



GROUND DOWN ENGINEERING, INC.

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**REPORT OF PHASE I ENVIRONMENTAL
SITE ASSESSMENT**

**ENGLEWOOD 98-ACRE
SARASOTA COUNTY, FLORIDA**

Prepared For:

BEAZER HOMES
Ft. Myers, Florida
June 2005

June 7, 2005

Mr. Steve Williams
Beazer Homes
13100 Westlinks Terrace
Fort Myers, Florida 33913



Ground down engineering, inc.

**Report of Phase I Environmental Assessment
Englewood Site
Sarasota County, Florida
GDE Job No.: 05-167**

Dear Mr. Williams:

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 according to customary principles and practices in the fields of environmental science and engineering in Florida and in general accordance with 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.

Also note that our finding and opinions are based on information that we obtained on given dates, through records review, site review and related activities. It is possible that other information exists or subsequently has become known, just as it is possible for conditions which were observed to have changed after our observation. GDE cannot under any circumstances warrant or guarantee that not finding indicators of hazardous materials means that hazardous materials do not exist on the site. The scope of services allows our firm to form no more than an opinion of the actual conditions of the site. No matter how much research is performed, the only way to determine the actual composition and condition of the subsurface of a site is through total excavation.

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.
Fla. Certificate of Authorization No. 00009599

A handwritten signature in blue ink that reads 'Laurel A. Hall'. The signature is fluid and cursive, with the first name being the most prominent.

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 on the south side of S. River Road, between Paul Morris Drive and E. Dearborn Street at 1151 S. River Road in Englewood, Sarasota County, Florida. The Phase I ESA activities have been conducted according to customary principles and practices in the fields of environmental science and engineering in Florida and in general 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 7th day of June, 2005

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 undeveloped land. A residential development is proposed to be constructed on the site which is located on the south side of S. River Road, between Paul Morris Drive and E. Dearborn Street at 1151 S. River Road in Englewood, Sarasota County, Florida.
2. The USGS, "Englewood" 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 property and the surrounding land has remained undeveloped from 1956 to the present. 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 undeveloped parcel of land. A residential development is proposed to be constructed on the site which is located on the south side of S. River Road, between Paul Morris Drive and E. Dearborn Street at 1151 S. River Road in Englewood, Sarasota 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.