL by the User with respect to any specialized knowledge or experience that may pertain to recognized environmental conditions in connection with the site.

10.4 Commonly Known or Reasonably Ascertainable Information

The User was not aware of any commonly known or reasonably ascertainable information about the site that would indicate the presence of recognized environmental conditions associated with the property.

10.5 Valuation Reduction for Environmental Issues

The User indicated the property value reflected the fair market value of the site.

10.6 Owner, Property Manager, and Occupant Information

According to the PRC, the property is owned by Ronnie Forrester et al and Jeffery Rickert. The site is currently developed with two residential structures.

10.7 Reason for Performing Phase I ESA

The User indicated that the Phase I ESA is being performed as due diligence prior to a potential real estate transaction.

10.8 Degree of Obviousness

The User indicated that there were not any obvious indicators that contamination is present or likely present at the site.

10.9 Other

No other information was provided by the User.

11.0 NON-ASTM SCOPE ITEMS

Under the terms of the agreement between the Client and ASL, no additional services were provided in association with the Phase I ESA. There may be environmental issues or conditions at a site that the Client may wish to assess in connection with commercial real estate that are outside the scope of this practice (the non-scope considerations). No implication is intended as to the relative importance of inquiry into such non-scope considerations, and this list of non-scope considerations is not intended to be all inclusive: asbestos-containing materials; radon; lead-based paint; lead in drinking water; wetlands; regulatory compliance; cultural and historical resources; industrial hygiene; health and safety; ecological resources; endangered species; indoor air quality; and high voltage power lines.

APPENDICES

APPENDIX A
SITE PHOTOGRAPHS



1) View of the eastern parcel of the site looking southeast from the northern property boundary along Starratt Road. A mobile home residence, a wooden fence and a shed are visible.



2) View of the western parcel of the site looking southeast from the northern property boundary along Starratt Road. A residence and two-car garage structure are visible.



3) Looking northwest from the southwest corner of the site, across Starratt Road. Residential property is visible.



4) Looking northeast along Starratt Road from the southwest corner of the site. The site is on the right.



5) Looking southwest from the southwest corner of the site along Starratt Road. Residential properties are visible on the left and a church property is on the right, across Starratt Road.



6) Looking north from the northwest corner of the site. The intersection of Starratt Road and Dunn Creek Road is visible on the right, and a gasoline station/convenience store property is visible in the center.



7) Looking south from the northeast corner of the site. The sites eastern portion is visible on the right. Dunn Creek Road is visible on the left, followed by residential properties.



8) Looking southwest from the northeast corner of the site. Starratt Road is visible, followed by residential properties, on the right. The sites eastern portion is visible on the left.



9) Looking north from the southern corner of the site. Dunn Creek Road is visible on the right and the sites eastern portion is visible on the left. The off-site gasoline station is visible in the distance.



10) Looking east across Dunn Creek Road from the southern corner of the site. Residential properties are visible.



11) Looking south from the southern corner of the site. Dunn Creek Road and residential properties are visible on the left and residential properties are visible on the right.



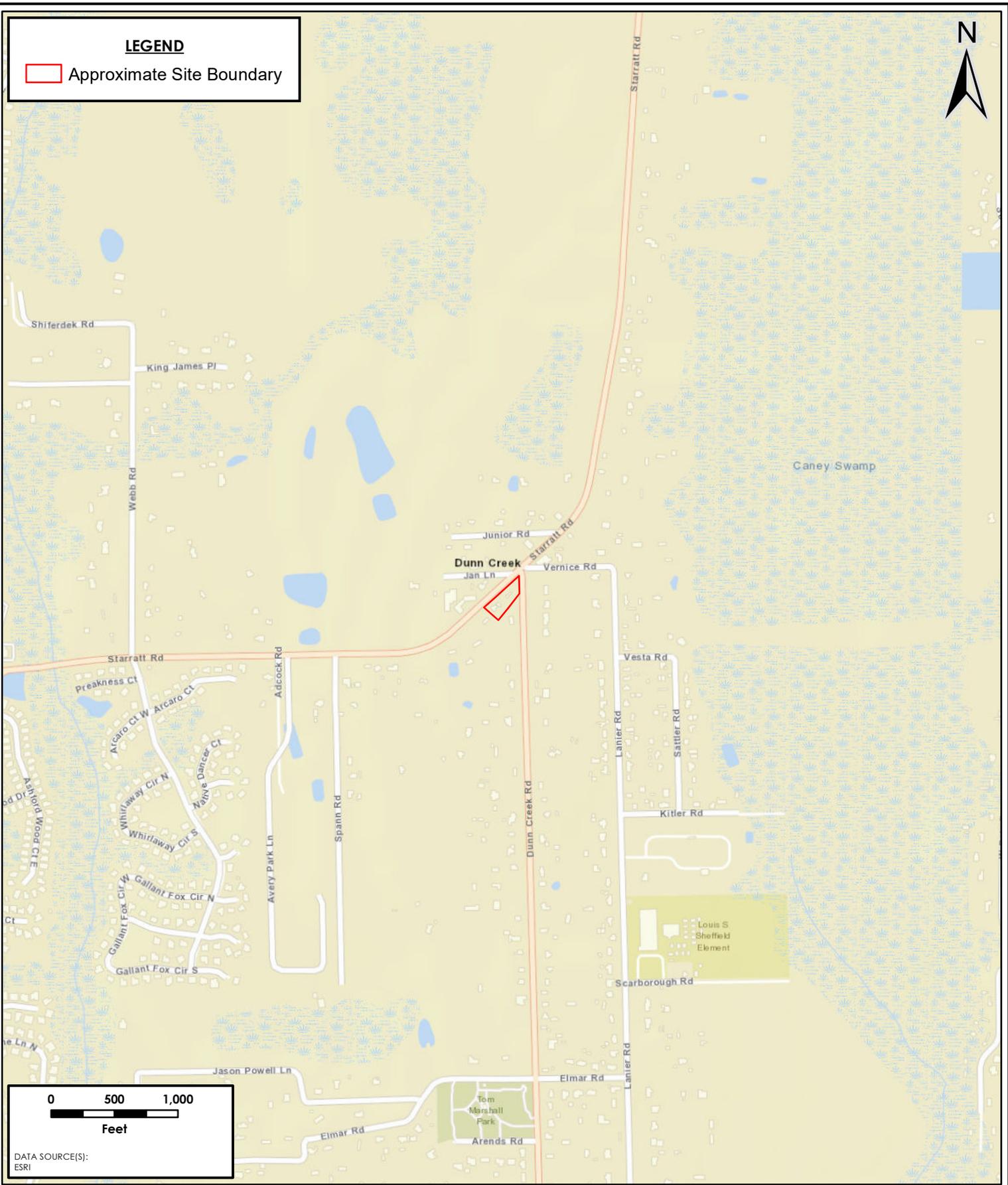
12) Looking west across the sites eastern portion. The mobile home residence is visible.

APPENDIX B

SITE MAPS

LEGEND

 Approximate Site Boundary



Street Site Location Map

Residential Properties-Two Parcels
 1429 and 1460 Starratt Road
 Jacksonville, Duval County, Florida

Project No.: **M3010.1835.0014.02**

Drawn By: **AB**

Reviewed By: **FR**

Approved By: **FR**

Date: **Jan 2022**

FIGURE
NUMBER

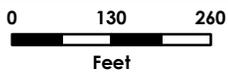
1



3550 St. Johns Bluff Rd S • Jacksonville, FL 32224
 (904) 565-2820 • www.ses-grp.com

LEGEND

- Approximate Site Boundary
- Parcel Boundaries



DATA SOURCE(S):
APLUS

Site Plan

Residential Properties-Two Parcels
1429 and 1460 Starratt Road
Jacksonville, Duval County, Florida

Project No.: **M3010.1835.0014.02**

Drawn By: **AB**

Reviewed By: **FR**

Approved By: **FR**

Date: **Jan 2022**

FIGURE
NUMBER

2



3550 St. Johns Bluff Rd S • Jacksonville, FL 32224
(904) 565-2820 • www.ses-grp.com

APPENDIX C

PROPERTY RECORD INFORMATION

R-106330-0000

2021

FORRESTER RONNIE L ET AL
 1429 STARRATT RD
 JACKSONVILLE, FL 32218-1445

22-1N-27E .380
 PT SW1/4 OF SE1/4 OF SW1/4 RECD
 O/R 15724-1150 (EX PT RECD O/R
 10067-342)

Map Id: 7222 610101.20 1.05 1.00 RES CENSUS TRACT 101.01

BUILDING CHARACTERISTICS		% PTS	
Exterior Wall	20 FACE BRICK	100	46.00
Roof Structure	3 GABLE OK HIP	100	6.00
Roofing Cover	3 ASPH/COMP SHNG	100	4.00
Interior Wall	5 DRYWALL	100	28.00
Int. Flooring	11 CER CLAY TILE	100	15.00
Heating Fuel	4 ELECTRIC	100	1.00
Heating Type	4 FORCED-DUCTED	100	4.00
Air Cond	3 CENTRAL	100	7.00

BUILDING CHARACTERISTICS		% PTS	
Stories	1.00	ADJ	0
Bedrooms	3.00	ADJ	0
Baths	2.00	ADJ	0
Rooms / Units	1.00	ADJ	0

BASE RATE ADJ		ADJ	
Quality Adjustment	1.0000	ADJ	1.0000
Mkt/Design Factor	1.0000	ADJ	1.0000
Size Adj.	1.0000	ADJ	1.0000

TOTAL ADJUSTED POINTS		ADJ	
125,559	1960	126	126
DEPRECIATION ADJ		ADJ	

TYPE	STYLE	CLS	QUA	HX %	NHX %	LOC	% COMP
0101	01	4	03	100	00	1.00	100

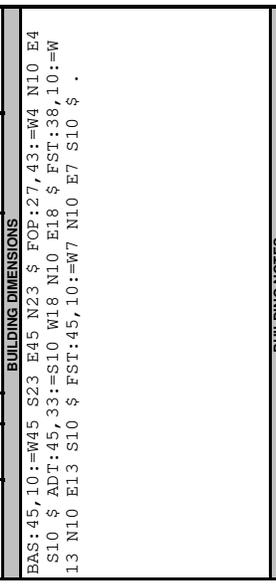
REFL. COST NEW	AVB	EVB	DT	NORM	% GOOD
125,559	1960	1960	R2	40.50	59.50%

SAR	AREA	B	H	P. of B.	EFF. AREA	DPR VALUE
ADT	180	X	90	1.62	9,246	
BAS	1,035	X	100	1.035	59,070	
FOP	40		30	12	685	
FST	200		50	100	5,708	

L	N	OBXF	CODE	DESCRIPTION	BLD	HX %	NHX %	PRICE/SF
1	DRWR2			Deck Wooden	1	100.00	0.00	9,246
2	GRMR2			Garage/Util Bdg Metl	1	100.00	0.00	57,070

L	N	USE	CODE	LAND USE DESCRIPTION	HX %	NHX %
1	0100	RES	LD 3-7	UNITS PER AC	100.00	0.00

L	N	DATE	BLD	USER ID	CD



0100 Single Family
 ** VALUE SUBJECT TO CHANGE **

BUILDING: 1 AKA:
 SITE ADDRESS: 1429 STARRATT RD JACKSONVILLE 32218 0101 SFR 1 STORY

L	N	VOLUME / YEAR	PAGE / CLERK	DATE OF SALE	SALES PRICE	NOTE AMOUNT	MAC AMOUNT
1	15724	01150		05/15/2007	40000	0	0
2	08888	00555		03/12/1998	100	0	0
3	01090	00091		01/01/1899	100	0	0

L	N	YEAR	HX %	NHX %	LENGTH	WIDTH	UNITS	GRADE	FACTOR	UNIT PRICE
1	15724	01150	0.00	0.00	14	10	140.00	3	100	23.80
2	08888	00555	0.00	0.00	35	24	840.00	3	100	28.65

L	N	OBXF	CODE	DESCRIPTION	BLD	HX %	NHX %	PRICE/SF
1	DRWR2			Deck Wooden	1	100.00	0.00	9,246
2	GRMR2			Garage/Util Bdg Metl	1	100.00	0.00	57,070

L	N	USE	CODE	LAND USE DESCRIPTION	HX %	NHX %
1	0100	RES	LD 3-7	UNITS PER AC	100.00	0.00

L	N	DATE	BLD	USER ID	CD

VALUE SUMMARY		Tax Dist GS	
PRIMARY VALUATION METHOD	CMA		
BUILDING VALUE	74,708		
EXTRA FEATURE VALUE	12,825		
TOTAL MARKET LAND VALUE	31,272		
MARKET VALUE OF AGLAND	0		
TOTAL LAND VALUE AG + COMMON	0		
ASSESSED VALUE	118,805		
CAP BASE YEAR	96,817		
TAXABLE VALUE	2012		
EXEMPTIONS	46,817		
TOTAL EXEMPTIONS VALUE	50,000		
SENIOR EXEMPTION VALUE	0		
SR HISTORIC TAXABLE VALUE	0		
PERMIT NO.	TP	ST.	ISSUE DATE

BUILDING DIMENSIONS	
BAS: 45,10:=W45 S23 E45 N23 \$ FOP:27,43:=W4 N10 E4 S10 \$ ADT:45,33:=S10 W18 N10 E18 \$ FST:38,10:=W13 N10 E13 S10 \$ FST:45,10:=W7 N10 E7 S10 \$.	

GRANTEE		GRANTOR	
FORRESTER RONNIE L ET AL		FORRESTER RONNIE ET AL	
SWEARINGEN FLORENCE		SWEARINGEN FLORENCE	

OBXF	MKT	VAL	%	COND	YEAR	ON ROLL	EFF	UNIT	PRICE	ADJ	UNIT	PRICE	COND	UNIT	PRICE	ADJ	UNIT	PRICE
1	033	1,033	31	2010	2009	2012	2012	24,000.00	0.38	0	1.00	1.00	1.00	82,296.00	31,272			
49		11,792	49	2014	2012	2012	2012	24,000.00	0.38	0	1.00	1.00	1.00	82,296.00	31,272			

APPRAISAL DATES		APPRAISED BY	
DATE		DATE	
04/29/2014	DCG	04/27/2012	LGS
05/04/2021	MRJ	07/18/2018	RJM

BUILDING NOTES	

PARCEL NOTES	

L	N	DATE	BLD	USER ID	CD

FORRESTER RONNIE L ET AL
 1429 STARRATT RD
 JACKSONVILLE, FL 32218-1445
LESTER TARA M R/S

Primary Site Address
 1429 STARRATT RD
 Jacksonville FL 32218

Official Record Book/Page
 15724-01150

Title #
 7222

1429 STARRATT RD

Property Detail

RE #	106330-0000
Tax District	GS
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00000 SECTION LAND
Total Area	16550

The sale of this property may result in higher property taxes. For more information go to [Save Our Homes](#) and our [Property Tax Estimator](#). "In Progress" property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification. [Learn how the Property Appraiser's Office values property.](#)

Value Summary

Value Description	2021 Certified	2022 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$74,708.00	\$74,080.00
Extra Feature Value	\$12,825.00	\$11,214.00
Land Value (Market)	\$31,272.00	\$31,272.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$118,805.00	\$116,566.00
Assessed Value	\$96,817.00	\$96,817.00
Cap Diff/Portability Amt	\$21,988.00 / \$0.00	\$19,749.00 / \$0.00
Exemptions	\$50,000.00	See below
Taxable Value	\$46,817.00	See below

Taxable Values and Exemptions – In Progress

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value	\$96,817.00	SJRWMD/FIND Taxable Value	\$96,817.00	School Taxable Value	\$96,817.00
Assessed Value	\$96,817.00	Assessed Value	\$96,817.00	Assessed Value	\$96,817.00
Homestead (HX)	-\$25,000.00	Homestead (HX)	-\$25,000.00	Homestead (HX)	-\$25,000.00
Homestead Banding 196.031(1)(b) (HB)	-\$25,000.00	Homestead Banding 196.031(1)(b) (HB)	-\$25,000.00	Taxable Value	\$71,817.00
Taxable Value	\$46,817.00	Taxable Value	\$46,817.00		

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
15724-01150	5/15/2007	\$40,000.00	QC - Quit Claim	Unqualified	Improved
08888-00555	3/12/1998	\$100.00	QC - Quit Claim	Unqualified	Improved
01090-00091	1/1/1899	\$100.00	MS - Miscellaneous	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	DKWR2	Deck Wooden	1	14	10	140.00	\$866.00
2	GRMR2	Garage/Util Bdg Metl	1	35	24	840.00	\$10,348.00

Land & Legal

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0100	RES LD 3-7 UNITS PER AC	RLD-100A	112.00	142.00	Common	0.38	Acreage	\$31,272.00

Legal

LN	Legal Description
1	22-1N-27E .380
2	PT SW1/4 OF SE1/4 OF SW1/4 RECD
3	O/R 15724-1150(EX PT RECD O/R
4	10067-342)

Buildings

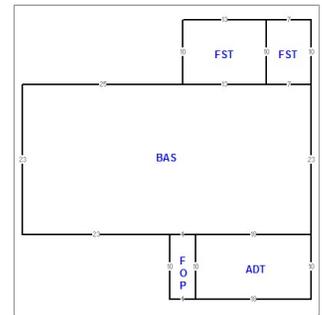
Building 1
 Building 1 Site Address
 1429 STARRATT RD Unit
 Jacksonville FL 32218

Building Type	0101 - SFR 1 STORY
Year Built	1960
Building Value	\$74,080.00

Type	Gross Area	Heated Area	Effective Area
Base Area	1035	1035	1035
Finished Open Porch	40	0	12
Addition	180	180	162
Finished Storage	130	0	65
Finished Storage	70	0	35
Total	1455	1215	1309

Element	Code	Detail
Exterior Wall	20	20 Face Brick
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	5	5 Drywall
Int Flooring	11	11 Cer Clay Tile
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central

Element	Code	Detail
Stories	1.000	
Bedrooms	3.000	
Baths	2.000	
Rooms / Units	1.000	



2021 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B & B	\$96,817.00	\$50,000.00	\$46,817.00	\$520.39	\$535.68	\$512.47
Public Schools: By State Law	\$96,817.00	\$25,000.00	\$71,817.00	\$257.75	\$255.67	\$251.27
By Local Board	\$96,817.00	\$25,000.00	\$71,817.00	\$158.44	\$161.44	\$154.46
FL Inland Navigation Dist.	\$96,817.00	\$50,000.00	\$46,817.00	\$1.46	\$1.50	\$1.43
Water Mgmt Dist. SJRWMD	\$96,817.00	\$50,000.00	\$46,817.00	\$10.40	\$10.71	\$10.25
Totals			\$948.44	\$965.00	\$929.88	
Description	Just Value	Assessed Value	Exemptions	Taxable Value		
Last Year	\$115,522.00	\$95,481.00	\$50,000.00	\$45,481.00		
Current Year	\$118,805.00	\$96,817.00	\$50,000.00	\$46,817.00		

2021 TRIM Property Record Card (PRC)

This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

Property Record Card (PRC)

The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.

- 2021**
- 2020**
- 2019**
- 2018**
- 2017**
- 2016**

2015

2014

- To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here: 

More Information

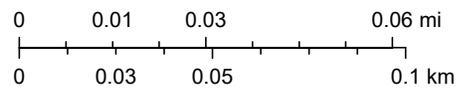
[Contact Us](#) | [Parcel Tax Record](#) | [GIS Map](#) | [Map this property on Google Maps](#) | [City Fees Record](#)

Duval Map



December 15, 2021

1:2,257



R-106330-0010

2021

RICKERT JEFFREY
 1460 STARRATT RD
 JACKSONVILLE, FL 32218

22-1N-27E .38
 PT SW1/4 OF SE1/4 OF SW1/4 RECD
 O/R 16798-1408

Map Id: 7222 610101.20 1.05 1.00 1.00 RES CENSUS TRACT 101.01

BUILDING CHARACTERISTICS		BUILDING DIMENSIONS	
CATEGORY	TYPE	TP	ST.
Exterior Wall	25 MODULAR METAL	000001500	BLDG
Roof Struct	1 FLAT		
Roofing Cover	1 MINIMUM METAL		
Interior Wall	4 PLYWOOD PANEL		
Int Flooring	14 CARPET		
Int Flooring	8 SHEET VINYL		
Heating Fuel	4 ELECTRIC		
Heating Type	3 FRCD NOT DUCTD		
Air Cond	2 WALL UNIT		
QUALITY ADJUSTMENT		EST VALUE	
Stories	1.00	7,000	
Bedrooms	2.00	02/09/1984	
Baths	1.00		
Rooms / Units	1.00		
BASE RATE ADJ		ISSUE DATE	
Quality Adjustment	0.9000		
Mkt/Design Factor	1.0000		
Size Adj.	1.0800		
TOTAL ADJUSTED POINTS		7,000	
DEPRECIATION ADJ		02/09/1984	

VALUE SUMMARY		BUILDING DIMENSIONS	
PRIMARY VALUATION METHOD	VALUE	TP	ST.
BUILDING VALUE	9,162		
EXTRA FEATURE VALUE	228		
TOTAL MARKET LAND VALUE	31,272		
MARKET VALUE OF AGLAND	0		
TOTAL LAND VALUE AG + COMMON	40,662		
ASSESSED VALUE	37,026		
CAP BASE YEAR	0		
TAXABLE VALUE	37,026		
EXEMPTIONS		None	
TOTAL EXEMPTIONS VALUE		0	
SENIOR EXEMPTION VALUE		0	
SR HISTORIC TAXABLE VALUE		N/A	
PERMIT NO.		DESCRIPTION	
000001500		BLDG	

BUILDING NOTES	
BAS (U14R60D14L60)	

BUILDING: 1		AKA:	
L	N	Y	V
1	16798	01408	06/02/2014
2	10067	00342	07/03/2001
3	08801	01204	12/05/1997
4	06527	01000	06/01/1988

SITE ADDRESS: 1460 STARRATT RD JACKSONVILLE 32218		0201 MH ASSESSED	
L	N	Y	V
1	16798	01408	06/02/2014
2	10067	00342	07/03/2001
3	08801	01204	12/05/1997
4	06527	01000	06/01/1988

L		N		Y		V	
OBXF	CODE	DESCRIPTION	BLD	HTX %	NHX %	LENGTH	WIDTH
1	CVPR2	Covered Patio	1	0.00	100.00	8	8

L		N		Y		V	
OBXF	CODE	DESCRIPTION	BLD	HTX %	NHX %	LENGTH	WIDTH
1	CVPR2	Covered Patio	1	0.00	100.00	8	8

L		N		Y		V	
OBXF	CODE	DESCRIPTION	BLD	HTX %	NHX %	LENGTH	WIDTH
1	CVPR2	Covered Patio	1	0.00	100.00	8	8

L		N		Y		V	
OBXF	CODE	DESCRIPTION	BLD	HTX %	NHX %	LENGTH	WIDTH
1	CVPR2	Covered Patio	1	0.00	100.00	8	8

RICKERT JEFFREY
1460 STARRATT RD
JACKSONVILLE, FL 32218
RICKERT KAREN

Primary Site Address
1460 STARRATT RD
Jacksonville FL 32218

Official Record Book/Page
16798-01408

Tile #
7222

1460 STARRATT RD

Property Detail

RE #	106330-0010
Tax District	GS
Property Use	0200 Mobile Home
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00000 SECTION LAND
Total Area	23101

The sale of this property may result in higher property taxes. For more information go to [Save Our Homes](#) and our [Property Tax Estimator](#). 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification. [Learn how the Property Appraiser's Office values property.](#)

Value Summary

Value Description	2021 Certified	2022 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$9,162.00	\$9,162.00
Extra Feature Value	\$228.00	\$203.00
Land Value (Market)	\$31,272.00	\$31,272.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$40,662.00	\$40,637.00
Assessed Value	\$37,026.00	\$40,637.00
Cap Diff/Portability Amt	\$3,636.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$37,026.00	See below

Taxable Values and Exemptions – In Progress

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value
No applicable exemptions

SJRWMD/FIND Taxable Value
No applicable exemptions

School Taxable Value
No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
16798-01408	6/2/2014	\$100.00	QC - Quit Claim	Unqualified	Improved
10067-00342	7/3/2001	\$30,000.00	WD - Warranty Deed	Qualified	Improved
08801-01204	12/5/1997	\$32,000.00	WD - Warranty Deed	Qualified	Improved
06527-01000	6/1/1988	\$3,500.00	WD - Warranty Deed	Unqualified	Vacant
04985-00547	10/17/1979	\$3,500.00	WD - Warranty Deed	Unqualified	Vacant

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	CVPR2	Covered Patio	1	8	8	64.00	\$203.00

Land & Legal

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0100	RES LD 3-7 UNITS PER AC	RLD-100A	196.00	85.00	Common	0.38	Acreage	\$31,272.00

Legal

LN	Legal Description
1	22-1N-27E .38
2	PT SW1/4 OF SE1/4 OF SW1/4 RECD
3	O/R 16798-1408

Buildings

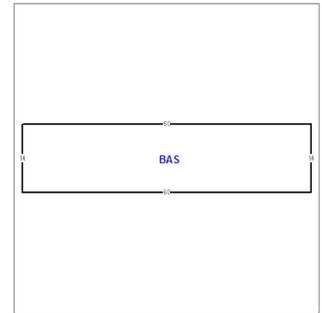
Building 1
Building 1 Site Address
1460 STARRATT RD
Jacksonville FL 32218

Building Type	0201 - MH ASSESSED
Year Built	1980
Building Value	\$9,162.00

Type	Gross Area	Heated Area	Effective Area
Base Area	840	840	840
Total	840	840	840

Element	Code	Detail
Exterior Wall	25	25 Modular Metal
Roof Struct	1	1 Flat
Roofing Cover	1	1 Minimum Metal
Interior Wall	4	4 Plywood panel
Int Flooring	14	14 Carpet
Int Flooring	8	8 Sheet Vinyl
Heating Fuel	4	4 Electric
Heating Type	3	3 Frcd Not Ductd
Air Cond	2	2 Wall Unit

Element	Code	Detail
Stories	1.000	
Bedrooms	2.000	
Baths	1.000	
Rooms / Units	1.000	



2021 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B & B	\$37,026.00	\$0.00	\$37,026.00	\$385.13	\$423.65	\$405.29
Public Schools: By State Law	\$40,662.00	\$0.00	\$40,662.00	\$129.90	\$144.76	\$142.27
By Local Board	\$40,662.00	\$0.00	\$40,662.00	\$79.85	\$91.41	\$87.46
FL Inland Navigation Dist.	\$37,026.00	\$0.00	\$37,026.00	\$1.08	\$1.18	\$1.13
Water Mgmt Dist. SJRWMD	\$37,026.00	\$0.00	\$37,026.00	\$7.70	\$8.47	\$8.10
Totals			\$603.66	\$603.66	\$669.47	\$644.25

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$35,521.00	\$33,660.00	\$0.00	\$33,660.00
Current Year	\$40,662.00	\$37,026.00	\$0.00	\$37,026.00

2021 TRIM Property Record Card (PRC)

This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

Property Record Card (PRC)

The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.

2021

2020

2019

2018

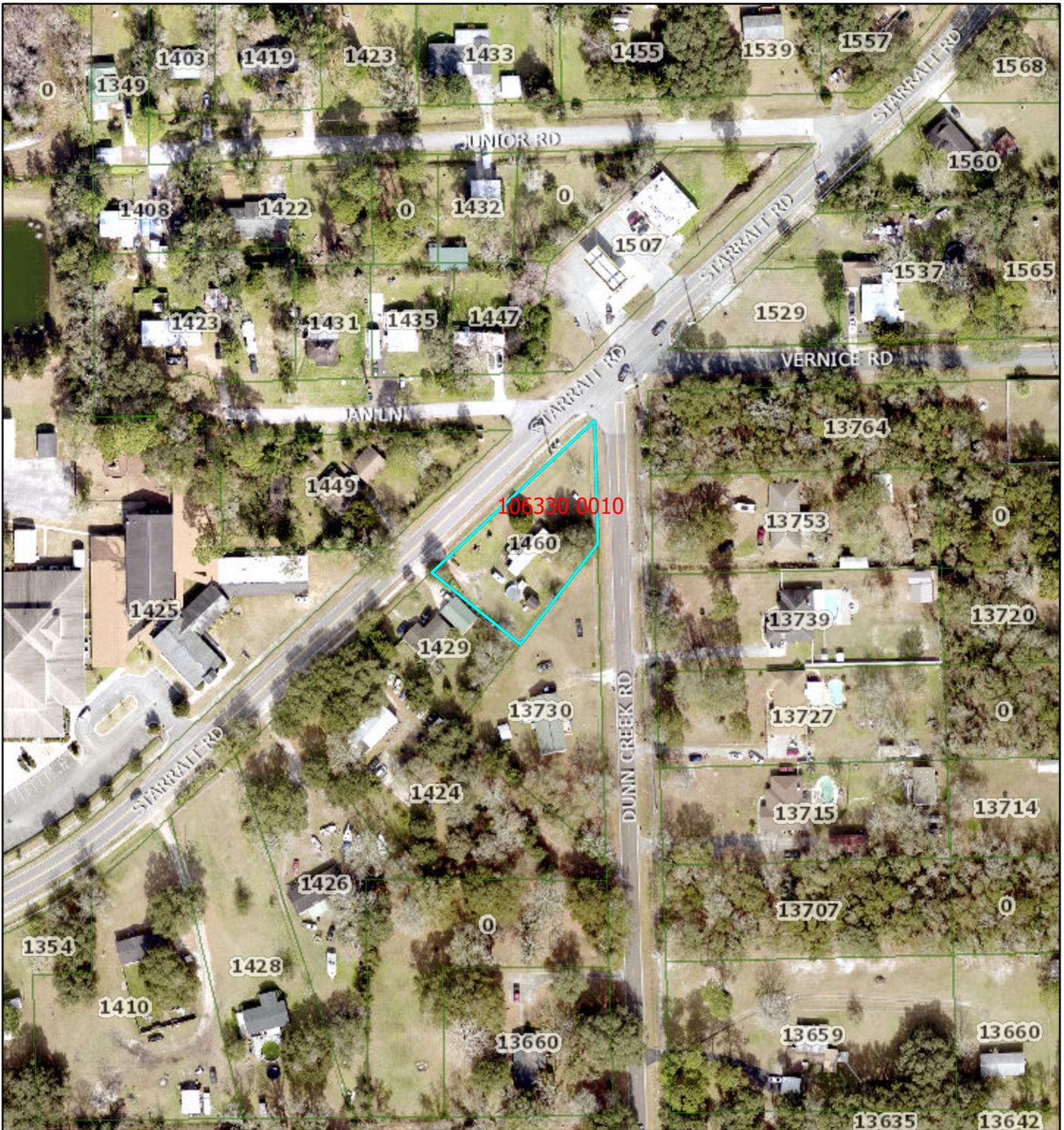
2017

2016

2015

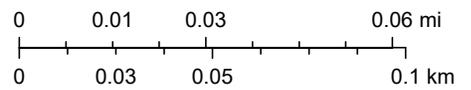
2014

Duval Map



December 15, 2021

1:2,257



- To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here: 

More Information

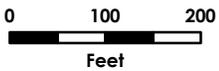
[Contact Us](#) | [Parcel Tax Record](#) | [GIS Map](#) | [Map this property on Google Maps](#) | [City Fees Record](#)

APPENDIX D

HISTORICAL REFERENCES DOCUMENTATION

LEGEND

 Approximate Site Boundary



DATA SOURCE(S):
PALMM and APLUS



3550 St. Johns Bluff Rd S • Jacksonville, FL 32224
(904) 565-2820 • www.ses-grp.com

1943 Aerial Photograph

Residential Properties-Two Parcels
1429 and 1460 Starratt Road
Jacksonville, Duval County, Florida

Project No.: **M3010.1835.0014.02**

Drawn By: **AB**

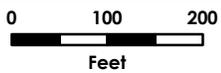
Reviewed By: **FR**

Approved By: **FR**

Date: **On File Jan 2022**

LEGEND

 Approximate Site Boundary



DATA SOURCE(S):
PALMM and APLUS



3550 St. Johns Bluff Rd S • Jacksonville, FL 32224
(904) 565-2820 • www.ses-grp.com

1952 Aerial Photograph

Residential Properties-Two Parcels
1429 and 1460 Starratt Road
Jacksonville, Duval County, Florida

Project No.: **M3010.1835.0014.02**

Drawn By: **AB**

Reviewed By: **FR**

Approved By: **FR**

Date: **On File Jan 2022**

LEGEND

 Approximate Site Boundary



0 100 200
Feet

DATA SOURCE(S):
PALMM and APLUS



3550 St. Johns Bluff Rd S • Jacksonville, FL 32224
(904) 565-2820 • www.ses-grp.com

1960 Aerial Photograph

Residential Properties-Two Parcels
1429 and 1460 Starratt Road
Jacksonville, Duval County, Florida

Project No.: **M3010.1835.0014.02**

Drawn By: **AB**

Reviewed By: **FR**

Approved By: **FR**

Date: **On File Jan 2022**

LEGEND

 Approximate Site Boundary



0 100 200
Feet

DATA SOURCE(S):
PALMM and APLUS



3550 St. Johns Bluff Rd S • Jacksonville, FL 32224
(904) 565-2820 • www.ses-grp.com

1969 Aerial Photograph

Residential Properties-Two Parcels
1429 and 1460 Starratt Road
Jacksonville, Duval County, Florida

Project No.: **M3010.1835.0014.02**

Drawn By: **AB**

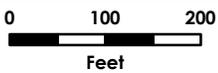
Reviewed By: **FR**

Approved By: **FR**

Date: **On File Jan 2022**

LEGEND

 Approximate Site Boundary



DATA SOURCE(S):
PALMM and APLUS

1975 Aerial Photograph

Residential Properties-Two Parcels
1429 and 1460 Starratt Road
Jacksonville, Duval County, Florida

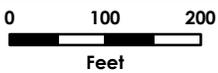
Project No.:	M3010.1835.0014.02
Drawn By:	AB
Reviewed By:	FR
Approved By:	FR
Date:	On File Jan 2022



3550 St. Johns Bluff Rd S • Jacksonville, FL 32224
(904) 565-2820 • www.ses-grp.com

LEGEND

 Approximate Site Boundary



DATA SOURCE(S):
PALMM and APLUS

1988 Aerial Photograph

Residential Properties-Two Parcels
1429 and 1460 Starratt Road
Jacksonville, Duval County, Florida

Project No.: **M3010.1835.0014.02**

Drawn By: **AB**

Reviewed By: **FR**

Approved By: **FR**

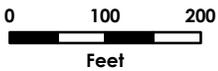
Date: **On File Jan 2022**



3550 St. Johns Bluff Rd S • Jacksonville, FL 32224
(904) 565-2820 • www.ses-grp.com

LEGEND

 Approximate Site Boundary



DATA SOURCE(S):
PALMM and APLUS

1997 Aerial Photograph

Residential Properties-Two Parcels
1429 and 1460 Starratt Road
Jacksonville, Duval County, Florida

Project No.: **M3010.1835.0014.02**

Drawn By: **AB**

Reviewed By: **FR**

Approved By: **FR**

Date: **On File Jan 2022**



3550 St. Johns Bluff Rd S • Jacksonville, FL 32224
(904) 565-2820 • www.ses-grp.com

LEGEND

 Approximate Site Boundary



0 100 200
Feet

DATA SOURCE(S):
PALMM and APLUS

2005 Aerial Photograph

Residential Properties-Two Parcels
1429 and 1460 Starratt Road
Jacksonville, Duval County, Florida

Project No.: **M3010.1835.0014.02**

Drawn By: **AB**

Reviewed By: **FR**

Approved By: **FR**

Date: **On File Jan 2022**



3550 St. Johns Bluff Rd S • Jacksonville, FL 32224
(904) 565-2820 • www.ses-grp.com

LEGEND

 Approximate Site Boundary



0 100 200
Feet

DATA SOURCE(S):
PALMM and APLUS



3550 St. Johns Bluff Rd S • Jacksonville, FL 32224
(904) 565-2820 • www.ses-grp.com

2010 Aerial Photograph

Residential Properties-Two Parcels
1429 and 1460 Starratt Road
Jacksonville, Duval County, Florida

Project No.: **M3010.1835.0014.02**

Drawn By: **AB**

Reviewed By: **FR**

Approved By: **FR**

Date: **On File** **Jan 2022**

LEGEND

 Approximate Site Boundary



0 100 200
Feet

DATA SOURCE(S):
PALMM and APLUS

2020 Aerial Photograph

Residential Properties-Two Parcels
1429 and 1460 Starratt Road
Jacksonville, Duval County, Florida

Project No.: **M3010.1835.0014.02**

Drawn By: **AB**

Reviewed By: **FR**

Approved By: **FR**

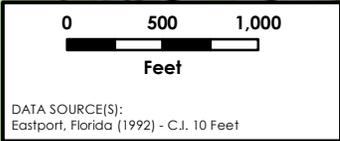
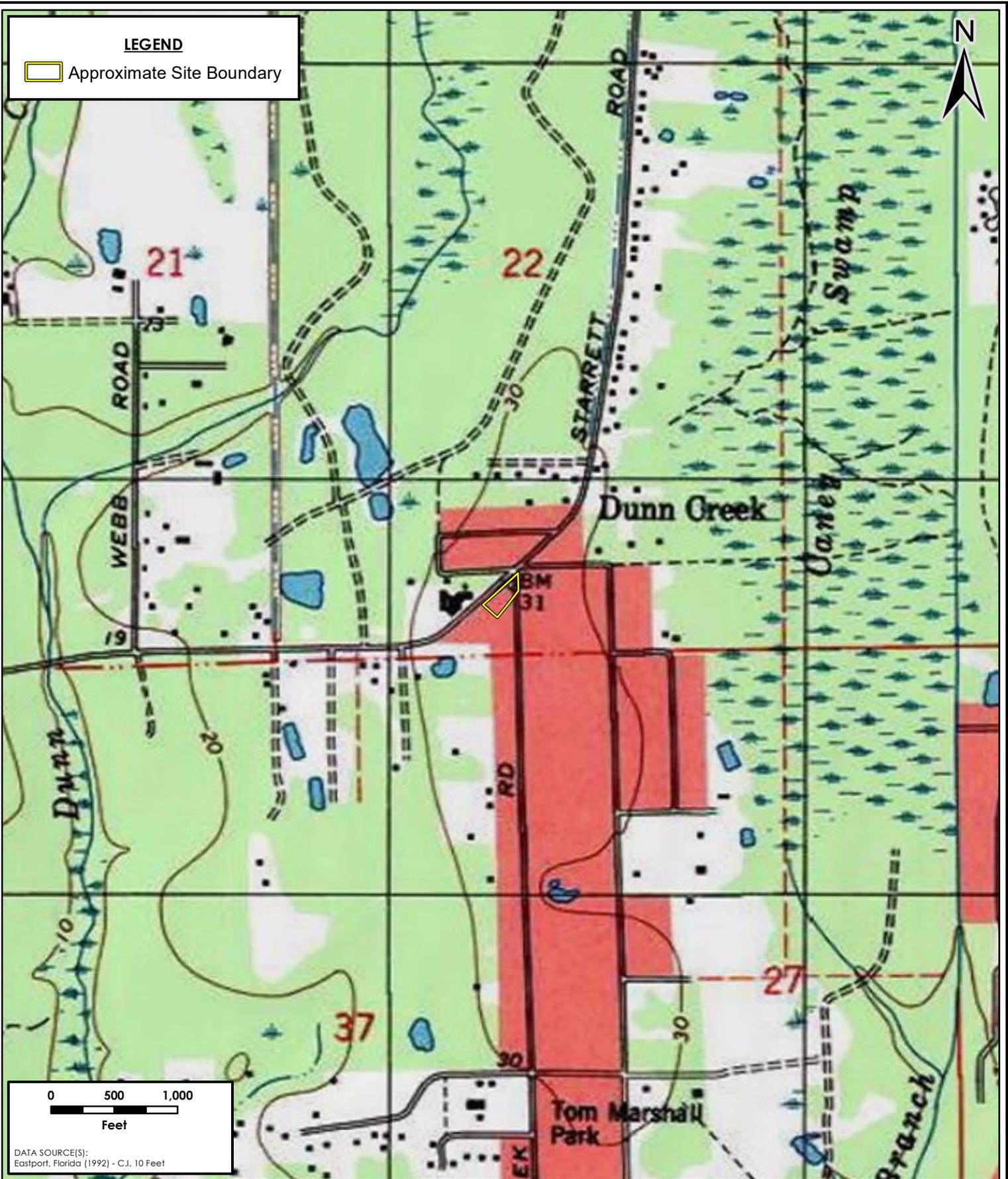
Date: **On File Jan 2022**



3550 St. Johns Bluff Rd S • Jacksonville, FL 32224
(904) 565-2820 • www.ses-grp.com

LEGEND

 Approximate Site Boundary




Aerostar SES LLC
 3550 St. Johns Bluff Rd S • Jacksonville, FL 32224
 (904) 565-2820 • www.ses-grp.com

Topographic Site Location Map

Residential Properties-Two Parcels
 1429 and 1460 Starratt Road
 Jacksonville, Duval County, Florida

Project No.:	M3010.1835.0014.02
Drawn By:	AB
Reviewed By:	FR
Approved By:	FR
Date:	Jan 2022

Vacant Land-Two Parcels
1429 and 1460 Starratt Road
Jacksonville, FL 32218

Inquiry Number: 6789152.5
December 15, 2021

Certified Sanborn® Map Report



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

12/15/21

Site Name:

Vacant Land-Two Parcels
1429 and 1460 Starratt Road
Jacksonville, FL 32218
EDR Inquiry # 6789152.5

Client Name:

Aerostar SES LLC
3550 St. Johns Bluff Road South
Jacksonville, FL 32703
Contact: Allison Blau



The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Aerostar SES LLC were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification # D1F0-4906-A931
PO # Vacant Land-Two Parcels
Project TBD

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.



Sanborn® Library search results

Certification #: D1F0-4906-A931

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- Library of Congress
- University Publications of America
- EDR Private Collection

The Sanborn Library LLC Since 1866™

Limited Permission To Make Copies

Aerostar SES LLC (the client) is permitted to make up to FIVE photocopies of this Sanborn Map transmittal and each fire insurance map accompanying this report solely for the limited use of its customer. No one other than the client is authorized to make copies. Upon request made directly to an EDR Account Executive, the client may be permitted to make a limited number of additional photocopies. This permission is conditioned upon compliance by the client, its customer and their agents with EDR's copyright policy; a copy of which is available upon request.

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT. Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice. Copyright 2021 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

APPENDIX E

REGULATORY DATABASE REPORT AND REGULATORY RECORDS

Vacant Land-Two Parcels
1429 and 1460 Starratt Road
Jacksonville, FL 32218

Inquiry Number: 6789152.2s
December 15, 2021

FirstSearch Report



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Search Summary Report

**TARGET SITE 1429 AND 1460 STARRATT ROAD
JACKSONVILLE, FL 32218**

Category	Sel	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
<i>NPL</i>	Y	0	0	0	0	0	0	0
<i>NPL Delisted</i>	Y	0	0	0	0	0	0	0
<i>CERCLIS</i>	Y	0	0	0	0	-	0	0
<i>NFRAP</i>	Y	0	0	0	0	-	0	0
<i>RCRA COR ACT</i>	Y	0	0	0	0	0	0	0
<i>RCRA TSD</i>	Y	0	0	0	0	-	0	0
<i>RCRA GEN</i>	Y	0	0	0	-	-	0	0
<i>Federal IC / EC</i>	Y	0	0	0	0	-	0	0
<i>ERNS</i>	Y	0	-	-	-	-	0	0
<i>State/Tribal CERCLIS</i>	Y	0	0	0	0	0	0	0
<i>State/Tribal SWL</i>	Y	0	0	0	0	-	0	0
<i>State/Tribal LTANKS</i>	Y	0	1	0	0	-	0	1
<i>State/Tribal Tanks</i>	Y	0	1	0	-	-	0	1
<i>State/Tribal IC / EC</i>	Y	0	0	0	0	-	0	0
<i>State/Tribal VCP</i>	Y	0	0	0	0	-	0	0
<i>ST/Tribal Brownfields</i>	Y	0	0	0	0	-	0	0
<i>US Brownfields</i>	Y	0	0	0	0	-	0	0
<i>Other Haz Sites</i>	Y	0	0	0	0	-	0	0
<i>Spills</i>	Y	0	-	-	-	-	0	0
<i>Other</i>	Y	0	1	0	-	-	0	1
- Totals --		0	3	0	0	0	0	3

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2020 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

Search Summary Report

**TARGET SITE: 1429 AND 1460 STARRATT ROAD
JACKSONVILLE, FL 32218**

Category	Database	Update	Radius	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
NPL	NPL	10/20/2021	1.000	0	0	0	0	0	0	0
	Proposed NPL	10/20/2021	1.000	0	0	0	0	0	0	0
NPL Delisted	Delisted NPL	10/20/2021	1.000	0	0	0	0	0	0	0
CERCLIS	SEMS	10/20/2021	0.500	0	0	0	0	-	0	0
NFRAP	SEMS-ARCHIVE	10/20/2021	0.500	0	0	0	0	-	0	0
RCRA COR ACT	CORRACTS	09/13/2021	1.000	0	0	0	0	0	0	0
RCRA TSD	RCRA-TSDF	09/13/2021	0.500	0	0	0	0	-	0	0
RCRA GEN	RCRA-LQG	09/13/2021	0.250	0	0	0	-	-	0	0
	RCRA-SQG	09/13/2021	0.250	0	0	0	-	-	0	0
	RCRA-VSQG	09/13/2021	0.250	0	0	0	-	-	0	0
Federal IC / EC	US ENG CONTROLS	08/23/2021	0.500	0	0	0	0	-	0	0
	US INST CONTROLS	08/23/2021	0.500	0	0	0	0	-	0	0
ERNS	ERNS	06/14/2021	TP	0	-	-	-	-	0	0
State/Tribal CERCLIS	SHWS	01/13/2020	1.000	0	0	0	0	0	0	0
State/Tribal SWL	SWF/LF	07/12/2021	0.500	0	0	0	0	-	0	0
State/Tribal LTANKS	LUST	07/23/2021	0.500	0	1	0	0	-	0	1
	LAST	08/06/2021	0.500	0	0	0	0	-	0	0
	INDIAN LUST	04/28/2021	0.500	0	0	0	0	-	0	0
State/Tribal Tanks	UST	08/13/2021	0.250	0	1	0	-	-	0	1
	AST	08/13/2021	0.250	0	0	0	-	-	0	0
	INDIAN UST	04/28/2021	0.250	0	0	0	-	-	0	0
State/Tribal IC / EC	ENG CONTROLS	08/10/2021	0.500	0	0	0	0	-	0	0
	INST CONTROL	08/11/2021	0.500	0	0	0	0	-	0	0
State/Tribal VCP	VCP	04/27/2021	0.500	0	0	0	0	-	0	0
ST/Tribal Brownfields	BROWNFIELDS	06/16/2021	0.500	0	0	0	0	-	0	0

Search Summary Report

**TARGET SITE: 1429 AND 1460 STARRATT ROAD
JACKSONVILLE, FL 32218**

Category	Database	Update	Radius	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS	
US Brownfields	US BROWNFIELDS	06/10/2021	0.500	0	0	0	0	-	0	0	
Other Haz Sites	PRIORITYCLEANERS	07/14/2021	0.500	0	0	0	0	-	0	0	
	FI Sites	12/31/1989	1.000	0	0	0	0	0	0	0	
	US CDL	05/18/2021	TP	0	-	-	-	-	0	0	
Spills	HMIRS	09/12/2021	TP	0	-	-	-	-	0	0	
Other	RCRA NonGen / NLR	09/13/2021	0.250	0	1	0	-	-	0	1	
	TSCA	12/31/2016	TP	0	-	-	-	-	0	0	
	TRIS	12/31/2018	TP	0	-	-	-	-	0	0	
	SSTS	07/19/2021	TP	0	-	-	-	-	0	0	
	RAATS	04/17/1995	TP	0	-	-	-	-	0	0	
	PRP	12/30/2020	TP	0	-	-	-	-	0	0	
	PADS	11/19/2020	TP	0	-	-	-	-	0	0	
	ICIS	11/18/2016	TP	0	-	-	-	-	0	0	
	FTTS	04/09/2009	TP	0	-	-	-	-	0	0	
	MLTS	07/29/2021	TP	0	-	-	-	-	0	0	
	RADINFO	07/01/2019	TP	0	-	-	-	-	0	0	
	INDIAN RESERV	12/31/2014	1.000	0	0	0	0	0	0	0	
	LEAD SMELTERS	10/20/2021	TP	0	-	-	-	-	0	0	
	DRYCLEANERS	07/15/2021	0.250	0	0	0	-	-	0	0	
	FL Cattle Dip. Vats	09/27/2019	0.250	0	0	0	-	-	0	0	
	- Totals --				0	3	0	0	0	0	3

Site Information Report

Request Date: DECEMBER 15, 2021
Request Name: ALLISON BLAUE

Search Type: COORD
Job Number: VACANT LAND-TWO PARCELS

Target Site: 1429 AND 1460 STARRATT ROAD
 JACKSONVILLE, FL 32218

Site Location

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>	<u>UTMs</u>
Longitude:	81.591163	81.5911630 - 81° 35' 28.18"	Easting: 443261.5
Latitude:	30.485293	30.4852930 - 30° 29' 7.05"	Northing: 3372528.2
Elevation:	31 ft. above sea level		Zone: Zone 17

Demographics

Sites: 3	Non-Geocoded: 0	Population: N/A		
RADON				
Federal EPA Radon Zone for DUVAL County: 3				
Note: Zone 1 indoor average level > 4 pCi/L. : Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L. : Zone 3 indoor average level < 2 pCi/L.				

Federal Area Radon Information for DUVAL COUNTY, FL				
Number of sites tested: 102				
<u>Area</u>	<u>Average Activity</u>	<u>% <4 pCi/L</u>	<u>% 4-20 pCi/L</u>	<u>% >20 pCi/L</u>
Living Area	0.480 pCi/L	100%	0%	0%
Basement	0.380 pCi/L	100%	0%	0%
State Database: FL Radon				
Radon Test Results				
<u>Zip</u>	<u>Total Buildings</u>	<u>% of sites>4pCi/L</u>	<u>Data Source</u>	
—	_____	_____	_____	

Site Information Report

RADON

32218	25	0.0	Certified Residential Database
32218	65	1.5	Mandatory Non-Residential Database
32218	3	0.0	Mandatory Residential Database

Target Site Summary Report

Target Property: 1429 AND 1460 STARRATT ROAD
JACKSONVILLE, FL 32218

JOB: VACANT LAND-TWO PARCELS

TOTAL: 3 GEOCODED: 3 NON GEOCODED: 0

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
--------	------------------------	-----------	---------	----------	----------	----------

No sites found for target address

Sites Summary Report

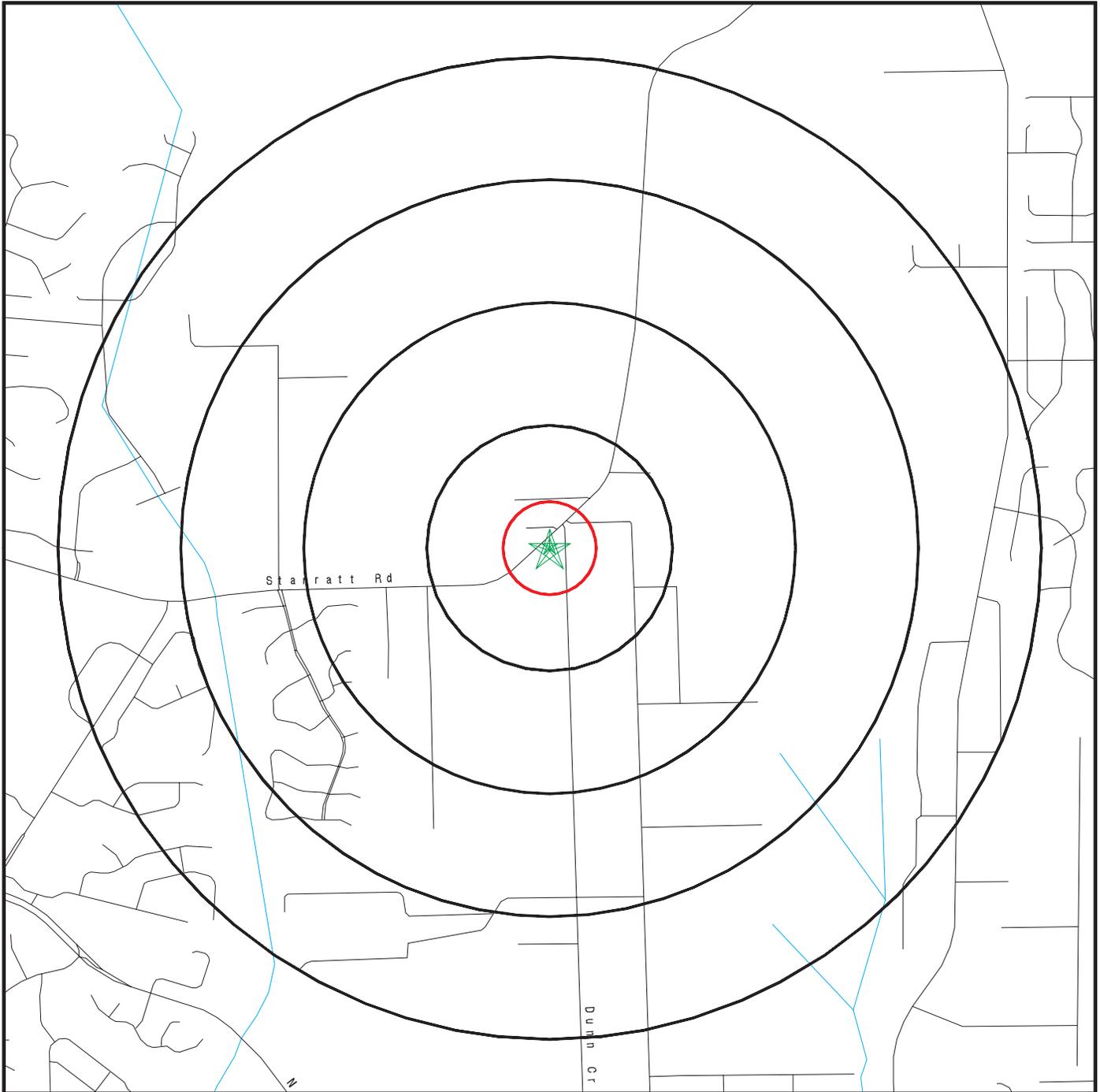
Target Property: 1429 AND 1460 STARRATT ROAD
JACKSONVILLE, FL 32218

JOB: VACANT LAND-TWO PARCELS

TOTAL: 3 GEOCODED: 3 NON GEOCODED: 0

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
A1	RCRA NonGen / NLR --FLD984198747	THE PANTRY INC #1207	1507 STARRATT RD JACKSONVILLE, FL 32226	0.07 NNE	- 1	1
A2	UST --OPEN --8521316	STARRATT FOOD MART INC	1507 STARRATT RD JACKSONVILLE, FL 32226	0.07 NNE	- 1	6
A2	LUST --OPEN --8521316 --SRCR - SRCR COMPLETE	STARRATT FOOD MART INC	1507 STARRATT RD JACKSONVILLE, FL 32226	0.07 NNE	- 1	9

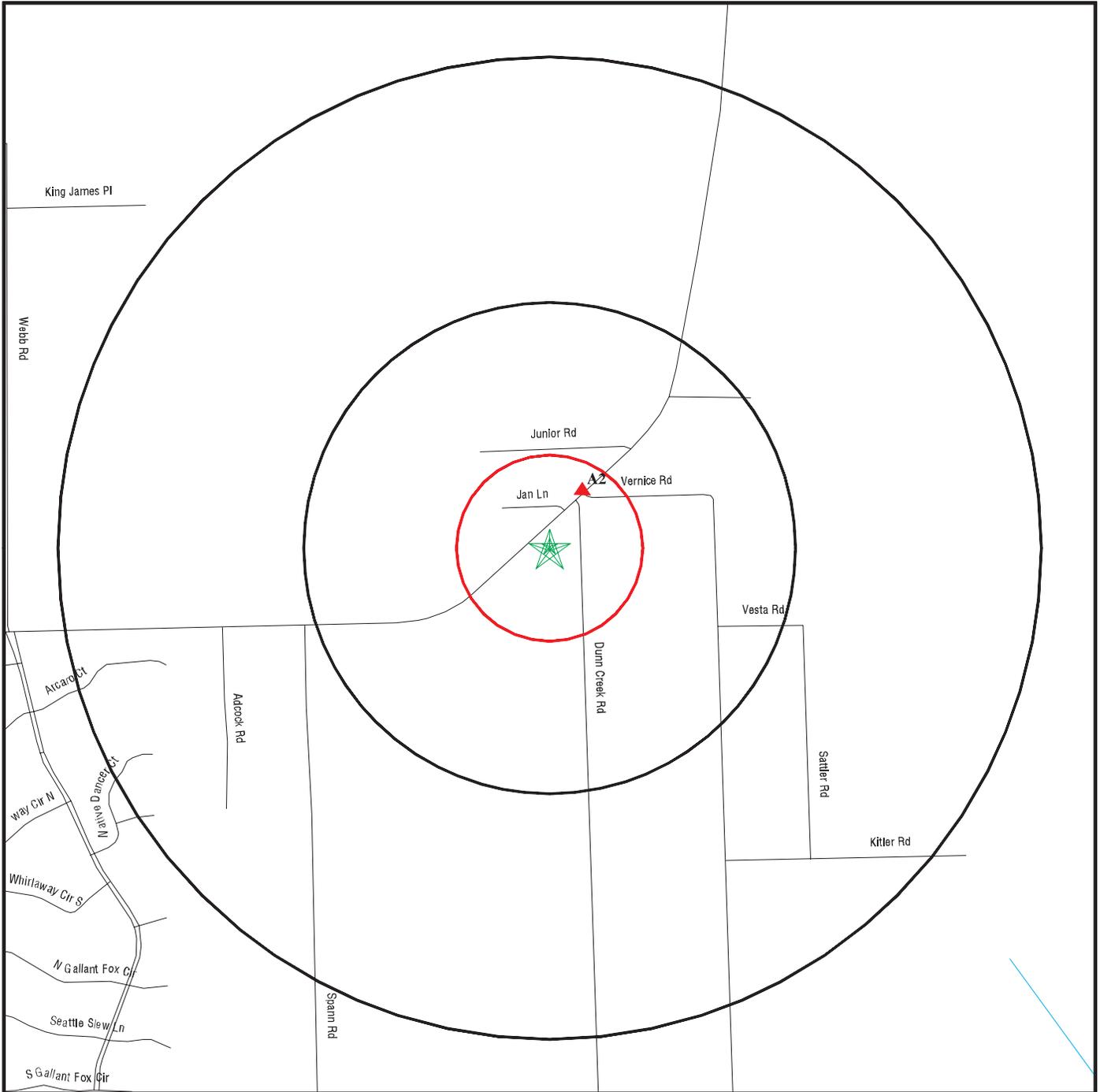
1429 AND 1460 STARRATT ROAD JACKSONVILLE, FL 32218



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

- ★ Target Property (Latitude: 30.485293 Longitude: 81.591163)
- ▲ Identified Sites
- ▣ Indian Reservations BIA
- ▣ FL Brownfield
- ▣ National Priority List Sites

1429 AND 1460 STARRATT ROAD JACKSONVILLE, FL 32218



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

- ★ Target Property (Latitude: 30.485293 Longitude: 81.591163)
- ▲ Identified Sites
- ▭ Indian Reservations BIA
- ▭ FL Brownfield
- ▭ National Priority List Sites

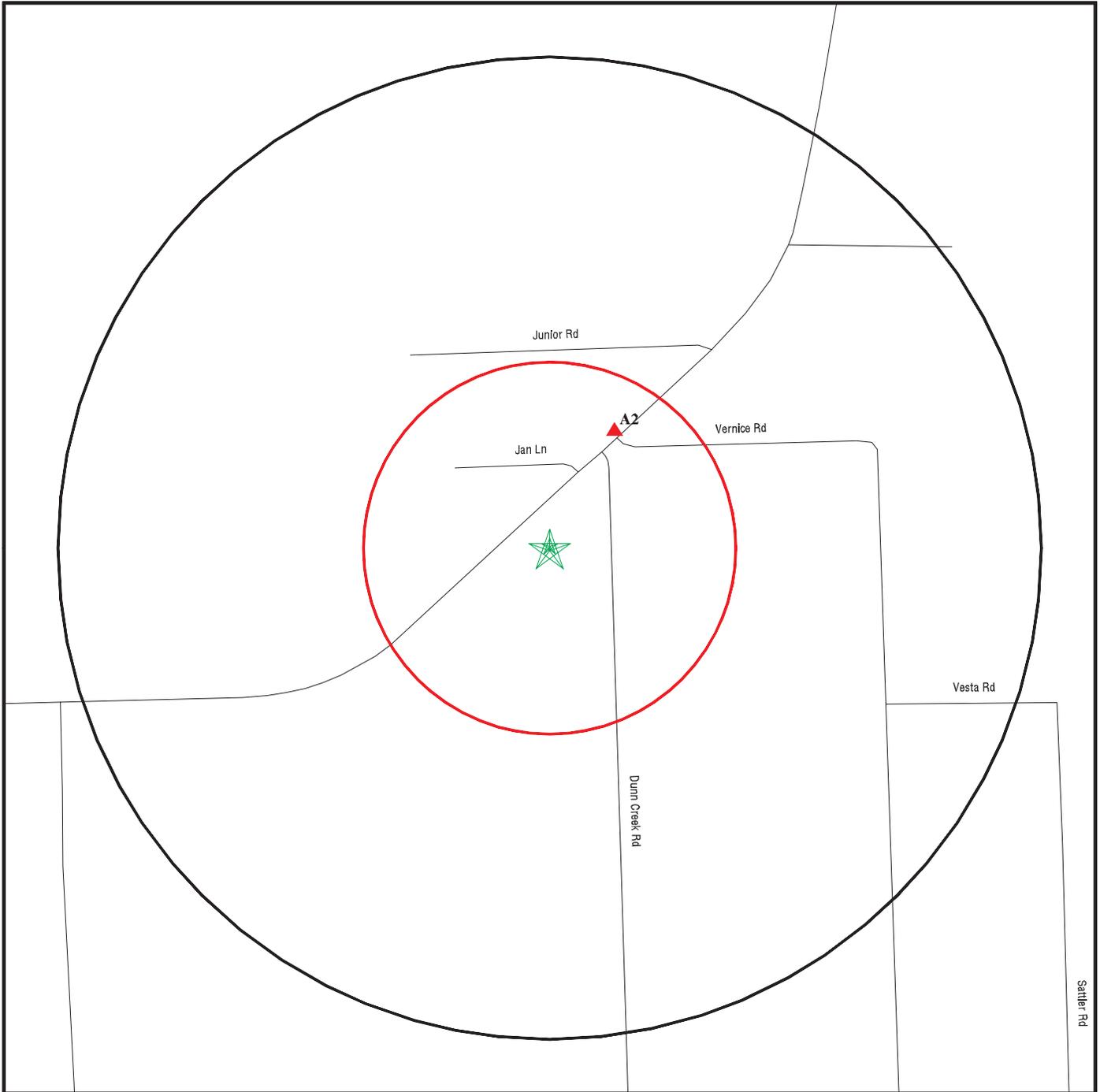
Environmental FirstSearch

0.25 Mile Radius

ASTM MAP: RCRAGEN, ERNS, UST, FED IC/EC, METH LABS



1429 AND 1460 STARRATT ROAD JACKSONVILLE, FL 32218



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

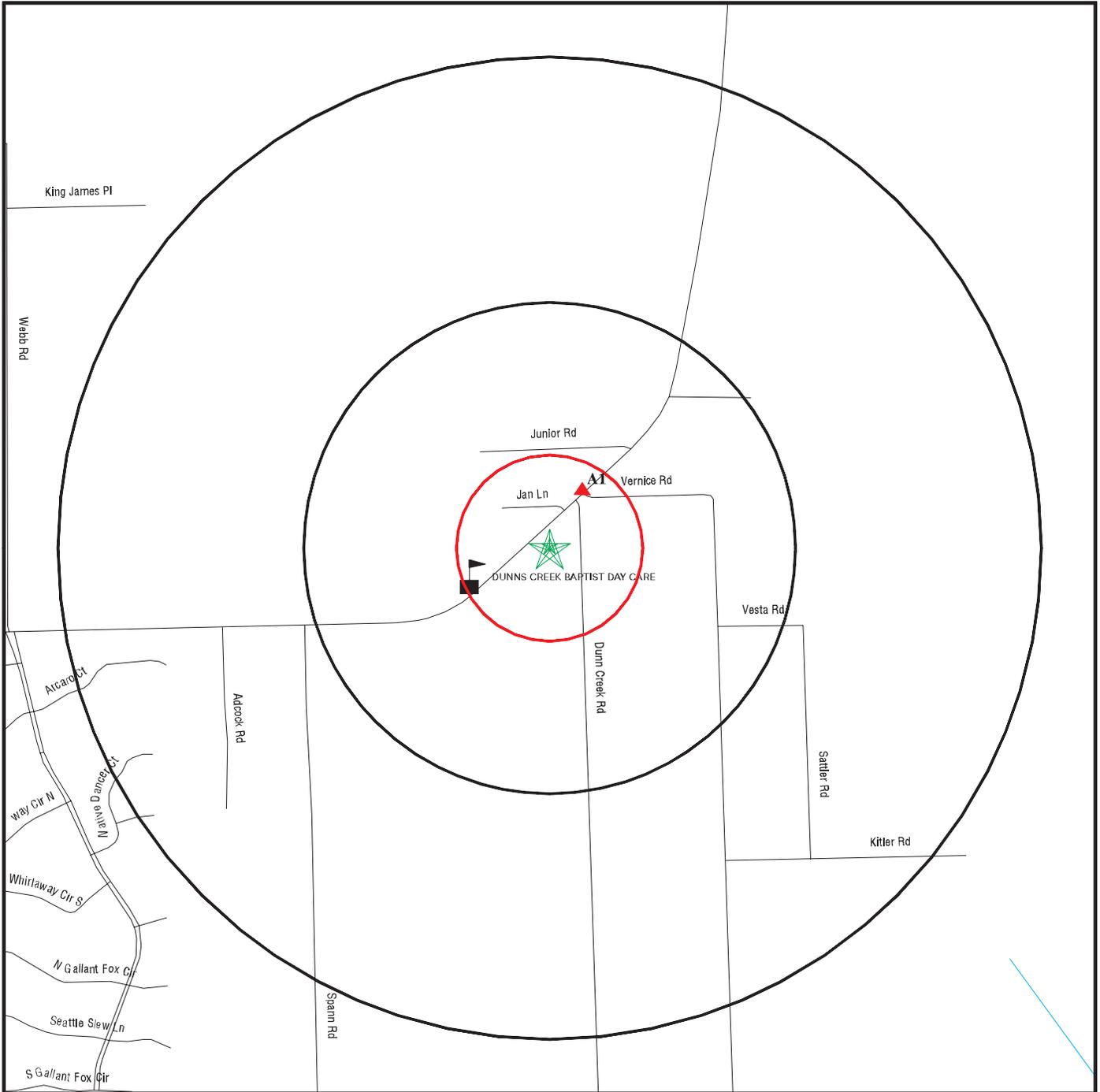
- ★ Target Property (Latitude: 30.485293 Longitude: 81.591163)
- ▲ Identified Sites
- ▨ Indian Reservations BIA
- ▨ FL Brownfield
- ▨ National Priority List Sites

Environmental FirstSearch

0.500 Mile Radius
Non ASTM Map, Spills, FINDS



1429 AND 1460 STARRATT ROAD JACKSONVILLE, FL 32218



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

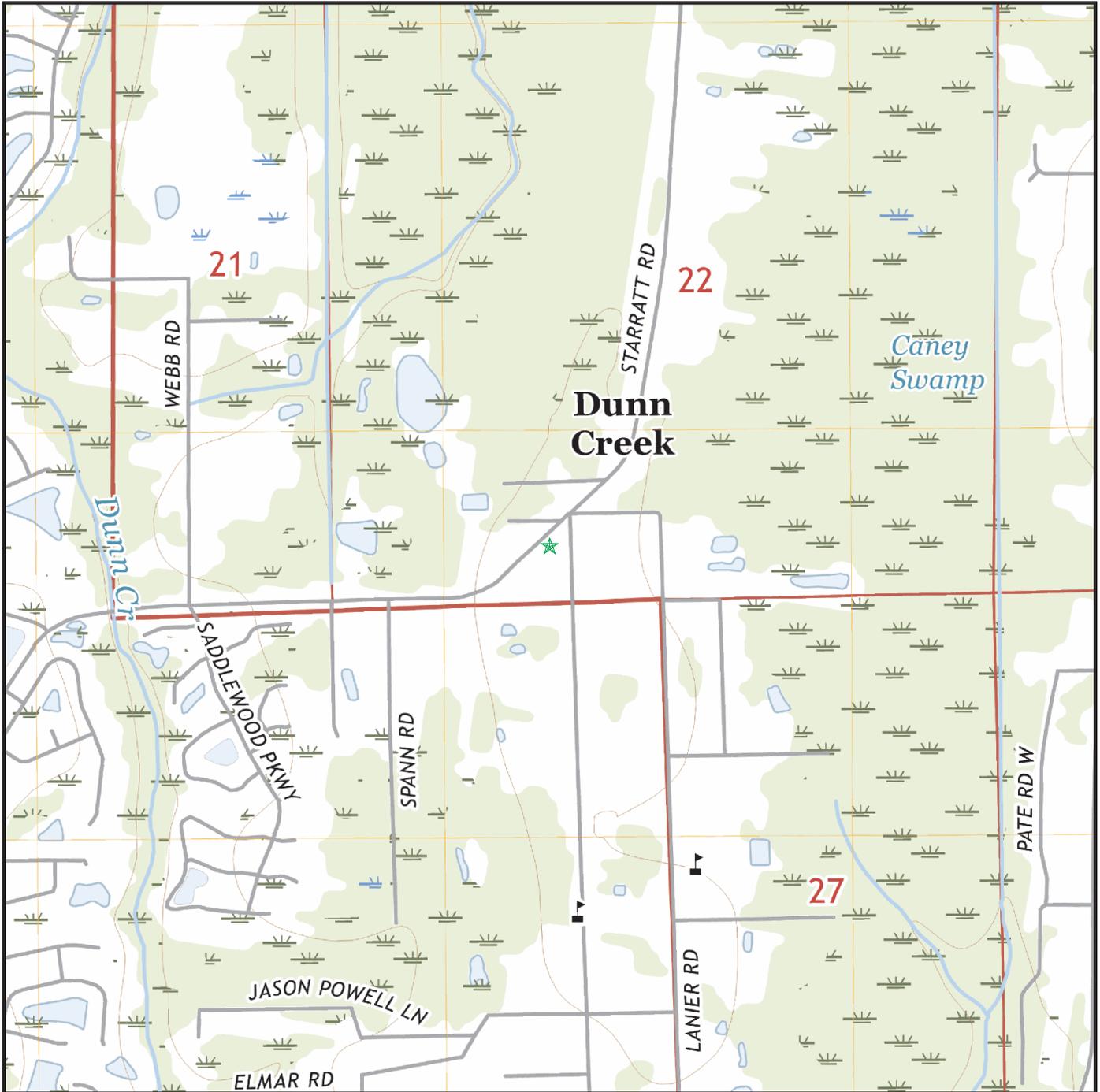
- ★ Target Property (Latitude: 30.485293 Longitude: 81.591163)
- ▲ Identified Sites
- Sensitive Receptors
- National Priority List Sites
- ▨ Indian Reservations BIA
- ▨ FL Brownfield

Site location Map

Topo: 0.75 Mile Radius



1429 AND 1460 STARRATT ROAD JACKSONVILLE, FL 32218



Map Image Position: TP
Map Reference Code & Name: 11574523 Eastport
Map State(s): FL
Version Date: 2018

Site Detail Report

Target Property: 1429 AND 1460 STARRATT ROAD
JACKSONVILLE, FL 32218

JOB: VACANT LAND-TWO PARCELS

RCRA NonGen / NLR

EDR ID: 1000702183 **DIST/DIR:** 0.069 NNE **ELEVATION:** 30 **MAP ID:** A1

NAME: THE PANTRY INC #1207 **Rev:** 09/13/2021
ADDRESS: 1507 STARRATT RD **ID/Status:** FLD984198747
JACKSONVILLE, FL 32226
DUVAL
SOURCE: US Environmental Protection Agency

RCRA NonGen / NLR:
Date Form Received by Agency: 20101110
Handler Name: THE PANTRY INC #1207
Handler Address: 1507 STARRATT RD
Handler City,State,Zip: JACKSONVILLE, FL 32226-1757
EPA ID: FLD984198747
Contact Name: BRENT PUZAK
Contact Address: PO BOX 8019
Contact City,State,Zip: CARY, NC 27512-8019
Contact Telephone: 919-774-6700
Contact Fax: Not reported
Contact Email: BRENTP@THEPANTRY.COM
Contact Title: ENVIRONMENTAL DIRECTOR
EPA Region: 04
Land Type: Private
Federal Waste Generator Description: Not a generator, verified
Non-Notifier: Not reported
Biennial Report Cycle: Not reported
Accessibility: Not reported
Active Site Indicator: Not reported
State District Owner: FL
State District: NE
Mailing Address: STARRATT RD
Mailing City,State,Zip: JACKSONVILLE, FL 32226-1757
Owner Name: RAINBOW FOOD STORES OF JACKSONVILLE INC
Owner Type: Private
Operator Name: THE PANTRY INC
Operator Type: Private
Short-Term Generator Activity: No
Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility Activity: No
Recycler Activity with Storage: No
Small Quantity On-Site Burner Exemption: No
Smelting Melting and Refining Furnace Exemption: No
Underground Injection Control: No
Off-Site Waste Receipt: No
Universal Waste Indicator: No
Universal Waste Destination Facility: No
Federal Universal Waste: No
Active Site Fed-Reg Treatment Storage and Disposal Facility: Not reported
Active Site Converter Treatment storage and Disposal Facility: Not reported
Active Site State-Reg Treatment Storage and Disposal Facility: Not reported

- Continued on next page -

Site Detail Report

Target Property: 1429 AND 1460 STARRATT ROAD
JACKSONVILLE, FL 32218

JOB: VACANT LAND-TWO PARCELS

RCRA NonGen / NLR

EDR ID: 1000702183 DIST/DIR: 0.069 NNE ELEVATION: 30 MAP ID: A1

NAME: THE PANTRY INC #1207

Rev: 09/13/2021

ADDRESS: 1507 STARRATT RD
JACKSONVILLE, FL 32226
DUVAL

ID/Status: FLD984198747

SOURCE: US Environmental Protection Agency

Active Site State-Reg Handler: ---
Federal Facility Indicator: Not reported
Hazardous Secondary Material Indicator: NN
Sub-Part K Indicator: Not reported
Commercial TSD Indicator: No
Treatment Storage and Disposal Type: Not reported
2018 GPRA Permit Baseline: Not on the Baseline
2018 GPRA Renewals Baseline: Not on the Baseline
Permit Renewals Workload Universe: Not reported
Permit Workload Universe: Not reported
Permit Progress Universe: Not reported
Post-Closure Workload Universe: Not reported
Closure Workload Universe: Not reported
202 GPRA Corrective Action Baseline: No
Corrective Action Workload Universe: No
Subject to Corrective Action Universe: No
Non-TSDFs Where RCRA CA has Been Imposed Universe: No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe: No
TSDFs Only Subject to CA under Discretionary Auth Universe: No
Corrective Action Priority Ranking: No NCAPS ranking
Environmental Control Indicator: No
Institutional Control Indicator: No
Human Exposure Controls Indicator: N/A
Groundwater Controls Indicator: N/A
Operating TSDF Universe: Not reported
Full Enforcement Universe: Not reported
Significant Non-Complier Universe: No
Unaddressed Significant Non-Complier Universe: No
Addressed Significant Non-Complier Universe: No
Significant Non-Complier With a Compliance Schedule Universe: No
Financial Assurance Required: Not reported
Handler Date of Last Change: 20161214
Recognized Trader-Importer: No
Recognized Trader-Exporter: No
Importer of Spent Lead Acid Batteries: No
Exporter of Spent Lead Acid Batteries: No
Recycler Activity Without Storage: Not reported
Manifest Broker: Not reported
Sub-Part P Indicator: No

Handler - Owner Operator:
Owner/Operator Indicator: Operator
Owner/Operator Name: THE PANTRY INC

- Continued on next page -

Site Detail Report

Target Property: 1429 AND 1460 STARRATT ROAD
JACKSONVILLE, FL 32218

JOB: VACANT LAND-TWO PARCELS

RCRA NonGen / NLR

EDR ID: 1000702183 **DIST/DIR:** 0.069 NNE **ELEVATION:** 30 **MAP ID:** A1

NAME: THE PANTRY INC #1207

Rev: 09/13/2021

ADDRESS: 1507 STARRATT RD
JACKSONVILLE, FL 32226
DUVAL

ID/Status: FLD984198747

SOURCE: US Environmental Protection Agency

Legal Status: Private
Date Became Current: 20010628
Date Ended Current: Not reported
Owner/Operator Address: PO BOX 8019
Owner/Operator City,State,Zip: CARY, NC 27512-8019
Owner/Operator Telephone: 919-774-6700
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner
Owner/Operator Name: RAINBOW FOOD STORES OF JACKSONVILLE INC
Legal Status: Private
Date Became Current: 19991018
Date Ended Current: Not reported
Owner/Operator Address: 9321 CYPRESS SHORES LN
Owner/Operator City,State,Zip: JACKSONVILLE, FL 32257-4911
Owner/Operator Telephone: Not reported
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator
Owner/Operator Name: THE PANTRY INC
Legal Status: Private
Date Became Current: 20010628
Date Ended Current: Not reported
Owner/Operator Address: PO BOX 8019
Owner/Operator City,State,Zip: CARY, NC 27512-8019
Owner/Operator Telephone: 919-774-6700
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator
Owner/Operator Name: THE PANTRY INC
Legal Status: Private
Date Became Current: 20010628
Date Ended Current: Not reported
Owner/Operator Address: PO BOX 8019
Owner/Operator City,State,Zip: CARY, NC 27512-8019
Owner/Operator Telephone: 919-774-6700
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

- Continued on next page -

Site Detail Report

Target Property: 1429 AND 1460 STARRATT ROAD
JACKSONVILLE, FL 32218

JOB: VACANT LAND-TWO PARCELS

RCRA NonGen / NLR

EDR ID: 1000702183 **DIST/DIR:** 0.069 NNE **ELEVATION:** 30 **MAP ID:** A1

NAME: THE PANTRY INC #1207

Rev: 09/13/2021

ADDRESS: 1507 STARRATT RD
JACKSONVILLE, FL 32226
DUVAL

ID/Status: FLD984198747

SOURCE: US Environmental Protection Agency

Owner/Operator Indicator: Operator
Owner/Operator Name: THE PANTRY INC
Legal Status: Private
Date Became Current: 20010628
Date Ended Current: Not reported
Owner/Operator Address: PO BOX 8019
Owner/Operator City,State,Zip: CARY, NC 27512-8019
Owner/Operator Telephone: 919-774-6700
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner
Owner/Operator Name: RAINBOW FOOD STORES OF JACKSONVILLE INC
Legal Status: Private
Date Became Current: 19991018
Date Ended Current: Not reported
Owner/Operator Address: 9321 CYPRESS SHORES LN
Owner/Operator City,State,Zip: JACKSONVILLE, FL 32257-4911
Owner/Operator Telephone: Not reported
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:
Receive Date: 20100114
Handler Name: THE PANTRY INC #1207
Federal Waste Generator Description: Not a generator, verified
State District Owner: FL
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

Receive Date: 20101110
Handler Name: THE PANTRY INC #1207
Federal Waste Generator Description: Not a generator, verified
State District Owner: FL
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No

- Continued on next page -

Site Detail Report

Target Property: 1429 AND 1460 STARRATT ROAD
JACKSONVILLE, FL 32218

JOB: VACANT LAND-TWO PARCELS

RCRA NonGen / NLR

EDR ID: 1000702183 **DIST/DIR:** 0.069 NNE **ELEVATION:** 30 **MAP ID:** A1

NAME: THE PANTRY INC #1207

Rev: 09/13/2021

ADDRESS: 1507 STARRATT RD
JACKSONVILLE, FL 32226
DUVAL

ID/Status: FLD984198747

SOURCE: US Environmental Protection Agency

Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:

NAICS Code: 44711

NAICS Description: GASOLINE STATIONS WITH CONVENIENCE STORES

Facility Has Received Notices of Violations:

Violations: No Violations Found

Evaluation Action Summary:

Evaluations: No Evaluations Found

Site Detail Report

Target Property: 1429 AND 1460 STARRATT ROAD
JACKSONVILLE, FL 32218

JOB: VACANT LAND-TWO PARCELS

UST

EDR ID: U001349555 **DIST/DIR:** 0.069 NNE **ELEVATION:** 30 **MAP ID:** A2

NAME: STARRATT FOOD MART INC
ADDRESS: 1507 STARRATT RD
JACKSONVILLE, FL 32226

Rev: 08/13/2021
ID/Status: OPEN
ID/Status: 8521316

SOURCE: FL Department of Environmental Protection

UST:
Facility Id: 8521316
Facility Status: OPEN
Type Description: Retail Station
Facility Phone: 9042533450
Region: STATE
Positioning Method: UNVR
Lat/Long (dms): 30 25 41 / 81 41 45

Owner:
Owner Id: 66717
Owner Name: RAINBOW FOOD STORES JACKSONVILLE INC
Owner Address: 1507 STARRATT RD
Owner Address 2: ATTN: STORAGE TANK REGIS
Owner City,St,Zip: JACKSONVILLE, FL 32226
Owner Contact: MIKE SHAHLA CELL:904-982-7520
Owner Phone: 9049827520

Tank Info:
Name: STARRATT FOOD MART INC
Address: 1507 STARRATT RD
City: JACKSONVILLE
Zip: 32226
Tank Id: 1
Status: In service
Status Date: 02/01/2011
Install Date: 2/1/2011
Substance: Unleaded gas
Content Description: Unleaded Gas
Gallons: 26000
Vessel Indicator: TANK
Tank Location: UNDERGROUND
DEP Contractor: C

Construction:
Tank Id: 1
Construction Category: Primary Construction
Construction Description: Steel

Tank Id: 1
Construction Category: Secondary Containment
Construction Description: Double wall - tank jacket

Tank Id: 1
Construction Category: Overfill/Spill

- Continued on next page -

Site Detail Report

Target Property: 1429 AND 1460 STARRATT ROAD
JACKSONVILLE, FL 32218

JOB: VACANT LAND-TWO PARCELS

UST

EDR ID: U001349555 **DIST/DIR:** 0.069 NNE **ELEVATION:** 30 **MAP ID:** A2

NAME: STARRATT FOOD MART INC
ADDRESS: 1507 STARRATT RD
JACKSONVILLE, FL 32226

Rev: 08/13/2021
ID/Status: OPEN
ID/Status: 8521316

SOURCE: FL Department of Environmental Protection

Construction Description: Spill containment bucket

Tank Id: 1
Construction Category: Overfill/Spill
Construction Description: Flow shut-Off

Tank Id: 1
Construction Category: Overfill/Spill
Construction Description: Tight fill

Tank Id: 1
Construction Category: Overfill/Spill
Construction Description: Level gauges/alarms

Tank Id: 1
Construction Category: Miscellaneous Attributes
Construction Description: Compartmented

Monitoring:
Tank ID: 1
Monitoring Description: Monitor dbl wall tank space

Tank ID: 1
Monitoring Description: Mechanical line leak detector

Tank ID: 1
Monitoring Description: Monitor dbl wall pipe space

Tank ID: 1
Monitoring Description: Continuous electronic sensing

Tank ID: 1
Monitoring Description: Electronic monitor pipe sumps

Tank ID: 1
Monitoring Description: Visual inspect dispenser liners

Piping:
Tank ID: 1
Piping Category: Secondary Containment
Piping Description: Double wall

Tank ID: 1
Piping Category: Miscellaneous Attributes

- Continued on next page -

Site Detail Report

Target Property: 1429 AND 1460 STARRATT ROAD
JACKSONVILLE, FL 32218

JOB: VACANT LAND-TWO PARCELS

UST

EDR ID: U001349555 **DIST/DIR:** 0.069 NNE **ELEVATION:** 30 **MAP ID:** A2

NAME: STARRATT FOOD MART INC
ADDRESS: 1507 STARRATT RD
JACKSONVILLE, FL 32226

Rev: 08/13/2021
ID/Status: OPEN
ID/Status: 8521316

SOURCE: FL Department of Environmental Protection

Piping Description: Pressurized piping system

Tank ID: 1
Piping Category: Miscellaneous Attributes
Piping Description: Dispenser liners

Tank ID: 1
Piping Category: Primary Construction
Piping Description: Fiberglass

Name: STARRATT FOOD MART INC
Address: 1507 STARRATT RD
City: JACKSONVILLE
Zip: 32226
Tank Id: Not reported
Status: Removed
Status Date: 09/01/1998
Install Date: 5/1/1985
Substance: Unleaded gas
Content Description: Unleaded Gas
Gallons: 8000
Vessel Indicator: TANK
Tank Location: UNDERGROUND
DEP Contractor: C

[Click here for Florida Oculus:](#)

Site Detail Report

Target Property: 1429 AND 1460 STARRATT ROAD
JACKSONVILLE, FL 32218

JOB: VACANT LAND-TWO PARCELS

LUST

EDR ID: U001349555 **DIST/DIR:** 0.069 NNE **ELEVATION:** 30 **MAP ID:** A2

NAME: STARRATT FOOD MART INC
ADDRESS: 1507 STARRATT RD
JACKSONVILLE, FL 32226

Rev: 07/23/2021
ID/Status: OPEN
ID/Status: 8521316
ID/Status: SRCR - SRCR COMPLETE

SOURCE: FL Department of Environmental Protection

LUST:

Name: STARRATT FOOD MART INC
Address: 1507 STARRATT RD
City,State,Zip: JACKSONVILLE, FL 32226
Region: STATE
Facility Id: 8521316
Facility Status: OPEN
Facility Type: A - Retail Station
Facility Phone: (904)253-3450
Facility Cleanup Rank: 2597
District: Northeast District
Lat/Long (dms): 30 29 11.5883 / 81 35 25.3373
Section: Not reported
Township: Not reported
Range: Not reported
Feature: Not reported
Method: UNVR
Datum: 0
Score: 55
Score Effective Date: 1999-01-06 00:00:00
Score When Ranked: 55
Operator: MIKE SHAHLA
Name Update: 2011-02-08 00:00:00
Address Update: Not reported

Petroleum Cleanup PCT Facility Score:
Facility Cleanup Status: CMPL - COMPLETED
Contact: MIKE SHAHLA CELL:904-982-7520
Contact Company: RAINBOW FOOD STORES JACKSONVILLE INC
Contact Address: 1507 STARRATT RD
Contact City/State/Zip: JACKSONVILLE, FL 32226
Phone: (904)982-7520
Bad Address Ind: N
State: FL
Zip: 32226, 1757
Score: 55
Score Effective Date: 1999-01-06 00:00:00
Related Party ID: 66717
Primary RP Role: ACCOUNT OWNER
RP Begin Date: 2011-02-08
RP Zip: Not reported
RP Extension: Not reported

Discharge Cleanup Summary:

- Continued on next page -

Site Detail Report

Target Property: 1429 AND 1460 STARRATT ROAD
JACKSONVILLE, FL 32218

JOB: VACANT LAND-TWO PARCELS

LUST

EDR ID: U001349555 **DIST/DIR:** 0.069 NNE **ELEVATION:** 30 **MAP ID:** A2

NAME: STARRATT FOOD MART INC **Rev:** 07/23/2021
ADDRESS: 1507 STARRATT RD ID/Status: OPEN
JACKSONVILLE, FL 32226 ID/Status: 8521316
ID/Status: SRCR - SRCR COMPLETE

SOURCE: FL Department of Environmental Protection

Discharge Date: 2/11/1992
PCT Discharge Combined: Not reported
Cleanup Required: R - CLEANUP REQUIRED
Discharge Cleanup Status: SRCR - SRCR COMPLETE
Disch Cleanup Status Date: 6/15/2005
Cleanup Work Status: COMPLETED
Information Source: D - DISCHARGE NOTIFICATION
Other Source Description: Not reported
Eligibility Indicator: E - ELIGIBLE
Site Manager: MALLETT_T
Site Mgr End Date: 6/15/2005
Tank Office: PCLP16 - CITY OF JAX NEIGHBORHOODS DEPT ENVIRO QUAL DIV

Petroleum Cleanup Program Eligibility:
Facility ID: 8521316
Discharge Date: 2/11/1992
Pct Discharge Combined With: Not reported
Cleanup Required: R - CLEANUP REQUIRED
Discharge Cleanup Status: SRCR - SRCR COMPLETE
Disch Cleanup Status Date: 6/15/2005
Cleanup Work Status: COMPLETED
Information Source: Not reported
Other Source Description: Not reported
Application Received Date: Not reported
Cleanup Program: P - PETROLEUM LIABILITY AND RESTORATION INSURANCE PROGRAM
Eligibility Status: Not reported
Elig Status Date: Not reported
Letter Of Intent Date: Not reported
Redetermined: Not reported
Inspection Date: Not reported
Site Manager: MALLETT_T
Site Mgr End Date: 6/15/2005
Tank Office: PCLP16 - CITY OF JAX NEIGHBORHOODS DEPT ENVIRO QUAL DIV
Deductible Amount: Not reported
Deductible Paid To Date: Not reported
Co-Pay Amount: Not reported
Co-Pay Paid To Date: Not reported
Cap Amount: 1000000

Contaminated Media:
Discharge Date: 2/11/1992
Pct Discharge Combined With: Not reported
Cleanup Required: R - CLEANUP REQUIRED
Discharge Cleanup Status: SRCR - SRCR COMPLETE
Disch Cleanup Status Date: 6/15/2005
Cleanup Work Status: COMPLETED

- Continued on next page -

Site Detail Report

Target Property: 1429 AND 1460 STARRATT ROAD
JACKSONVILLE, FL 32218

JOB: VACANT LAND-TWO PARCELS

LUST

EDR ID: U001349555 **DIST/DIR:** 0.069 NNE **ELEVATION:** 30 **MAP ID:** A2

NAME: STARRATT FOOD MART INC
ADDRESS: 1507 STARRATT RD
JACKSONVILLE, FL 32226

Rev: 07/23/2021
ID/Status: OPEN
ID/Status: 8521316
ID/Status: SRCR - SRCR COMPLETE

SOURCE: FL Department of Environmental Protection

Information Source: D - DISCHARGE NOTIFICATION
Other Source Description: MONITORING WELL REPORTS
Elig Indicator: E - ELIGIBLE
Site Manager: MALLETT_T
Site Mgr End Date: 6/15/2005
Tank Office: PCLP16 - CITY OF JAX NEIGHBORH
Contaminated Drinking Wells: Not reported
Contaminated Monitoring Well: Yes
Contaminated Soil: Not reported
Contaminated Surface Water: Not reported
Contaminated Ground Water: Not reported
Pollutant: B - Unleaded Gas
Pollutant Other Description: Not reported
Gallons Discharged: Not reported

Task Information:

District: NED
Facility ID: 8521316
Facility Status: OPEN
Facility Type: A - Retail Station -
County: DUVAL
County ID: 16
Cleanup Eligibility Status: E
Source Effective Date: 05-13-2005
Discharge Date: 02-11-1992
Cleanup Required: R - CLEANUP REQUIRED
Discharge Cleanup Status: SRCR - SRCR COMPLETE
Disch Cleanup Status Date: 06-15-2005
SRC Action Type: SRCR - SITE REHABILITATION COMPLETION REPORT
SRC Submit Date: 04-27-2005
SRC Review Date: 05-11-2005
SRC Completion Status: A - APPROVED
SRC Issue Date: 06-15-2005
SRC Comment: SRCO TO FDEP 5/13/05
Cleanup Work Status: COMPLETED
Site Mgr: MALLETT_T
Site Mgr End Date: 06-15-2005
Tank Office: PCLP16 - Duval County
SR Task ID: Not reported
SR Cleanup Responsible: -
SR Funding Eligibility Type: -
SR Actual Cost: Not reported
SR Completion Date: Not reported
SR Payment Date: Not reported
SR Oral Date: Not reported

- Continued on next page -

Site Detail Report

Target Property: 1429 AND 1460 STARRATT ROAD
JACKSONVILLE, FL 32218

JOB: VACANT LAND-TWO PARCELS

LUST

EDR ID: U001349555 **DIST/DIR:** 0.069 NNE **ELEVATION:** 30 **MAP ID:** A2

NAME: STARRATT FOOD MART INC
ADDRESS: 1507 STARRATT RD
JACKSONVILLE, FL 32226

Rev: 07/23/2021
ID/Status: OPEN
ID/Status: 8521316
ID/Status: SRCR - SRCR COMPLETE

SOURCE: FL Department of Environmental Protection

SR Written Date: Not reported
SR Soil Removal: Not reported
SR Free Product Removal: Not reported
SR Soil Tonnage Removed: Not reported
SR Soil Treatment: Not reported
SR Other Treatment: Not reported
SR Alternate Proc Received Date: Not reported
SR Alternate Procedure Status: Not reported
SR Alternate Procedure Status Date: Not reported
SR Alternate Procedure Comments: Not reported
SA Task ID: 66675
SA Cleanup Responsible: -
SA Funding Eligibility Type: -
SA Actual Cost: Not reported
SA Completion Date: Not reported
SA Payment Date: Not reported
RAP Task ID: Not reported
RAP Cleanup Responsible ID: -
RAP Funding Eligibility Type: -
RAP Actual Cost: Not reported
RAP Completion Date: Not reported
RAP Payment Date: Not reported
RAP Last Order Approved: Not reported
RA Task ID: 70558
RA Cleanup Responsible: -
RA Funding Eligibility Type: -
RA Years to Complete: 0
RA Actual Cost: Not reported

[Click here for Florida Oculus:](#)

Database Descriptions

NPL: NPL National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices. NPL - National Priority List Proposed NPL - Proposed National Priority List Sites.

NPL Delisted: Delisted NPL The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate. Delisted NPL - National Priority List Deletions

CERCLIS: SEMS SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL. SEMS - Superfund Enterprise Management System

NFRAP: SEMS-ARCHIVE SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be potential NPL site. SEMS-ARCHIVE - Superfund Enterprise Management System Archive

RCRA COR ACT: CORRACTS CORRACTS identifies hazardous waste handlers with RCRA corrective action activity. CORRACTS - Corrective Action Report

RCRA TSD: RCRA-TSDF RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste. RCRA-TSDF - RCRA - Treatment, Storage and Disposal

RCRA GEN: RCRA-LQG RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. RCRA-LQG - RCRA - Large Quantity Generators RCRA-SQG - RCRA - Small Quantity Generators. RCRA-VSQG - RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators).

Federal IC / EC: US ENG CONTROLS A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health. US ENG CONTROLS - Engineering Controls Sites List US INST CONTROLS - Institutional Controls Sites List.

Database Descriptions

ERNS: ERNS Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances. ERNS - Emergency Response Notification System

State/Tribal CERCLIS: SHWS State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state. SHWS - Florida's State-Funded Action Sites

State/Tribal SWL: SWF/LF Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites. SWF/LF - Solid Waste Facility Database

State/Tribal LTANKS: LUST LAST - Leaking Aboveground Storage Tank Listing. The file for Leaking Aboveground Storage Tanks. Please remember STCM does not track the source of the discharge so the agency provides a list of facilities with an aboveground tank and an open discharge split by facilities with aboveground tanks only and facilities with aboveground and underground tanks. LAST - Leaking Aboveground Storage Tank Listing INDIAN LUST R7 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R6 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R4 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R5 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R10 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R9 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R8 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R1 - Leaking Underground Storage Tanks on Indian Land.

State/Tribal Tanks: UST Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program. UST - Storage Tank Facility Information AST - Storage Tank Facility Information. BROWARD CO AST - Aboveground Storage Tanks. INDIAN UST R9 - Underground Storage Tanks on Indian Land. INDIAN UST R6 - Underground Storage Tanks on Indian Land. INDIAN UST R1 - Underground Storage Tanks on Indian Land. INDIAN UST R10 - Underground Storage Tanks on Indian Land. INDIAN UST R5 - Underground Storage Tanks on Indian Land. INDIAN UST R7 - Underground Storage Tanks on Indian Land. INDIAN UST R8 - Underground Storage Tanks on Indian Land. INDIAN UST R4 - Underground Storage Tanks on Indian Land.

State/Tribal IC / EC: ENG CONTROLS The registry is a database of all contaminated sites in the state of Florida which are subject to engineering controls. Engineering Controls encompass a variety of engineered remedies to contain and/or reduce contamination, and/or physical barriers intended to limit access to property. ECs include fences, signs, guards, landfill caps, provision of potable water, slurry walls, sheet pile (vertical caps), pumping and treatment of groundwater, monitoring wells, and vapor extraction systems. ENG CONTROLS - Institutional Controls Registry Inst Control - Institutional Controls Registry.

State/Tribal VCP: VCP Listing of closed and active voluntary cleanup sites. VCP - Voluntary Cleanup Sites

ST/Tribal Brownfields: BROWNFIELDS AREAS BROWNFIELDS - Brownfields Sites Database. BSRA - Brownfield Site Rehabilitation Agreements Listing. A "brownfield area" means a contiguous area of one or more brownfield sites, some of which may not be contaminated, that has been designated as such by a local government resolution. Such areas may include all or portions of community redevelopment areas, enterprise zones, empowerment zones, other such designated economically deprived communities and areas, and Environmental Protection Agency (EPA) designated brownfield pilot projects. This layer provides a polygon representation of the boundaries of these designated Brownfield Areas in Florida. BSRA - Brownfields Areas Database

US Brownfields: US BROWNFIELDS Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs. US BROWNFIELDS - A Listing of Brownfields Sites

Database Descriptions

Other SWF: LF HILLSBOROUGH LF PALM BEACH - Palm Beach County LF. Palm Beach County Inventory of Solid Waste Sites. LF PALM BEACH - Palm Beach County LF

Other Haz Sites: PRIORITYCLEANERS 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. PRIORITYCLEANERS - Priority Ranking List FL SITES - Sites List. US CDL - Clandestine Drug Labs. AQUEOUS FOAM - Former Fire Training Facility Assessments Listing. PFAS - PFOS and PFOA stand for perfluorooctane sulfonate and perfluorooctanoic acid.

Other Tanks: Broward Co. UST All known regulated storage tanks within Broward County, including those tanks that have been closed Broward Co. UST - Underground Storage Tanks Miami-Dade Co. Tanks - Storage Tanks.

Spills: HMIRS Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT. HMIRS - Hazardous Materials Information Reporting System Miami-Dade Co. SPILL - Fuel Spills Cases.

Other: RCRA NonGen / NLR RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste. RCRA NonGen / NLR - RCRA - Non Generators / No Longer Regulated FEDLAND - Federal and Indian Lands. TSCA - Toxic Substances Control Act. TRIS - Toxic Chemical Release Inventory System. SSTS - Section 7 Tracking Systems. RAATS - RCRA Administrative Action Tracking System. PRP - Potentially Responsible Parties. PADS - PCB Activity Database System. ICIS - Integrated Compliance Information System. FTTS - FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act). FTTS INSP - FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act). MLTS - Material Licensing Tracking System. RADINFO - Radiation Information Database. BRS - Biennial Reporting System. INDIAN RESERV - Indian Reservations. LEAD SMELTER 1 - Lead Smelter Sites. LEAD SMELTER 2 - Lead Smelter Sites. US AIRS (AFS) - Aerometric Information Retrieval System Facility Subsystem (AFS). US AIRS MINOR - Air Facility System Data. DRYCLEANERS - Drycleaning Facilities. Enforcement Miami-Dade - Enforcement Case Tracking System Sites. FL Cattle Dip. Vats - Cattle Dipping Vats. DADE CO AW - Agricultural Waste Listing. PCS ENF - Enforcement data. PCS INACTIVE - Listing of Inactive PCS Permits. PCS - Permit Compliance System. MINES MRDS - Mineral Resources Data System.

Database Sources

NPL: EPA

Updated Quarterly

NPL Delisted: EPA

Updated Quarterly

CERCLIS: EPA

Updated Quarterly

NFRAP: EPA

Updated Quarterly

RCRA COR ACT: EPA

Updated Quarterly

RCRA TSD: Environmental Protection Agency

Updated Quarterly

RCRA GEN: Environmental Protection Agency

Updated Quarterly

Federal IC / EC: Environmental Protection Agency

Varies

ERNS: National Response Center, United States Coast Guard

Updated Quarterly

State/Tribal CERCLIS: Department of Environmental Protection

Updated Semi-Annually

State/Tribal SWL: Department of Environmental Protection

Updated Quarterly

State/Tribal LTANKS: Department of Environmental Protection

Updated Quarterly

State/Tribal Tanks: Department of Environmental Protection

Updated Quarterly

Database Sources

State/Tribal IC / EC: Department of Environmental Protection
Updated Semi-Annually

State/Tribal VCP: Department of Environmental Protection
Varies

ST/Tribal Brownfields: Department of Environmental Protection
Updated Semi-Annually

US Brownfields: Environmental Protection Agency
Updated Semi-Annually

Other SWF: Hillsborough County Environmental Protection Commission
Varies

Other Haz Sites: Department of Environmental Protection
Varies

Other Tanks: Broward County Environmental Protection Department
Varies

Spills: U.S. Department of Transportation
Updated Quarterly

Other: Environmental Protection Agency
Updated Quarterly

Street Name Report for Streets near the Target Property

Target Property: 1429 AND 1460 STARRATT ROAD
JACKSONVILLE, FL 32218

JOB: VACANT LAND-TWO PARCELS

Street Name	Dist/Dir	Street Name	Dist/Dir
Dunn Creek Rd	0.03 East		
Jan Ln	0.04 NNE		
Junior Rd	0.10 North		
Lanier Rd	0.17 East		
Starratt Rd	0.02 NW		
Vernice Rd	0.07 NE		
Vesta Rd	0.19 ESE		

APPENDIX F
SUPPORTING DOCUMENTATION

X3. USER QUESTIONNAIRE

Introduction:

In order to qualify for one of the *Landowner Liability Protections (LLPs)* offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "*Brownfields Amendments*"), the *user* must provide the following information (if available) to the *environmental professional*. Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete.

1. Did a search of recorded land title records (or judicial records where appropriate) identify any environmental liens filed or recorded against the property under federal, tribal, state or local law?

No

2. Did a search of recorded land title records (or judicial records where appropriate) identify any Activity Use Limitations (AULs), such as engineering controls, land use restrictions, or institutional controls that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state or local law?

No

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

No

4. Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?

YES

5. Are you aware of commonly known or reasonably ascertainable information about the property that would help Aerostar SES, LLC to identify conditions indicative of releases or threatened releases?

No

For example:

- a. Do you know the past uses of the property?
- b. Do you know of specific chemicals that are present or once were present at the property?
- c. Do you know of spills or other chemical releases that have taken place at the property?
- d. Do you know of any environmental cleanups that have taken place at the property?

6. Based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of releases at the property?

No

7. Why is the Phase I ESA being performed?

ROUTINE DUE DILIGENCE

Completed by:



Date:

12/20/21

APPENDIX G
QUALIFICATIONS OF ASSESSORS

YEARS WITH COMPANY

19 Years

TOTAL YEARS OF EXPERIENCE

25 Years

OFFICE

Jacksonville, FL

ACADEMIC BACKGROUND

- BS, Electrical Engineering, University of Central Florida, 1992

REGISTRATIONS/CERTIFICATIONS

- Environmental Protection Agency (EPA) Asbestos Hazard Emergency Response Act (AHERA)-Certified Asbestos Inspector
- EPA AHERA Certified Contractor Supervisor for Asbestos Abatement
- EPA AHERA-Certified Management Planner
- EPA AHERA-Certified Project Designer
- Licensed Asbestos Consultant (LAC) #AX64
- Qualified Stormwater Erosion and Sedimentation Control Inspector #41350
- Registered Professional Engineer:
 - Alabama #25490
 - Alaska #13715
 - Florida #57447
 - Georgia #029107

Illinois #062.061557

Louisiana #33197

Maine #12743

Mississippi #17340

N. Carolina #34671

S. Carolina #26699

Texas #103209

Virginia #0402060668

PROFESSIONAL TRAINING

- Occupational Safety and Health Administration (OSHA) 40-hr. Hazardous Waste Operations and Emergency Response (HAZWOPER) and 8-hr. HAZWOPER Site Supervisor
- OSHA 30-hr. Construction Safety and Health
- United States Army Corps of Engineers (USACE)/Naval Facilities Engineering Command (NAVFAC) Construction Quality Management
- Movement and Fate of Contaminates in Surface Water
- University of Anchorage Alaska – Fundamentals of Arctic Engineering
- OSHA Permit-Required Confined Spaces
- Substation Entry Permit
- Cardiopulmonary Resuscitation (CPR)/First Aid/Automated External Defibrillators (AED)
- Bloodborne Pathogens

Mr. Fitch has over 25 years of experience providing environmental engineering projects. Mr. Fitch brings a wealth of knowledge in compliance with environmental regulations and preparation of Property Condition Assessments and Environmental Baseline Survey (EBS) documents. He has performed over 500 Environmental Site Assessments (ESA)/EBS projects over the past 25 years for private, state, and federal clients. He has also prepared Phase I/II ESA Reports, Spill Prevention Control and Countermeasure (SPCC) Plans, Stormwater Pollution Prevention Plans (SWPPP), and Baseline Environmental Assessments for various federal facilities including Naval Construction Battalion Center (NCBC) Gulfport, Naval Air Station (NAS) Meridian, Naval Support Activity (NSA) New Orleans, and the John C. Stennis Space Center. Assessment and audit experience includes compliance audits for the Fernandina Beach Municipal Airport, the Jacksonville Transportation Authority (JTA), local commercial businesses, and apartment complexes.

Experience Highlights

Industrial Hygiene and Environmental Consulting Services, Master Service Agreement Duval County School Board, Jacksonville, FL – Project Engineer for projects including comprehensive LBP surveys of all of the county's existing elementary, middle, and high schools; preparation of ESAs and Remediation Action Plans (RAPs) for facilities; and assessment and development of a comprehensive soil and groundwater sampling plan at a proposed new school facility formerly used as a golf course.

State Cleanup and Pre-Approval Site, Florida Department of Environmental Protection (FDEP), FL – Senior Engineer and Technical Reviewer for various tasks under the FDEP State Cleanup and Pre-Approval Sites. Tasks included groundwater and soil sampling for a variety of petroleum pre-approval sites throughout Florida.

SPCC Updates, JEA, Jacksonville, FL – Senior Project Engineer responsible for SPCC plans at 12 JEA electric and water/sewer facilities and new SPCC plans for five JEA electric and water/sewer facilities.

Engineering Services associated with the Navy's Pollution Prevention Program and Navy Hazardous Waste Management Program, Southeastern US – Senior Design Engineer for a five-year, \$5 million NAVFAC Southeast indefinite delivery/indefinite quantity (ID/IQ) contract providing engineering services in support of the Navy's Pollution Prevention (P2), Emergency Planning and Community Right-to-Know Act (EPCRA), Hazardous Materials (HM), and Environmental Management Systems (EMS) program. Secondary support services are provided for their Military Range and Resource Conservation and Recovery Act (RCRA) management programs.

Continuing Contract for Consulting Services, Jacksonville Transportation Authority (JTA), Jacksonville, FL – Senior Design Engineer for environmental compliance, site engineering, consulting with regulatory officials, quality assurance, assessment, oversight, and implementation for multiple projects at JTA-owned/operated facilities. Updated facility SPCC Plans, SWPPPs, and UST/aboveground storage tank (AST) compliance documentation for multiple JTA facilities. Prepared structural, electrical, and fire protection design for \$1.5 million AST upgrade project.

Southside Incinerator Site, Jacksonville, FL – Provided safety oversight for the supplemental site assessment of contamination associated with the presence of incinerator ash in and around the former Southside Incinerator municipal ash disposal site. The investigation determined exposure to incinerator ash and contaminants of concern including lead, arsenic, polynuclear aromatic hydrocarbons (PAHs), and dioxins within the ash and soil. Conducted daily safety briefings, verified and documented safe work practices.

SPCC Update, Fort Irwin, CA – Senior Engineer for SPCC Update. Conducted pre-inspection meetings with site personnel, completed visual inspections of all petroleum storage tanks/facilities located on base, completed a visual inspection of all petroleum storage tanks/facilities located on the Barstow-Daggett Airport, revised the existing spill plan to include new facilities, removed old facilities, and incorporated new language to show compliance with the most recent changes to the SPCC regulations. Developed Annual Required SPCC Training Presentation and Test of Knowledge designed to be engaging and include audio, animations, and humorous elements. The training presentation was a menu-driven program designed to be used with Microsoft PowerPoint. A separate SPCC awareness video was included.

Environmental Condition of Property Reports and Hazmat Surveys at Multiple Marine Corps Reserve Locations – Senior Engineer for Environmental Condition of Property (ECP) surveys for Marine Corps Reserve Centers (MCRCs) in Newport News, Virginia; Wyoming, Pennsylvania; and Grand Rapids, Michigan; and Hazardous Material Surveys for MCRCs in Newport News, Virginia; Wyoming, Pennsylvania; Grand Rapids, Michigan; Brooklyn, New York; and Oklahoma City, Oklahoma.

RCRA Part B Permit Application, NAS Jacksonville, FL – Environmental Engineer for a review of the existing permit, consulted with Navy personnel concerning required changes and additions to the new permit application, consulted with state regulatory officials, prepared draft copies of the permit application for review and final copies for submission. The new permit also included closure, post-closure, and groundwater monitoring plans for the Subpart X Miscellaneous Unit being added to the permit.

Former Firing Range LBP Abatement, Army National Guard (ANG), Department of Military Affairs, St. Augustine, FL – Conducted LBP abatement of a former indoor firing range at the ANG Headquarters. Project included pre-abatement sampling, construction of a containment area, application of U.S. Department of Housing and Urban Development (HUD) approved LBP encapsulate, post abatement sampling, cleanup, and return to service. The abatement was performed following ANG requirements.

Frank Redway, Senior Program Manager

YEARS WITH COMPANY

17.5 Years

TOTAL YEARS OF EXPERIENCE

27.5 Years

OFFICE

Jacksonville, FL

ACADEMIC BACKGROUND

- MS, Environmental Engineering Science, University of Florida, 1993
- BS, Geography, University of Florida, 1989

REGISTRATIONS/CERTIFICATIONS

- Certified Indoor Air Quality Professional #376
- Environmental Protection Agency (EPA) Asbestos Hazard Emergency Response Agency (AHERA)-Certified Asbestos Inspector
- EPA AHERA-Certified Asbestos Management Planner
- Florida Department of Health (FDOH)-Certified Radon Measurement Technician

PROFESSIONAL TRAINING

- Occupational Safety and Health Administration (OSHA) 30-hr. Construction Safety and Health
- OSHA 40-hr. Hazardous Waste Operations and Emergency Response (HAZWOPER) and 8-hr. Refreshers
- United States Army Corps of Engineers (USACE)/Naval Facilities (NAVFAC) Construction Quality Management
- Operations and Security (OPSEC) Awareness for Military Members, Department of Defense (DoD) Employees and Contractors
- OSHA Permit-Required Confined Spaces
- First Aid/Cardiopulmonary Resuscitation (CPR)/Automated External Defibrillators (AED)
- Bloodborne Pathogens
- Lead Awareness

Mr. Redway has over 27 years of experience as an environmental scientist for all aspects of environmental projects including environmental compliance/risk management, Phase I/II Environmental Site Assessments (ESAs), United States Department of Housing and Urban Development (HUD) assessments, FDOT contamination screening evaluations (CSEs), contamination assessments, remedial action plans, asbestos and lead-based paint (LBP) assessments, indoor air quality, and Quality Assurance/Quality Control (QA/QC) for environmental and construction projects. Mr. Redway has extensive experience in contract management, proposal preparation, client/regulatory interaction, technical oversight, supervision and collection of field data, and report preparation.

Experience Highlights

QC/Independent Technical Review Team (ITRT) Leader, Various DoD Projects – Quality Control/ITRT Leader for numerous DoD projects, responsible for independent technical review of work plans and technical reports that are appropriate to the level of risk and complexity inherent in the project, as defined in the Quality Control Plan. During the independent technical review, compliance with established policy principles and procedures, utilizing justified and valid assumptions, is verified. This includes review of assumptions; methods, procedures and material used in analyses; the appropriateness of data used and level of data obtained; and reasonableness of the results including whether the product meets the customer's needs consistent with laws and existing federal policies. Projects include Preliminary Assessments for Formerly Used Defense (FUDS) sites, a Remedial Investigation/Feasibility Study (RI/FS) for a former NIKE Missile site, development and long-term monitoring of an Oyster Castle Habitat, and Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) five-year reviews for the former Joliet Army Ammunition Plant, Seymour Johnson Air Force Base, and Joint Base Charleston.

Former Dixie Automatic Drycleaners, Jacksonville, FL – Project Director for the assessment and conceptual remedial design to address soil and groundwater quality impacts at a former drycleaner. The assessment phase included the advancement of soil borings, the installation of 65 monitor wells (varying depths to 90 feet), and the collection and laboratory analysis of soil and groundwater samples. The results were used to design

and obtain approval for a conceptual remedial action plan that included the injection of a microemulsion and chemical reducing solution, accompanied with natural attenuation monitoring.

Site Assessment, Linden Avenue Dump Site, City of Jacksonville (COJ), FL – Project Director for site assessment activities at the site in accordance with Chapter 62-780, Florida Administrative Code (FAC). Activities included advancing soil borings, installing monitor wells, and submitting soil and groundwater samples for laboratory analysis of hydrocarbons and metals. Managed aquifer tests, determined groundwater flow, performed a historical records search, and performed a potable well survey for the site.

Level II Contamination Impact Assessment (CIA), Wekiva Parkway/State Road (SR) 46 Realignment Corridor, Orange and Lake Counties, FL – Project Director for soil and groundwater sampling activities along a 4.79-mile roadway corridor in Lake and Orange counties. Prior to initiation of field activities, a Sampling and Analysis Plan was prepared documenting sampling procedures and laboratory analyses for the various types of properties along the corridor. Field activities included the advancement of 48 soil borings, collection and laboratory analysis of 14 soil samples, installation of 6 temporary wellpoints, and the collection and laboratory analysis of 6 groundwater samples. The results of the investigation were presented in a CIA Report.

Asbestos-Containing Materials (ACM), LBP, and Hazardous Materials (HM) Surveys, Wekiva Parkway Improvements, Orange, Lake, and Seminole Counties, FL – Project Director for ACM, LBP, and HM Surveys for demolition of structures which will be impacted by improvements to the Wekiva Parkway in Lake, Orange, and Seminole counties. Surveys were conducted on 80 buildings to evaluate for the presence of ACM, LBP, and HMs in the structures by AHERA- and EPA-certified inspectors under the direction of a Licensed Asbestos Consultant (LAC).

Neighborhood Stabilization Program, St. Johns County, FL – Project Manager for asbestos, LBP, mold, and Chinese drywall inspection services to the St. Johns County Housing and Community Services Department as part of the HUD-funded Neighborhood Stabilization Program. Under this accelerated program, Aerostar inspected homes targeted for acquisition for asbestos, LBP, mold, and Chinese drywall. Asbestos inspections included identification, quantification and sampling of friable suspect ACMs, and preparation of a report with recommendations.

CSE, St. Johns County, FL – Project Manager for a CSE for SR 313, a 5.2-mile, four-lane divided arterial limited-access facility from SR 16 to US 1. The design was taken to a 45% level of completion for the purpose of determining right-of-way requirements. The project traversed through a rural area with numerous wetland involvements.

Hurricane Sandy Emergency Response, Bulk Petroleum Terminal, Linden, NJ – Project Manager for interior building damage assessments and debris removal for three buildings flooded during Hurricane Sandy. Flooding from the hurricane allowed a tidal surge of six feet of water to enter an office building, a petroleum bulk fuel processing building, and a petroleum dock terminal building. Assessment activities included removal of office furniture/debris, ACM and moisture surveys, building material removal, and building dry-out. Mr. Redway coordinated and supervised asbestos abatement activities prior to interior demolition, as well as electrical contractors, and building material demolition and disposal.

Remedial Services, Fort Jefferson, National Park Service, Dry Tortugas, FL – Project Director for maintenance dredging and shoreline stabilization activities at historic Ft. Jefferson National Park, an 11-acre fort located within the Dry Tortugas National Park. The project consisted of dredging approximately 4,000 cubic yards from the moat and along the existing docks, and using the dredged sand to stabilize the existing shoreline. The project required preparation and submittal of permits, and coordination with the National Park Service (NPS), Florida Department of Environmental Protection (FDEP), the USACE, and the National Marine Fisheries (NMF). The project also required extensive coordination for delivery of heavy equipment and supplies to enable field crews to live on the island for extended periods of time. Field activities included dredging and placement of sand, erection of measures to protect natural (fish and wildlife) and architectural resources.

Traffic Engineering Analysis

Intersection of Starratt Rd/ Dunn Creek Rd and Starratt Rd/ Vernice Rd

Background

The purpose of this summary is share findings from traffic safety review for Starratt Road and offer improvement solutions. Starratt Road is a Collector Road with an ADT of 9,830 from Duval Station Road to Dunn Creek Road and an ADT of 6,942 from Dunn Creek Road to Yellow Bluff Road (COJ 2019 Local Traffic counts). Starratt Road is a two lane – two-way undivided road with a posted speed limit of 45mph. The “section of interest” includes Starratt Rd from Jan Lane to Junior Road, a segment length of approximately 500ft. The section of interest is circled in *Figure 1*. On this segment (Starratt Road) are 4 intersecting roads: Jane Lane, Dunn Creek Road, Vernice Road, and Junior Road. The surrounding areas feature residential houses, a convenience store – gas station and a church as indicated in the below aerial view. Due to the current alignment, two local roads, Vernice and Dunn Creek Rd, intersect Starratt at a skew. The alignment of the road contributes to accidents and safety, property damage, service delays, and lack of comfortability. A review of crash history and operations was completed to assist in this analysis. Our proposal includes realigning road to change the acute angle closer to a 90-degrees.

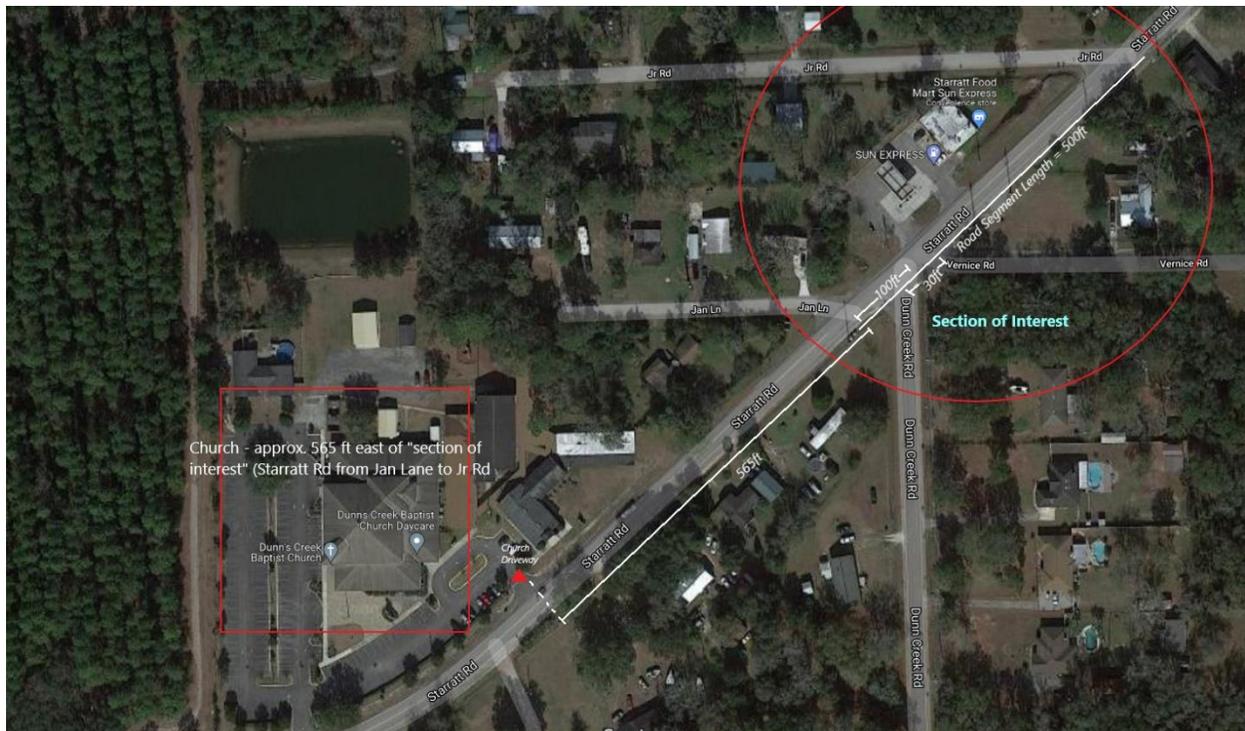


Figure 1 Aerial Map of Starratt Road

Crash Data/ Charts

The crash history was analyzed to determine common factors and probable causes. The crash reports show 22 crashes in a five-year period on the “section of interest” (See Tables 1-5).

Key Findings

- 59% of these crashes occurred at the intersection of Starratt Rd Dunn Creek Rd.
- 60% of the reported crashes were in the daylight and 68% of the crashes occurred in clear weather.
- 27% of the crashes reported were in 2021 and 21% of resulted injury.
- 41% were angle, 27% off road, and 23% rear end
- Alcohol, drug, work zone, and school bus were not identified as contributing factors
- 18% of the collisions involved distraction.
- Crash rate averaged at 1.315 crashes per million vehicle-miles.
 - Calculation based on average of 2019 ADT Duval Station Rd to Dunn Creek Rd of 9,830, segment length 0.84 miles, accident record of 5-year period and 2019 ADT Dunn Creek Rd to Yellow Bluff RD of 6,942, segment length of 1.62, accident record of 5-year period.
 - Average crash rate probability score which measures the statistical significance of data is 0.185; this means the crash rate at Starratt Road is higher than 18.5% of Duval County roads.
- Contributing causes include lighting, adverse weather, and speed.

Crash Tables

Table 1: Crash Type/ Year							
Crash type	2017	2018	2019	2020	2021	Grand Total	% Of crashes by Type
Angle	1	2	1	2	2	8	36%
Front to Rear	0	1	0	0	0	1	5%
Head On	0	0	1	0	0	1	5%
Off Road	1	3	0	0	2	6	27%
Rear End	0	2	1	0	1	4	18%
Right Angle	0	0	1	0	0	1	5%
Same Direction Sideswipe	0	0	0	0	1	1	5%
Grand Total	2	8	4	2	6	22	
% Of Crashes by Year	9%	36%	18%	9%	27%	100%	

Table 2: Severity		
Severity	# Crashes	% Of Crashes
Fatalities	0	0%
Injuries	5	21%
PDO	19	79%

Table 3: Weather/ Lighting					
Lighting	Weather				
	Clear	Cloudy	Rain	Grand Total	% Of crashes by lighting
Dark - Lighted	4	0	2	6	27%
Dark - Not Lighted	0	0	1	1	5%
Daylight	9	4	0	13	59%
Dusk	2	0	0	2	9%
Grand Total	15	4	3	22	
% Of crashes by weather	68%	18%	14%		

Field Observations

A field visit was conducted during the peak hour between 4:30pm and 5:00pm to observe traffic operations.



Figure 2 PM Peak Site Visit: Starratt Road and Dunn Creek Road Intersection. This is a live view facing east directly towards Dunn Creek Road. There is adequate lighting at this intersection.

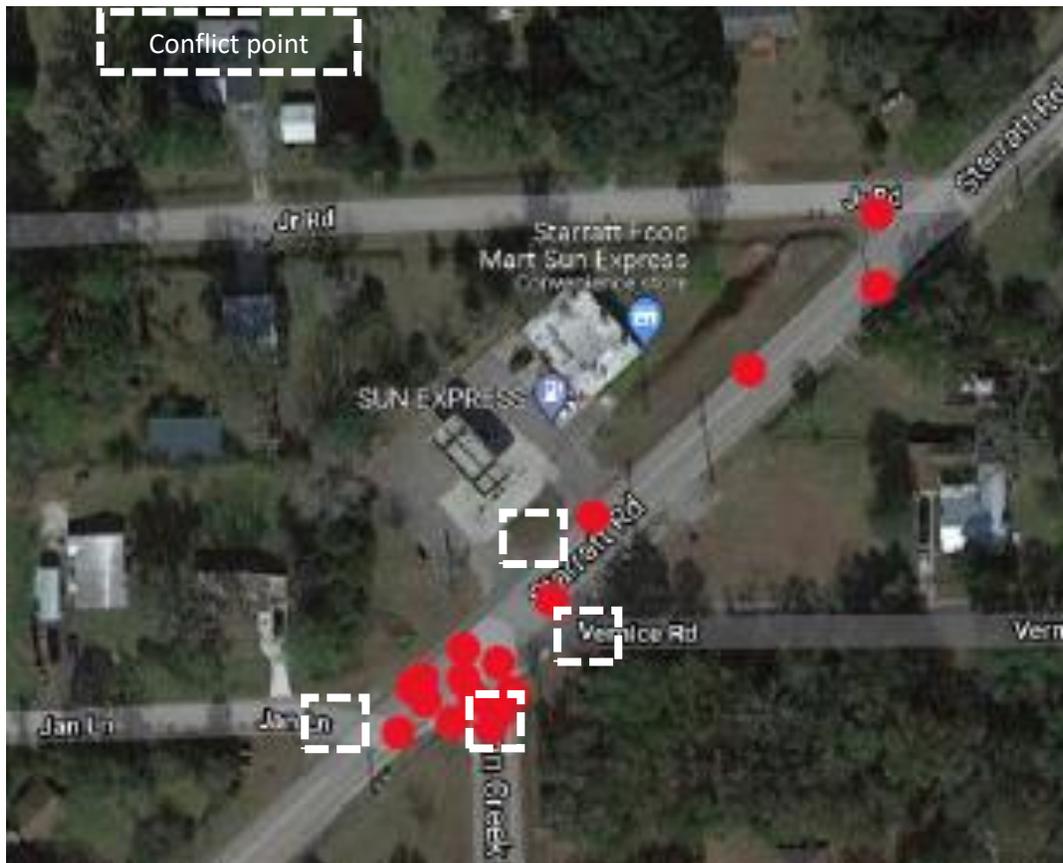
- There were no pedestrians, non-motor vehicles (such as cyclists), or trucks observed at this intersection
- Streetlights are present to provide adequate lighting to the intersection area
- Westbound vehicles on both Dunn Creek and Vernice turning left towards Starratt took additional perception time to make turn movement.

- Vehicles on Dunn Creek Road and Vernice Road turned wheels prematurely and inched forward for better visualization of gaps in traffic stream on Starratt road.
- Witnessed southbound drivers on Starratt Road turning on Vernice Road and Dunn Creek Road stopping completely on Starratt road to complete turn movement.

Analysis

Conflict Points:

- Based on the accident patterns and details, there are multiple conflict points from left turners on Dunn Creek Road. A conflict point is where turning paths intersect. There are at least 4 identified conflict points: Jan Ln and Starratt Rd, Vernice and Starratt Rd, Dunn Creek & Starratt Rd, and the driveway for Sun Express. Since there is a low volume of vehicles on Jan Ln, this conflict point is not significant for this study.
- For left turn maneuvers, the configuration of the road is impacting the turning radii, driver's view, and decision making related to gap perception. This has led to off road, rear end, and mainly angle crashes.
 - During the site visit, identified how the angle of the road impacted the timing of left turn movements onto Starratt road.
- Dunn Creek Road is just 30 feet south of adjacent road - Vernice. Drivers are watching for traffic North and Southbound on Starratt but cannot easily see hazards on Vernice.



Visibility:

- From the report details, we learned that drivers have visibility issues on Starratt road especially during the rain. 14% of reported collisions occurred in the rain and 18% when it was cloudy.
- There are 2 reported cases where drivers ran off the road when attempting to make a left turn on roads such as Vernice and Dunn Creek.
- Southbound drivers on Starratt Road have also been rear ended when coming to an abrupt stop to make a left turn.
- Drivers have missed their left turn, used Jan Lane to facilitate a U-turn and inadvertently crashed with through traffic. Accident reports have stated that the drivers were confused at which point to make their turn.
- During the site visit I observed, drivers taking additional seconds to make turn movements even with sufficient gaps in traffic flow. Additional perception time was used for left turn movement on the skewed roads (Dunn Creek Rd and Vernice Rd)

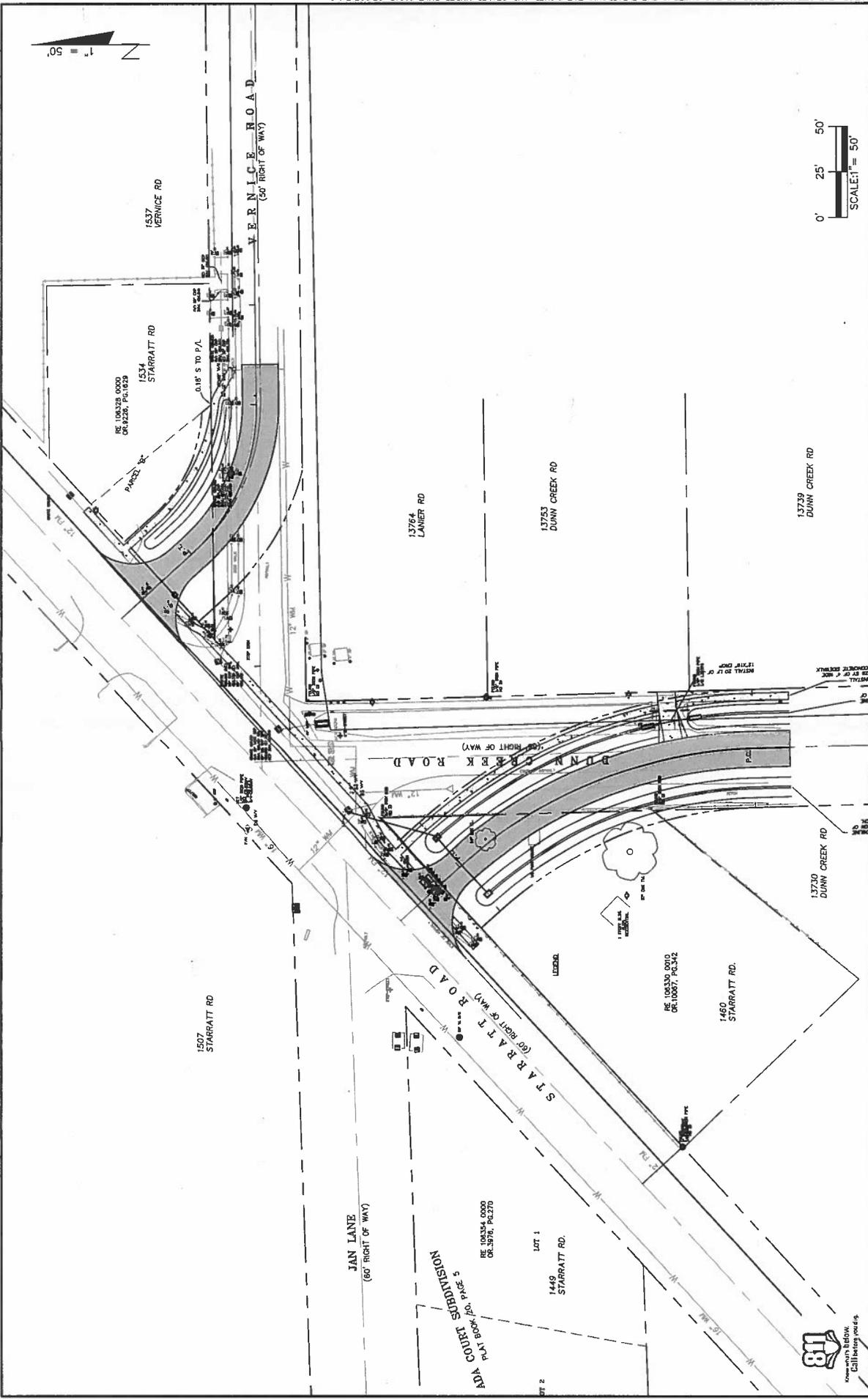
Recommendations

Reconstruction of the intersection will reduce conflict points near the intersection. There are conflict points at Vernice Road, Dunn Creek Road and even the driveway at Sun Express. By Realigning the roadway to closer to 90 degrees, some of those conflict points will be eliminated or reduced. This will allow more time for left turners to complete their turning maneuver by shortening the turning radii for and will give drivers more time between decision points. The alignment should reduce the frequency of rear end and angle collisions.

In addition to the alignment, the visibility of the traffic control devices (stop sign) can be improved. Intersection ahead signs will assist with visibility and awareness of upcoming turns to help prevent off road collisions and illegal U-turns.



Figure 3 Proposed Reconstruction of Vernice Rd and Dunn Creek Rd



REVISIONS	DATE	DESCRIPTION
ENGINEER OF RECORD: GARY J. GOLDSBERRY, P.E. # 49484 CITY OF JACKSONVILLE 214 N. HOGAN ST. JACKSONVILLE, FL 32202		
CITY OF JACKSONVILLE, FLORIDA DEPARTMENT OF PUBLIC WORKS		
DATE	DRAWN BY	PROJECT #
APRIL 2016	JUS	PW2016-0004
STARRATT RD AND DUNN CREEK RD INTERSECTION KEY SHEET		
SHEET NO.		3

G:\N\A\1\Map\Design\PW2017-0038 Starratt Rd - Dunn Creek Rd Intersection\Map\0311.dwg
 Goldberry, Gary 8/30/2017 11:03:05 AM

PARCEL: 101
PROJECT: Starratt Rd. - Dunn Creek Rd.

CITY OF JACKSONVILLE
REAL ESTATE PURCHASE AGREEMENT

THIS REAL ESTATE PURCHASE AGREEMENT (“Agreement”) is made this _____ day of _____, 2022, by and between the **CITY OF JACKSONVILLE**, a consolidated political subdivision and municipal corporation existing under the laws of the State of Florida, with an address of 214 N. Hogan Street, 10th Floor, Jacksonville, Florida 32202, Attn: Renee Hunter, Chief, Real Estate Division, (the “City”) and **JEFFERY AND KAREN RICKERT**, husband and wife, whose address is 1460 Starratt Road, Jacksonville, FL 32218 (the “Seller”). (City and the Seller are sometimes hereinafter individually referred to as a “Party” or collectively as the “Parties”).

RECITALS:

Seller is the owner of a certain parcel of real property located in Duval County, Florida, being more particularly described in **Exhibit “A”** attached hereto and incorporated herein by this reference, together with all improvements thereon and rights, permits, privileges, licenses, rights of way and easements appurtenant thereto (collectively, the “Property”). The City desires the Property as right of way for future construction and maintenance of an authorized roadway and/or related facilities, and the City is required by law to furnish same for such purpose. In lieu of condemnation, Seller desires to sell the Property to the City and the City desires to purchase the Property from Seller upon the terms and conditions hereinbelow set forth.

For and in consideration of the mutual covenants, agreements and Purchase Price set forth herein, and other good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby expressly acknowledged by the Parties hereto, the City and Seller hereby covenant and agree as follows:

1. **Agreement to Buy and Sell.** In lieu of condemnation, Seller agrees to sell to the City and the City agrees to purchase from Seller the Property in the manner and upon the terms and conditions hereinbelow set forth in this Agreement.

2. **Improvements Owned by Others.** The items specified on **Exhibit “B”** attached hereto and incorporated herein by reference herein, are **NOT** included in this Agreement and are not a part of the Property (a separate offer may be made for these items):

3. **Purchase Price and Total Consideration Paid.** The total compensation to be paid by the City at Closing and only in the event of closing shall be **XXXX DOLLARS AND NO/100 (\$XX,000.00)** and is inclusive of the following:

1.	Land and Improvements Parcel 100	\$ <u>XXX.00</u>
2.	Land and Improvements Parcel 701	\$ <u>XXX.00</u>
3.	Agreed Damages and/or Cost to Cure	\$ <u>XXX.00</u>
4.	Total Amount Paid by City	\$ <u>XXXX.00</u>

At Closing, the City shall also pay: (i) the costs of recording the Deed delivered hereunder; (ii) the costs of any environmental studies or other due diligence surveys by Authority; and (iii) if obtained, title insurance policy premium, including endorsements, and related title expenses pertaining to the owner’s title

commitment. At Closing the Seller shall pay all costs to prepare and record any documents necessary to cure any title defect. The Deed shall be executed and delivered in lieu of condemnation and shall include a caption that it is not subject to documentary stamp tax. Except as provided above, each Party shall pay its own attorneys or other consultants. All other costs incurred at Closing shall be borne by the Parties in accordance with the custom and usage in Duval County, Florida.

4. **Conditions and Limitations.**

1. This Agreement may be subject to the final approval of the Jacksonville City Council. Closing shall occur within sixty (60) days after final Council approval, if Board approval is required, or on a date specified by the City upon not less than ten (10) days' written notice to Seller, but no later than XXXX, 2022, unless extended by mutual agreement in writing signed by the Parties (the "Closing Date"), at the offices of the City's attorney or designated title company or any other place which is mutually acceptable to the Parties. Without limiting the foregoing, Closing may take place by mail or courier.

2. Seller is responsible for all taxes due on the property up to, but not including, the day of closing in accordance with Section 196.295, Florida Statutes. At Closing, Seller will pay to the City or the closing agent, by credit to the Purchase Price or otherwise, Seller's pro rata share of all taxes, assessments and charges as determined by the Duval County Property Appraiser, the Duval County Tax Collector, and/or other applicable governmental authority.

3. Seller is responsible for delivering marketable title to City. Marketable title shall be determined according to applicable title standards adopted by the Florida Bar in accordance with Florida Law subject only to those exceptions that are acceptable to City ("Permitted Exceptions"). Seller shall be liable for any encumbrances not disclosed in the public records or arising after closing as a result of actions of the Seller. Title shall transfer as of the Closing Date and Seller shall deliver possession of the Property to the City at Closing free of any tenancies, occupants, or personal property.

4. At the Closing, Seller shall execute and deliver to the City a Statutory Warranty Deed (the "Deed") in substantially the form and content attached hereto as **Exhibit "C"** and incorporated herein by reference, conveying marketable record title to the Property to the City, subject only to the Permitted Exceptions. In the event any mortgage, lien, or other encumbrance encumbers the Property at Closing and is not paid and satisfied by Seller, such mortgage, lien, or encumbrance shall, at the City's election, be satisfied and paid with the proceeds of the Purchase Price.

5. If ownership of the Property is held in a partnership, limited partnership, corporation, trust or any form of representative capacity specified in **Section 286.23, Florida Statutes**, Seller shall execute and deliver an affidavit in substantially the form and content attached hereto as **Exhibit "D"** and incorporated herein by reference. Seller shall also execute a closing statement, an owner's affidavit including matters referenced in **Section 627.7842(b), Florida Statutes**, and such other documents as needed to convey marketable record title as provided.

6. Seller and City agree that this agreement represents the full and final agreement for the herein described sale and purchase and no other agreements or representations, unless incorporated into this agreement, shall be binding on the Parties.

5. **Notices.** Any notices which may be permitted or required hereunder shall be in writing and shall be deemed to have been duly given as of the date and time the same are personally delivered, within three (3) days after depositing with the United States Postal Service, postage prepaid by registered or certified mail, return receipt requested, or within one (1) day after depositing with Federal Express or

other overnight delivery service from which a receipt may be obtained, and addressed at the address first set forth above or as designated in a written notice given in accordance with this paragraph.

6. **General Provisions.** No failure of either Party to exercise any power given hereunder or to insist upon strict compliance with any obligation specified herein, and no custom or practice at variance with the terms hereof, shall constitute a waiver of either Party's right to demand exact compliance with the terms hereof. This Agreement contains the entire agreement of the Parties hereto, and no representations, inducements, promises, or agreements, oral or otherwise, between the Parties not embodied herein shall be of any force or effect. Any amendment to this Agreement shall not be binding upon any of the Parties hereto unless such amendment is in writing and executed by Seller and the City. The provisions of this Agreement shall inure to the benefit of and be binding upon the Parties hereto and their respective heirs, administrators, executors, personal representatives, successors, and assigns. Time is of the essence of this Agreement. Wherever under the terms and provisions of this Agreement the time for performance falls upon a Saturday, Sunday, or Legal Holiday, such time for performance shall be extended to the next business day. This Agreement may be executed in multiple counterparts, each of which shall constitute an original, but all of which taken together shall constitute one and the same agreement. The headings inserted at the beginning of each paragraph of this Agreement are for convenience only, and do not add to or subtract from the meaning of the contents of each paragraph. Seller and the City do hereby covenant and agree that such documents as may be legally necessary or otherwise appropriate to carry out the terms of this Agreement shall be executed and delivered by each Party at Closing. This Agreement shall be interpreted under the laws of the State of Florida. The Parties hereto agree that venue for any legal action authorized hereunder shall be in the courts of Duval County, Florida. TIME IS OF THE ESSENCE OF THIS AGREEMENT AND EACH AND EVERY PROVISION HEREOF. This Agreement is intended to be performed in accordance with, and only to the extent permitted by, all applicable laws, ordinances, rules and regulations. If any provision of this Agreement or the application thereof to any person or circumstance shall, for any reason and to any extent, be invalid or unenforceable, the remainder of this Agreement and the application of such provision to other persons or circumstances shall not be affected thereby but rather shall be enforced to the greatest extent permitted by law.

7. **Not an Offer.** Notwithstanding anything to the contrary in this Agreement, in the event that the transaction under this Agreement does not close, this Agreement shall not be deemed a written offer nor admissible in any subsequent eminent domain proceeding with respect to the Property.

8. **Waiver of Jury Trial.** SELLER AND THE CITY VOLUNTARILY WAIVE A TRIAL BY JURY IN ANY LITIGATION OR ACTION ARISING FROM THIS AGREEMENT. NOTWITHSTANDING THE FOREGOING, NOTHING HEREIN SHALL BE DEEMED TO WAIVE SELLER'S RIGHT TO A JURY TRIAL IN ANY EMINENT DOMAIN LITIGATION.

9. **No Representation or Warranty of Facilities.** Seller acknowledges and agrees that this Agreement is not contingent upon City's construction of any specific transportation facilities or improvements and the design and location of any contemplated or proposed transportation facilities are not guaranteed.

10. **Effective Date.** When used herein, the term "Effective Date" or the phrase "the date hereof" or "the date of this Agreement" shall mean the last date that either the City or Seller execute this Agreement.

11. **Release of City.** By execution of this Agreement, Seller acknowledges and agrees that as of the date of Seller's execution and delivery of the deed, Seller shall thereby release and discharge the City, of and from all, and all manner of causes of action, suits, claims, damages, judgments, in law or in equity, which Seller ever had, then has, or which any personal representative, successor, heir or assign of

Seller, thereafter can, shall or may have, against the City, for, upon or by reason of any matter, cause or thing whatsoever, arising out of or in any way connected with Seller's conveyance of the Property to the City, including, without limitation, any claim for loss of access to Seller's remaining property, severance damages to Seller's remaining property, business damages, or any other damages. Nothing herein shall be deemed to release City from its obligations or liabilities under this Agreement. A covenant shall be contained in the deed acknowledging Seller's agreement to the foregoing.

12. **Full Compensation.** Seller and City agree that all claims for compensation and damages related in any way to City's acquisition of the Property described in paragraph 1 of the Agreement are identified and included in paragraph 3 of the Agreement, including, without limitation, all attorney's fees, costs, business damages, and non-monetary benefits (including attorney's fees associated with any claimed nonmonetary benefits), or any other fees, costs, or damages available to Seller under Chapters 73 & 74, Florida Statutes, 5th Amendment, U.S. Const., amd. 5, or any other applicable laws.

13. **Special Conditions.** See **Exhibit "E"** attached hereto and incorporated herein. (if applicable)

IN WITNESS WHEREOF, the Parties hereto have caused these presents to be executed in their respective names as of the date first above written.

"SELLER"

WITNESSES:

JEFFERY AND KAREN RICKERT

By: _____

Print Name: _____

Date: _____

Print Name: _____

WITNESSES:

"CITY"

CITY OF JACKSONVILLE

Print Name: _____

CITY, a body politic and an agency of the state, under the laws of the State of Florida

By: _____

Print Name _____

Title: _____

Date: _____

APPROVED AS TO FORM FOR
THE CITY OF JACKSONVILLE ONLY

By: _____

Office of General Counsel