

**Exhibit B**



**Advantage Consulting, LLC**  
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**ENVIRONMENTAL SITE ASSESSMENT PHASE 1  
VERO BEACH AIRPORT FIRE STATION #3  
2950 AIRPORT WEST DRIVE, VERO BEACH, FL 32967**



**City of Vero Beach – Vero Beach Regional Airport  
Vero Beach, Florida 32960-4506**

Prepared for and Submitted to:  
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**October 6, 2021**

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## 1.0 EXECUTIVE SUMMARY

The Consultant, Gary Exner of Advantage Consulting LLC, conducted a detailed Phase I Environmental Site Assessment (ESA) on October 5, 2021 of the subject property located at 2950 Airport West Drive, Vero Beach, FL 32967, serving as the ARRF (Aircraft Rescue and Fire Fighting) station adjacent to the Vero Beach Regional Airport. The property is presently owned by the City of Vero Beach as part of the Vero Beach Regional Airport properties. The property is identified as Indian River County Property Appraiser Property Identification #53970, Parcel ID# 32-39-26-00011-0480-00001.1, and is estimated to be approximately 2.72+/- Acres or 118,483+/- (SF) Square Feet in size. The parcel lies in Section 34, Township 32S, Range 26E is currently developed, and contains a single-story building with offices, fire rescue and fire fighting equipment, and storage/warehouse space. The subject parcel is an irregularly shaped rectangular parcel in the southwest side of the airport-owned property (see Site Vicinity Map-Appendix I). The subject structure is 19,399 SF overall with 9,275 SF heated area, and was actually built in 1985. The subject property is further described in the Indian River County Property Appraiser's record cards included in Appendix II. The ESA was performed in accordance with the American Society for Testing and Materials Standard Practice for Environmental Site Assessments (ASTM Practice E 1527-05E), Sections 6-11. Non-scope considerations, as defined in the standard practice, were not addressed. Based on the unknown historic use of the parcels and future excavation/development plans, additional inspections, sampling, and laboratory analyses may be necessary.

## 1.1 INTRODUCTION

### 1.1.1 Purpose

The purpose of this Phase I ESA is to determine the likelihood of hazardous or petroleum substances being present on the subject property that would result in cleanup liability on behalf of the property owner. Almost all businesses use products containing hazardous or toxic materials as defined by the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) or the various environmental regulatory agencies. Often, the amount of material stored, generated, or disposed does not exceed reportable quantities as defined in Federal, State, or local environmental regulations. As a result, this report does not address hazardous or toxic substances that currently appear to be present in very small quantities below reportable levels, but over a length of time could exceed reportable quantities.

The purpose and objective of the standard Phase I ESA was met through a physical site investigation of the subject parcel, a limited investigation of adjacent properties, interviews, and a review of Florida Department of Environmental Protection (FDEP) and available EDR (EDR/FirstSearch Technology Corporation) environmental databases.

### 1.1.2 Special Terms and Conditions

This Phase I report is a professional opinion of the possibility of contamination impacts to the subject property resulting from direct visual observation and review of available EDR file information as compiled by others. This report was performed as a standardized ESA Phase 1 which did not include sampling or analyses of asbestos and/or lead based paints as a preemptive evaluation of potential risks that may be associated with any planned excavations/demolition of ground surfaces on the subject sites. The assessment does not include such environmental issues as naturally occurring toxic substances in the subsurface soils, rocks, water and/or toxicity of on-site flora, toxicity of common household products or consumables, contaminants or contaminant concentrations that are not now Recognized Environmental Concerns (REC), but may be under future regulations, radon gas, or wetland issues.

### **1.1.3 Limitations and Exceptions of Assessment**

The focus of this Phase I ESA is to evaluate the presence of hazardous or petroleum substance contamination resulting from past and current uses of the subject property and adjacent properties. The assessment is limited to conditions observed on and around the existing properties during the inspection survey. Areas that are not addressed as part of the ESA are as follows:

- naturally occurring toxic substances in the subsurface soils, rocks, water, and/or toxicity of on-site flora;
- toxicity of substances common in habitable environments, such as stored household products, or consumables;
- contaminants or contaminant concentrations that are not a concern now but may be under future regulations.

The level of environmental investigation for this ESA Phase 1 does not include intrusive testing or analysis of soils or groundwater as an assessment of any recognized or suspected contamination. This report does recommend further investigative action if Recognized Environmental Concerns (REC) are observed and that may be prudent to be evaluated further to confirm suspected contaminants found.

An ESA is typically valid for six months, as that is the update frequency of FDEP file data.

### **1.1.4 Limiting Conditions and Methodology Used**

Information and data supplied to this Consultant by others (EDR) considered in this assessment is from sources nationally recognized as reliable, but no responsibility is assumed by Advantage Consulting LLC for its accuracy. This ESA Phase I is limited to observations by an experienced environmental scientist rendering a professional opinion of the site project area. It is also the result of the research of available public record files compiled by EDR. Intrusive testing for elemental sampling of the physical components of a property such as soil and groundwater is not typically performed nor analyzed at the Phase 1 ESA level of inspection. However, because the age of the overall surrounding airport properties (circa 1930) and the selection of the airport commissioned as a naval air station in 1942, it is possible hazardous or toxic materials may have been either stored or disposed of on or near the subject parcel. Asbestos or lead-based paints were used during the war years when the naval air station was active. Most of these products were banned from use prior to 1987. The use of asbestos was phased out in 1989 and banned entirely in December 2003. No evidence of these possible RECs was observed or indicated during the field inspection.

The National Emission Standards for Hazardous Air Pollutants (NESHAP) regulations under the Clean Air Act specify work practices for asbestos to be followed during demolitions and renovations of all structures, installations, and buildings (excluding residential buildings that have four or fewer dwelling units). **The regulations require the owner of the building or the operator to notify the appropriate state agency before any demolition, or before any renovations of buildings that could contain a certain threshold amount of asbestos or asbestos-containing material.** In addition, particular manufacturing and fabricating operations either cannot emit visible emissions into the outside air or must follow air cleaning procedures, as well as follow certain requirements when removing asbestos-containing waste.

The Asbestos Hazard Emergency Response Act (AHERA)'s Model Accreditation Plan (MAP) requires that asbestos professionals (including any worker, contractor or supervisor, inspector, management planner, or project designer) working with asbestos-containing building materials in a school, public or commercial building be accredited under a training program at least as stringent as the EPA Model Accreditation Plan (MAP). In addition, state and local agencies may have more stringent standards than those required by the federal government.

Congress passed the Residential Lead-Based Paint (LBP) Hazard Reduction Act of 1992, also known as Title X, to protect families from exposure to lead from paint, dust, and soil. Section 1018 of this law directed HUD and EPA to require the disclosure of known information on lead-based paint and lead-based paint hazards before the sale or lease of most housing built before 1978. The United States' Consumer Product Safety Commission (CPSC) banned lead paint in 1977 in residential properties and public buildings (16 Code of Federal Regulations 1303).

#### Non-residential Structures - Waste Determination & Management

LBP debris that comes from commercial or industrial sources, as opposed to households, may be subject to state and federal hazardous waste rules. In this case the generator must determine whether the debris fails, or is likely to fail, the toxicity characteristic for lead. Two scenarios are outlined below for making the waste determination and then managing the LBP debris in accordance with applicable standards: 1) whole-building demolition, and 2) renovation/abatement.

#### Whole-Building Demolition

The US EPA has stated that solid architectural components coated with LBP are less likely to be hazardous because of the small ratio of lead paint to total waste mass 1. The US Army conducted a study which concluded that whole-building demolition debris is not likely to exceed the toxicity characteristic standard for lead if it is handled as a single, whole waste stream and disposed of all together 2. Whole-building demolition debris is therefore considered a non-hazardous waste with regard to lead. No sampling/analysis of painted components for lead is required for disposal as non-hazardous waste.

Proposed in January of 2006 to “reduce exposure to lead hazards created by renovation, repair, and painting activities that disturb lead-based paint and support the Federal Government's goal of eliminating childhood lead poisoning by 2010”, the current regulations took effect on April 22, 2010. The rule requires that property owners, managers and contractors performing renovation, repair and painting activities that will disturb lead-based paint in pre-1978 housing or a child-occupied facility must be certified and follow the lead-safe work practices required by EPA's Lead, Renovation, Repair and Painting Program. To become certified, there must be an “application for firm certification” and payment of a fee to the EPA. An application must be approved or disapproved within 90 days after the EPA receives a complete application. There is the potential of \$37,500-a-day fines for violation.

The site inspection was performed by walking the parcel boundary and accessible areas around and outside the property. In addition, observations were made of adjacent properties looking for RECs. The site reconnaissance was performed on October 5, 2021 by Gary Exner of Advantage Consulting LLC. This ESA Phase I report incorporates the EDR/FirstSearch Technology Corporation's Environmental FirstSearch Report to locate available regulatory agency (FDEP/USEPA) information pertaining to hazardous/petroleum materials (see Appendix III).

The EDR/FirstSearch Report meets the government records search requirements of ASTM Standard Practice for Environmental Site Assessments, E 1527-05E. The following files were searched for any sites with hazardous/petroleum material records and/or violations: Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS), Toxic Site Directory; (TSD), Generators (GEN), Emergency Response Notification System (ERNS), National Priority List (NPL), Resource Conservation and Recovery Information System (RCRIS), Facility Index System (FINDS), RCRA Administrative Action Tracking System (RAATS), Underground Storage Tanks (UST), Leaking Underground Storage Tanks (LUST), Toxic Release Inventory (TRI), State Superfund Sites, Solid Waste Facilities, and orphan reports for Indian River County, including Civil Enforcement Docket /Leaking Tank Sites.

Photographs of potential contamination sources were taken on the subject property (see Appendix IV). Available historic aerial photographs (1943 - 2020) were reviewed to identify any activities that may have shown that contamination from hazardous or petroleum substance generation, storage, or transportation may have occurred within the subject property area.

A cursory review of soils was conducted using the NRCS *Soil Survey for Indian River County, Florida* (see Appendix V). The primary soil type found on the subject site is identified as EauGallie fine sand (3) which covers 100% of the area of the parcel. The *Vero Beach, Florida* USGS Quad map can be found in Appendix VI.

Interviews, inquiries, and database searches were compiled from the Florida Department of Environmental Protection (FDEP), FDEP's OCULUS Site, and the USEPA Envirofacts, and EDR/First Search Technology Corporation-Environmental Database. A resume of the consultant for this investigation can be found in Appendix VII.

## **2.0 SITE DESCRIPTION**

### **2.0.1 Location and Legal Description**

According to information supplied to Advantage Consulting LLC by the Vero Beach Regional Airport staff, the subject property is located adjacent and southwest of airport Runway 4 on Vero Beach Regional Airport property. The subject property is presently developed and contains a single-story building with office space and fire rescue and firefighting warehouse facilities. The parcel also contains two large, 2,000 Gallon capacity, Above Ground Fuel Storage Diesel Tank (AST) at the northeast side of the property. Airport vegetation groundcover and typical landscape vegetation currently exist on the north and west sides of the building around the paved parking lot area for the property (see Photographs). The property area is served by Vero Beach Municipal Power electrical service, and municipal water and sewer. Property Legal Descriptions, as described in the Indian River County Property Appraisers information, can be found in Appendix II.

### **2.0.2 Site and Vicinity Characteristics**

According to the USGS Topographic Map of the Vero Beach, Florida Quadrangle, included as Appendix VI of this report, the relative elevation for the subject property is approximately 24-feet NGVD.

Other properties surrounding the subject parcel was occupied and functioning as an Aircraft Rescue and Fire Fighting airport-related building. The City of Vero Beach Fire Station 3 is located at 2950 Airport West Drive, Vero Beach, Florida, with two, large Liquid Propane (LP) Above Ground Storage Tanks (ASTs) at the northeast side of the site. A propane tank and an emergency back-up generator is situated next to the rear of the main building, south of the fire truck bays.

### **2.0.3 Structures, Roads, Other Site Improvements**

Site improvements in the area consist of paved parking lot areas, sidewalks, and Above-Ground Fuel Storage Tanks (AST) at the northeast corner of the concrete block building, and electrical service poles. Power service transformers and the ground surfaces were checked for indication of leaked electrolytes that may have contained polychlorinated biphenyls (PCBs). No indications of leaks or spills were found at the bases of the poles. Overhead power utilities were observed along the north side of the property. Water and sewer utility service is available for connection to the subject site.

### **2.0.4 Environmental Liens on the Property**

A Chain-of-Title was not provided to Advantage Consulting LLC for review. No readily available information was provided to indicate that there were any environmental liens or activities and/or land limitations recorded against the property.

### **2.0.5 Current Uses of the Property**

Currently, the subject property is currently occupied by Florida Power and Light (FPL). No hazardous or toxic items appeared to have been stored on the property. No problem areas were obvious during the site inspection. There were no obvious conditions that indicated that reportable quantities of hazardous or toxic materials had ever been generated, transported, or stored on the subject property.

### **2.0.6 Past Uses of the Property**

According to the aerial photographs reviewed for the years 1943-2020 (see Historic Aerial Photographs), other than the structures apparent in the historic aerials from the time the U.S. Naval Air Station was in operation, however recent site development has occurred on the property. Many other industrial features and airport lands have changed over the years in this region of the Vero Beach Regional Airport.

There were no pits, ponds, lagoons, or other surface water bodies situated directly on the property, however a small, drainage ditch crosses from south to north just east of the site, and a triangular-shaped stormwater retention pond lie to the north of the subject parcel across Airport West Drive. The drainage ditch collects stormwater and drains to the south where it connects with a major drainage flowway south of the airport. The airport maintenance program apparently includes periodic mowing of the healthy ground cover vegetation. No evidence of any contamination was obvious anywhere on the subject parcel. No evidence of dumping, land filling, or other uncontrolled activities, which could have posed Recognized Environmental Concerns (RECs) with regard to the subject parcel were identified during the course of the site inspection, or in the aerial photographs and database reviews.

**2.0.7 Current and Past Uses of Adjoining Properties**

The subject parcel lies southwest of the AOA fence and all movement areas for the airport. Corporate Air Inc, and the Paris Air Fuel storage ASTs lie on Airport West Drive at 3300, and north of the subject site. The City of Vero Beach Engineering Facility and its two AST fuel storage tanks lie to the northwest of the subject site. Site conditions have not changed appreciably since 1983, when the subject building was built (1985).

The Florida Department of Environmental Protection (FDEP) monitors regular testing and reporting requirements of the City of Vero Beach wellfields northeast of the subject site. It is unlikely that any contaminants associated with any un-documented releases, in the past, that may have occurred in the area of the subject site, would have migrated northeast toward the wellfields. There were no signs of stressed vegetation anywhere on the subject parcel.

Historical reviews of FDEP files were inspected for evidence of potential contamination toward the subject properties. Reviews did not show that any hazardous or toxic contamination was obvious at the subject parcel.

**2.0.8 Site Map**

A 2021 Indian River County aerial of the subject parcel is attached as Appendix II of this report.

**2.1 RECORDS REVIEW**

**2.1.1 Standard Environmental Record Sources, Federal and State**

Records were researched through the Florida Department of Environmental Protection OCULUS database, and a search of all available environmental records was conducted by EDR/First Search Technology Corp. The database report, included as Appendix III, meets the government records search requirements of ASTM Standard Practice for Environmental Site Assessments, E 1527-05E.

There were 10 listed sites located within <math>1/8^{th}</math> of a mile to 1/2 mile, and 4 listed sites are at 1/2 mile of the subject property. The sites A1, A2, 3, 5, 6, 7, 8, and 9 are located at higher elevations than the subject site. Piper Aircraft Corporation is at the same elevation but located 0.831 miles further east than the subject site. Nine of the listed sites are located east, northeast, south, or southeast of the subject site. Only listed site 8 is located 0.449 miles north of the subject site.

MAPPED SITES SUMMARY					
Target Property Address: VERO BEACH REGIONAL AIRPORT VERO BEACH, FL 32909					
Click on Map ID to see full details					
MAP ID	SITE NAME	ADDRESS	DATABASE ASSOCIATION	RELATIVE ELEVATION	DIST (# & MI.)
Reg					DESCRIPTORS
6	PIPER AIRCRAFT CORP.	PIPER DR & AVIATION	FLOR. BEACH, ROMA COG. USE ENV. CONTROL, SUB. USE	Same	0.831, 0.001, East
A1	INDIAN RIVER CITY OF	2600 43RD AVE	AST	Higher	0.013, 0.001
A2	VERO BEACH FIRE DEPT	2600 43RD AVE	ROSA Menden - MR	Higher	0.013, 0.001
1	CENTRAL AIR	1000 AIRPORT WEST DR	AST Financial Assistance	Higher	0.021, 0.001
A	DOCKER TOWN CENTER E	400 26TH STREET	GOV. UJ	Lower	0.249, 0.001, South
5	VERO BEACH SPORTS PL	410 26TH ST	LIST, LIST Financial Assistance	Higher	0.273, 0.001
6	VERO BEACH CITY PUL	3600 AIRPORT WEST DR	LIST, Financial Assistance	Higher	0.306, 0.001
7	WOODBURN GOLF CLUB	4300 AVENUE	ENV. CONTAM. REEF PART	Higher	0.406, 0.001
8	VERO BEACH CITY OF	WEST AIRPORT AREA	ENV. CONTAM. REEF PART	Higher	0.449, 0.001, North
9	PIPER AIRCRAFT CORP.	PIPER DR & AVIATION	FL 5000	Higher	0.489, 0.001
10	VERO BEACH NAVAL SER		FUEL	Lower	0.263, 0.001, East

One of the sites, Piper Aircraft Corp. was listed as a National Priorities List (NPL), RCRA-LQG (Large Quantity Generator) situated east of the subject site. One site (Piper Aircraft Corp.) was listed as a CERCLIS site located east-southeast of the subject site. The NPL/CERCLIS site was reported as the Piper Aircraft Corporation (a Superfund Enforcement) facility. There were 2 Leaking Underground Storage Tanks (LUSTs) and 2 were listed as Registered Above Ground Storage Tanks (ASTs) facilities. Detailed data on each of these sites are included in the EDR/First Search Technologies report in Appendix III.

Each of the included sites are listed as either NREQ (Cleanup not required), facility Closed (Vero Beach Municipal Airport)(UST), Open, In-Service, or in the process of hazardous, toxic waste management remediation (Vero Beach Airport Services) (LUST), (Flight Safety International, Inc)(LUST), (Pro-Flite of Vero, Inc.)(LUST), and (Former Vero Beach NAS Site)(LUST) Because of the down-gradient locations (SE migration) of these facilities, none of the sites are likely to have any effect on the condition of the subject parcel. For the purpose of this assessment, the above database research information is referenced in a separately bound EDR/Environmental FirstSearch Report to be supplemented to Appendix III.

Additional information gathered from the USEPA's Envirofacts database references for the Paris Aviation AST data showing no spills or discharges, and the City of Vero Beach Water Treatment Plant located at 2515 Airport North Drive with Handler ID#FLR000140087 as a Federal LQG facility that engages in waste generation and waste shipping. Envirofacts database information is included in Appendix III.

It appears that groundwater migration moves from the northwest to the east-southeast in the area of the subject parcel. The likelihood of the subject site receiving any current or relic contamination from the old airfield operations, or the current airport operations would be very remote.

FIRM Flood Prone Rate Map shows the subject site lying north of the defined flood prone area along the stormwater drainage canal to the south of the airport (see Appendix V). The subject site is not physically within the Flood Prone Area.

The subject site is presently served by underground municipal potable water and sewer utilities. Overhead electric power and telephone services lines are provided throughout the area. All additional information regarding potential contamination involvement on the subject properties, or any of the facilities of concern within the study area was gathered from the FDEP and/or other USEPA databases or interviews and is included in the following sections.

### **Other Sites**

Treasure Coast Air Services at 2640 Airport North Drive had a 5,000-gallon Registered AST (now removed) was previously located 1.45+/- miles northeast of the subject parcel. The New Hanger at the southwest end of Airport North Drive loop has a Registered 10,000-gallon AST located 1.38 miles+/- northeast of the subject parcel. The ASTs at Flight Safety International are located upgradient at a distance of 0.68 miles+/- northeast, and the Paris Air ASTs and the ASTs servicing the Vero Beach Engineering Facility are located essentially downgradient at 0.38 miles+/- north of the subject parcel, respectively. Continental Jet Aviation's AST is 0.17 miles+/- north northeast of the subject site. The Vero Beach Public Works and Engineering fueling ASTs are located 0.33 miles+/- north of the subject site (see Photographs). No other non-listed sites of concern were reported or observed within the immediate project area.

### **2.1.2 Physical Setting Sources**

Physical setting sources reviewed during the course of this assessment include the USGS Quad map, the NRCS Soil Survey map, information and maps supplied within the EDR/FirstSearch Technologies Report, USEPA Envirofacts database files, and Indian River County current aeriels and historic aerial photographs.

### **2.1.3 Historical Use Information**

Available historic aerial photographs of Section 32, Township 39 South, Range 26 East, dated 1943, 1951, 1970, 1981, 1994, 1999, and 2019 were reviewed. Development of airport-related and small industrial parcels started around 1960 and continued slowly through the 1970s and 1990s. Please note that historical aerial photography review was limited to available photographs with variable coverage and quality.

In 1942 the United States acquired this site for use as a Naval Air Station and Training Facility. The site was developed and known as the U.S. Naval Air Station, Vero Beach. The Navy constructed a complete air training facility at the site consisting of approximately 155 buildings and structures along with other miscellaneous improvements such as runways, taxiways, roads, utility systems, etc. The site remained active until 1945 when its functions were no longer required or relocated elsewhere in the U.S. In October of 1947, the Navy disposed of the property to the City of Vero Beach, Florida. Most of the site is currently owned by the city and used as an airport and light industrial park. Portions have been sold to a private aircraft company, which maintains an aircraft manufacturing plant and to a Country Club and Golf Course.

## **2.2 INFORMATION FROM SITE RECONNAISSANCE AND INTERVIEWS**

### **2.2.1 & 2.2.2 Hazardous Substance Containers and Unidentified Substance Containers**

No hazardous substance containers were found inside or adjacent to the subject parcel. Maintenance in and around the subject site appeared to be good, with no obvious signs of errant roadside dumping or trash disposal. It is unlikely that any reportable quantities of hazardous substances or toxic materials were stored or used around the subject parcel.

### **2.2.3 Storage Tanks**

The subject parcel had three above ground fuel (LP) storage tanks.

### **2.2.4 Indicators of PCBs**

Pole mounted electrical transformers were noted in conjunction with overhead power utilities to the northwest of the property. Vero Beach Municipal Power Plant has discontinued the use of PCB-containing transformers and capacitors. Vero Beach Municipal Power Plant is responsible for cleanup in accordance with local, state, and federal regulations. No staining was observed beneath the transformers closest to the subject parcel.

### **2.2.5 Indicators of Solid Waste Disposal**

There were no indicators of any solid waste disposal on the property.

### **2.2.6 Physical Setting Analysis**

A preliminary review of available physical setting source information was performed that consisted of physiographic, subsurface geologic, regional groundwater information, local well field protection, and local wetland maps of the subject area, where applicable and reasonably ascertainable. The regional groundwater flow is to the east and southeast. However, local surface water bodies (ditches, canals, and ponds) in the vicinity of the subject sites could affect local groundwater flow direction in the upper portion of the aquifer. The specific groundwater flow beneath the subject site is normally verified by intrusive field methods. Information provided in the EDR Summary Report indicates that groundwater gradients are generally from the northwest to the southeast.

### **2.2.7 Other Conditions of Concern**

No other conditions of concern were identified.

### **2.2.8 Site Plan**

A site plan for development or modification of the property was not provided to the Consultant.

## **2.3 FINDINGS AND CONCLUSIONS**

The Consultant performed an Environmental Site Assessment Phase I in general conformance with the scope and limitations of ASTM Practice E1527-05E on the subject property in Vero Beach, Indian River County, Florida. Any limitations, exceptions, or deletions from this practice are described in Section 1.1.3 and 1.1.4 of this report. This assessment found no evidence of Recognized Environmental Conditions (RECs) at the subject parcels:

- Review of the EDR/FirstSearch database, and FDEP records information revealed 10 listed or observed contamination sites listed sites upgradient and within the critical focus area of ¼ to ½ -mile from the subject property. Above Ground Fuel Storage Tanks (ASTs) are located north and east of the subject property. All records indicate that these tanks are being properly maintained to remediate past and future releases into the ground and groundwaters.
- There was no confirmed evidence of friable asbestos containing materials (ACMs) in the area. ACMs are not presently indicated as Recognized Environmental Concerns (REC) as potential conditions.

- The limited number of listed or observed contamination sites within, and to the northwest or west in the 1/2-mile focus radius of the subject property do not appear to warrant any further inspections for potential environmental concerns that would trigger an Environmental Site Assessment Phase II investigation. No further action for the listed sites is recommended at this time.



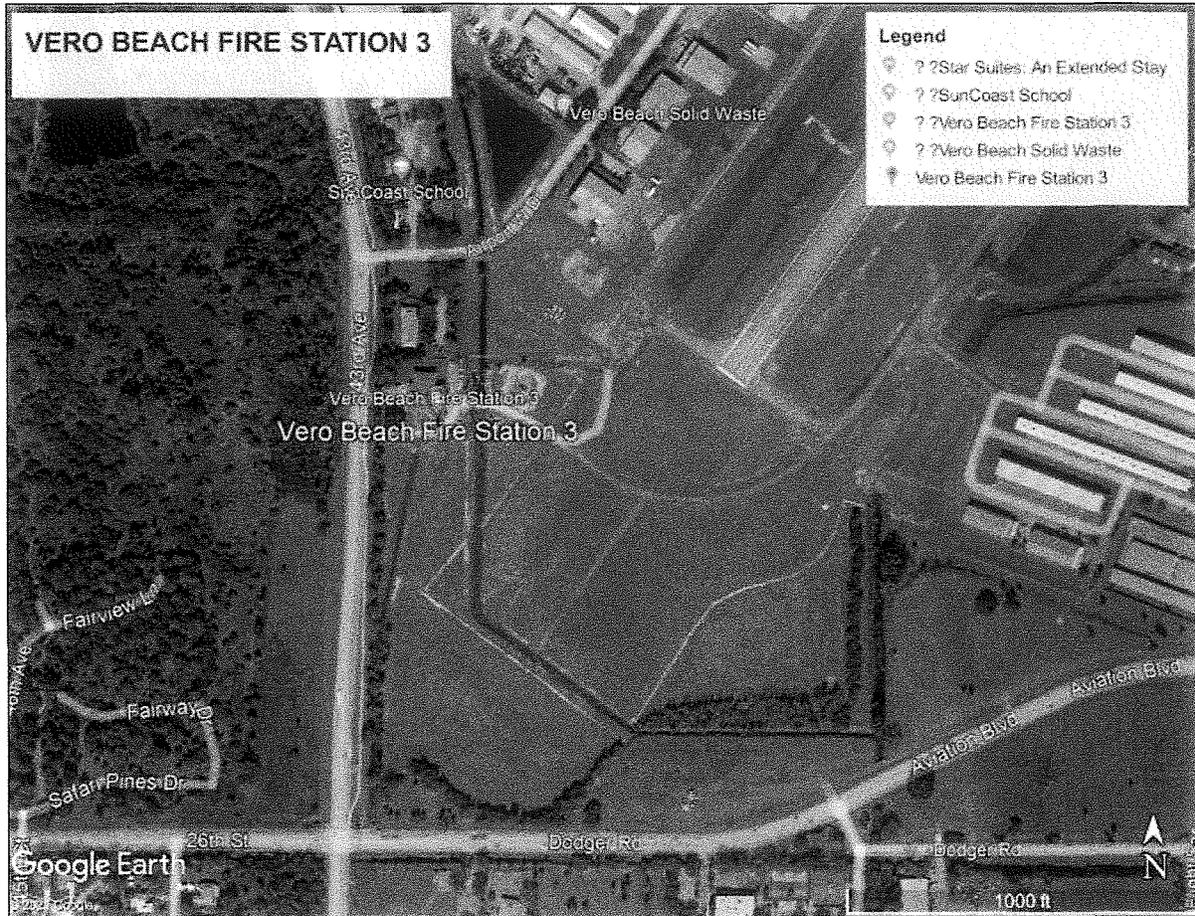
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**Gary E. Exner, CHMM, CFEA, REPA**

**DATE 10/6/2021**

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# APPENDIX I



SITE VICINITY AERIAL



## APPENDIX III

EDR/FIRSTSEARCH TECHNOLOGIES REPORT (insert Attached pdf copy)

### **NPL Site Narrative for Piper Aircraft Corp./ Vero Beach Water & Sewer Department**

#### **PIPER AIRCRAFT CORP./VERO BEACH WATER & SEWER DEPARTMENT Vero Beach, Florida**

**Conditions at proposal (June 10, 1996):** The Piper Aircraft Corp./Vero Beach Water & Sewer Department Site covers 6 acres in Vero Beach, Indian River County, Florida. Piper assembles and paints light aircraft at the southern end of the Vero Beach Municipal Airport. In 1980, an unknown amount of trichloroethylene leaked from an underground storage tank and distribution system, contaminating a nearby municipal well of the Vero Beach Water & Sewer Department with volatile organic compounds (VOCs). The well, which was subsequently shut down, was part of a municipal system serving about 33,000 people. Six months later the city developed two other wells to replace the closed one.

In 1981, the State entered into a Consent Agreement with Piper requiring the company to conduct a monitoring, testing, and treatment program at the site. Piper repaired the leaking storage tank, and in April 1981 began to pump out the contaminated ground water. To date, the pumping has yielded approximately 2,050 gallons of VOCs, including trichloroethylene, cis- and trans-1,2-dichloroethylene, vinyl chloride, and 1,1-dichloroethylene. The contaminated water is sprayed into the air to enhance removal of VOCs and is discharged into the Main Canal leading to the Indian River.

**Status (February 21, 1990):** The city is continuing to submit quarterly reports on the monitoring of the treated effluent being discharged to the Indian River.

According to the Florida Department of Environmental Regulation, Piper's ground water pumping and treatment program has not achieved cleanup goals. The program will be reevaluated and additional remedial investigation activities will be undertaken.

For more information about the hazardous substances identified in this narrative summary, including general information regarding the effects of exposure to these substances on human health, please see the Agency for Toxic Substances and Disease Registry (ATSDR) ToxFAQs. ATSDR ToxFAQs can be found on the Internet at ATSDR - ToxFAQs (<http://www.atsdr.cdc.gov/toxfaqs/index.aspx>) or by telephone at 1-888-42-ATSDR or 1-888-422-8737.

#### **Large Quantity Generator**

Handler: generates 1,000 kg or more of hazardous waste during any calendar month; or generates more than 1 kg of acutely hazardous waste during any calendar month; or generates more than 100 kg of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month; or generates 1 kg or less of acutely hazardous waste during any calendar month, and accumulates more than 1 kg of acutely hazardous waste at any time; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates more than 100 kg of that material at any time.

## EXECUTIVE SUMMARY

**FUDS:** The Listing includes locations of Formerly Used Defense Sites Properties where the US Army Corps Of Engineers is actively working or will take necessary cleanup actions.

A review of the FUDS list, as provided by EDR, and dated 05/04/2021 has revealed that there is 1 FUDS site within approximately 1 mile of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
VERO BEACH NAVAL AIR		ENE 1/2 - 1 (0.957 mi.)	10	154

**ROD:** Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid the cleanup.

A review of the ROD list, as provided by EDR, and dated 07/29/2021 has revealed that there is 1 ROD site within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>PIPER AIRCRAFT CORP.</b> EPA ID:: FLD004054284	<b>PIPER DR &amp; AVIATION</b>	<b>E 1/2 - 1 (0.831 mi.)</b>	<b>0</b>	<b>8</b>

**DWM CONTAM:** A listing of active or known sites. The listing includes sites that need cleanup but are not actively being working on because the agency currently does not have funding (primarily petroleum and drycleaning).

A review of the DWM CONTAM list, as provided by EDR, and dated 11/13/2020 has revealed that there are 2 DWM CONTAM sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>DODGERTOWN GOLF COUR</b> Program Site Id: ERIC_11024	<b>43RD AVENUE</b>	<b>SSE 1/4 - 1/2 (0.435 mi.)</b>	<b>7</b>	<b>150</b>
<b>VERO BEACH, CITY OF</b> Program Site Id: ERIC_11022	<b>WEST AIRPORT AREA</b>	<b>N 1/4 - 1/2 (0.449 mi.)</b>	<b>8</b>	<b>152</b>

**RESP PARTY:** Open, inactive and closed responsible party sites

A review of the RESP PARTY list, as provided by EDR, and dated 06/21/2021 has revealed that there are 2 RESP PARTY sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>DODGERTOWN GOLF COUR</b> Site Status: CLOSED	<b>43RD AVENUE</b>	<b>SSE 1/4 - 1/2 (0.435 mi.)</b>	<b>7</b>	<b>150</b>
<b>VERO BEACH, CITY OF</b> Site Status: OPEN	<b>WEST AIRPORT AREA</b>	<b>N 1/4 - 1/2 (0.449 mi.)</b>	<b>8</b>	<b>152</b>

## EDR SUMMARY REPORT

OVERVIEW MAP - 6680411.2S



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites

- Inland Flood Hazard BIA
- Power transmission lines
- Special Flood Hazard Area (SFHA)
- 1% Annual Chance Flood Hazard
- National Wetland Inventory
- State Wetlands

FL Brownfield

This report includes Interactive Map Layers of aerial and/or field map information. The legend includes only those icons for the default map view.

SITE NAME	Vero Beach Fike Station 3	CLIENT	Advantage Consulting LLC
ADDRESS	Vero Beach Regional Airport	CONTACT	Gary Eicher
	Vero Beach FL 32960	INQUIRY #	6680411.2s
LAT/LONG	27.64946 / 80.42932	DATE	September 24, 2021 9:07 am

EDR OVERVIEW MAP

**Search Results for:**

2860 Airport Dr W, Vero Beach, Florida, 32960



The facility list below is based upon the facilities that are visible with the map above. To refine your search to a more targeted area of interest, please visit the [Contingency Multisystem Search Form](#). To search Envirofacts via an interactive map, please view your results in [EnviroMapper for Envirofacts](#).

**List of EPA-Regulated Facilities in Envirofacts**

Copy CSV Excel PDF Print

Showing 1 to 3 of 3 entries

Show 10 entries

Search:

First Previous Next Last

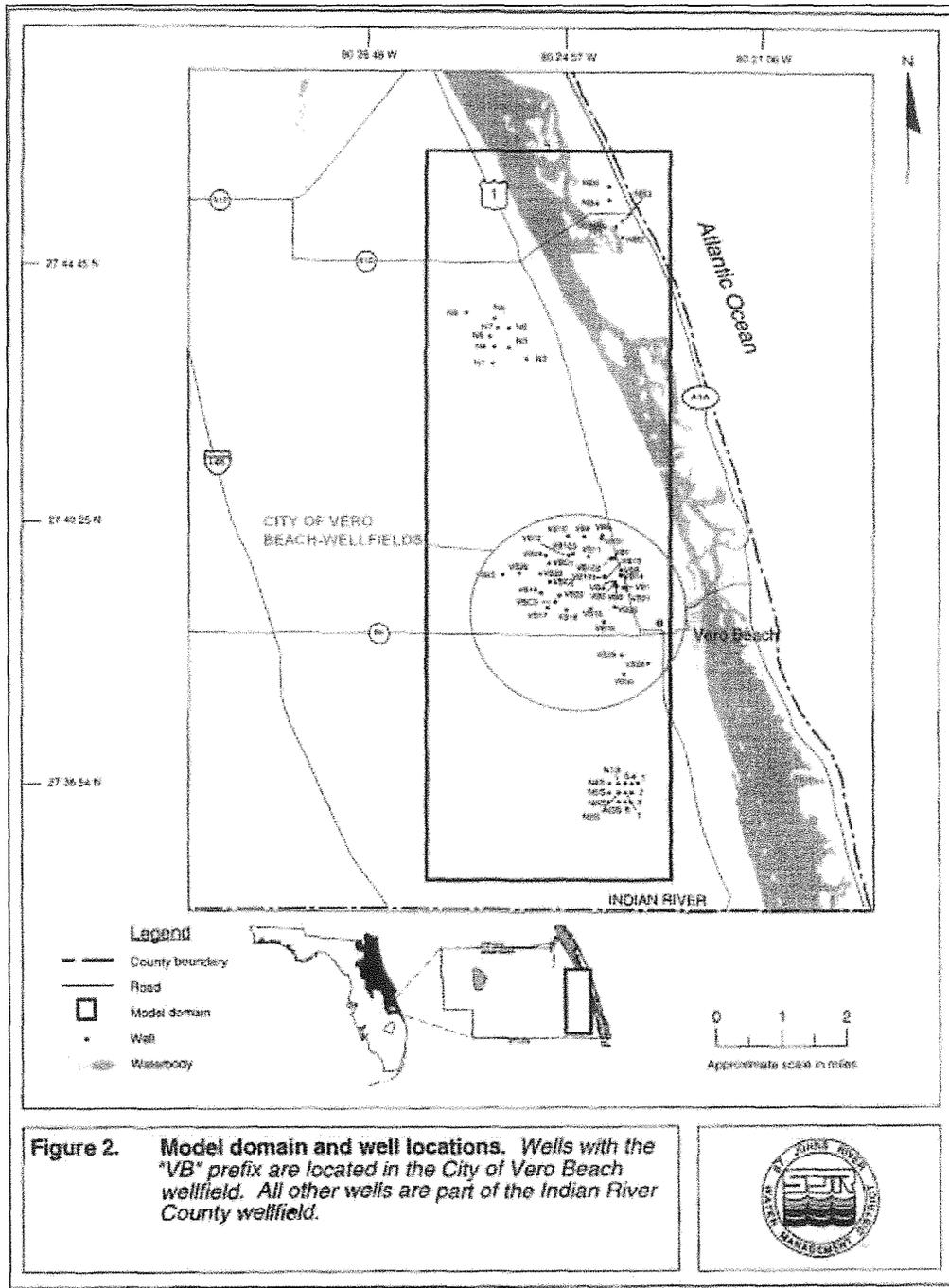
FACILITY INFORMATION	AFS	ACRES	BI	SEMS	GHG	PCS/ICIS	RAInfo	RCRAInfo	TRI	TSCA
<b>AERO SHADE</b> AIRPORT WEST DR VERO BEACH, FL 32960 Latitude: 27.65211 Longitude: -80.42841 <a href="#">View Report</a>						View Report				
<b>CONTINENTAL JET AVIATION INC</b> 1060 AIRPORT WEST DR VERO BEACH, FL 32960 Latitude: 27.65216 Longitude: -80.427544 <a href="#">View Report</a>						View Report				
<b>VERO BEACH FIRE DEPT #3</b> 2900 4TH AVE VERO BEACH, FL 329601979 Latitude: 27.64849 Longitude: -80.42939 <a href="#">View Report</a>							View Report			

**ENVIROFACTS DATA SEARCH**

**FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION**  
**Property Owner Notification of Discovery of Pollution Listing**

Property Owner Notification of Discovery of Pollution							
These are sites for which site rehabilitation was being conducted when pollution was discovered at properties in the vicinity. This is not a complete list of all contaminated sites in this county, nor is it a complete list of all sites for which property owners will receive notification of pollution.							
CLEANUP PROGRAM AREA	COUNTY	PROGRAM SITE ID	SITE NAME	SITE ADDRESS	CITY	ZIP	PUBLIC NOTIFICATION DATE
Petroleum	Indian River	9902111	MURPHY OIL 5788	1999 US HWY 1	SEBASTIAN	32958	5/29/2010
Drycleaning (State Funded)	Indian River	319500653	60 MINUTE CLEANERS (VERO BEACH)	1145 20TH PLACE	VERO BEACH	32960	10/1/2010
Drycleaning (State Funded)	Indian River	319500653	60 MINUTE CLEANERS (VERO BEACH)	1145 20TH PLACE	VERO BEACH		4/18/2005
Petroleum	Indian River	8509321	ADDISON OIL CO	1230 16TH ST	VERO BEACH	32960	05/26/2008
Petroleum	Indian River	9100095	BETHEL SERVICE STATION	6375 95TH ST	VERO BEACH	32967	03/25/2011
Petroleum	Indian River	9100095	BETHEL SERVICE STATION	6375 95TH ST	VERO BEACH	32970	11/04/2005
Petroleum	Indian River	9201744	BROWN'S SERVICE STATION	3235 45TH ST	VERO BEACH	32967	03/05/2010
Petroleum	Indian River	8944416	COAST AUTO SALVAGE INC	4630 45TH ST	VERO BEACH	32967	01/14/2011
Petroleum	Indian River	8944416	COAST AUTO SALVAGE INC	4605 46TH ST	VERO BEACH	32967	08/19/2005
Drycleaning (State Funded)	Indian River	319600307	COMET CLEANERS	1859 20TH ST	VERO BEACH	32960	10/15/2010
Drycleaning (State Funded)	Indian River	319600307	COMET CLEANERS	1859 20TH STREET	VERO BEACH		06/10/2005
Petroleum	Indian River	8520246	CUMBERLAND FARMS 0955	2614 9TH ST SW	VERO BEACH	32962	02/25/2011
Petroleum	Indian River	8520246	CUMBERLAND FARMS 0955	2614 OSLO RD	VERO BEACH	32962	10/21/2005
Petroleum	Indian River	8509210	DUNOCO 1	1600 OLD DIXIE HWY	VERO BEACH	32960	05/26/2008
Petroleum	Indian River	8509238	EXXON SIFFORDS	1550 US HWY 1	VERO BEACH	32960	02/25/2011
Petroleum	Indian River	8509238	EXXON SIFFORDS	1550 US HWY 1	VERO BEACH	32960	10/21/2005
Responsible Party	Indian River	COM 289528	I R C CATTLE DIP VAT	9255 93RD ST	VERO BEACH	32963	03/23/2012
Petroleum	Indian River	8509358	NATIONAL FOOD MART 13	8195 20TH ST	VERO BEACH	32966	12/03/2010
Petroleum	Indian River	8509358	NATIONAL FOOD MART 13	8195 20TH ST	VERO BEACH	32966	07/15/2005
Superfund (Npl Enforcement)	Indian River	000000026	PIPER/VERO BEACH	PIPER DR & AVIATION BLVD	VERO BEACH	32960	11/16/2011
Superfund (NPL Enforcement)	Indian River	000000026	PIPER/VERO BEACH	PIPER DR. & AVIATION BLVD.	VERO BEACH		05/05/2006
Petroleum	Indian River	8735642	T G ROGERS	5445 16TH ST	VERO BEACH	32966	05/27/2011
Petroleum	Indian River	8735642	T G ROGERS	5445 16TH ST	VERO BEACH	32966	01/27/2008
Petroleum	Indian River	8520260	TEXACO DOWNTOWN	1600 14TH AVE	VERO BEACH	32960	01/14/2011
Petroleum	Indian River	8520260	TEXACO DOWNTOWN	1600 14TH AVE	VERO BEACH	32960	08/19/2005
Petroleum	Indian River	9700772	VERO HIGHLANDS MOBIL	2065 S US 1	VERO BEACH	32962	12/01/2006
Petroleum	Indian River	8529696	MERCHANTS 4	8525 N US 1	WABASSO	32970	11/04/2005

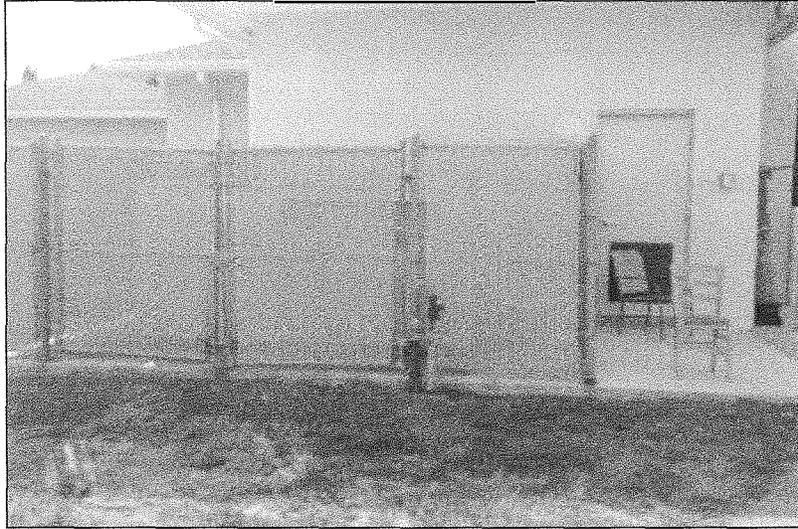
### CITY OF VERO BEACH- WELLFIELDS



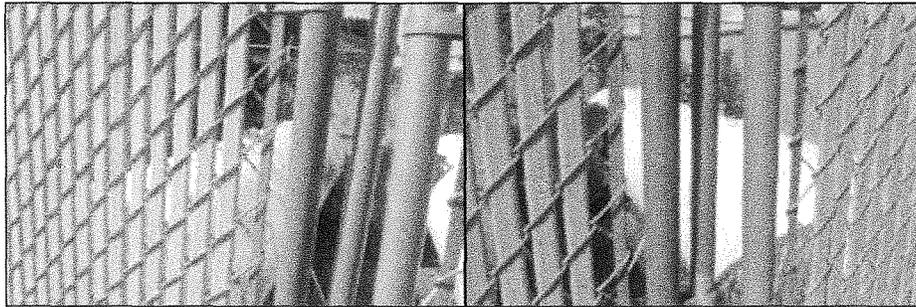
**Figure 2. Model domain and well locations.** Wells with the "VB" prefix are located in the City of Vero Beach wellfield. All other wells are part of the Indian River County wellfield.



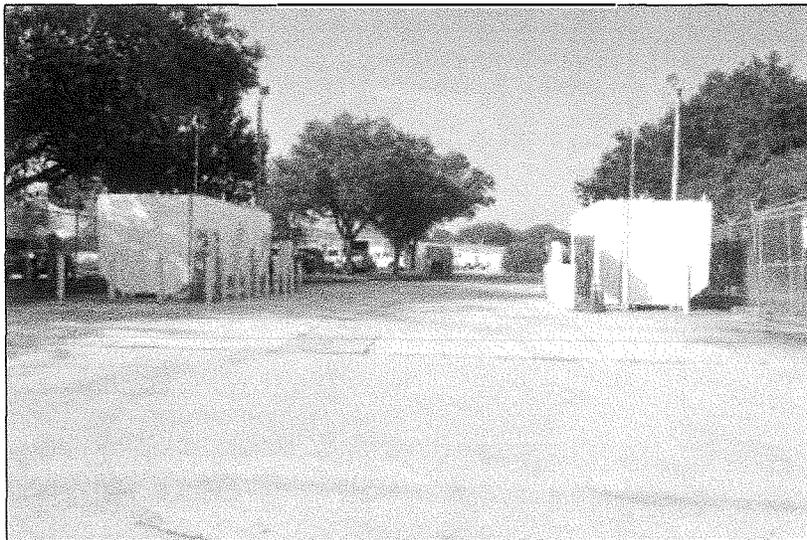
**APPENDIX IV  
SITE PHOTOGRAPHS**



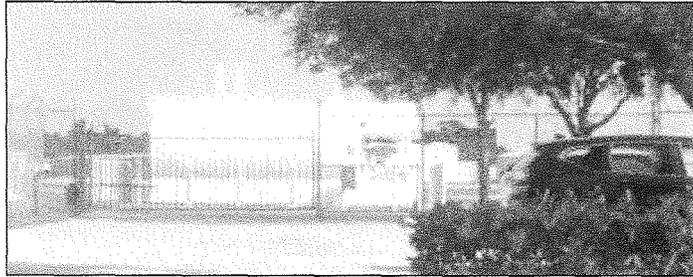
**ONSITE BACK-UP GENERATOR AND LP AST FUEL TANK**



**TWIN LP ASTs ON SUBJECT SITE**



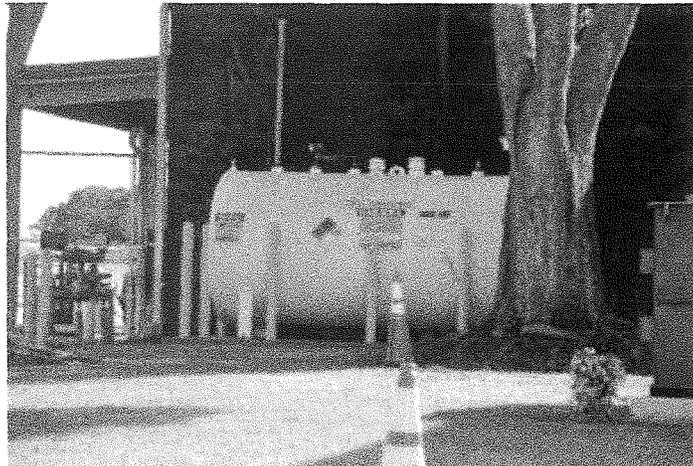
**VERO BEACH PUBLIC WORKS ENGINEERING FACILITY ASTs**



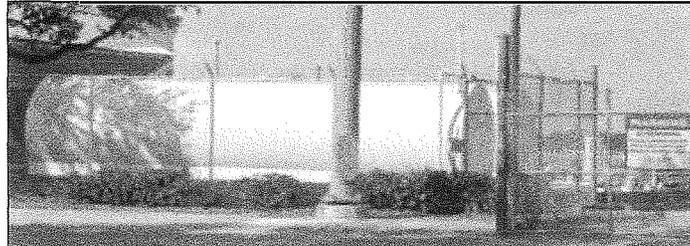
**CONTINENTAL JET AVIATION**



**PARIS AVIATION ASTs**



**2,000 GALLON AST AT N.E. CORNER OF 3455 BUILDING**



**TWIN ASTs AT 3530 SKYBORNE AIRLINE ACADEMY**



**ABOVE GROUND FUEL TANKS AT THE CORNER OF CHEROKEE AND PIPER DRIVES**



**FUEL VEHICLES AT 3450B CORPORATE AIR FACILITY N.W. OF SITE**



**PIPER FACILITY EAST OF SUBJECT PROPERTY**

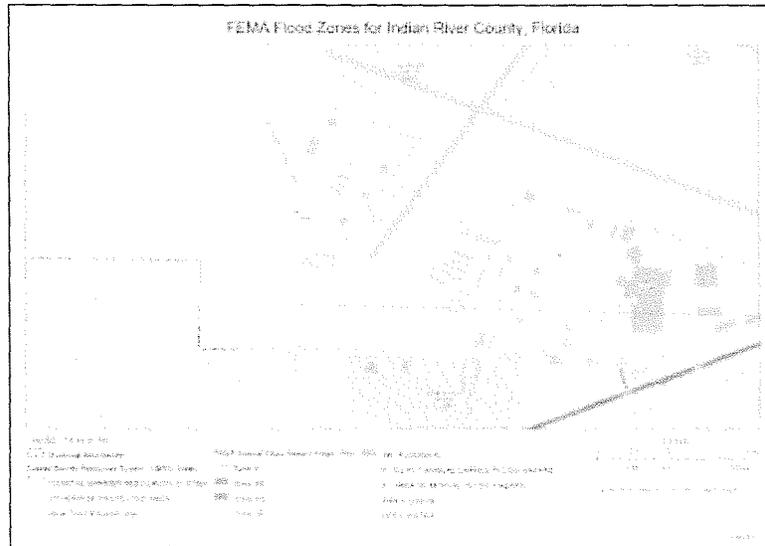
## APPENDIX V



**NRCS SOIL SURVEY MAP**

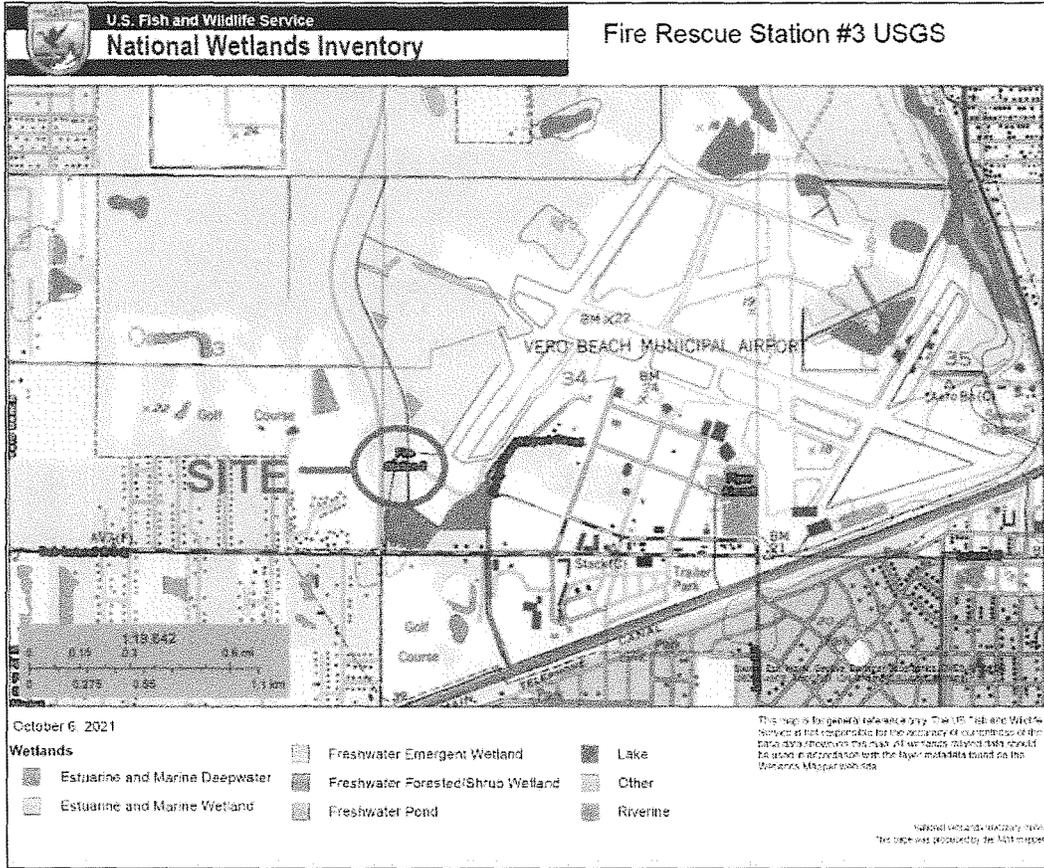
**Map Unit Legend**

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3	Eucalyptic fine sand	3.3	60.4%
R	Clayey fine sand	2.2	39.6%
<b>Totals for Area of Interest</b>		<b>5.4</b>	<b>100.0%</b>



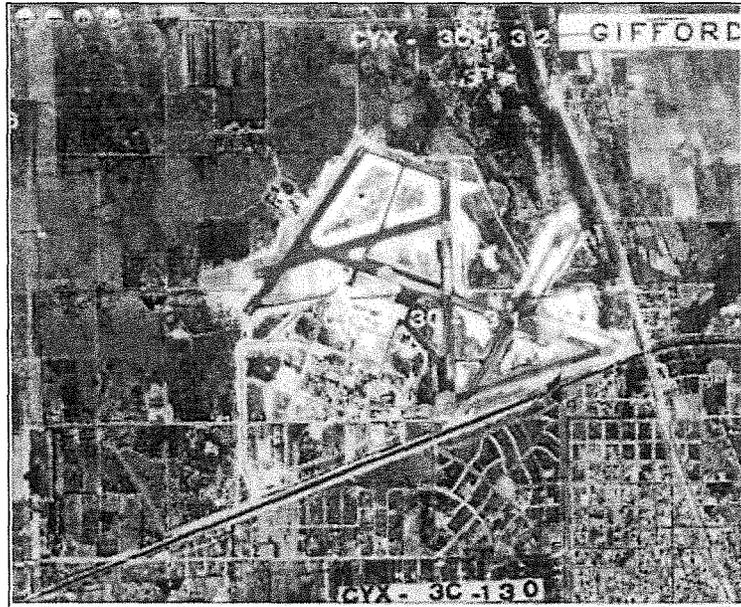
**FIRM FLOOD PRONE RATE MAP**

APPENDIX VI



USGS QUAD MAP FOR VERO BEACH REGIONAL AIRPORT FLORIDA

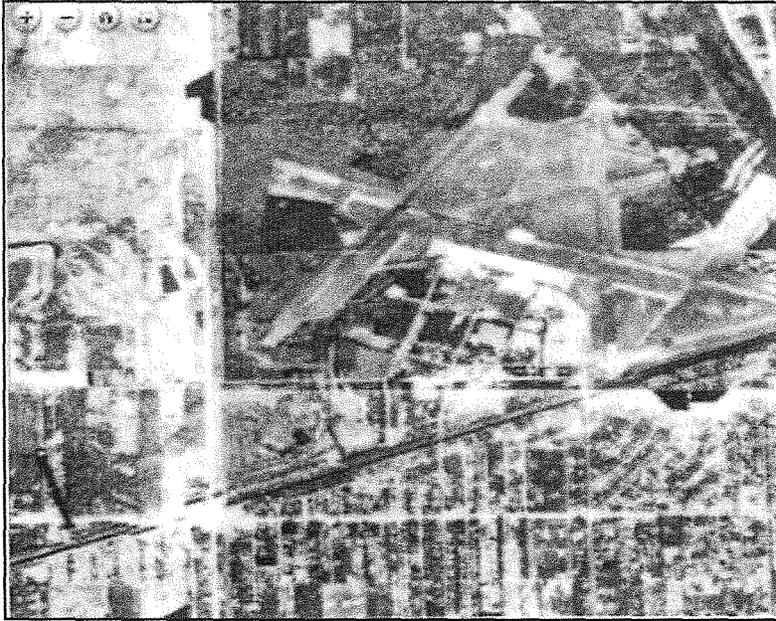
APPENDIX VII  
HISTORIC AERIALS



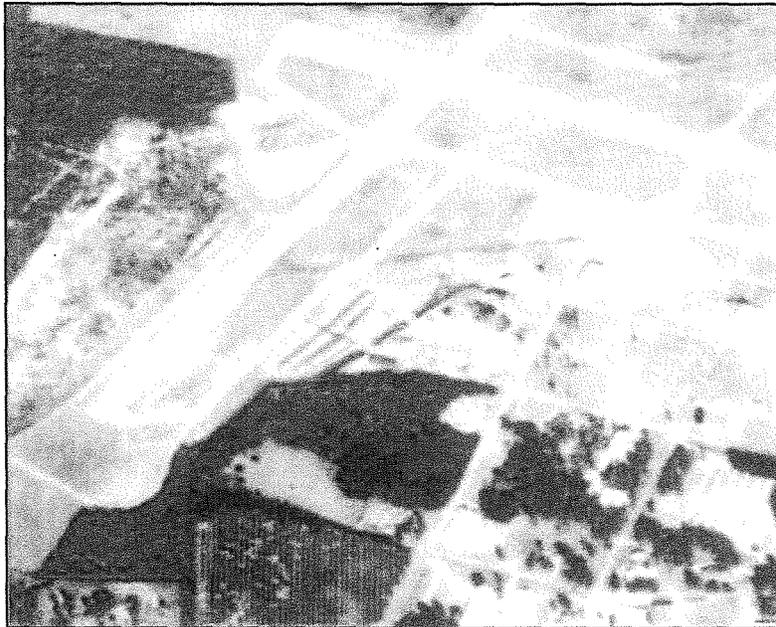
1943 AERIAL



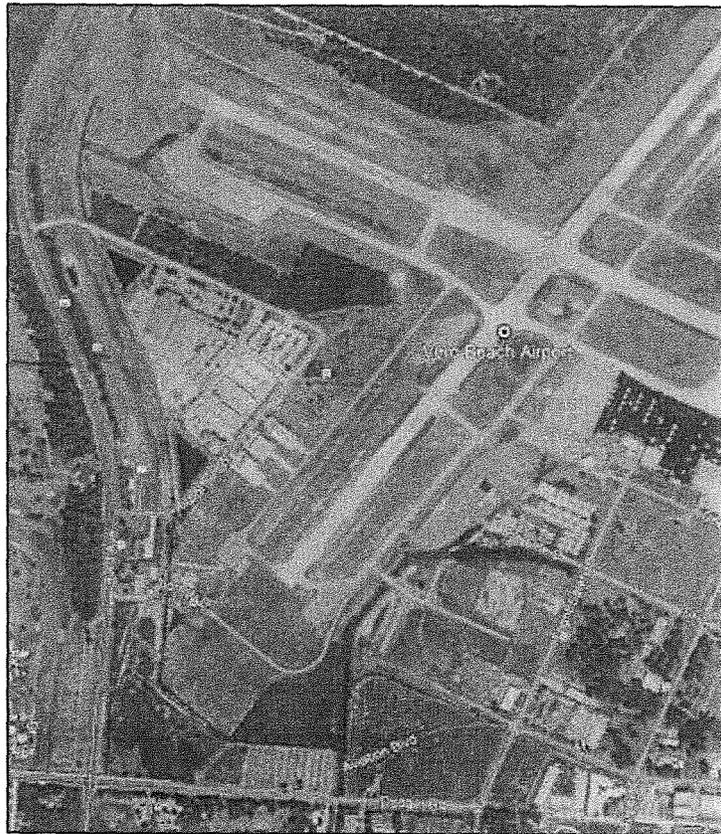
1951 AERIAL



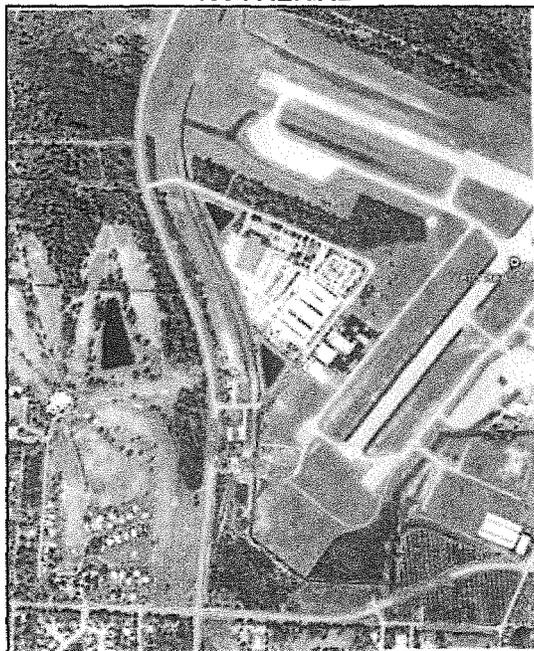
1970 AERIAL



1981 AERIAL



1994 AERIAL



1999 AERIAL

## APPENDIX VIII RESUMES



### **GARY E. EXNER, CHMM, CFEA, REPA** Principal Consultant

Mr. Exner is a Principal Consultant of Advantage Consulting, LLC, a full service ecological consulting firm with extensive experience in conducting environmental investigations and environmental engineering studies required for a variety of roadway projects throughout central and south Florida. Mr. Exner's expertise has developed over the past 30 years through the management of major projects including: Environmental Impact Statements, Transportation PD&E Studies; Developments of Regional Impact (DRIs); Habitat Conservation Plans for private and public projects. His work also included studies for: public parks; multi-use trails, blueways and greenways; and numerous roadway projects throughout the state. As part of providing these services, he was one of the first consultants to be certified by the U.S. Army Corps of Engineers as a Certified Wetlands Delineator. He also holds certifications and training expertise for air quality studies, traffic noise studies, water quality impact evaluations, and wetland evaluations and permitting as required by the Florida Department of Transportation. Mr. Exner has worked extensively with Seminole County on a wide range of projects. These projects have included: Environmental Site Assessments and Hazardous Materials Studies. Gary Exner also served as the lead scientist for the John Young Parkway Extension (EIS) Environmental Impact Statement for the FDOT, the Draft of which was completed in a record-breaking 8 months time. He was also the lead scientist for the US Highway 1 EIS which covered a 38 mile long corridor from Cove Road in Stuart to 17<sup>th</sup> Street in Vero Beach, Florida. His experience and efficiency in handling a wide range of environmental tasks has proven to be an asset to many teams through Florida.

#### **EDUCATION**

- M.A., University of Phoenix, 2000
- B.S., University of South Florida, 1973

#### **PROFESSIONAL EXPERIENCE**

- Principal Consultant – Advantage Consulting, LLC
- Executive Vice President/Chief Financial Officer – EMS Scientists, Engineers, Planners, Inc.
- Project Manager/Environmental Scientist – Jammal & Associates, Inc.
- Environmental Scientist – Gee & Jenson Engineers, Architects, Planners, Inc.
- Environmental Specialist IV – Florida Department of Environmental Regulation
- Environmental Director – City of St. Petersburg, Environmental Affairs Dept.

#### **PROFESSIONAL REFERENCES**

- Mr. Jerry Matthews, Seminole County Engrg. Div. 530 W. Lake Mary Blvd., Ste. 200, Sanford, FL 32773 (407)665-5646
- Mr. Don Donaldson, P.E. Martin County Engineer, 2401 S. E. Monterey Rd. Stuart, FL 34996 (772)288-5927