



Ardaman & Associates, Inc.

Geotechnical, Environmental and  
Materials Consultants

July 31, 2003  
File No. 03-6659

Mr. Robert Cascio  
400 Hillcrest St.  
Orlando, Florida 32803

Subject: Phase I Environmental Assessment Summary  
Laundromat Property  
1030 N. Mills Avenue  
Orlando, Florida

Gentlemen:

Ardaman & Associates, Inc. is performing a Phase I Environmental Assessment in general conformance with ASTM E1527-00 at the above referenced site. The purpose of this project was to provide a professional opinion regarding the potential for sub-ground surface hazardous or toxic materials. We expect to have our report completed by August 6, 2003.

Ardaman conducted a walk-over inspection to determine if on-site conditions related to hazardous or toxic waste contamination are present. No recognized environmental concerns were observed. Based on information obtained during our assessment, the site has never been used for dry cleaning. Ardaman reviewed relevant regulatory agency records in order to explore whether any hazardous waste disposal areas or hazardous waste generators, regulated facilities, or contaminated facilities exist in the site vicinity. Based on our review, no recognized environmental conditions exist in the site vicinity which would impact the subject site.

It has been a pleasure to be of assistance to you on this project. Please contact us when we may be of further service to you, or should you have any questions concerning this letter.

Very truly yours,  
ARDAMAN & ASSOCIATES, INC.

Tracy L. Jewsbury, E.I.  
Assistant Project Engineer

Carl R. Stephens, P.E.  
Project Engineer

TLJ/CRS/tlj/ksb/ks  
03-6659 let.wpd (2003 Env.)

**Phase I Environmental Assessment  
Coin Laundromat  
1030 North Mills Avenue  
Orlando, Orange County, Florida**



**Ardaman & Associates, Inc.**

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Ardaman & Associates, Inc.

Geotechnical, Environmental and  
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August 5, 2003  
File No. 03-6659

Mr. Robert Cascio  
400 Hillcrest St.  
Orlando, Florida 32803

Subject: Phase I Environmental Assessment  
Coin Laundromat  
1030 North Mills Avenue  
Orlando, Orange County, Florida

Gentlemen:

As requested, we have completed a Phase I Environmental Assessment following the general methodology of ASTM Practice E 1527-00 for the above referenced site. This assessment provides our professional opinion relative to the possibility of recognized environmental conditions, as defined in ASTM Practice E 1527-00, in connection with the subject site. Environmental in the context of this report does not include an evaluation of the ecological resources of the site. Further limitations of this Phase I Environmental Assessment are discussed in Appendix I. This report documents our findings and presents our professional conclusions.

## 1.0 INTRODUCTION

The objective of our work during this assessment was to identify areas of environmental concern through a review of the site history and through site reconnaissance.

This assessment was composed of the following tasks:

- Field observation of the subject site and the area surrounding the property.
- Review of Orange County Property Appraiser's records online.
- Review of Polk Cross-Reference directories.
- Review of relevant regulatory agency records to determine if any solid or hazardous waste disposal areas, above-ground or underground storage tanks, or hazardous waste generators exist within or adjacent to the property.
- Review of aerial photographs to note potential waste sources or disposal areas within or adjacent to the property.

## 2.0 SITE CONDITIONS

### 2.1 Site Location

The subject property is located at 1030 North Mills Avenue in the City of Orlando, Orange County, Florida. The site is located in Section 24, Township 22 South, Range 29 East. The site location is superimposed on the Orlando East, Florida (photorevised 1980) USGS quadrangle map presented as the Site Location Map on Figure 1.

### 2.2 Site and Vicinity Characteristics

The field observations of the subject property parcels and adjacent properties were performed on July 16, 2003. Photographs of the subject property are included in Appendix II. A 2002 aerial photograph of the site vicinity is included as Figure 2.

The subject property is rectangular in shape and comprises approximately 5,355 square feet (0.12 acres) in area. The site is developed and in use as a coin laundromat. Adjoining land uses include Abney's Music Center, across Mills Avenue, to the east, a vacant office building to the north, single-family residences to the west, and Kittinger Business Machines to the south, across Canton Drive. Other development within a ¼ mile of the subject site include Shurgard Storage to the southeast and several small business offices, restaurants, and retail stores are located along Mills Avenue. Nearby land uses to the east and west of Mills Avenue are predominantly residential.

### 2.3 Description of Structures on the Subject Property

The subject property is developed with an open, single-story, concrete block structure with approximately 1,210 square feet of floor space. A parking lot is located on the southern side of the building and a concrete pad is located west of the building. The structure is cornered near the northern and eastern property boundaries.

### 2.4 Current Uses of the Subject Property

At the time of our field observation, the subject property was in use as Mills Avenue Coin Laundry. The structure is an open building with 24-hour customer access.

### 2.5 Past Uses of Subject Property

Orlando City cross-reference directories (listing businesses or residences at the respective street addresses) published by R.L. Polk, Inc., were reviewed for the subject site and adjoining properties at the Orange County Public Library on July 16, 2003, to research previous development and occupants of the site. The subject site has been occupied by the following tenants:

Year Reviewed	1030 North Mills Avenue
1936-37	not listed
1943	not listed
1949-50	not listed
1955	Lynch's PV Used Cars
1958-59	not listed

Year Reviewed	1030 North Mills Avenue
1960	Econo Wash
1961	Swarthouts Econo Wash (self service)
1963	Swarthouts Econo Wash (self service)
1965	Swarthouts Econo Wash (self service)
1967	Swarthouts Econo Wash (self service)
1971	Swarthouts Econo Wash
1974	Swarthouts Econo Wash
1977	Swarthouts Econo Wash (auto washing)
1980	Econo Wash (coin laundry)
1983	not listed
1984	not listed
1985	Mills Laundromat (coin laundry)
1987	Mills Laundromat (coin laundry)
1991	Mills 24 Hour Coin Laundromat
1995	Mills 24 Hour Coin Laundromat
2002	Mills 24 Hour Coin Laundromat

Based on the cross-reference records review, the site has never been occupied by a dry-cleaner or other business with significant storage or use of hazardous materials.

## 2.6 Current and Past Uses of Adjoining Properties

At the time of our site visit, Abney's Music Center was located across Mills Avenue, to the east, a vacant office building was located to the north, single-family residences were located to the west, and Kittinger Business Machines was located to the south, across Canton Drive.

Based on review of the Orlando City cross-reference directories, prior to Abney's Music Center, the property was occupied by a single-family residence in the 1940's, a photography studio in the 1950's, an apartment in the 1960's, and a television/stereo/video store in the 1970's. The office building to the north is listed as Florida Technical College in the 1960's and The Messenger Fellowship of Faith in the 1980's. The property to the south (currently Kittinger's) is first listed as Kittinger's in approximately 1985. Prior to Kittinger's, the site is listed as The Propane Corp. in the 1950's and 1960, Paint Palace in the early to mid-1960's. Electronic Service Labs in the late-1960's, Luxury Waterbeds in the late-1970's, and Advanced Auto Insurance in 1980.

## 3.0 SITE RECONNAISSANCE

The field observations of the subject property and adjacent properties were performed on July 16, 2003. A physical walk-through of the site was conducted by an Ardaman & Associates' representative to explore whether on-site conditions indicated the potential for hazardous or toxic waste contamination.

The perimeter of the property was observed. No areas of stained soils distressed vegetation or dissolved pavement and no obvious or significant potential sources of contamination were observed.

The interior of the laundromat facility was observed. Several clothes washers and dryers are located in the facility. A small office is located in the southwest portion of the facility. No dry cleaning machines, spotting boards, boilers or other potential sources of contamination were observed during the walk-through. No containment structures, roof penetrations for drycleaning exhaust or other evidence of the site being a previous dry-cleaning facility was observed.

The remainder of the site was observed. No evidence of above-ground or underground storage tanks, septic systems, areas of stained soils or distressed vegetation and no obvious or significant potential sources of contamination were observed.

#### 4.0 RECORDS REVIEW

##### 4.1 Federal and State Record Sources

###### 4.1.1 Federal Records Sources

We have reviewed the EPA Region IV, June 30, 2003 CERCLA and NPL (hazardous waste sites) and the June 30, 2003, RCRA (hazardous waste generator) lists to explore whether the subject site or surrounding properties are included on these lists. There are no CERCLA or RCRA-TSD (treatment, storage, disposal) sites located within ½ mile of the subject site nor are any NPL or RCRA CORRACTS-TSD (Corrective Action TSD) sites located within one mile of the subject site. Additionally, based on our review, no RCRA-listed hazardous waste generators exists within approximately ¼ mile of the subject site.

An October 9, 2001 Emergency Response Notification System (ERNS) list was reviewed to explore whether the subject site is included on the list. The subject site does not appear on this list.

###### 4.1.2 State Record Sources

A September, 2002, list of the Waste Cleanup files available at the DEP's Central Florida District office was reviewed to ascertain the location of non-CERCLA sites near the subject site currently undergoing hazardous waste assessment or remediation. Based on our review of the list, there are currently no Waste Cleanup sites located within ½ mile of the subject site. However, the Lake Highland Service Area, located at 601 Lake Highland Drive, approximately 2,000 feet northwest of the site was previously listed on the State's Waste Cleanup list. Based on our knowledge of the Lake Highland Service Area site, the extent of contamination, as determined by others, and on the distance of Lake Highland Service Area to the site, contamination emanating from this waste cleanup site is not expected to have impacted the subject site.

Based on our review of DEP's May, 2003, Drycleaning Solvent Cleanup Program Sites list, three contaminated drycleaners are located within ½ mile of the subject site:

Facility No.	Facility Name	Facility Address	Score <sup>1</sup>	Distance (feet) and Direction from the Subject Site
48/9500380	Perfection Dry Cleaners & Laundry	1216 N Mills Avenue	134	1,200 / North
48/9500498	Imperial Laundry and Dry Cleaners	1211 E. Illinois Street	138	1,200 / South
48/9502039	Parisian Cleaners	701 Virginia Drive	137	2,500 / Northwest

<sup>1</sup> DEP's Drycleaning Solvent Cleanup Program (DSCP) pays for remediation of registered solvent-contaminated sites on a prioritized basis (provided funds are available). Priority score is based on DEP's January, 2003, registration list. Sites with scores greater than approximately 130 should currently be receiving funding.

Records available for review, if any, are currently kept in DEP's Tallahassee office. However, based on distance and/or direction from the subject site, contamination, if any, emanating from the above-listed is not expected to have impacted the subject site.

DEP's Stationary Tank and Contamination Monitoring (STCM) database (05/28/03) was searched to explore whether petroleum storage tanks are registered for the subject site or adjacent properties. No registered tank listings were found for the subject site. However, the adjacent property to the east, Abney's Music Center is a registered facility (two registrations).

Facility I.D. Number	Facility Name	Address	Register Tanks	Tank Status
48/8944168	Abney's Music Center	1033 N. Mills Ave.	888-gallon UST (unknown substance)	Installed on an unspecified date, Removed in 5/1989
48/8629410	Abney's Music Center	1033 N. Mills Ave.	2000-gallon UST (leaded gasoline)	Installed in 10/1965, Removed in 5/1989

Abney's Music Center

The facility is not listed as contaminated based on review of the STCM database. An inspection report dated January 24, 1991, was the only document available for review at the Orange County Environmental Protection Division (OCPED). A copy of the inspection form is included in Appendix IV. Based on the inspectors comments, the 2,000-gallon underground storage tank (UST) was removed in 1989, soil testing was performed, and all paper work was filed with the State. No closure report was available for review. However, since a Discharge Report Form was not filed, this facility is not of significant environmental concern with respect to the subject site.

DEP's May 28, 2003, STCM database was also reviewed to explore whether any instances of petroleum contamination have been reported to exist within ¼ mile of the subject site. Based on review of DEP's STCM database, the following two incidents of petroleum contamination have been reported to exist within ¼ mile of the subject site.

Facility I.D. Number	Facility Name	Address	Distance (ft)/ Direction	Discharge Date	Score
48/9501599	Hui Lai Property	1000 N. Mills Ave.	350 / South	4/5/95	55 (ineligible)
48/8512801	Chevron-Mills	900 N. Mills Ave.	850 / South	8/25/92	56

Petroleum Storage Tank Contamination files were reviewed on Oculus on July 29, 2003. Select portions of documents in the files for the above-listed facilities are included as Appendix VI.

Hui Lai Property

The property owner filed an application to the Abandoned Tank Restoration Program (ATRP) in March, 1995. Based on the ATRP application, a waste motor oil UST was installed on an unknown date (but before 1981) and removed in March, 1993. Visibly stained soil was observed during removal in April, 1993, and a DRF was filed. Based on information obtained from the file, all impacted soils (approximately two tons) were removed. The facility was found ineligible for ATRP funding since the tank previously contained waste oil (not gasoline, diesel, kerosene, etc.). Based on distance from the subject site and generally limited groundwater contamination at waste oil sites, this facility is not expected to have impacted the subject site.

Chevron-Mills

ECSMarin prepared a Natural Attenuation Monitoring (NAM) Report, dated June 2, 2003. ECS recommended continuing NAM. ECS reported a southwesterly groundwater flow direction, away from the subject site. Based on data reported by others, this facility is not expected to have impacted the subject site.

The January 7, 2003 issue of DEP's Water Assurance and Compliance System (WACS) Solid Waste Facility Directory was reviewed to ascertain the location of landfills, incinerators, industrial waste disposal facilities, transfer stations and other solid waste facilities. Based on our review, no such facilities are located within ½ mile of the subject site.

**4.2 Aerial Photograph Review**

Aerial photographs were reviewed at the Orange County Public Works Mapping Archives to study the land use in the vicinity of the subject site to determine whether activities or businesses could have affected soil or groundwater quality. The following readily available aerial photographs were examined to determine the existence of potential sources or features indicative of contamination:

Aerial Date	Scale	Resolution	Remarks
04/29/39	1" = 800'	poor	Scale and resolution obscure most features.
02/23/47	1" = 800'	fair	Scale and resolution obscure features
1958	1" = 440'	fair	Photo is overexposed with low contrast
1963	1" = 440'	fair	Scale and resolution obscure observation of features.
1965	1" = 660'	poor	Scale and resolution obscure observation of features.
1967	1" = 660'	poor	Scale and resolution obscure observation of features.
1969	1" = 660'	poor	Scale and resolution obscure observation of features.

Aerial Date	Scale	Resolution	Remarks
1971	1" = 660'	poor	Scale and resolution obscure observation of features.
01/75	1" = 300'	good	
01/78	1" = 300'	good	
01/81	1" = 300'	good	
11/84	1" = 300'	good	
01/87	1" = 300'	good	
02/90	1" = 300'	good	
02/94	1" = 300'	good	
02/97	1" = 300'	good	
01/2000	1" = 300'	good	
12/2002	1" = 300'	very good	

In the 1939 aerial photograph, some agricultural/grassed areas with citrus trees are visible on the subject site and adjacent properties. Mills Avenue is visible to the adjacent east, Lake Highland Drive is visible to the north, and Oregon Street is visible east of Mills Avenue.

There is a possibility that past agricultural operations related to the citrus grove operations in the surrounding areas may have downgraded regional groundwater quality. However, regulatory agencies are not currently pursuing assessment and remediation of contamination in orange grove areas, except in extreme cases where concentrated chemicals or contamination such as those associated with pesticide mixing areas, smudge pots, storage areas, etc. are identified. No evidence of a feature which would indicate an extreme case was identified in this limited study. If current or future improvements to the property include the use of on-site groundwater sources for water supply for drinking water or other domestic purposes, chemical analyses of the water would be recommended to determine the adequacy of the groundwater for the intended purpose.

In the 1947 aerial photograph, the subject site and vicinity appear undeveloped except for some possible small residential structures and citrus trees. Most of the current local streets, including Canton Street to the adjacent south and Oregon Street to the north are first visible.

Starting with the 1958 aerial photograph, the subject site and adjacent properties appear developed, either commercially (along Mills Avenue) or residentially (to the adjacent west).

The subject site and adjacent properties appear essentially unchanged in the 1963 through 2000 aerial photographs, with the exception that the current Abney's Music building is first visible to the east in the 1967 aerial photograph.

The subject site and adjacent properties appear essentially unchanged in the 2002 aerial photograph, with the exception that the Shurgard Storage facility to the southeast is first visible in the 2002 aerial photograph.

The site and vicinity appear similar to conditions observed during the site visit in the 2002 aerial photograph.

## 5.0 FINDINGS AND CONCLUSIONS

The subject site is developed with Mills Avenue Coin Laundry, constructed in 1958. No evidence of past drycleaning operations was observed at the site or during our public records review. Prior to construction of the laundromat, the site appears undeveloped in aerial photographs. However, the site is listed as Lynch's PV Used Cars in the 1955 Polk city directory. No items of environmental concern were observed at the subject site during our field observation.

There are no CERCLA, RCRA-T.S.D, or Waste Cleanup sites located within ½ mile of the subject site nor are any NPL, or RCRA-CORRACTS T.S.D. located within one mile of the subject site. No landfills exist within ½ mile of the subject site, based on our review of DEP's Water Assurance and Compliance System (WACS) Solid Waste Facility Directory. Additionally, no RCRA-listed hazardous waste generators are located within ¼ mile of the subject site.

The subject site does not appear on the Emergency Response Notification System (ERNS) list.

Based on our review of DEP's Drycleaning Solvent Cleanup Program Sites list, three contaminated drycleaners are located within ½ mile of the subject site. Based on distance/direction from the subject site, the three drycleaning facilities are not expected to have impacted the subject site.

Based on our review of DEP's STCM database, no petroleum storage tanks are registered for the subject site. Abney's Music Center to the adjacent east is registered as previously having two UST's removed in 1989. The facility is not listed as contaminated based on review of the SCTM database.

DEP's STCM database was also reviewed to explore whether any instances of petroleum contamination have been reported to exist within ¼ mile of the subject site. Two facilities have reported contamination. Based on the reports/data available for review, contamination emanating, if any, from the nine facilities, if any, is not expected to have impacted the subject site.

The review of the aerial photographs did not reveal obvious toxic or hazardous contamination or potential sources of contamination.

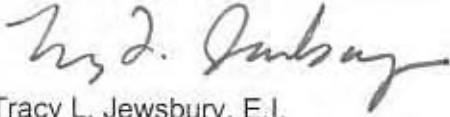
We have performed a Phase I Environmental Assessment following the scope and limitations of ASTM Practice E 1527-00 for the property located at 1030 North Mills Avenue in Orlando, Orange County, Florida. Any exceptions to, or deletions from this practice are presented in Appendix IV of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the subject property.

## 6.0 CLOSURE

This report presents the results of Ardaman & Associates, Inc's assessment, as described herein, and is intended only for use by Robert Cascio for the purpose of evaluating the property relative to real estate transactions related to the property. It was prepared in accordance with our agreement for consulting services.

It has been a pleasure to be of assistance to you on this project. Please contact us when we may be of further service to you, or should you have any questions concerning this report.

Very truly yours,  
ARDAMAN & ASSOCIATES, INC.

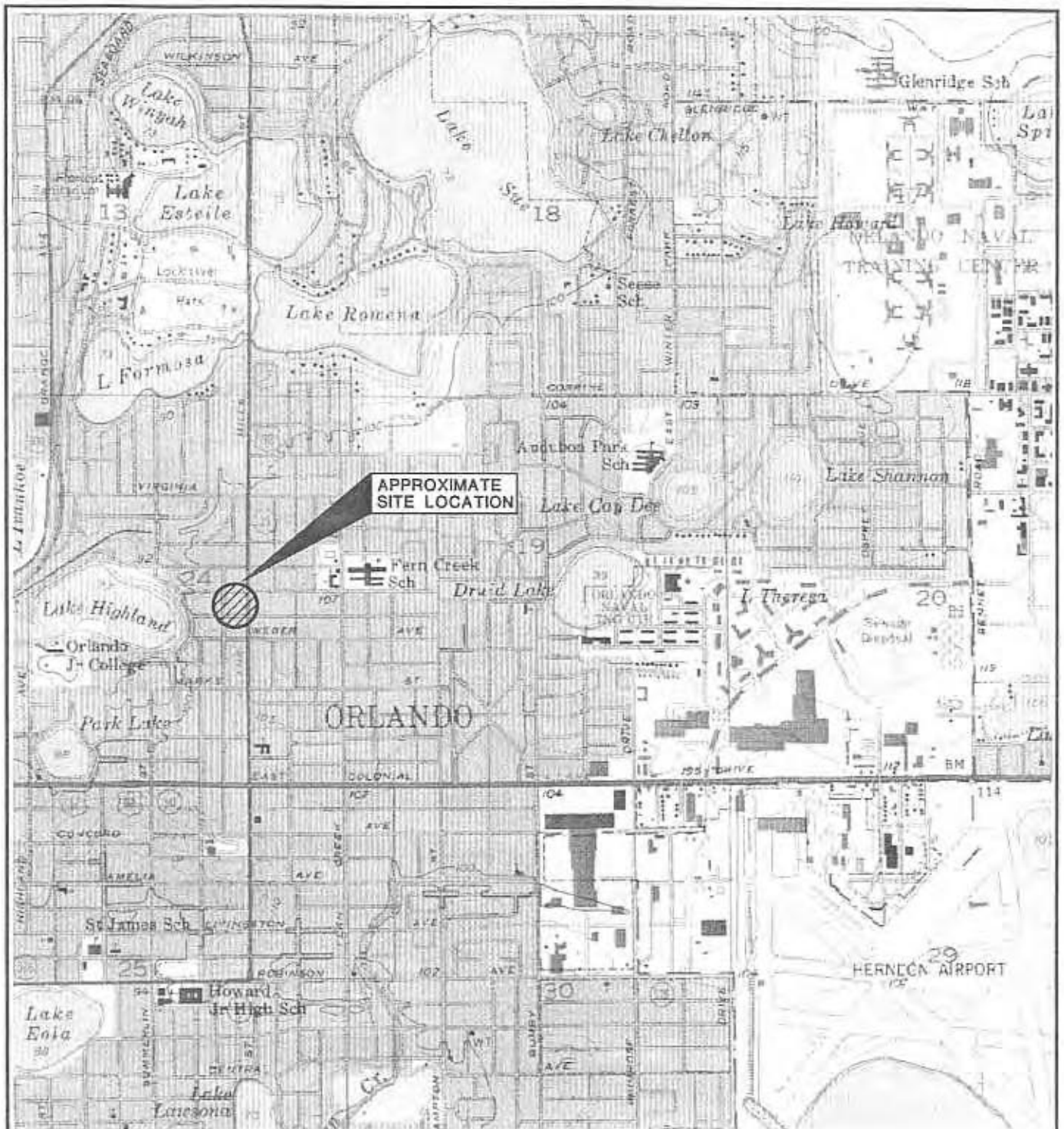


Tracy L. Jewsbury, E.I.  
Assistant Project Engineer



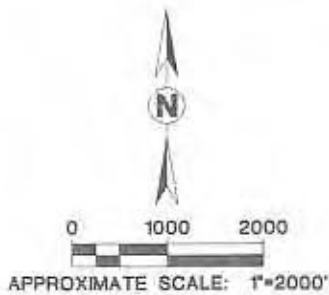
Carl R. Stephens, P.E.  
Project Engineer

TLJ/CRS/ks/ksb  
03-6659 eai tlj.wpd (2003 Env.)



SECTION 24  
TOWNSHIP 22 SOUTH  
RANGE 29 EAST

OBTAINED SUREIMAPS RASTER FROM U.S.G.S. QUAD MAP:  
ORLANDO EAST, FLORIDA



QUADRANGLE LOCATION

**SITE LOCATION MAP**



**Ardaman & Associates, Inc.**  
Geotechnical, Environmental and  
Materials Consultants

**PHASE I ENVIRONMENTAL ASSESSMENT  
COIN LAUNDROMAT  
1030 MILLS AVENUE  
ORLANDO, ORANGE COUNTY, FLORIDA**

DRAWN BY: SR	CHECKED BY:	DATE: 07/31/03
FILE NO. 03-8859	APPROVED BY:	FIGURE: 1



AERIAL PHOTOGRAPH: ORANGE COUNTY, FLORIDA  
DATE: DECEMBER, 2002

**AERIAL PHOTOGRAPH  
OF SUBJECT SITE**



**Ardaman & Associates, Inc.**  
Geotechnical, Environmental and  
Materials Consultants

**PHASE I ENVIRONMENTAL ASSESSMENT  
COIN LAUNDROMAT  
1030 MILLS AVENUE  
ORLANDO, ORANGE COUNTY, FLORIDA**

DRAWN BY: SR    CHECKED BY:    DATE: 07/31/03

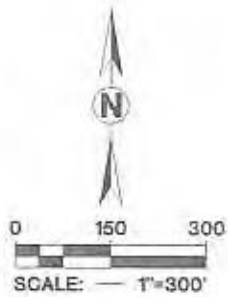
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APPROVED BY:

FIGURE: 2



CADD FILE: 036659-2.DWG 07/31/03 SR



OBTAINED FROM AERIAL PHOTO DATA