



GROUND DOWN ENGINEERING, INC.

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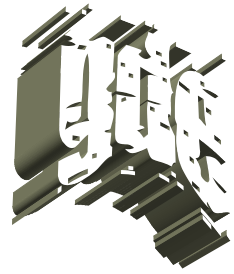
**REPORT OF PHASE I ENVIRONMENTAL
SITE ASSESSMENT**

**METRO PARKWAY
LEE COUNTY, FLORIDA**

Prepared For:

DAN MILLER, RE/MAX ASSOCIATES
Fort Myers, Florida
August 2004

August 26, 2004



Ground down engineering, inc.

Mr. Dan Miller
Re/Max Realty Group
7980 - 201 Summerlin Lakes Drive
Fort Myers, FL 33907

**Report of Limited Phase I Environmental Assessment
Metro Parkway
Lee County, Florida
GDE Job No.: 04-509**

Dear Mr. Miller:

Ground Down Engineering, Inc. (GDE) has completed the Phase I Environmental Site Assessment for the above referenced site. The Phase I Environmental Site Assessment has been completed pursuant to the standards and conditions set forth in ASTM E 1527-00. The following report presents the scope of our work, data review and evaluation, together with conclusions and recommendations developed based on the environmental assessment. Please note that our services did not include any additional services which may be applicable to a commercial real estate transaction, such as asbestos, lead paint, radon, lead in drinking water, wetlands, or other non-scope items identified in Section 12.0 of ASTM E 1527-00.

We appreciate the opportunity to be of service to you on this project and trust that the information included is complete and sufficient for your purposes. If you have any questions concerning the contents of this report, please call us.

Sincerely,

Ground Down Engineering, Inc.

A handwritten signature in blue ink that reads 'Laurel A. Hall'. The signature is written in a cursive, flowing style.

Laurel A. Hall, P.E.
President
Fla. Registration No. 38392

ASTM E 1527-00 CERTIFICATION

This report contains a Phase I ESA for the site of a proposed residential development located at 10651 Metro Parkway in Lee County, Florida. The Phase I ESA activities have been conducted in accordance with professional practices and standards contained in ASTM E 1527-00, entitled "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process".



Laurel A. Hall, P.E.
President
Florida Registration #38392

Signed this 26th day of August, 2004

EXECUTIVE SUMMARY

Based upon the information presented in the survey reported, GDE has the following findings and conclusions:

1. The purpose of this ESA was to identify "Recognized Environmental Conditions" in connection with the subject site which currently consists of wooded vacant land. A residential development is proposed to be constructed on the site which is located at 10651 Metro Parkway in Lee County, Florida.
2. The USGS, "Ft. Myers SE" Quadrangle map, showing the area on which the property is located, was reviewed. No "Recognized Environmental Conditions" were identified.
3. As a result of the regulatory review activities no petroleum discharges have been reported for the site. No on-site or off-site "Recognized Environmental Conditions" were identified as a result of the regulatory review activities.
4. As a result of the review of the available historical sources utilized for this Phase I ESA, the subject site is undeveloped. The surrounding land was undeveloped until the late 1990's when residential development appeared. No "Recognized Environmental Conditions" were identified.
5. As a result of the site reconnaissance activities performed for the subject site, no "Recognized Environmental Conditions" were identified.
6. GDE has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM E 1527-00 for the site which is currently a wooded vacant piece of land. A residential development is proposed to be constructed on the site which is located at 10651 Metro Parkway in Lee County, Florida. Any exceptions to, or deletions from, this practice are discussed in the Site Specific Limiting Conditions section of this report. This report revealed no evidence of "Recognized Environmental Conditions" for the subject site.

Recommendations

As a result of this Phase I ESA, no additional assessment activities are recommended.