



DESKTOP DATABASE REVIEW REPORT



Commercial Property
123 Circle Drive
Maitland, FL 32751
NDDS PROJECT #2317330
DATE ISSUED: January 18, 2023

PREPARED FOR:

CLIENT NAME
ADDRESS
CITY, STATE, ZIP CODE



January 18, 2023

Client Contact Name

Client Name

Client Address

City, State, Zip

RE: Desktop Environmental Database Review Report
Commercial Property
123 Circle Drive
Maitland, FL 32751
NDDS Project 2317330

Dear Sir/Madam,

Pursuant to your request, NDDS obtained a regulatory database report for the Subject Property (Subject Property) from Environmental Risk Assessment Services (ERIS). The information provided in the database report was obtained from publicly available sources. The locations of the sites listed in this report are plotted with a geographic information system utilizing geocoding of site addresses. The accuracy of these locations is generally +/- 300 feet. NDDS has attempted to confirm the locations of listings on or adjacent to the Subject Property.

In addition, the regulatory information contained within the ERIS report was utilized in helping to identify potential on-site and/or off-site concerns using ASTM Standard E1527-21 recommended search radiuses were reviewed. A copy of the ERIS Report is attached.

A review of the database report indicated the Subject Property was not listed with any databases in the ERIS report

DATABASE REVIEWED	SUBJECT PROPERTY
Identification as a National Priorities List (NPL) site	No
Identification as a Federal Delisted NPL site	No
Identification as a Comprehensive Environmental Response Compensation and Liability Act Information System (SEMS), formerly known as CERCLIS and/or Superfund Enterprise Management System Archive (SEMS-ARCHIVE), formerly known as CERCLIS-NFRAP site	No
Identification as a hazardous waste handler and/or generator	No
Identification as a RCRA CORRACTS site	No
Identification in the Federal Institutional Control/Engineering Control Registries	No

Identification as a Federal Emergency Response Notification Systems (ERNS) site	No
Identification as a State-and Tribal equivalent Comprehensive Environmental Response Compensation and Liability Act Information System (SHWS)	No
Identification as a State/Tribal solid waste landfill (SWLF)	No
Identification as a State/Tribal registered underground/aboveground storage tanks (UST/AST)	No
Identification as a State/Tribal leaking underground storage tanks (LUST/LTANKS) site	No
Identification as a State/Tribal Institutional Control/Engineering Control Registries site	No
Identification as a State/Tribal Voluntary Cleanup Program (VCP) site	No
Identification as a State/Tribal Brownfield site	No
Identification as an Orphan site	No
Identification in non-ASTM databases	No

CONTAMINANT MIGRATION

Migration of petroleum hydrocarbon or volatile organic compound (VOC) contamination is generally via groundwater. Therefore, only those contaminant release sites located hydrologically upgradient relative to the Subject Property are expected to represent a potential environmental concern to the Subject Property. Contaminated sites located hydrologically downgradient of the Subject Property are not expected to represent a potential threat to the groundwater quality beneath the Subject Property. Sites that are situated hydrologically cross-gradient relative to the Subject Property are not expected to represent a concern unless close proximity allows for the potential of lateral migration. Based on topographic map interpretation, groundwater in the vicinity of the Subject Property is inferred to flow to the general south-southeast.

MAP FINDINGS SUMMARY

Facility Name and Location	Estimated Distance/Direction/Gradient	Database Listings	Comments
Kennys Auto Parts	88 feet south-southeast Up-gradient	RCRA VSQG	No violations listed.

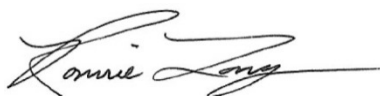
Facility Name and Location	Estimated Distance/Direction/Gradient	Database Listings	Comments
Express Grocery #1	181 feet northwest Cross-gradient	UST	No indication of spills.
Lees Auto Serv Repr	232 feet south-southwest Cross-gradient	UST, FINDS, ECHO	No indication of spills. There are no violations associated with the facility.
Holcomb Service Stat	240 feet north Cross-gradient	UST, FINDS, ECHO	No indication of spills. There are no violations associated with the facility.
Holcomb Deep Rock Serv Sta	294 feet north-northeast Cross-gradient	UST	No indication of spills.
Pemco Service Station	303 feet south Cross-gradient	Historic Auto Station	No violations listed.
Falwell's Garage Auto Repair	452 feet north Cross-gradient	Historic Auto Station	No violations listed.
Processing Plant	551 feet east Down-gradient	UST, LUST	Outside critical distance
Transmission Special	637 feet south Down-gradient	UST, FINDS, ECHO	Outside critical distance

CONCLUSIONS

NDDS's review of the ERIS regulatory database report for the Subject Property indicated the Subject Property is not listed on any of the ASTM regulatory databases. NDDS recommends no further investigation into the Subject Property. No up-gradient or adjacent facilities of concern were identified in the review of the EDR database report.

NDDS did not review any regulatory files as part of this review, and NDDS is not responsible for the accuracy of information obtained from EDR. In addition, the scope of work for this review did not include consideration of any environmental conditions outside of those that would be identified on the regulatory database report. This information should be considered in conjunction with the nature of occupancy of the Subject Property. In general, the fact that a site is not included on the regulatory database does not exclude the possibility that hazardous materials and/or petroleum products may be present on the property. Please call me at 877-439-4650 if you have any questions.

Sincerely,



Ronnie Long, CEM, CEC
Assessments Director



MAPPED REGULATORY DATABASE REPORT

