

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Oasis Church
5215 Lorraine Road
Bradenton, Manatee County, Florida 34211
UES Project No. A25148.02444.000
UES Report No. 17300

Report Issuance Date: September 8, 2025
Report Viability Date: February 15, 2026

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September 8, 2025

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ATTN: Mr. Rob Ault

RE: **Phase I Environmental Site Assessment**
Oasis Church
5215 Lorraine Road
Bradenton, Manatee County, Florida 34211
UES Project No. A25148.02444.000

UES Professional Solutions, LLC (UES) has completed a Phase I Environmental Site Assessment (ESA) in compliance with the American Society for Testing and Materials (ASTM) Standard E1527-21 for the above-referenced site (the "subject property"). The purpose of this assessment was to identify Recognized Environmental Conditions (RECs) in association with the subject property as defined in ASTM E1527-21.

Based on the conclusions of the Phase I ESA, this assessment has revealed no evidence of RECs in connection with the subject property. Therefore, UES does not recommend further assessment of the subject property at this time. Further details regarding the Phase I ESA conducted by UES are presented in the attached report and the complete report should be read to fully understand the assessment.

We appreciate the opportunity to be of assistance. Please contact the undersigned if you have any questions or require additional information or consulting services.

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ENVIRONMENTAL PROFESSIONAL CERTIFICATION

Phase I Environmental Site Assessment

Oasis Church
5215 Lorraine Road
Bradenton, Manatee County, Florida 34211
UES Project No. A25148.02444.000
Report Issuance Date: September 8, 2025

This Phase I Environmental Site Assessment (ESA) was conducted in accordance with the guidelines of the ASTM E1527-21 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, and therefore, the federal Environmental Protection Agency's All-Appropriate Inquiry Rule. The accuracy, correctness, and completeness of the Phase I ESA are provided with the knowledge of ASTM E1527-21. In addition, the accuracy, correctness, and completeness of this Phase I ESA are provided with knowledge of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) as set forth in 42 United States Code Section 9601 et seq., as amended. Qualifications of the personnel participating in this assessment are provided in **Appendix L**.

Declaration of Environmental Professionals & Signature

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professionals as defined in §312.10 of 40 CFR 312. We have the specific qualifications based on education, training, and experience to assess the nature, history, and setting of the subject property. We have developed and performed the all-appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

PREPARED BY



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GLOSSARY OF ENVIRONMENTAL ACRONYMS

AAI - All Appropriate Inquiry
AST - Aboveground Storage Tank
ASTM - American Society for Testing and Materials
AUL - Activity and Use Limitations
B/VCP - Brownfields/Voluntary Cleanup Program
BLS - Below Land Surface
CERCLA - Comprehensive Environmental Response, Compensation and Liability Act
CERCLIS - Comprehensive Environmental Response, Compensation and Liability Information System
COC - Chemicals of Concern
CREC - Controlled Recognized Environmental Condition
CORRACTS - Corrective Action Report
DTL - Default Target Level
EP - Environmental Professional
ERNS - Emergency Response Notification System
ESA - Environmental Site Assessment
FINDS - Facility Index System FUDS - Formerly Used Defense Site
HREC - Historical Recognized Environmental Condition
LQG - Large Quantity Generator
LUST - Leaking Underground Storage Tank
NFRAP - No Further Remedial Action Planned
NPDES - National Pollution Discharge Elimination System
NPL - National Priority List
PAH - Polycyclic Aromatic Hydrocarbons
PCB - Polychlorinated Biphenyl
PID - Photoionization Detector
REC - Recognized Environmental Condition
RCRIS - Resource Conservation and Recovery Information System
RCRA - Resource Conservation and Recovery Act
ROD - Record of Decision
SHWS - State Hazardous Waste Site
SQG - Small Quantity Generator
SRP - Site Remediation Program
SWF/LS or SWF/LF - Solid Waste Facility/Landfill Site
TPH - Total Petroleum Hydrocarbons
TSD - Transport, Storage and Disposal Facility
USGS - United States Geological Survey
USEPA - United States Environmental Protection Agency
UST - Underground Storage Tank
VCP - Voluntary Cleanup Program
VOC - Volatile Organic Compound

EXECUTIVE SUMMARY

This report presents the findings of a Phase I Environmental Site Assessment (ESA) performed on the approximately 12.5 acre property addressed at 5215 Lorraine Road in Bradenton, Manatee County, Florida 34211 (the “subject property”). UES conducted this investigation for the purpose of identifying recognized environmental conditions (RECs), historical recognized environmental conditions (HRECs), and/or controlled recognized environmental conditions (CRECs) on the subject property in accordance with the 2021 ASTM International standard practice for the performance of Phase I Environmental Site Assessments (ASTM E1527-21). The U.S. Environmental Protection Agency (EPA) has endorsed this practice as satisfying the requirements of All-Appropriate Inquiry (AAI). Any exceptions to, or deletions from, this practice are described in Section 1, 10 and 11 of this report. Please refer to the Topographic Map presented in **Appendix A** and the Site Plan presented in **Appendix B** for additional information pertaining to the location of the subject property.

SUBJECT PROPERTY OVERVIEW

PARCEL ID NO.	ACREAGE	CURRENT USE
580310359	12.5	Church

Based on UES’ field observations, historical research, public records review, and interviews conducted in accordance with ASTM format E1527-21, the findings of this Phase I ESA are as follows:

1. Aerial photographs, city directories, topographic maps, interviews, and property records were reviewed by UES to determine the historical use of the subject property, if reasonably ascertainable, and a site reconnaissance was conducted to determine the current use of the subject property. The subject property previously consisted of undeveloped land with a small pond on the northwest boundary from as early as 1940 (earliest aerial photograph). The subject property remained as a maintained grassy lot from circa 1960 to the early 2000’s. Between 1999 and 2003 a church was built on the subject property and has remained the same until present day.
2. UES obtained an ASTM site search report through EDR.
 - The subject property is not listed on the searched regulatory databases.
3. UES conducted a Tier 1 VES for the subject property in accordance with ASTM E2600-22. Based on our regulatory records review, facilities with known or suspected contamination are not located within the AOC. Therefore, no vapor encroachment conditions were identified.

4. UES was not contracted to obtain an ELS Report for the subject property. It is the User's obligation to confirm whether any environmental liens or activity and use limitations are recorded for the subject property.
5. According to Manatee County Property Appraiser's Office, the septic system that services the buildings on the subject property was replaced and a new septic system was installed in September 2021. A septic leech field was observed on the subject property located along the mid-northern boundary. No abnormal odors or discharge was noted coming from the septic leech field. **UES does not consider this septic system to be a REC.** Refer to **Appendix D** for all septic records on the subject property.

UES has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-21 of the subject property located at 5215 Lorraine Road in Bradenton, Manatee County, Florida 34211. Any exceptions to, or deletions from this practice are described in Section 1, 10 and 11 of this report.

Upon conclusion of our Phase I ESA, and based on the information reviewed, this assessment has revealed the following:

SUMMARY OF FINDINGS

ENVIRONMENTAL CONCERN	FINDING
Recognized Environmental Conditions (REC)	None Identified
Historical Recognized Environmental Conditions (HREC)	None Identified
Controlled Recognized Environmental Conditions (CREC)	None Identified
Business Environmental Risk (BER) Considerations	None Identified
Vapor Encroachment Condition (VEC)	None Identified

Based on the conclusions of the Phase I ESA, this assessment has revealed no evidence of RECs in connection with the subject property. Therefore, UES does not recommend further assessment of the subject property at this time.

1.0 INTRODUCTION

1.1 Purpose

This report presents the findings of a Phase I Environmental Site Assessment (ESA) performed on the subject property. UES conducted this investigation for the purpose of identifying RECs, HRECs, and/or CRECs on the subject property in accordance with the 2021 ASTM International standard practice for the

performance of Phase I Environmental Site Assessments (ASTM E1527-21). The U.S. Environmental Protection Agency (EPA) has endorsed this practice as satisfying the requirements of All-Appropriate Inquiry (AAI). ASTM E1527-21 defines these conditions as follows:

REC: (1) The presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment. The term REC is not intended to include de minimis conditions which are conditions related to a release that generally do not present a threat to human health or the environment and which generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

HREC: A previous release of hazardous substances or petroleum products affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by the applicable regulatory authority or authorities without subjecting the subject property to any controls (for example, activity and use limitations or other property use limitations). An HREC is not considered a REC.

CREC: A REC affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to implementation of required controls (i.e. activity and use limitations or other property use limitations).

De Minimis Condition: A condition that generally does not present a material risk of harm to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate government agencies.

BER: A risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in this practice.

VEC: The presence or likely presence of "chemical of concern" vapors in the subsurface of the subject property caused by the release of vapors from contaminated soil and/or groundwater on or near the property as identified by the Tier 1 or Tier 2 procedures (ASTM E2600-22).

1.2 Scope of Work

The contracted scope of services consists of the preparation of a Phase I ESA of the subject property in accordance with the guidelines set forth in ASTM E1527-21. The accuracy, correctness, and completeness of this Phase I ESA is provided with knowledge of the Comprehensive Environmental Response,

Compensation, and Liability Act (CERCLA) as set forth in 42 United States Code Section 9601 et seq., as amended.

The Phase I ESA conducted by UES included, but was not limited to, the following services:

- Subject property reconnaissance and observation of adjoining and proximal properties conducted by an environmental professional (or the person under the supervision or responsible charge of the environmental professional)
- Environmental and physical setting review to assess geologic, hydrogeologic, hydrologic, and topographic characteristics of the subject property, and to determine potential pathways for the migration of contaminants (including solids and liquids at the surface or subsurface and vapor in the subsurface)
- Review of historical land use through city directory listings, historical aerial photographs, historical topographic maps, fire insurance maps (if ascertainable), local jurisdiction records, and interviews/questionnaires
- Review of regulatory agency records to identify and assess any listings of regulatory permits, registrations, or enforcement actions at the subject property, adjoining properties, or proximal sites (if necessary), through both a commercial database search and agency inquiries
- Interview with the User to obtain information about the subject property as required under the ASTM standard and AAI rule
- Interviews with the owner and various agencies to ascertain past and current uses of the subject property, adjoining properties, or the vicinity which may provide information about subject property history and assist in identifying RECs, HRECs and CRECs
- Preparation of this report which describes all work performed and presents a discussion of findings and conclusions

The scope of services does not include soil or groundwater sampling, an evaluation of asbestos-containing building materials, lead-based paint, lead in drinking water, regulatory compliance, cultural and historical resources, industrial hygiene, health and safety, ecological resources, indoor air quality, radon, site geotechnics (soils, foundations, site retention, etc.), wetlands, endangered species, or construction materials testing, unless specified in the approved contract between UES and the client. UES can provide additional services upon request.

1.3 Conditions of Contract

UES has conducted this assessment pursuant to our contract executed by the User. Refer to **Appendix C** for a copy of UES' terms and conditions.

1.4 Significant Assumptions

This assessment was conducted in accordance with the assumptions and limitations contained within ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM E1527-21.

As stated in ASTM E1527-21 Section 4.5.1, no environmental site assessment can wholly eliminate uncertainty regarding the potential for RECs in connection with the subject property. This Phase I ESA is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs and recognizes reasonable limitations of time and cost.

Additionally, portions of this Phase I ESA are based on unverified information supplied to UES by third-party sources. In accordance with ASTM E1527-21 Section 7.5.2.1, an EP is not required to verify the information provided by third-party sources, unless the EP has actual knowledge that the information is incorrect, or unless it is obvious that certain information is incorrect based on other information obtained in the Phase I ESA.

1.5 Special Terms and Conditions

The findings of this Phase I ESA are based on the completeness and accuracy of the data and observed conditions of the subject property as of the indicated reconnaissance date, and when publicly available information was obtained as described in this report.

1.6 User Responsibilities

In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the “Brownfields Amendments”), the User must complete an AAI-compliant User Questionnaire and provide it to the environmental professional. Failure to complete this questionnaire could result in a determination that “all-appropriate inquiry” is not complete. The questionnaire determines a baseline of User knowledge of the subject property regarding the following items:

- Environmental cleanup liens that are filed or recorded against the subject property (40 CFR 312.25)
- Activity and land use limitations that are in place on the site or have been filed or recorded in a registry (40 CFR 312.26)
- Specialized knowledge or experience of the person seeking to qualify for the LLP related to the subject property or nearby properties (40 CFR 312.28)
- Relationship of the purchase price to the fair market value of the subject property if it were not contaminated (40 CFR 312.29)
- Commonly known or reasonably ascertainable information about the subject property (40 CFR 312.30)
- The degree of obviousness of the presence or likely presence of contamination in, on, or at the subject property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31)

1.7 User Reliance

This report is an instrument of service prepared by UES for the exclusive use of A Sharper Edge, LLC (the User). No other party is permitted by UES to rely on this report. With the permission of the User, UES will meet with a third party to help identify additional services required, if any, to permit such third party to rely on the information contained in this report, subject to the same limitations to which the User has agreed.

1.8 Critical Dates – Continued Viability of ESA

Due to changing environmental regulatory conditions and potential on-site or adjacent activities occurring after this Phase I ESA, the client may not presume the continuing applicability to the subject property of the conclusions in this assessment for more than 180 days prior to the date of acquisition of the property or (for transactions not involving an acquisition) the date of the intended transaction is presumed to be valid. If within this period the assessment will be used by a user different from the user for whom the assessment was originally prepared, the subsequent user must also satisfy the User's Responsibilities. An environmental site assessment meeting or exceeding this practice and for which the information was collected or updated within one year prior to the date of acquisition of the property or (for transactions not involving an acquisition) the date of the intended transaction may be used provided that the following components of the inquiries were conducted or updated within 180 days of the date of purchase or the date of the intended transaction.

CRITICAL DATES

PHASE I ESA COMPONENT	DATE
Date of Declaration by Environmental Professional for Assessment or Update	9/8/25
Earliest Date of Interviews with Owners, Operators, and Occupants	8/19/25
Date of Search for Recorded Environmental Liens	N/A
Date of Federal, Tribal, State, and Local Records Review	9/3/25
Date of Site Reconnaissance of Subject Property and Adjoining Properties	9/3/25
Report Viability Date	2/15/26

2.0 ENVIRONMENTAL/PHYSICAL SETTING

2.1 Subject Property Location

The subject property consists of an approximately 12.5 acre property addressed at 5215 Lorraine Road in Bradenton, Manatee County, Florida 34211 (MCPA Parcel ID 580310359). The subject property is located within Section 15, Township 35 South, and Range 19 East, as referenced in the USGS topographic quadrangle map titled "Lorraine, Florida" provided in **Appendix A**. Please refer to the Site Plan in

Appendix B and the Property Appraiser Records in Appendix E for additional details, including the legal description of the property.

2.2 Physical Setting Sources and Discussion

USGS topographic quadrangle maps, soil survey data, available regulatory files, and other reasonably ascertainable records regarding properties of environmental concern in the property vicinity were reviewed as sources for obtaining information regarding the physical setting of the subject property and surrounding vicinity and are summarized in the table below. A copy of the most recent available USGS topographic map is provided as Figure 1.

SUMMARY OF PHYSICAL SETTING SOURCES

PHYSICAL SETTING INFORMATION FOR THE SUBJECT PROPERTY & VICINITY	
Topography	
Site Elevation	50 feet above sea level
Topographic Gradient	General WSW
Closest Surface Water	A small pond located on the northwest boundary and Wolf Slough located on the east boundary.
General Soil Characteristics	
Soil Type	Myakka fine sand
Description	The Myakka series consists of very deep, very poorly or poorly drained, moderately rapid or moderately permeable soils that occur primarily in mesic flatwoods of peninsular Florida. They formed in sandy marine deposits. Near the type location, the average annual temperature is about 72 degrees F., and the average annual precipitation is about 55 inches. Slopes range from 0 to 8 percent.
Area Specific Geology/Hydrogeology Characteristics	
Geology	<p>According to the Geologic Map of the State of Florida, 2001, the surficial deposits underlying the site in the general vicinity are classified as Quaternary undifferentiated sediments (Qu) of Pleistocene and Holocene geologic age. In general, these siliciclastics are light gray, tan, brown to black, unconsolidated to poorly consolidated, clean to clayey, silty, unfossiliferous, variably organic-bearing sands to blue green to olive green, poorly to moderately consolidated, sandy, silty clays. These surficial deposits vary in depth but generally extend to depths of approximately 10 to 40 feet below the surface.</p> <p>The surficial siliciclastic deposits are underlain by the Miocene Hawthorn Group, Peace River Formation (Thp). The Peace River Formation is very diverse consisting of interbedded quartz sands, clays and carbonates. The quartz sands of the Peace River Formation are typically clayey and the clay beds are commonly sandy, silty and calcareous. In Manatee County the Peace River Formation is ranges from 0 in the west to over 150 feet thick in the east.</p>
Hydrogeology	<p>In eastern Manatee County exists the Bone Valley Member (Thpb) of the Peace River Formation. The Bone Valley Member is a clastic unit that contains pebble to gravel sized phosphate fragments and sand sized phosphate grains in a matrix of quartz sand and clay. The Bone Valley Member is typically 10 to 30 feet thick in eastern Manatee County and is not present in the western part of the county.</p> <p>Directly underlying the Peace River Formation is the Arcadia Formation, Tampa Member deposits (That). The Tampa Member sediments are typically limestone with subordinate dolostone, sand and clay. The limestone in the Tampa Member is a white to yellowish gray, fossiliferous and variably sandy and clayey mudstone, wackestone and packstone with minor to no phosphate grains. In Manatee County the Arcadia Formation ranges from 200 to 450 feet in thickness.</p>

SUMMARY OF PHYSICAL SETTING SOURCES

PHYSICAL SETTING INFORMATION FOR THE SUBJECT PROPERTY & VICINITY	
	The Oligocene Suwannee Limestone (Ts) generally lies below the Hawthorn Group sediments in the region. The Suwannee Limestone generally consists of a white to cream, poorly to well indurated, fossiliferous limestone. In eastern Manatee County the Suwannee Limestone is generally found at depths greater than 400 feet below the land surface.
Groundwater Direction	<p>It should be noted that groundwater flow direction can be influenced by factors, such as surface topography, underground structures, tidal influences, seasonal fluctuations, soil and bedrock geology, and production wells, which were not considered in this interpretation. Therefore, actual groundwater flow direction can only be determined conclusively by using groundwater wells or piezometers and collection of depth-to-water and surface elevation measurements.</p> <p>Based on a review of groundwater well information from the regulatory review and site reconnaissance, groundwater wells do not appear to be located on the subject property. Groundwater flow direction at the subject property may vary but is estimated to be generally towards west southwest based on topography.</p>
Site-Specific Geology Characteristics	
Site-Specific Geology	Site-specific geology was not obtained as part of this Phase I ESA.

3.0 USER-PROVIDED INFORMATION

3.1 General

The ASTM Standard defines a User as “the party seeking to use Practice E1527 to complete an environmental site assessment. A User may include, without limitation: a potential purchaser of property, a potential tenant of property, an owner of property, a lender, or a property manager.” The User has specific obligations for completing a successful application of this practice as outlined in Section 6 of the ASTM Standard Practice E1527-21.

A User Questionnaire was provided to A Sharper Edge, LLC by UES. The following responses were provided by Oasis Church. A copy of the completed User Questionnaire is included in **Appendix D**.

SUMMARY OF USER QUESTIONNAIRE RESPONSES

QUESTION	RESPONSE
As the User, are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state, or local law?	No
As the User, are you aware of any Activity and Use Limitations, such as engineering controls, land use restrictions, or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state, or local law?	No
As the User, do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the	No

SUMMARY OF USER QUESTIONNAIRE RESPONSES

QUESTION	RESPONSE
current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?	
Does the purchase price for this property reasonably reflect the fair market value of the property?	Yes
If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?	No
As the User of this ESA, are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases?	No
Do you know the past uses of the property?	Yes, House of Worship back to 2002
Do you know of specific chemicals that are present or once were present at the property?	No
Do you know of spills or other chemical releases that have taken place at the property?	No
Do you know of any environmental cleanups that have taken place at the property?	No
As the user of this ESA, based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of contamination at the property?	No

3.2 Reason for Performing Phase I ESA

UES was contracted to perform this Phase I ESA in order for the User to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser defense to CERCLA liability and due diligence.

3.3 Title Records

UES did not acquire a chain-of-title for the subject property, nor was one provided to UES during this assessment. Chain-of-title records typically contain information regarding historical site ownership. UES reviewed property deeds available on the Manatee County property appraiser website, which are included in **Appendix E**. UES did not identify any RECs in connection with the available title records for the subject property.

3.4 Environmental Liens or Activity & Use Limitations

Information was not provided to UES pertaining to potential environmental liens or activity and use limitations associated within the subject property. Information pertaining to potential environmental liens or activity and use limitations on the subject property that are filed or recorded under federal, tribal, state, or local laws was not supplied by the User. Please note that an environmental lien search was not

performed for the subject property. In accordance with ASTM E1527-21, it is the responsibility of the User of this report to confirm that there are no environmental liens or activity and use limitations filed for the subject property. In the event that environmental liens or activity and use limitations are identified, please contact UES for further evaluation.

4.0 SUBJECT PROPERTY HISTORY & HISTORICAL LAND USE

A historical assessment of the subject property and surrounding area was performed through search and review of available historical resources including aerial photographs, topographic maps, Sanborn® fire insurance maps, city directory records, and county records. The purpose of the historical assessment was to identify previous land uses of the subject property and surrounding area that may have impacted the property in the past. A summary of our historical assessment is presented in the following sections of this report.

Historical Summary – Subject Property

The subject property previously consisted of undeveloped land with a small pond on the northwest boundary from as early as 1940 (earliest aerial photograph). The subject property remained as a maintained grassy lot from circa 1960 to the early 2000's. Between 1999 and 2003 a church was built on the subject property and has remained the same until present day.

Historical Summary – Adjoining Properties

The historical uses of the adjoining parcels consisted of the following.

HISTORY OF ADJOINING PARCELS

DIRECTION	ADDRESS	HISTORICAL USES
North	5115 Lorraine Rd.	Ranch Residential
South	14535 Cedar Trunk Ter.	Ranch Residential
East	15050 Serene Shore Loop	Undeveloped
West	5340 Lorraine Rd	Citrus farming

4.1 Historical Aerial Photographs

In order to evaluate the previous land uses of the subject property and vicinity, a series of historical aerial photographs was reviewed to provide a progressive historical overview. UES reviewed aerial photographs from EDR, Manatee County Property Appraiser, and Google Earth. Descriptions of UES' observations are outlined in the table below. Copies of the aerial photographs reviewed are provided in **Appendix F**.

HISTORICAL AERIAL PHOTOGRAPHS SUMMARY

YEAR	SUBJECT PROPERTY	VICINITY
1940	Undeveloped with small pond	North: Undeveloped

HISTORICAL AERIAL PHOTOGRAPHS SUMMARY

YEAR	SUBJECT PROPERTY	VICINITY
		South: Ranch Residential followed by agriculture East: Undeveloped West: Lorraine Rd followed by Citrus farming
1951	No change since the previous aerial photo	No significant change since the previous photo.
1960	No change since the previous aerial photo	North: Cleared pasture South: Ranch Residential followed by agriculture East: Undeveloped West: Lorraine Rd followed by Citrus farming
1969	No change since the previous aerial photo	North: Cleared pasture South: Ranch Residential followed by agriculture East: Undeveloped West: Lorraine Rd followed by undeveloped land
1970	No change since the previous aerial photo	No significant change since the previous photo.
1979	No change since the previous aerial photo	North: Ranch residential South: Ranch Residential followed by agriculture East: Undeveloped West: Lorraine Rd followed by undeveloped land
1980	No change since the previous aerial photo	North: Ranch residential South: Residential East: Undeveloped West: Lorraine Rd followed by undeveloped land
1984	No change since the previous aerial photo	No significant change since the previous photo.
1991	No change since the previous aerial photo	No significant change since the previous photo.
1995	No change since the previous aerial photo	No significant change since the previous photo.
1998	No change since the previous aerial photo	No significant change since the previous photo.

HISTORICAL AERIAL PHOTOGRAPHS SUMMARY

YEAR	SUBJECT PROPERTY	VICINITY
2007	Church	No significant change since the previous photo.
2010	No change since the previous aerial photo	No significant change since the previous photo.
2015	No change since the previous aerial photo	North: Ranch residential South: Residential East: Undeveloped West: Lorraine Rd followed by partially cleared undeveloped lot
2019	No change since the previous aerial photo	No significant change since the previous photo.
2023	No change since the previous aerial photo	North: Ranch residential South: Cleared land for development East: Cleared land for development West: Lorraine Rd followed by partially cleared undeveloped lot
2025	No change since the previous aerial photo	North: Ranch residential South: Cleared land for development East: Residential subdivision West: Lorraine Rd followed by partially cleared undeveloped lot

4.2 Topographic Map Review

UES obtained historical topographic maps from EDR in order to evaluate the previous land uses of the subject property and surrounding area to provide a progressive historical overview. Descriptions of UES' observations are outlined in the table below. Copies of the historical topographic maps reviewed are provided in **Appendix G**.

HISTORICAL TOPOGRAPHIC MAPS SUMMARY

YEAR	DESCRIPTION
1944	The subject property depicts a small pond on the northern boundary. The area to the north depicts no features. The area to the south depicts a building with an unpaved road followed by a wooded area with a contour index of 40 feet. The area to the east depicts no features. The area to the west depicts Lorraine Road followed by a citrus farm with a building followed by a contour index of 40 feet.
1987	The subject property depicts a small pond on the northern boundary. The area to the north depicts a building. The area to the south depicts multiple buildings with a small orchard patch. The area to the east depicts a drainage ditch followed by an unpaved road. The area to the west depicts Lorraine Road followed by a building.
2012	The subject property depicts a small pond on the northern boundary, a ditch on the southern boundary, and a contour index of 50 feet. The area to the north and south depicts a contour index of 50 feet. The area to the east depicts a drainage ditch followed by a wooded area. The area to the west depicts Lorraine Road followed by a wooded area.

YEAR	DESCRIPTION
2015	No change since the previous topographic map.
2018	No change since the previous topographic map.
2021	No change since the previous topographic map.

4.3 Fire Insurance Map Review

Fire insurance maps generated by the Sanborn® Map Company were requested for the subject property and vicinity. According to EDR, no coverage of the subject property was available. A Certified Sanborn® Map Report is provided in **Appendix H**.

4.4 Street Directory Listings

EDR was contracted by UES to provide available historical street directory information for the subject property and vicinity. Results of our review are summarized in the table below. Additional information is provided in the Street Directory Report in **Appendix I**.

STREET DIRECTORY SUMMARY

YEAR	SUBJECT PROPERTY	VICINITY
1992	HOWZE, ROBERT W	No listings of concern
1995	HOWZE, ROBERT W	No listings of concern
2000	OCCUPANT UNKNOWN	No listings of concern
2005	FAITH CHRISTIAN CHURCH FAITH, CHRISTIAN C GEORGE M FISHER DR	No listings of concern
2010	FAITH CHRISTIAN CHURCH OCCUPANT UNKNOWN	No listings of concern
2014	FAITH CHRISTIAN CHURCH OCCUPANT UNKNOWN	No listings of concern
2017	ASTROTEL HAPPY GOSPEL SINGERS EVANGELISTIC CR OASIS CHURCH	No listings of concern
2022	ASTROTEL KRISTIN COAD OASIS CHURCH	No listings of concern

4.5 County Property Appraiser's Office

According to the Manatee County Property Appraiser's Office, the subject property is identified as Parcel ID 580310359. The subject property's land use code is 7100; Church.

The current property owner is My Oasis Church Inc., which has owned the property since 03/14/2017. Ownership records prior to 2017 were not provided in the information available for review.

The following is a summary of available permit information obtained from Manatee County Property Appraiser's Office:

- 09/14/2021 SEWER, INSTALL NEW/CHG SEPTIC Replacement

The septic system that services the buildings on the subject property was replaced and a new septic system was installed in September 2021.

4.6 Previous ESA Activities

Previous reports prepared for the subject property were not provided by the User and were not identified in the public records reviewed within the scope of this report.

5.0 RECORDS REVIEW

The purpose of the records review is to obtain and review records that will help identify RECs in connection with the subject property. Accuracy and completeness of record information varies among information sources. Record information is often inaccurate or incomplete. Standard sources that are reasonably ascertainable were reviewed by UES for this Phase I ESA. EDR was contracted to provide records from federal, state, and local environmental databases for regulatory sites located within the Approximate Minimum Search Distances as specified in ASTM E1527-21.

The Radius Map Report is provided in **Appendix J**. Included within the report are summaries of the regulatory databases reviewed, a listing of sites identified within the search radius, detailed data on identified sites, and maps showing the locations of facilities reported to have had regulatory action.

UES also reviewed the "unmappable" (commonly referred to as "orphan") listings within the database report, cross-referencing available address information and facility names. Unmappable sites are listings that could not be plotted with confidence but are potentially in the general area of the property, based on the partial street address, city, or zip code. Any unmappable site that was identified by UES as being within the approximate minimum search distance from the subject property, based on site reconnaissance and/or cross-referencing to mapped listings, is included in the discussion within this section.

Detailed information for selected sites is provided in the following section, along with opinions about the significance of the listing to the analysis of RECs in connection with the subject property.

Minimum Search Distances - ASTM E1527-21

Source	Search Distance
Federal NPL Site List (National Priorities List)	1.0 mile
Federal Delisted NPL Site List	0.5 mile
Federal CERCLIS List (Comprehensive Environmental Response Compensation and Liability Act of 1980) / Superfund Enterprise Management System (SEMS)	0.5 mile
Federal CERCLIS NFRAP Site List /SEMS Archive List	0.5 mile
Federal RCRA CORRACTS Facilities List (Resource Conservation and Recovery Act)	1.0 mile
Federal RCRA non-CORRACTS TSD Facilities List	0.5 mile
Federal RCRA Generators List	subject property & adjoining parcels
Federal Institutional Control/Engineering Control Registries	subject property only
Federal ERNS List (Emergency Response Notification System)	subject property only
States and Tribal Lists of Hazardous Waste Sites identified for investigation or remediation:	
State- and Tribal-equivalent NPL	1.0 mile
State- and Tribal-equivalent SEMS	0.5 mile
State and Tribal Landfill and/or Solid Waste Disposal Site Lists	0.5 mile
State and Tribal Leaking Storage Tanks Lists	0.5 mile
State and Tribal Registered Storage Tank Lists	subject property & adjoining parcels
State and Tribal Institutional Control/Engineering Control Registries	subject property only
State and Tribal Voluntary Cleanup Sites	0.5 mile
State and Tribal Brownfield Sites	0.5 mile

Subject Property Regulatory Findings

The subject property was not identified as a record in the databases searched by EDR.

Surrounding Property Regulatory Findings

The sites identified in the EDR Radius Map Report were reviewed. The sites were reviewed for criteria including location at a distance and/or direction that should not impact the subject property; locations that are considered likely to be hydrologically downgradient from, or cross gradient to, the subject property; have had no reported releases; have had no reported violations of hazardous waste regulations; have received regulatory closure; and/or were not identified as a standard environmental record per ASTM. Unless noted below, the sites were not researched further as they are considered unlikely to have caused environmental impacts to the subject property and are not a REC.

The regulatory database search was also reviewed for sites that could not be mapped due to insufficient address information. UES reviewed these sites and determined that the sites are at a distance and/or direction that should not impact the subject property; are at locations that are considered likely to be hydrologically downgradient from, or cross gradient to, the subject property; have had no reported releases; have had no reported violations of hazardous waste regulations; and/or have received regulatory closure. As applicable, no unmapped sites are a REC to the subject property.

Facilities surrounding the subject property within 1 mile were not identified as a record in the databases searched by EDR.

5.1 Division of Environmental Protection

UES reviewed documents via online public records on the Florida Department of Environmental Protection (FDEP) Consolidated OCULUS Electronic Document Management System for nearby facilities that could potentially impact the subject property. The reviewed documents did not indicate RECs in connection with the subject property.

5.2 Other Environmental Records

No additional environmental records were reviewed during completion of this assessment.

5.3 Vapor Encroachment Screening

UES conducted a Vapor Encroachment Screen (VES) in accordance with the 2022 ASTM Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions (ASTM E2600-22). The VES investigation used available information and professional judgment to derive our conclusions. The goal of the VES investigation was to identify the potential for vapors from hazardous substances and petroleum releases to reach the subject property. ASTM E2600-22 defines the term Vapor Encroachment Condition (VEC) as the presence or likely presence of chemical of concern (COC) vapors in the vadose zone of the subject property caused by the release of vapors from contaminated soil and/or groundwater on or near the subject property as identified by Tier 1 or Tier 2 procedures. The AOC for the purpose of this VES is 1/3 mile (1,760 feet) for COC and 1/10 mile (528 feet) for petroleum hydrocarbon COC. The approximate minimum search distances for Federal, Tribal and State-listed facilities surrounding the subject property are presented in the table below.

Default Approximate MSDs Surrounding the Subject Property (ASTM E2600-22)

SOURCE	COC	PETROLEUM HYDROCARBON COC
Federal NPL Site List	1/3 mile	1/10 mile
Federal SEMS List	1/3 mile	1/10 mile
Federal RCRA CORRACTS Facilities List	1/3 mile	1/10 mile
Federal RCRA Non-CORRACTS TSD Facilities List	1/3 mile	1/10 mile
Federal RCRA Generators List	Subject property only	Subject property only
Federal Institutional Control/Engineering Control Registries	Subject property only	Subject property only
Federal ERNS List	Subject property only	Subject property only
State and Tribal Equivalent NPL	1/3 mile	1/10 mile
State and Tribal Equivalent SEMS	1/3 mile	1/10 mile
State and Tribal Landfill and/or Solid Waste Disposal Site Lists	1/3 mile	1/10 mile
State and Tribal Leaking UST/AST Lists	1/3 mile	1/10 mile
State and Tribal UST/AST Lists	Subject property only	Subject property only

Default Approximate MSDs Surrounding the Subject Property (ASTM E2600-22)

SOURCE	COC	PETROLEUM HYDROCARBON COC
State and Tribal Institutional Control/Engineering Control Registries	Subject property only	Subject property only
State and Tribal Voluntary Cleanup Sites	1/3 mile	1/10 mile
State and Tribal Brownfield Sites	1/3 mile	1/10 mile

5.3.1 Tier 1 Screening

The purpose of Tier 1 is to conduct a screen for vapor encroachment using information collected in the Phase I ESA or similar type of investigation to determine if a VEC exists at the subject property. The default AOCs may be expanded or reduced by the environmental professional using experience and professional judgment with considerations including groundwater flow direction, subsurface characteristics, surficial features and man-made features.

Facilities surrounding the subject property within 1 mile were not identified as a record in the databases searched by EDR.

No VECs were identified in connection with the subject property.

6.0 SITE RECONNAISSANCE

6.1 Subject Property Description & Current Use

At the time of UES's assessment, the subject property consisted of a church with a playground and 2 portable classroom buildings. The subject property's vicinity consists of primarily ranch residential to the north, a residential subdivision under construction to the south, Wolf Slough followed by a residential subdivision to the east, and Lorraine Road followed by ranch residential to the west. Refer to the Site Location Map in **Appendix A** and the Site Plan in **Appendix B** for additional details pertaining to the subject and surrounding properties.

The current usage and description of the subject property is presented in the following tables:

BUILDINGS	
Approximate Square Footage	11,663 sq ft 2,940 sq ft 966 sq ft
Construction Date (Year)	2001, 2010, 2021
Number of Floors	1
Current Use	Church and classroom
Current Tenant(s)	Oasis Church

PROPERTY CHARACTERISTICS	
Landscaped Areas	Ornamental nursery
Roads / Parking Lots	Paved parking lot
Surface Water/Stormwater Retention	Ditch located on the southern boundary
Other Improvements	None

UTILITIES	
Potable Water	Manatee County Utilities
Wastewater Service	On site sewage treatment and disposal via septic mound
Stormwater	Manatee County Utilities
Electricity	FPL
Natural Gas/Propane	Not observed during site inspection

6.2 Methodology

Reconnaissance included walking accessible portions of the subject property and site perimeter. This visual observation of the subject property focused primarily on its surface features. Adjoining properties were observed from curbside. The purpose was to evaluate the current conditions of the subject property and to obtain information indicating the likelihood of identifying RECs in connection with the subject property. Property use and significant features are indicated on the Site Plan presented as **Appendix B**. Representative site photographs of the subject property and adjoining parcels are included in **Appendix K**.

SITE RECONNAISSANCE INFORMATION

Inspector	Ryan Pireaux
Reconnaissance Date	9/3/2025
Site Contact	Unescorted
Limitations Encountered	None

6.3 Observations During Reconnaissance

Accessible portions of the subject property were walked and observed for the presence of RECs. Findings during reconnaissance are provided in the below table.

SITE RECONNAISSANCE SUMMARY

ITEM	OBSERVED?	COMMENTS
Limiting Conditions	No	
Potable Water Supply/Source	No	
Sewage Disposal System	No	
Current Tenant Operations	Yes	Church

SITE RECONNAISSANCE SUMMARY

ITEM	OBSERVED?	COMMENTS
Past Tenant Operations	No	
Hazardous Substances and Petroleum Products in Connection with Identified Uses	No	
Storage Tanks <i>(Includes aboveground storage tanks, or underground storage tanks, vent pipes, fill pipes, or access ways indicating underground storage tanks at the subject property)</i>	No	
Strong, Pungent, or Noxious Odors	No	
Drums, Totes, and Intermediate Bulk Containers	No	
Standing Surface Water and Pools or Sumps Containing Liquids Likely to be Hazardous Substances of Petroleum Products	No	
Hazardous Substances and Petroleum Products Containers Not in Connection with Identified Uses	No	
Unidentified Substance Containers	No	
PCB-Containing Items <i>(Electrical or hydraulic equipment known to contain PCBs or likely to contain PCBs. Fluorescent light ballasts, caulk, paint, or other materials that may contain PCBs, and are located inside and are part of the building or structure, are outside the scope of this assessment.)</i>	No	
Heating/Cooling Systems <i>(The means of heating and cooling the building(s) on the subject property, including the fuel source)</i>	Yes	Electrically powered HVAC system.
Stains or Corrosion on Floors, Walls, or Ceilings <i>(except for staining from water)</i>	No	
Drains and Sumps	No	
Pits, Ponds, or Lagoons <i>(Manmade or natural depressions in a ground surface that are likely to hold liquids or sludge containing hazardous substances or petroleum products)</i>	Yes	A small pond located on the northwest boundary and a ditch located on the southern boundary.
Stained Soil or Pavement	No	
Stressed Vegetation <i>(From something other than insufficient water)</i>	No	
Solid Waste <i>(Areas that are apparently graded by non-natural causes or filled with fill of unknown origin suggesting trash, construction debris, demolition debris, or other solid waste)</i>	No	

SITE RECONNAISSANCE SUMMARY

ITEM	OBSERVED?	COMMENTS
<i>disposal; and mounds or depressions suggesting trash or other solid waste disposal)</i>		
Waste/Wastewater <i>(Wastewater or other liquid, including stormwater, discharged from or to the subject property)</i>	No	
Wells <i>(Including dry wells, irrigation wells, injection wells, monitoring wells, abandoned wells, or other wells)</i>	No	
Septic Systems or Cesspools	Yes	A septic leech field was located on the north boundary just west of the classroom portables. No abnormal smells or discharges were noted.
Other Notable Features	No	

6.4 Adjoining Properties

During site reconnaissance, properties adjoining the subject property were observed from the subject property boundaries or from curbside for possible sources of impacts or environmental impairment which could potentially migrate to the subject property via surface water runoff, groundwater transport, or other pathways. The subject property is bordered by the following:

CURRENT USE OF ADJOINING PARCELS

DIRECTION	ADDRESS	DESCRIPTION
North	5115 Lorraine Rd.	Ranch residential
South	14535 Cedar Trunk Ter.	Residential subdivision
East	15050 Serene Shore Loop	Residential subdivision
West	5340 Lorraine Rd	Ranch residential

Reconnaissance of the publicly accessible portions of the properties located immediately adjoining to the subject property did not reveal visible evidence of environmental concerns which could potentially impact the subject property.

7.0 INTERVIEWS

7.1 Owner Interview

A questionnaire was provided to A Sharper Edge, LLC by UES. The questionnaire was not returned before the completion of this report. The questionnaire was intended to gather information from the current owner regarding past usage of the subject property and its vicinity.

7.2 State and Local Agency Interviews

As part of this Phase I Environmental Site Assessment, interviews were conducted to obtain information indicating recognized environmental conditions in connection with the subject property. The following persons or agencies were contacted for interviews in an effort to obtain information regarding the subject property. The interview documentation is provided in **Appendix D**. As per ASTM E1527-21 Section 11.5.1, a reasonable attempt shall be made to interview at least one staff member of any one of the following types of state and/or local government agencies:

Represents	Interviewed		Name & Title	Comments
	Yes	No		
Federal Government Agency	<input checked="" type="checkbox"/>	<input type="checkbox"/>	USEPA	According to public records search/request, there are no records for the subject property. A copy of the agency response is presented in Appendix D .
State and/or local agency or local/ regional office of state agency having jurisdiction over <i>hazardous waste</i> disposal or other environmental matters	<input checked="" type="checkbox"/>	<input type="checkbox"/>	FDEP	Based on review of FDEP's online OCULUS website, additional regulatory records pertaining to the subject property were not located. According to the representative, there are no records for the subject property. A copy of the agency response/UES' request is presented in Appendix D .
State and/or local health agency or local/regional office of state health agency	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Florida Department of Health	A request for records pertaining to the subject property was made by UES. According to the representative, there are records for a septic leech field on the subject property. A copy of the agency response/UES' request is presented in Appendix D .
Local fire department	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Manatee County	A request for records pertaining to the subject property was made by UES. According to the representative, there are no records for the subject property. A copy of the agency response/UES' request is presented in Appendix D .

7.3 Other Interviews (Key Site Manager, Occupants, Past Owners, etc.)

UES did not conduct any additional interviews during completion of this assessment.

8.0 FINDINGS & OPINIONS

8.1 General Findings

- The subject property is comprised of approximately 12.5 acres. The property is currently developed with a church and 2 portable classrooms.
- The subject property previously consisted of undeveloped land with a small pond on the northwest boundary from as early as 1940 (earliest aerial photograph). The subject property remained as a maintained grassy lot from circa 1960 to the early 2000's. Between 1999 and 2003 a church was built on the subject property and has remained the same until present day.
- The subject property was not identified as a record in the databases searched by EDR.
- According to Manatee County Property Appraiser's Office, the septic system that services the buildings on the subject property was replaced and a new septic system was installed in September 2021. A septic leech field was observed on the subject property located along the mid-

northern boundary. No abnormal odors or discharge was noted coming from the septic leech field. **UES does not consider this septic system to be a REC.** Refer to **Appendix D** for all septic records on the subject property.

8.2 Recognized Environmental Conditions

No recognized environmental conditions were identified in connection with the subject property.

8.3 Controlled Recognized Environmental Conditions

No controlled recognized environmental conditions were identified in connection with the subject property.

8.4 Vapor Encroachment Conditions

No vapor encroachment conditions were identified in connection with the subject property.

8.5 Historical Recognized Environmental Conditions

No historical recognized environmental conditions were identified in connection with the subject property.

8.6 Business Environmental Risk

No business environmental risks were identified in connection with the subject property.

8.7 Data Gaps

ASTM E1527-21 defines a "Data Gap" as a lack of, or inability to obtain, information despite good faith efforts to gather such information which may affect findings of the Phase I ESA. The Environmental Professional is to identify "significant" Data Gaps in the Phase I ESA process, while "insignificant" Data Gaps are not required to be included in this evaluation. For both the ASTM Standard and the AAI Final Rule, the Environmental Professional must identify what was done to address the Data Gap. The Environmental Professional should provide an opinion regarding appropriate further investigations, if any, necessary to address Data Gaps. A Phase I ESA which includes Data Gaps is still considered as compliant with the Standard and the AAI Final Rule, so long as Data Gaps are addressed as outlined above. The following data gaps were encountered during the course of this Phase I ESA:

- The environmental liens, and activity and use limitations records were not provided to UES for review during this Phase I ESA. However, the User should obtain these records to be compliant with the ASTM Standard Practice E 1527-21 and be afforded CERCLA protection for this assessment. If the user does not obtain these records, this Data Gap could be considered significant to the findings of this assessment and could constitute a data failure.

9.0 CONCLUSIONS

UES has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-21 of the 12.5 acre property addressed at 5215 Lorraine Road in Bradenton, Manatee County, Florida 34211. Any exceptions to, or deletions from, this practice are described in Sections 1, 10.0 and 11.0 of this report.

This assessment has revealed no evidence of recognized environmental conditions, controlled recognized environmental conditions, or significant data gaps in connection with the subject property.

The conclusions presented above are based upon the agreed scope of work outlined in the above report. UES makes no warranties or guarantees as to the accuracy or completeness of information obtained from others. It is possible that information exists beyond the scope of this investigation. Additional information, which is not available to UES at the time of writing the report, may result in a modification of the conclusions and recommendations presented. The services performed by UES have been conducted in a manner consistent with the level of care ordinarily exercised by members of our profession currently practicing under similar conditions. This report is not a legal opinion, but may under certain circumstances be prepared at the direction of counsel, may be in anticipation of litigation, and may be classified as an attorney-client communication or as an attorney work product.

This report has been prepared for the sole use of the addressee of this report and cannot be released without consent from UES. If a third party relies on the information provided in this report, UES accepts no responsibility for damages suffered by the third party as a result of reliance of information contained in this report, and that nothing contained in this report shall create a contractual relationship or cause the third party to bring suit against UES.

10.0 DEVIATIONS

UES has performed a Phase I Environmental Site Assessment for the subject property in conformance with the scope and limitations of ASTM Practice. To the best of our knowledge, there have been no deviations from the ASTM E1527-21 standard.

11.0 OUT-OF-SCOPE SERVICES

No additional services were requested by the User or conducted by UES in connection with the subject property. Additional services can be provided upon request.

12.0 ADDITIONAL INVESTIGATION

As required in ASTM E1527-21, the environmental professional should provide an opinion regarding additional appropriate investigation, if any, to detect the presence of hazardous substances or petroleum products. This opinion is not intended to constitute a requirement that the environmental professional include any recommendations for Phase II or other assessment activities. Accordingly, any opinions

expressed herein do not necessarily constitute a recommendation for further investigation. UES can discuss recommendations for any additional investigation or evaluations outside of the context of this report, upon request.

13.0 QUALIFICATIONS

Resumes of the environmental professionals associated with this Phase I ESA are included in **Appendix L**.

14.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

We declare that, to the best of our knowledge and belief, this Phase I ESA has been prepared and reviewed under the guidance of professionals meeting the definition of Environmental Professional (EP) as defined in 312.10 of 40 CFR 312. UES' EPs possess the specific qualifications based on education, training, and experience to assess the nature, history, and setting of the subject property. We have developed and performed the all-appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

15.0 REFERENCES

ASTM International, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM E1527-21.

ASTM Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions, ASTM E2600-22.

Environmental Data Resources Inc. (EDR), EDR Radius Map Report with Geocheck, Aerial Photo Decade Package, Historical Topographic Map Report, Sanborn Map Report, City Directory Image Report, and Vapor Encroachment Screen.

Manatee County Property Appraiser Records, Legal Description, Zoning, and Land Use Information. Available online at: <https://www.manateepao.gov/parcel/?parid=580310359>

United States Environmental Protection Agency, Facility Registry System (FRS). Available online at: <https://enviro.epa.gov/facts/myproperty/>

OCULUS Electronic Document Management System, FDEP Regulatory Files Review for Storage Tanks, Hazardous Waste, Solid Waste, and Waste Cleanup Program Areas. Available online at: <https://depedms.dep.state.fl.us/Oculus/servlet/login>

Florida Department of Environmental Protection, Map Direct Application (Groundwater Delineation Map). Available online at: https://ca.dep.state.fl.us/mapdirect/?focus=grndwtr_dl

Florida Department of Environmental Protection, Map Direct Application (Contamination Locator Map). Available online at:

<https://ca.dep.state.fl.us/mapdirect/?webmap=bdfa237157c7426a8f552e40a741685e>

Florida Department of Transportation Aerial Photo Look-Up System. Available online at:

<https://fdotewp1.dot.state.fl.us/aerialphotolookupsystem/>

University of Florida Digital Collections. Available online at: <https://original-ufdc.uflib.ufl.edu/aerials>

United States Geological Survey, Digital US Topographic Maps, 7.5-Minute Quadrangle Map "Lorraine, Florida" dated 2021. Available online at: <http://www.usgs.gov/>

United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Web Soil Survey (WSS). Available online at: <http://websoilsurvey.nrcs.usda.gov/a>

APPENDIX A - Figure 1



Source: USGS Topographic Map: Lorraine, FL 2021

North

PHASE I ENVIRONMENTAL SITE ASSESSMENT
OASIS CHURCH
5215 LORRAINE ROAD
BRADENTON, MANATEE COUNTY, FLORIDA 34211



SITE LOCATION MAP

DRAWN BY: RP

DATE: September 2025

CHECKED BY: KH

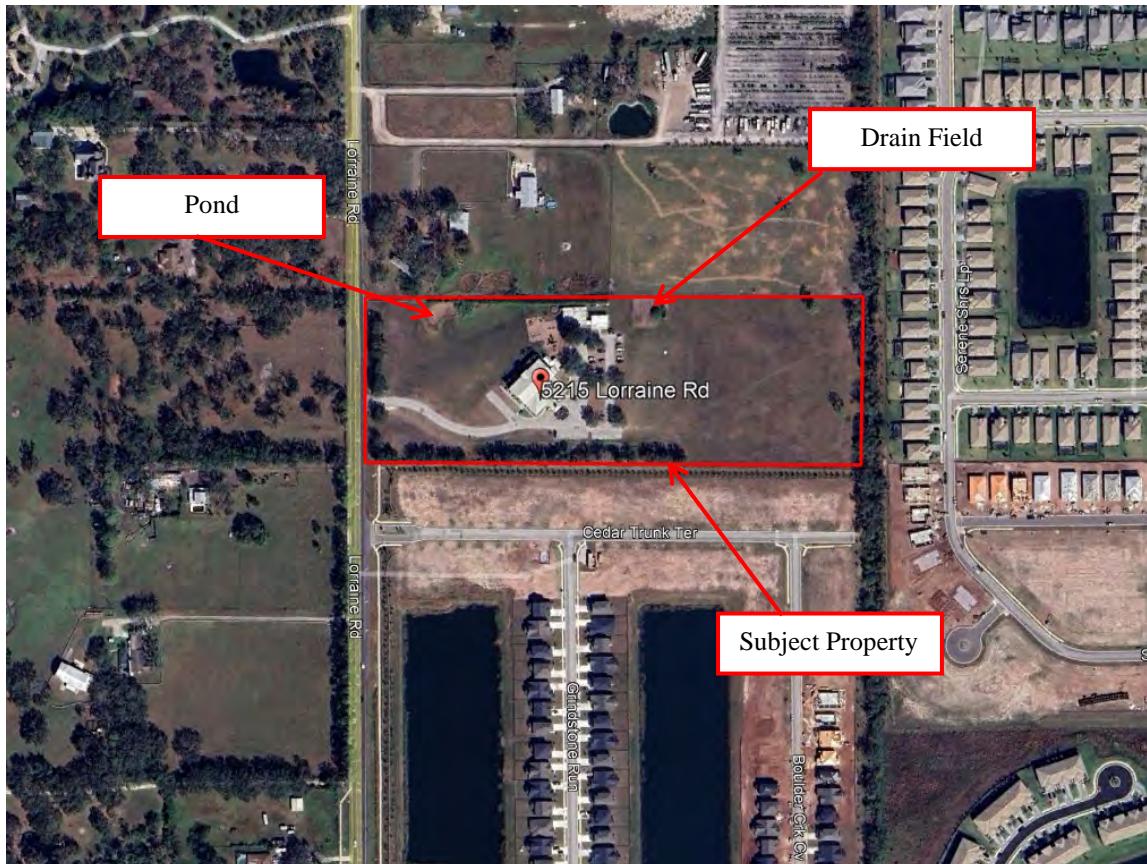
SCALE: 1:24,000

PROJECT NO: A25148.02444.000

REPORT NO. 17300

Figure 1

APPENDIX B - Figure 2



Source: Google Earth: Bradenton, Florida 2025



North

**12.5 ACRE LOT
5215 LORRAINE ROAD
BRADENTON, MANATEE COUNTY, FLORIDA 34211**



SITE PLAN/2025 AERIAL PHOTOGRAPH

DRAWN BY: R. PIREAUX

DATE: September 2025

CHECKED BY: K. HARDY

SCALE: N/A

PROJECT NO: A25148.02444.000

REPORT NO. 17300

Figure 2

APPENDIX C – TERMS AND CONDITIONS

UES Professional Solutions, LLC
GENERAL CONDITIONS

SECTION 1: RESPONSIBILITIES **1.1** *UES Professional Solutions, LLC*, and its affiliated companies ("UES"), is responsible for providing the services described under the Scope of Services. The term "UES" as used herein includes all of UES's agents, employees, professional staff, and subcontractors. **1.2** The Client or a duly authorized representative is responsible for providing UES with a clear understanding of the project nature and scope. The Client shall supply UES with sufficient and adequate information, including, but not limited to, maps, site plans, reports, surveys, plans and specifications, and designs, to allow UES to properly complete the specified services. The Client shall also communicate changes in the nature and scope of the project as soon as possible during performance of the work so that the changes can be incorporated into the work product. **1.3** The Client acknowledges that UES's responsibilities in providing the services described under the Scope of Services section is limited to those services described therein, and the Client hereby assumes any collateral or affiliated duties necessitated by or for those services. Such duties may include, but are not limited to, reporting requirements imposed by any third party such as federal, state, or local entities, the provision of any required notices to any third party, or the securing of necessary permits or permissions from any third parties required for UES's provision of the services so described, unless otherwise agreed upon by both parties in writing.

SECTION 2: STANDARD OF CARE **2.1** Services performed by UES under this Agreement will be conducted in a manner consistent with the level of care and skill ordinarily exercised by members of UES's profession practicing contemporaneously under similar conditions in the locality of the project. No other warranty, express or implied, is made. **2.2** Execution of this document by UES is not a representation that UES has visited the site, become generally familiar with local conditions under which the work is to be performed, or correlated personal observations with the requirements of the Scope of Services. It is the Client's responsibility to provide UES with all information necessary for UES to provide the services described under the Scope of Services, and the Client assumes all liability for information not provided to UES that may affect the quality or sufficiency of the services so described.

SECTION 3: SITE ACCESS AND SITE CONDITIONS **3.1** Client will grant or obtain free access to the site for all equipment and personnel necessary for UES to perform the work set forth in this Agreement. The Client will notify any possessors of the project site that Client has granted UES free access to the site. UES will take reasonable precautions to minimize damage to the site, but it is understood by Client that, in the normal course of work, some damage may occur, and the correction of such damage is not part of this Agreement unless so specified in the Scope of Services. **3.2** The Client is responsible for the accuracy of locations for all subterranean structures and utilities. UES will take reasonable precautions to avoid known subterranean structures, and the Client waives any claim against UES, and agrees to defend, indemnify, and hold UES harmless from any claim or liability for injury or loss, including costs of defense, arising from damage done to subterranean structures and utilities not identified or accurately located. In addition, Client agrees to compensate UES for any time spent or expenses incurred by UES in defense of any such claim with compensation to be based upon UES's prevailing fee schedule and expense reimbursement policy.

SECTION 4: BILLING AND PAYMENT **4.1** UES will submit invoices to Client monthly or upon completion of services. Invoices will show charges for different personnel and expense classifications. **4.2** Payment is due 30 days after presentation of invoice and is past due 31 days from invoice date. Client agrees to pay a finance charge of one and one-half percent (1 ½ %) per month, or the maximum rate allowed by law, on past due accounts. **4.3** If UES incurs any expenses to collect overdue billings on invoices, the sums paid by UES for reasonable attorneys' fees, court costs, UES's time, UES's expenses, and interest will be due and owing by the Client.

SECTION 5: OWNERSHIP AND USE OF DOCUMENTS **5.1** All reports, boring logs, field data, field notes, laboratory test data, calculations, estimates, and other documents prepared by UES, as instruments of service, shall remain the property of UES. Neither Client nor any other entity shall change or modify UES's instruments of service. **5.2** Client agrees that all reports and other work furnished to the Client or his agents, which are not paid for, will be returned upon demand and will not be used by the Client for any purpose. **5.3** UES will retain all pertinent records relating to the services performed for a period of five years following submission of the report or completion of the Scope of Services, during which period the records will be made available to the Client in a reasonable time and manner. **5.4** All reports, boring logs, field data, field notes, laboratory test data, calculations, estimates, and other documents prepared by UES, are prepared for the sole and exclusive use of Client, and may not be given to any other entity, or used or relied upon by any other entity, without the express written consent of UES. Client is the only entity to which UES owes any duty or duties, in contract or tort, pursuant to or under this Agreement.

SECTION 6: DISCOVERY OF UNANTICIPATED HAZARDOUS MATERIALS **6.1** Client represents that a reasonable effort has been made to inform UES of known or suspected hazardous materials on or near the project site. **6.2** Under this agreement, the term hazardous materials include hazardous materials, hazardous wastes, hazardous substances (40 CFR 261.31, 261.32, 261.33), petroleum products, polychlorinated biphenyls, asbestos, and any other material defined by the U.S. EPA as a hazardous material. **6.3** Hazardous materials may exist at a site where there is no reason to believe they are present. The discovery of unanticipated hazardous materials constitutes a changed condition mandating a renegotiation of the scope of work. The discovery of unanticipated hazardous materials may make it necessary for UES to take immediate measures to protect health and safety. Client agrees to compensate UES for any equipment decontamination or other costs incident to the discovery of unanticipated hazardous materials. **6.4** UES will notify Client when unanticipated hazardous materials or suspected hazardous materials are encountered. Client will make any disclosures required by law to the appropriate governing agencies. Client will hold UES harmless for all consequences of disclosures made by UES which are required by governing law. In the event the project site is not owned by Client, Client it is the Client's responsibility to inform the property owner of the discovery of unanticipated hazardous materials or suspected hazardous materials. **6.5** Notwithstanding any other provision of the Agreement, Client waives any claim against UES, and to the maximum extent permitted by law, agrees to defend, indemnify, and save UES harmless from any claim, liability, and/or defense costs for injury or loss arising from UES's discovery of unanticipated hazardous materials or suspected hazardous materials including any costs created by delay of the project and any cost associated with possible reduction of the property's value. Client will be responsible for ultimate disposal of any samples secured by UES which are found to be contaminated.

SECTION 7: RISK ALLOCATION **7.1** Client agrees that UES's liability for any damage on account of any breach of contract, error, omission, or professional negligence will be limited to a sum not to exceed \$50,000 or UES's fee, whichever is greater. If Client prefers to have higher limits on contractual or professional liability, UES agrees to increase the limits up to a maximum of \$1,000,000.00 upon Client's written request at the time of accepting UES's proposal provided that Client agrees to pay an additional consideration of four percent of the total fee, or \$1,200.00, whichever is greater. If Client prefers a \$2,000,000.00 limit on contractual or professional liability, UES agrees to increase the limits up to a maximum of \$2,000,000.00 upon Client's written request at the time of accepting UES's proposal provided that Client agrees to pay an additional consideration of four percent of the total fee, or \$2,000.00, whichever is greater. The additional charge for the higher liability limits is because of the greater risk assumed and is not strictly a charge for additional professional liability insurance. **7.2** Client shall not be liable to UES and UES shall not be liable to Client for any incidental, special, or consequential damages (including lost profits, loss of use, and lost savings) incurred by either party due to the fault of the other, regardless of the nature of the fault, or whether it was committed by Client or UES, their employees, agents, or subcontractors; or whether such liability arises in breach of contract or warranty, tort (including negligence), statutory, or any other cause of action. **7.3** As used in this Agreement, the terms "claim" or "claims" mean any claim in contract, tort, or statute alleging negligence, errors, omissions, strict liability, statutory liability, breach of contract, breach of warranty, negligent misrepresentation, or any other act giving rise to liability.

SECTION 8: INSURANCE **8.1** UES represents it and its agents, staff and consultants employed by UES, is and are protected by worker's compensation insurance and that UES has such coverage under public liability and property damage insurance policies which UES deems to be adequate. Certificates for all such policies of insurance shall be provided to Client upon request in writing. Within the limits and conditions of such insurance, UES agrees to indemnify and save Client harmless from and against loss, damage, or liability arising from negligent acts by UES, its agents, staff, and consultants employed by it. UES shall not be responsible for any loss, damage or liability beyond the amounts, limits, and conditions of such insurance or the limits described in Section 7, whichever is less. The Client agrees to defend, indemnify, and save UES harmless for loss, damage or liability arising from acts by Client, Client's agents, staff, and others employed by Client. **8.2** Under no circumstances will UES indemnify Client from or for Client's own actions, negligence, or breaches of contract. **8.3**

To the extent damages are covered by property insurance, Client and UES waive all rights against each other and against the contractors, consultants, agents, and employees of the other for damages, except such rights as they may have to the proceeds of such insurance.

SECTION 9: DISPUTE RESOLUTION **9.1** All claims, disputes, and other matters in controversy between UES and Client arising out of or in any way related to this Agreement will be submitted to mediation or non-binding arbitration, before and as a condition precedent to other remedies provided by law. **9.2** If a dispute arises and that dispute is not resolved by mediation or non-binding arbitration, then: (a) the claim will be brought in the state or federal courts having jurisdiction where the UES office which provided the service is located; and (b) the prevailing party will be entitled to recovery of all reasonable costs incurred, including staff time, court costs, attorneys' fees, expert witness fees, and other claim related expenses.

SECTION 10: TERMINATION **10.1** This agreement may be terminated by either party upon seven (7) days written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof, or in the case of a force majeure event such as terrorism, act of war, public health or other emergency. Such termination shall not be effective if such substantial failure or force majeure has been remedied before expiration of the period specified in the written notice. In the event of termination, UES shall be paid for services performed to the termination notice date plus reasonable termination expenses. **10.2** In the event of termination, or suspension for more than three (3) months, prior to completion of all reports contemplated by the Agreement, UES may complete such analyses and records as are necessary to complete its files and may also complete a report on the services performed to the date of notice of termination or suspension. The expense of termination or suspension shall include all direct costs of UES in completing such analyses, records, and reports.

SECTION 11: REVIEWS, INSPECTIONS, TESTING, AND OBSERVATIONS **11.1** Plan review, private provider inspections, and building inspections are performed for the purpose of observing compliance with applicable building codes. Threshold inspections are performed for the purpose of observing compliance with an approved threshold inspection plan. Construction materials testing ("CMT") is performed to document compliance of certain materials or components with applicable testing standards. UES's performance of plan reviews, private provider inspections, building inspections, threshold inspections, or CMT, or UES's presence on the site of Client's project while performing any of the foregoing activities, is not a representation or warranty by UES that Client's project is free of errors in either design or construction. **11.2** If UES is retained to provide construction monitoring or observation, UES will report to Client any observed work which, in UES's opinion, does not conform to the plans and specifications provided to UES. UES shall have no authority to reject or terminate the work of any agent or contractor of Client. No action, statements, or communications of UES, or UES's site representative, can be construed as modifying any agreement between Client and others. UES's performance of construction monitoring or observation is not a representation or warranty by UES that Client's project is free of errors in either design or construction. **11.3** Neither the activities of UES pursuant to this Agreement, nor the presence of UES or its employees, representatives, or subcontractors on the project site, shall be construed to impose upon UES any responsibility for means or methods of work performance, superintendence, sequencing of construction, or safety conditions at the project site. Client acknowledges that Client or its contractor is solely responsible for project jobsite safety. **11.4** Client is responsible for scheduling all inspections and CMT activities of UES. All testing and inspection services will be performed on a will-call basis. UES will not be responsible for tests and inspections that are not performed due to Client's failure to schedule UES's services on the project, or for any claims or damages arising from tests and inspections that are not scheduled or performed.

SECTION 12: ENVIRONMENTAL ASSESSMENTS Client acknowledges that an Environmental Site Assessment ("ESA") is conducted solely to permit UES to render a professional opinion about the likelihood or extent of regulated contaminants being present on, in, or beneath the site in question at the time services were conducted. No matter how thorough an ESA study may be, findings derived from the study are limited and UES cannot know or state for a fact that a site is unaffected by reportable quantities of regulated contaminants as a result of conducting the ESA study. Even if UES states that reportable quantities of regulated contaminants are not present, Client still bears the risk that such contaminants may be present or may migrate to the site after the ESA study is complete.

SECTION 13: SUBSURFACE EXPLORATIONS **13.1** Client acknowledges that subsurface conditions may vary from those observed at locations where borings, surveys, samples, or other explorations are made, and that site conditions may change with time. Data, interpretations, and recommendations by UES will be based solely on information available to UES at the time of service. UES is responsible for those data, interpretations, and recommendations, but will not be responsible for other parties' interpretations or use of the information developed or provided by UES. **13.2** Subsurface explorations may result in unavoidable cross-contamination of certain subsurface areas, as when a probe or boring device moves through a contaminated zone and links it to an aquifer, underground stream, or other hydrous body not previously contaminated. UES is unable to eliminate totally cross-contamination risk despite use of due care. Since subsurface explorations may be an essential element of UES's services indicated herein, Client shall, to the fullest extent permitted by law, waive any claim against UES, and indemnify, defend, and hold UES harmless from any claim or liability for injury or loss arising from cross-contamination allegedly caused by UES's subsurface explorations. In addition, Client agrees to compensate UES for any time spent or expenses incurred by UES in defense of any such claim with compensation to be based upon UES's prevailing fee schedule and expense reimbursement policy.

SECTION 14: SOLICITATION OF EMPLOYEES Client agrees not to hire UES's employees except through UES. In the event Client hires a UES employee within one year following any project through which Client had contact with said employee, Client shall pay UES an amount equal to one-half of the employee's annualized salary, as liquidated damages, without UES waiving other remedies it may have.

SECTION 15: ASSIGNS Neither Client nor UES may delegate, assign, sublet, or transfer its duties or interest in this Agreement without the written consent of the other party.

SECTION 16: GOVERNING LAW AND SURVIVAL **16.1** This Agreement shall be governed by and construed in accordance with the laws of the jurisdiction in which the UES office performing the services hereunder is located. **16.2** In any of the provisions of this Agreement are held illegal, invalid, or unenforceable, the enforceability of the remaining provisions will not be impaired and will survive. Limitations of liability and indemnities will survive termination of this agreement for any cause.

SECTION 17: INTEGRATION CLAUSE **17.1** This Agreement represents and contains the entire and only agreement and understanding among the parties with respect to the subject matter of this Agreement and supersedes any and all prior and contemporaneous oral and written agreements, understandings, representations, inducements, promises, warranties, and conditions among the parties. No agreement, understanding, representation, inducement, promise, warranty, or condition of any kind with respect to the subject matter of this Agreement shall be relied upon by the parties unless expressly incorporated herein. **17.2** This Agreement may not be amended or modified except by an agreement in writing signed by the party against whom the enforcement of any modification or amendment is sought.

SECTION 18: WAIVER OF JURY TRIAL Both Client and UES waive trial by jury in any action arising out of or related to this Agreement.

SECTION 19: INDIVIDUAL LIABILITY PURSUANT TO FLORIDA STAT. 558.0035, AN INDIVIDUAL EMPLOYEE OR AGENT OF UES MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.

APPENDIX D- QUESTIONNAIRES & SUPPORTING DOCUMENTATION

ASTM E1527-21 USER INTERVIEW RECORD

Project Oasis Church

Date Aug 19, 2025

Completed By Jay Parmenter

Relationship to Project Associate Pastor

Comment: The *User* (client) must provide the following information (if available) to the *Environmental Professional*. Information provided below is intended to assist the *Environmental Professional* in gathering information from the *User* that may be material to identifying *recognized environmental* conditions in connection with the subject property. Failure to provide this information could result in a determination that “*all appropriate inquiry*” is not complete.

Please provide additional details if the answer is “yes” to any of the questions. If answer is “no” to any of the questions, please indicate what information the answer was based on.

As the *User*, are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state, or local law?

No

As the *User*, are you aware of any Activity and Use Limitations, such as engineering controls, land use restrictions, or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state, or local law?

No

As the *User*, do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

No

Does the purchase price for this property reasonably reflect the fair market value of the property?

Yes

ASTM E1527-21 USER INTERVIEW RECORD

If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?

No

As the User of this ESA, are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases?

No

Do you know the past uses of the property?

Yes, House of worship back to 2002

Do you know of specific chemicals that are present or once were present at the property?

No

Do you know of spills or other chemical releases that have taken place at the property?

No

Do you know of any environmental cleanups that have taken place at the property?

No

As the user of this ESA, based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of contamination at the property?

No

ALSO NEEDED:

(a) The reason why the Phase I ESA is required:

Federal Grant

(b) The type of *property* and type of *property* transaction, for example, sale, purchase, refinance, foreclosure, exchange, etc.:

(c) The site address for the *property*, site location map, tax parcel identification numbers:
5215 Lorraine Rd

Bradenton FL 34211

ASTM E1527-21 USER INTERVIEW RECORD

(d) The scope of services desired for the Phase I ESA (including whether any parties to the *property* transaction may have a required standard scope of services on whether any considerations beyond the requirements of Practice E 1527 are to be considered):
No

(e) Identification of the site contact and how the contact can be reached:
Jay Parmenter

678-597-4507

(f) Any special terms and conditions which must be agreed upon by the Environmental Professional:
No

SIGNATURE

It is understood that the information presented in this form is an integral part of the Phase I ESA process and that UES will evaluate and rely on this information in our report.

Signature *Jonathan Parmenter*

Print/Type Name Jonathan Parmenter

Title Associate Pastor

Company Oasis Church

Date Aug 19, 2025



U.S. Environmental Protection Agency

MyProperty

Environmental Databases Search

The search of EPA's Facility Registry System did not locate any records for the search criteria provided below:

Search Criteria:

Street Address: 5215 Lorraine Road

City, State: Bradenton, FL

Query executed on: 09/03/2025 02:32:09 EST

Contact the appropriate state, tribal or local agencies if you seek additional information.

Good Afternoon,

Attached are the records FDOH has for this address: septic permits 41-SB-00737 and 41-S1-2027279.

Please let me know if you have additional questions.

Thanks,



Terri Stripling

Environmental Public Health, Manatee County

Florida Department of Health

410 Sixth Ave. E., Bradenton, FL 34208

Mobile: 941-720-4993 | Office: 941-741-3962

Mission: To protect, promote, and improve the health of all people in Florida through integrated state, county, and community efforts

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To protect, promote & improve the health of all people in Florida through integrated state, county & community efforts.



Ron DeSantis
Governor

Scott A. Rivkees, MD
State Surgeon General

Vision : To be the Healthiest State in the Nation

January 16, 2020

(ABBOTTS CONSTRUCTION)
3508 E LAUREL Road
Nokomis, FL 34275

RE: Contingency Letter
Application Document No: AP1460087
Centrax Permit Number: 41-S1-2027279
OSTDS Number:
5215 LORRAINE Rd
Bradenton, FL 34211

Lot: Block: Subdivision:

Dear Applicant:

This will acknowledge receipt of an application dated 01/03/2020 for a permit to use an existing onsite sewage treatment and disposal system located on the above referenced property.

From a review of your completed application, it has been determined your existing system is adequate for the proposed use. No new seats will be added to the church. The addition of the building for Sunday school will not expected increase church seats.

If increase in sewage flow is proposed approval by a professional engineer will be required.

If you have any questions on this matter, please call our office at (941) 708-8497.

Sincerely,

A handwritten signature in black ink that reads "Thomas B Lark".

Thomas Larkin, Environmental Manager

Enclosures

cc:

Mission:

To protect, promote & improve the health of all people in Florida through integrated state, county & community efforts.



Ron DeSantis
Governor

Scott A. Rivkees, MD
State Surgeon General

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If increase in sewage flow is proposed approval by a professional engineer will be required.

If you have any questions on this matter, please call our office at (941) 708-8497.

Sincerely,

A handwritten signature in black ink that reads "Thomas B Larkin".

Thomas Larkin, Environmental Manager

Enclosures

cc:



STATE OF FLORIDA
DEPARTMENT OF HEALTH
ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM
EXISTING SYSTEM AND SYSTEM REPAIR EVALUATION

PERMIT # _____

APPLICANT: My Oasis Church Inc

CONTRACTOR / AGENT: Abbotts Construction

LOT: _____ BLOCK: _____ SUBDIV: _____ ID#: 5803 10359

TO BE COMPLETED BY FLORIDA REGISTERED ENGINEER, DEPARTMENT EMPLOYEE, SEPTIC TANK CONTRACTOR OR OTHER CERTIFIED PERSON. SIGN AND SEAL ALL SUBMITTED DOCUMENTS. COMPLETE ALL APPLICABLE ITEMS. COMPLETE TANK CERTIFICATION BELOW OR NOTE IN REMARKS WHY THE TANKS CANNOT BE CERTIFIED.

EXISTING TANK INFORMATION

See attached inspection

[2200] GALLONS SEPTIC TANK/GPD ATU LEGEND: unknown MATERIAL: Concrete BAFFLED: [Y] / N
[] GALLONS SEPTIC TANK/GPD ATU LEGEND: _____ MATERIAL: _____ BAFFLED: [Y] / N
[] GALLONS GREASE INTERCEPTOR LEGEND: _____ MATERIAL: _____
[1200] GALLONS DOSING TANK LEGEND: unknown MATERIAL: Concrete # PUMPS: [2]

I CERTIFY THAT THE LISTED TANKS WERE PUMPED ON 12/23/19 BY Abbotts, HAVE THE VOLUMES SPECIFIED AS DETERMINED BY [DIMENSIONS / FILLING / LEGEND], ARE FREE OF OBSERVABLE DEFECTS OR LEAKS, AND HAVE A SOLIDS DEFLECTION DEVICE / OUTLET FILTER DEVICE INSTALLED.

Abbotts Abbotts Construction 1-3-20
SIGNATURE OF LICENSED CONTRACTOR BUSINESS NAME DATE

EXISTING DRAINFIELD INFORMATION

[1579] SQUARE FEET PRIMARY DRAINFIELD SYSTEM NO. OF TRENCHES [] DIMENSIONS: _____ X _____
[] SQUARE FEET SYSTEM NO. OF TRENCHES [] DIMENSIONS: _____ X _____
TYPE OF SYSTEM: [] STANDARD [] FILLED [] MOUND []
CONFIGURATION: [] TRENCH [] BED []
DESIGN: [] HEADER [] D-BOX [] GRAVITY SYSTEM [] DOSED SYSTEM
ELEVATION OF BOTTOM OF DRAINFIELD IN RELATION TO EXISTING GRADE 13 INCHES [ABOVE] / BELow]

SYSTEM FAILURE AND REPAIR INFORMATION

[2,21-01] SYSTEM INSTALLATION DATE TYPE OF WASTE [] DOMESTIC [] COMMERCIAL
[1002] GPD ESTIMATED SEWAGE FLOW BASED ON [] METERED WATER [] TABLE 1, 64E-6, FAC

SITE [] DRAINAGE STRUCTURES [] POOL [] PATIO / DECK [] PARKING
CONDITIONS: [] SLOPING PROPERTY [] _____

NATURE OF [] HYDRAULIC OVERLOAD [] SOILS [] MAINTENANCE [] SYSTEM DAMAGE
FAILURE: [] DRAINAGE / RUN OFF [] ROOTS [] WATER TABLE [] _____

FAILURE [] SEWAGE ON GROUND [] TANK [] D BOX/HEADER [] DRAINFIELD
SYMPTOM: [] PLUMBING BACKUP [] _____

REMARKS/ADDITIONAL CRITERIA _____

SUBMITTED BY: Mary Flex TITLE/LICENSE MST DATE: 1-3-20
DH 4015, 08/09 (Obsoletes previous editions which may not be used)
Incorporated 64E-6.001, FAC

Reader 1/4/01



STATE OF FLORIDA
DEPARTMENT OF HEALTH
ONSITE SEWAGE DISPOSAL SYSTEM
CONSTRUCTION INSPECTION AND FINAL APPROVAL
Authority: Chapter 381, FS & Chapter 10D-6, FAC

PERMIT # 41-58-00737
RECEIPT # _____
FEE PAID \$ _____
DATE PAID _____

APPLICANT: Faith Christian Church

AGENT: owner

PROPERTY STREET ADDRESS: 5215 - Lorraine Rd.

LOT: _____

BLOCK: _____

SUBDIVISION: McB

PROPERTY ID #: 5803.1005

(SECTION/TOWNSHIP/RANGE/PARCEL NUMBER)
(OR TAX ID NUMBER)

CHECKED ITEMS ARE NOT IN COMPLIANCE WITH CHAPTER 10D-6, FLORIDA ADMINISTRATIVE CODE.

TANK INSTALLATION 22'0"

SETBACKS

<input type="checkbox"/> [01] TANK SIZE <u>(1) 22'0" (2) 12'0" (3) 9'0" ^{6'0"}</u>	<input type="checkbox"/> [27] SURFACE WATER <u>300</u>
<input type="checkbox"/> [02] TANK MATERIAL <u>Cement</u>	<input type="checkbox"/> [28] DITCHES <u>600</u>
<input type="checkbox"/> [03] OUTLET DEVICE <u>2" ABS</u>	<input type="checkbox"/> [29] PRIVATE WELLS <u>N/A</u>
<input type="checkbox"/> [04] MULTI-CHAMBERS <u>1200</u>	<input type="checkbox"/> [30] PUBLIC WELLS <u>N/A</u>
<input type="checkbox"/> [05] LEGEND <u>SSS-2202936/SSS-2202937/SSS-2202938</u>	<input type="checkbox"/> [31] IRRIGATION WELLS <u>N/A</u>
<input type="checkbox"/> [06] WATERTIGHT	<input type="checkbox"/> [32] POTABLE WATER LINES <u>80</u>
<input type="checkbox"/> [07] LEVEL	<input type="checkbox"/> [33] BUILDING FOUNDATION <u>30</u>
<input type="checkbox"/> [08] DEPTH OF LID	<input type="checkbox"/> [34] PROPERTY LINES <u>150</u>
	<input type="checkbox"/> [35] OTHER _____

DRAINFIELD INSTALLATION

FILLED/MOUND SYSTEM

<input type="checkbox"/> [09] AREA <u>(1) 15'9" (2)</u> SQFT	<input type="checkbox"/> [36] DRAINFIELD COVER
<input type="checkbox"/> [10] DISTRIBUTION BOX/HEADER <u>2 R.F. 2</u>	<input type="checkbox"/> [37] SHOULDERS
<input type="checkbox"/> [11] NUMBER OF DRAINLINES <u>4 LINES</u>	<input type="checkbox"/> [38] SLOPES
<input type="checkbox"/> [12] DRAINLINE SEPARATION	<input type="checkbox"/> [39] STABILIZATION MATERIAL <u>01/31/01</u>
<input type="checkbox"/> [13] DRAINLINE SLOPE	<input type="checkbox"/> ADDITIONAL INFORMATION
<input type="checkbox"/> [14] DEPTH OF COVER	<input type="checkbox"/> [40] UNOBSTRUCTED AREA
<input type="checkbox"/> [15] SYSTEM ELEVATION <u>AS-BLITZ DR 207</u>	<input type="checkbox"/> [41] STORMWATER, RUNOFF
<input type="checkbox"/> [16] SYSTEM LOCATION	<input type="checkbox"/> [42] ALARMS
<input type="checkbox"/> [17] DOSING PUMPS <u>1</u>	<input type="checkbox"/> [43] MAINTENANCE AGREEMENT
<input type="checkbox"/> [18] AGGREGATE SIZE	<input type="checkbox"/> [44] BUILDING AREA
<input type="checkbox"/> [19] AGGREGATE SOURCE	<input type="checkbox"/> [45] PLUMBING FIXTURES
<input type="checkbox"/> [20] AGGREGATE WASHED	<input type="checkbox"/> [46] FINAL SITE GRADING
<input type="checkbox"/> [21] AGGREGATE DEPTH <u>01/31/01</u>	<input type="checkbox"/> [47] CONTRACTOR <u>Taylor</u>

FILL/EXCAVATION MATERIAL

ABANDONMENT

<input type="checkbox"/> [22] FILL AMOUNT	<input type="checkbox"/> [48] OTHER <u>PT 11 BUNDLE</u>
<input type="checkbox"/> [23] FILL TEXTURE	<input type="checkbox"/> [49] TANK PUMPED <u>1/1/1</u>
<input type="checkbox"/> [24] EXCAVATION DEPTH	<input type="checkbox"/> [50] TANK CRUSHED AND FILLED <u>1/1/1</u>
<input type="checkbox"/> [25] EXCAVATION AREA	
<input type="checkbox"/> [26] REPLACEMENT MATERIAL	

EXPLANATION OF VIOLATIONS:

HOLD C.O. FOR DRAINFIELD CONSTRUCTION, SHOULDER, SLOPE, 5'11" 34" Elevation; 10' from (3) ENDS (NO E) SPECIAL APPROVAL, 2/21/01

CONSTRUCTION (APPROVED/DISAPPROVED): Jim Manning

Mandee

DATE: 1/4/01

FINAL SYSTEM (APPROVED/DISAPPROVED): Jim Manning

Mandee

DATE: 2/21/01

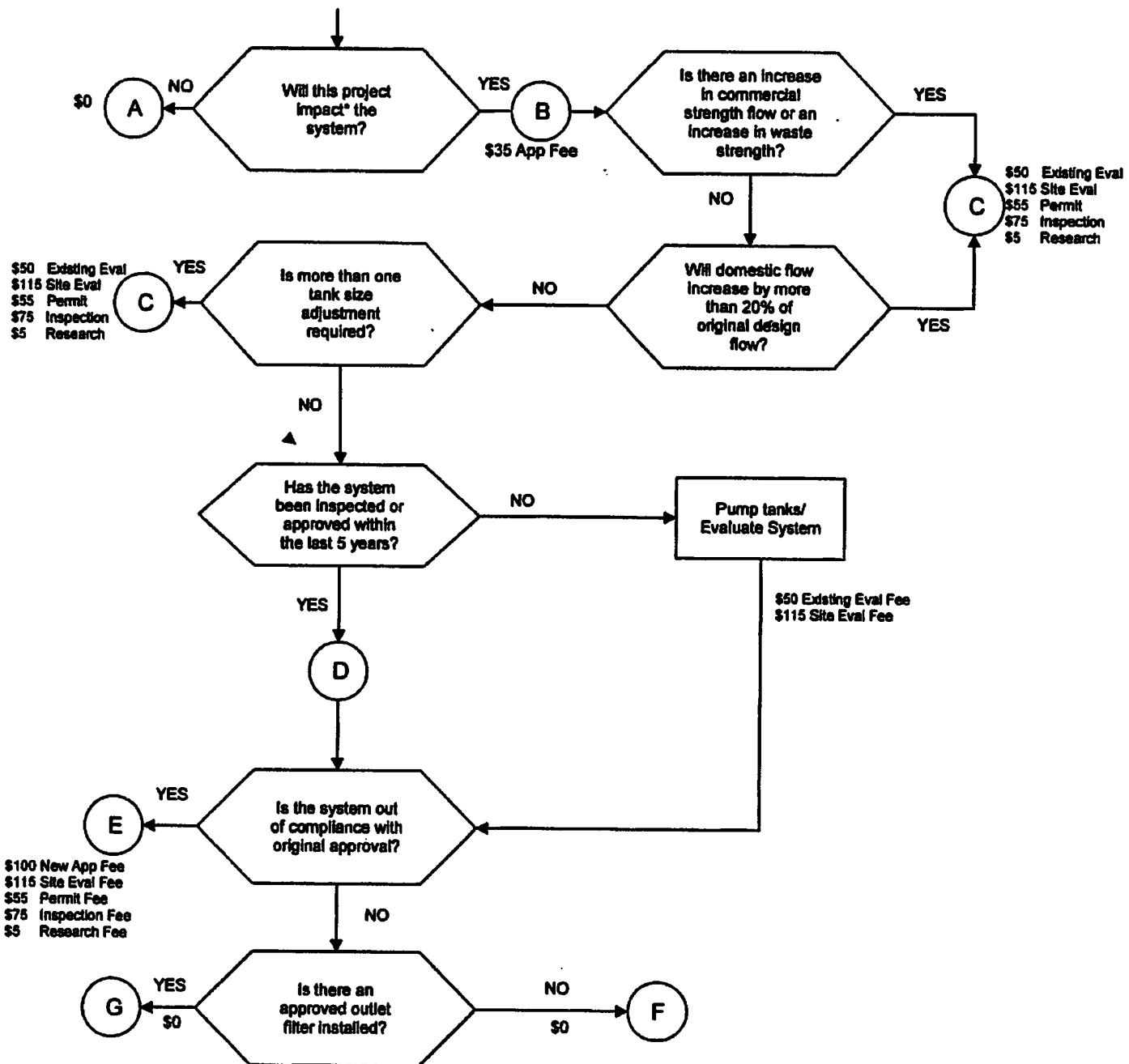
DH 4016, 9/96 (Replaces MRS-H Form 4016 (page 2) which may be used)
Stock Number: 3744-002-4016-4)

Existing Grade 66'

APPLICANT
2000 FM 191

01/30/01 (13" 6" Grade)
D.F. 2011. -43" Ref.

EXISTING NON-RESIDENTIAL ESTABLISHMENT DECISION TREE (09/18/13)



This chart assumes there is an existing, approved system in satisfactory operating condition. Any repair required would be handled using the appropriate repair process. Existing system evaluation fee and site evaluation fee are collected only when performed by the department.

- A - No action required - no fee.
- B - Application fee, site plan and floor plan required. [84E-0.030(1)(b)]
- C - Replace tank or supplement to meet current sizing requirements, drainfield must meet new standards-modification permit fees. [84E-0.030(1)(e, g, h, i)]
- D - Use most recent system approval.
- E - Issue denial w/ variance/hearing rights, or bring system into full compliance with current rule-new permit fees. [84E-0.030(1)(e,e,g,h,i)]
- F - Require outlet filter installation and certification - no additional fee.
- G - Issue approval - no additional fee.

*Alterations that change the conditions under which the existing system was permitted and approved.

CARL 13810
266

7302 47 Ave Circle E
B'ton

Disclosed A RV
Air Delane Valves
Estate.
~ 150 gallon earth store Drum
Possibly Vandlless

41-99-
289243

Sept 30th 2020

Oct 2018 → Sept 2019
Jan 2019

Oct 1 2019 — Sept 30 2020



STATE OF FLORIDA
DEPARTMENT OF HEALTH
ONSITE SEWAGE TREATMENT AND DISPOSAL
SYSTEM
APPLICATION FOR CONSTRUCTION PERMIT

411-SI-2627279

PERMIT NO.:
DATE PAID: 113120
FEE PAID: \$35
RECEIPT #: 1460087

APPLICATION FOR:

New System Existing System Holding Tank Innovative
 Repair Abandonment Temporary

APPLICANT: My Oasis Church Inc

AGENT: Abbott's Construction

TELEPHONE: 941-539-4327

MAILING ADDRESS: 3508 E. Laurel Rd - Nokomis, FL 34275

TO BE COMPLETED BY APPLICANT OR APPLICANT'S AUTHORIZED AGENT. SYSTEMS MUST BE CONSTRUCTED BY A PERSON LICENSED PURSUANT TO 489.105(3)(m) OR 489.552, FLORIDA STATUTES. IT IS THE APPLICANT'S RESPONSIBILITY TO PROVIDE DOCUMENTATION OF THE DATE THE LOT WAS CREATED OR PLATTED (MM/DD/YY) IF REQUESTING CONSIDERATION OF STATUTORY GRANDFATHER PROVISIONS.

PROPERTY INFORMATION

LOT: _____ BLOCK: _____ SUBDIVISION: _____ PLATTED: _____

PROPERTY ID #: 580310359 ZONING: A I/M OR EQUIVALENT: [Y / N]

PROPERTY SIZE: 12.499 ACRES WATER SUPPLY: [] PRIVATE PUBLIC <=2000GPD [] >2000GPD

IS SEWER AVAILABLE AS PER 381.0065, FS? [Y / N] DISTANCE TO SEWER: _____ FT

PROPERTY ADDRESS: 5215 Lorraine Rd - Bradenton, FL 34211

DIRECTIONS TO PROPERTY: _____

BUILDING INFORMATION

RESIDENTIAL COMMERCIAL

Unit No	Type of Establishment	No. of Bedrooms	Building Area Sqft	Commercial/Institutional System Design Table 1, Chapter 64E-6, FAC
---------	-----------------------	-----------------	--------------------	--

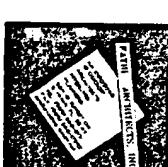
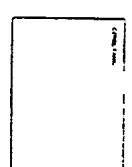
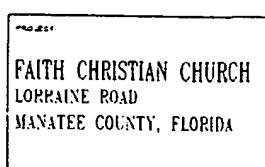
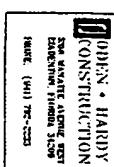
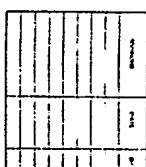
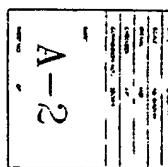
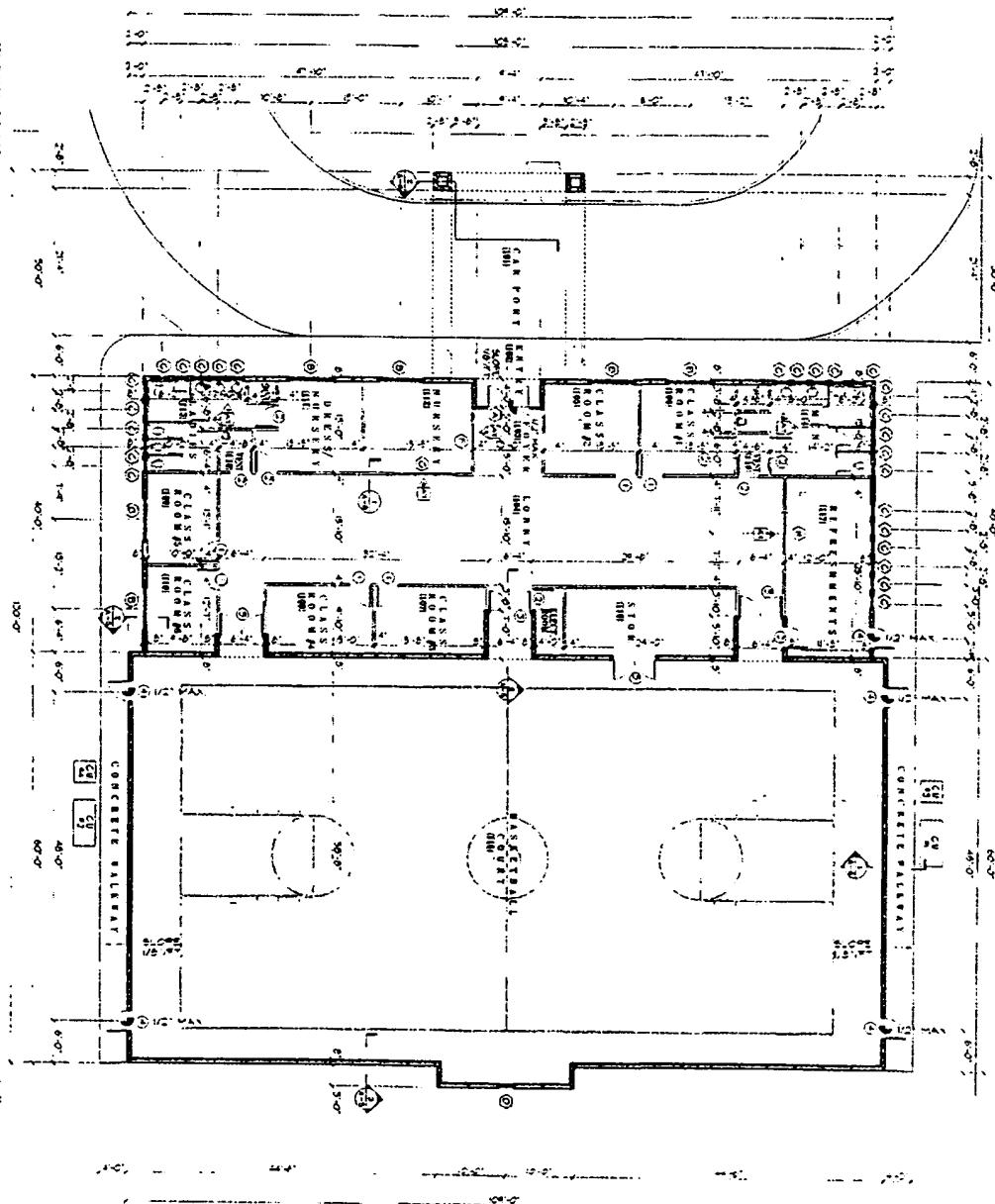
1 Church Existing _____
2 Adding Classroom _____ 996 _____
3 * Sunday School (per _____
4 Note School per Day (Grey Tissue 1-16-2020 28.22) _____

Floor/Equipment Drains Other (Specify) _____

SIGNATURE: My Oasis DATE: 1-3-20

DE 4015, 06/09 (Obsoletes previous editions which may not be used)
Incorporated 64E-6.001, FAC

FLOOR PLAN



Mission:

To protect, promote & improve the health of all people in Florida through integrated state, county & community efforts.

Ron DeSantis
Governor



Vision: To be the Healthiest State in the Nation

**THE FLORIDA DEPARTMENT OF HEALTH - MANATEE COUNTY
ONSITE SEWAGE TREATMENT AND DISPOSAL APPLICATION
SITE PLAN CHECKLIST**

As the owner or agent applying for an OSTDS permit it is my responsibility to determine if the proposed development is in compliance with the zoning requirements of Manatee County. I further assume responsibility to obtain any applicable permits from other Federal, State and/or Local Government Agencies.

Site plans for all new, existing and modification permits must be drawn to scale. For individual lots five acres or greater, the applicant may draw a minimum one acre parcel to scale showing all required features or the minimum size drawing necessary to properly exhibit all required features, which ever is larger. The applicant must show the location of the one acre or larger parcel inside the total lot ownership.

If a feature (i.e. lakes, waterlines, property lines, wells) is on the property it must be drawn to scale. Offsite features must be drawn to scale if within 75 feet of the property line. For repairs, the setback is measured from the OSTDS location and is the setback distance plus 25 feet. For lots five acres or greater, the setbacks are from the parcel lines demarcating the one acre or greater parcel drawn to scale and dimension lines may be used. (The Non-Tidal and/or Tidal Surface Water information must be marked or the application will be considered incomplete and put on hold until information is submitted to the Florida Department of Health in Manatee County.)

SITE DATA: ORIGINAL PERMIT NUMBER _____ PERMIT NUMBER _____

Dwellings: Is more than one dwelling proposed or existing on property? (5' setback to building foundation) *Yes No

Easements: (roads, pipelines, underground utility lines & etc) *Yes No

Slopes: (Slight, Moderate, Severe) *Yes No

Wells on Lot: Private (Drinking Water) Irrigation Public (Drinking Water) (Flow<2000=100' Flow>2000=200' setback) *Yes No

Potable Water Line to be shown on plot plan: (2' setback) *Yes No

**Off Site Features: (within 75 ft. of property line)
i.e., existing wells, water bodies or existing septic tank and drainfield system(s)** *Yes No

Drainage Features: (15' setback to ditch/swale) *Yes No

Filled Areas: (Unacceptable soils must be replaced) *Yes No

Utility Easement (2 Residences on one OSTDS— Must Be Document Stamped at the Clerk of Courts) *Yes No

Jurisdictional Wet Land (Read Informational Sheet) *Yes No

Surface Water: (75' setback) (50' setback if lot platted before 1/1/1972) *Yes No

Surface Water: Non Tidal Influence (Lake, Stream, Canal, Pond) DOH Determined 1 Surveyor MAFL 2 *Yes No

Surface Water: Tidal Influence (Bayou, Manatee River, Bradenton River) Surveyor 1 MHWL Surveyor 2A *Yes No Surveyor 2B MHWL

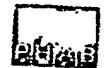
***ANY ITEM CHECKED AS "YES" ABOVE, MUST BE SHOWN ON THE SITE PLAN AND THE DISTANCE TO THE PROPOSED SEPTIC TANK SYSTEM USING DIMENSION LINES. IF A REPAIR. OTHERWISE, THE APPLICATION WILL BE CONSIDERED INCOMPLETE.**

Applicant Signature Willy F. Levy **Date:** 1-3-20

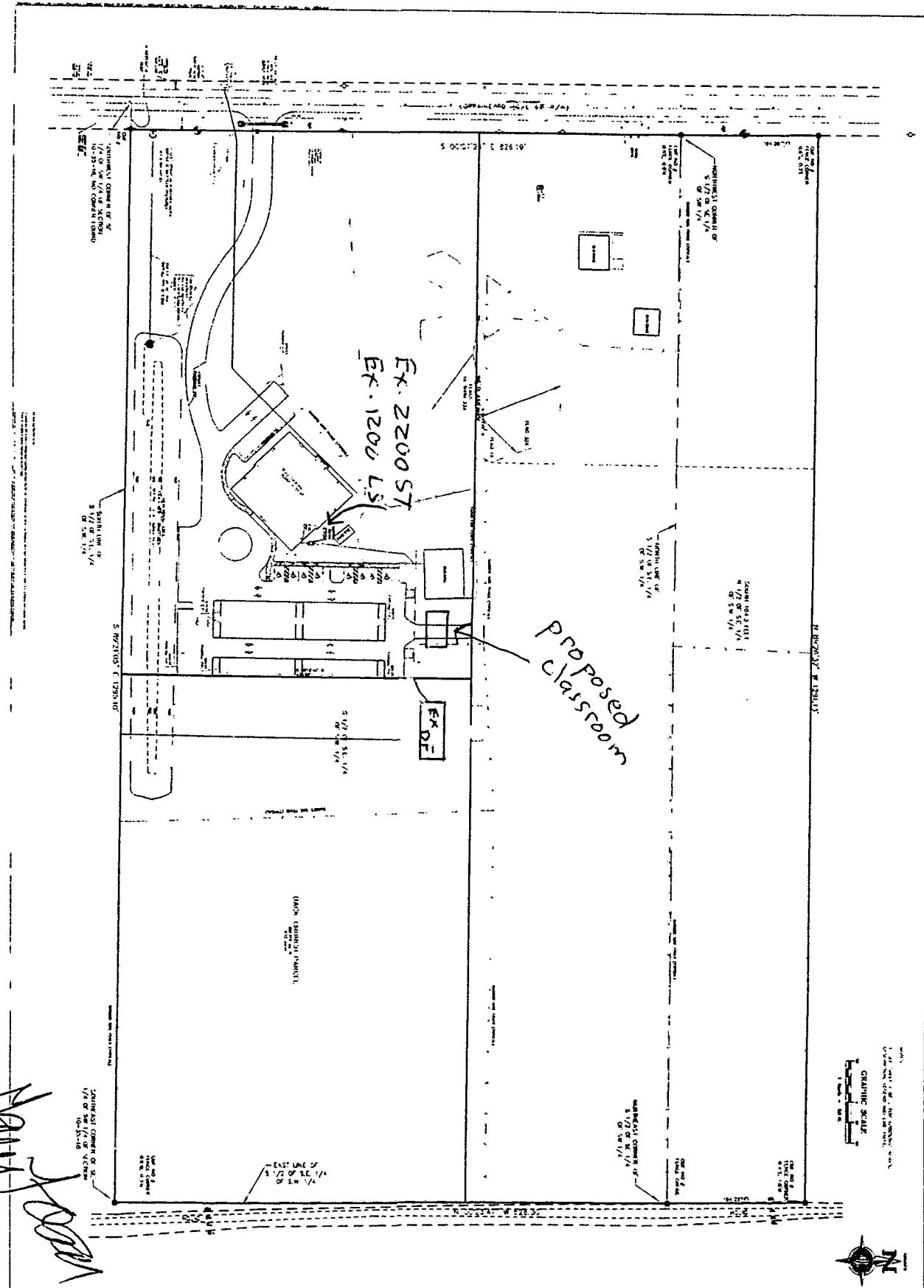
DOH-MANATEE EH 1/10/2019 (Page 6)

**Florida Department of Health
in MANATEE COUNTY**
Division
410 6th Ave. E., Bradenton, FL 34208
PHONE: 941-941-7593
FloridaHealth.gov

FAX: 941-750-5384



**Accredited Health Department
Public Health Accreditation Board**



BOUNDARY, TOPOGRAPHIC & TREE SURVEY

CERTIFIED TO:
SCHNEIDER ENGINEERING, LLC

SECTION 10, TOWNSHIP 33 SOUTH, RANGE 13 EAST
MANATEE COUNTY, FLORIDA

SHEET #		NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	
2	OF	<i>B. ANDERSON</i>	
2		DATE OF SURVEY	5-28-2011
		FLORIDA SURVEY NO.	854
		FLORIDA CERTIFICATE NO.	4876

MANATEE COUNTY, FLORIDA

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Reindeer — 2722300 1-2-2011

SCHAPPACHER SURVEYING, L.L.C.
CERTIFICATE OF AUTHORIZATION # 890177
FOR 2012-2013 STATE SURVEYOR REGISTRATION

CERTIFICATE OF AUTHORIZATION IS ISSUED BY
THE NEW YORK STATE EDUCATION DEPARTMENT
IN ACCORDANCE WITH THE
EDUCATION LAW OF THE STATE OF NEW YORK

Spec. No. 50 | Drawn by T.S | FB/PO: 5144/26 MR | Job: 51200325-560 | DATE: 5-26-2012



Manatee County Health Department
410 Sixth Ave E Bradenton, FL 34208

PAYING ON:	<u># 41-S1-2027279 BILL DOC #41-BID-4515226</u>	CONSTRUCTION APPLICATION #: AP1460087
RECEIVED FROM:	<u>ABBOTTS CONSTRUCTION</u>	AMOUNT PAID: <u>\$ 35.00</u>
PAYMENT FORM:	<u>CREDIT CARD 1247</u>	PAYMENT DATE: <u>01/03/2020</u>

MAIL TO: (MY OASIS CHURCH INC)

FACILITY NAME : _____

PROPERTY LOCATION:

5215 LORRAINE Rd
Bradenton, FL 34211

Lot: _____ Block: _____

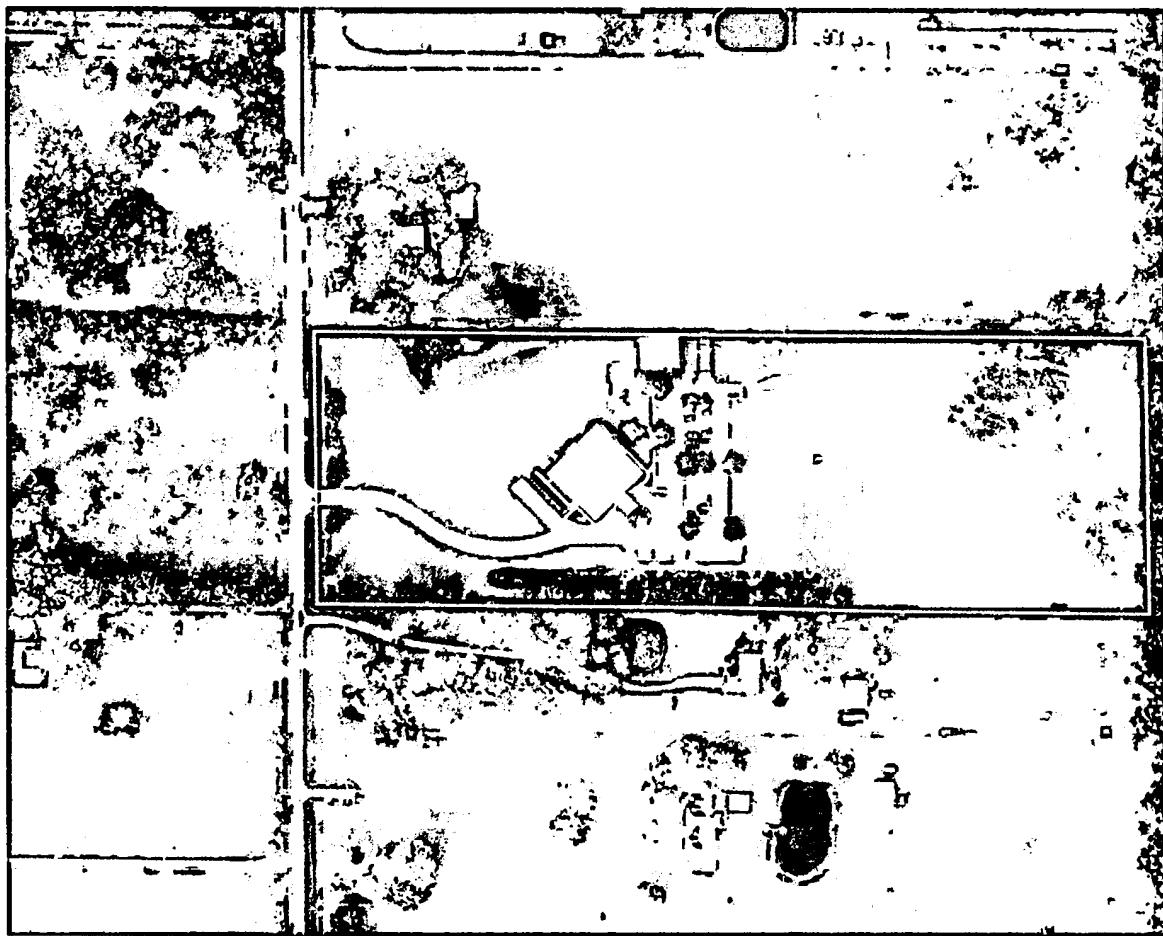
Property ID: _____

EXPLANATION or DESCRIPTION:	QUANTITY	FEE
139 - OSTDS Application Approval Existing, No Insp	1	\$ 35.00

RECEIVED BY: PeralesSI

AUDIT CONTROL NO. 41-PID-4258027

Manatee County GIS Map



PARCEL_ID	580310359	SCHOOL SV AREA	SSA-2
PRIMARY ADDR	5215 LORRAINE RD	OWN ADDR	5215 LORRAINE RD
CITYNAME	BRADENTON	OWN CITY	BRADENTON
ZIP	34211	OWN ST	FL
PLC	SCT	OWN ZIP	34211-9289
OWNER	MY OASIS CHURCH INC	OWN CNTRY	USA
COMMISSIONER	Vanessa Baugh	BASIN_NAME	WOLF SLOUGH
SUBDIVISION	NOT IN SUBDIVISION 0/0	PARENT PIN	580310359
LOT BLOCK	-	sourceLayer	ParcelID
ACRES	12.499		
LUC	7100		
LUC DESCRIPTOR	Church (1555)		
ZONING	A		
FUTURE LANDUSE	RES-1		
SECTION INDEX	10 35S 19E		
FLOOD ZONE	X		
FLOOD MAP	12081C0334E		
IMPACT FEE DIST	SE		
HISTORIC	RURAL FRINGE-D		
OVERLAYS	ST		
WATERSHED	WP-E		
FIRE DISTRICT	EAST MANATEE FIRE RESC		
EVAC ZONE	N/A		



Parcel ID: 580310359
 Ownership: MY OASIS CHURCH INC
 Owner Type: CORPORATION
 Mailing Address: 5215 LORRAINE RD, BRADENTON FL 34211-9289

Situs Address: 5215 LORRAINE RD, BRADENTON FL 34211-9289
 Jurisdiction: UNINCORPORATED MANATEE COUNTY
 Tax District: 0310; EAST MANATEE FIRE RESCUE
 Market Area: 07; BRADEN WOODS AREA

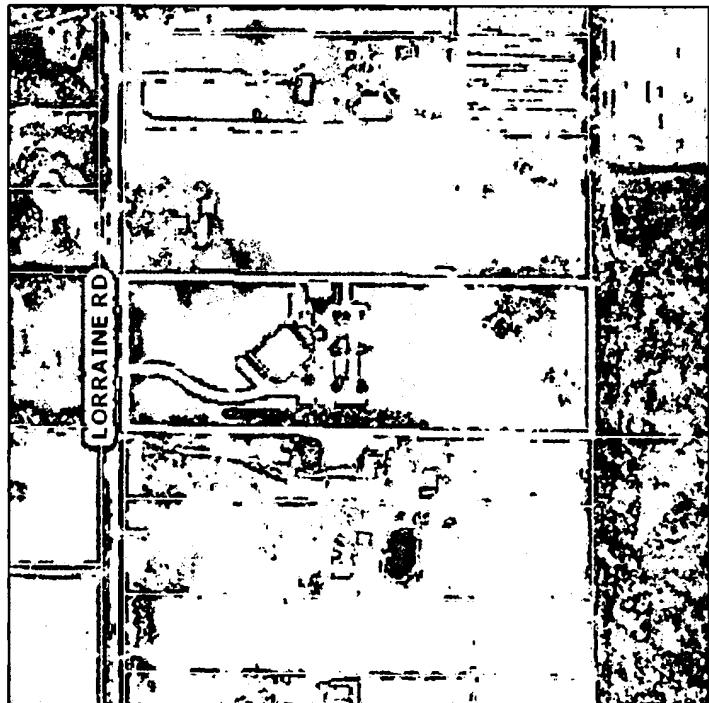
Sec/Twp/Rge: 10-35S-19E
 Neighborhood: 4600; RES. LORRAINE RD AND S. SIDE OF SR 64
 Census: 120810020071

Parcel Type: REAL PROPERTY
 Parcel Created: 04/06/2017
 Split/Combine: SPLIT
 Parent Parcel ID: 580310050
 Map Number: 5D09

Land Use: 7100; Church (1555)
 Land Size: 12.4990 Acres or 544,457 Square Feet
 Building Area: 14,603 Square Feet Under Roof and 13,907 Square Feet of Living/Business ...

Living Units: 1

Commercial Bldgs: 2



DESCRIPTION

A PARCEL OF LAND LYING IN SEC 10 TWN 35S RNG 19E; BEING MORE PART DESC AS FOLLOWS: COM AT THE SW COR OF THE SE1/4 OF THE SW1/4 OF SD SEC 10 TWN 35S RNG 19E; TH S 89 DEG 21 MIN 04 SEC E, ALNG THE S LN OF SD SE1/4 OF THE SW1/4 OF SEC 10, A DIST OF 33 FT TO THE INTERSEC WITH THE E R/W LN OF LORRAINE RD, A 66 FT WIDE PUBLIC R/W, FOR A POB; TH N 00 DEG 07 MIN 24 SEC W ALNG SD E R/W LN, A DIST OF 420.10 FT; TH S 89 DEG 23 MIN 48 SEC E, A DIST OF 662.38 FT; TH S 00 DEG 18 MIN 44 SEC W, A DIST OF 420.59 FT TO THE INTERSEC WITH SD S LN OF THE SE1/4 OF THE SW1/4 OF SEC 10; TH N 89 DEG 21 MIN 04 SEC W ALNG SD S LN OF THE SE1/4 OF THE SW1/4 OF SEC 10, A DIST OF 659.20 FT TO THE POB (2530/70 CORR BY OR 2624/1768) TOGETHER WITH OR 2644/3633 DESC AS FOLLOWS: A PARCEL OF LAND LYING & BEING IN SEC 10, TWN 35S, RNG 19E, MANATEE COUNTY FLORIDA AND BEING MORE PARTICULARLY DESC AS FOLLOWS: COM AT THE SW COR OF THE SE 1/4 OF THE SW 1/4 OF SD SEC 10, TWN 35S, RNG 19E, MANATEE COUNTY FLORIDA; TH S 89 DEG 21 MIN 04 SEC E, ALG THE S LN OF SD SE 1/4 OF THE SW 1/4 OF SEC 10, A DIST OF 33 FT TO THE INT WITH THE E R/W LN OF LORRAINE RD, A 66 FT WIDE PUBLIC R/W; TH CONT S 89 DEG 21 MIN 04 SEC E, ALG SD S LN, A DIST OF 659.20 FT FOR THE POB; TH CONT S 89 DEG 21 MIN 04 SEC E, ALG SD S LN, A DIST OF 635.91 FT; TH N 00 DEG 23 MIN 47 SEC W, ALG THE E LN OF THE S 1/2 OF THE SE 1/4 OF THE SW 1/4 OF SD SEC 10, A DIST OF 421.16 FT; TH N 89 DEG 23 MIN 47 SEC W, A DIST OF 630.70 FT; TH S 00 DEG 18 MIN 44 SEC W, A DIST OF 420.59 FT TO THE POB. PI#5803.1035/9

2019 FINAL CERTIFIED VALUES				2020 Exemptions				Type	Bg Year	County	School	IndSpcDist	Municipality
				3600 CHURCHES				INSTITUTIONAL	2017	1,658,571	1,658,571	1,658,571	0
Land Value:	224,982	224,982	224,982										
Improvement Value:	1,433,589	1,433,589	1,433,589										
Total Market Value:	1,658,571	1,658,571	1,658,571										
Land Classified Agricultural:	0	0	0	2020 SPECIAL ASSESSMENTS									
Classified Use Value:	0	0	0	FD10 EAST MANATEE FIRE RESCUE DIST									
Classified Use Savings:	0	0	0										0.00
Ineligible for 10% Cap:	0	1,658,571	0	ADDRESSES ASSIGNED TO THE PROPERTY									
Eligible for 10% Cap Next Year:	0	0	0	5215 LORRAINE RD									
Eligible for 10% Cap This Year:	1,658,571	0	1,658,571										
10% Cap Savings:	0	0	0										
Ineligible for SOH Cap:	1,658,571	1,658,571	1,658,571	ADDRESS									
Eligible for SOH Cap Next Year:	0	0	0	5215 LORRAINE RD									
Eligible for SOH Cap This Year:	0	0	0										
SOH Cap Savings:	0	0	0										
Assessed Value:	1,658,571	1,658,571	1,658,571	ADDRESS									
Exempt Value:	1,658,571	1,658,571	1,658,571	5215 LORRAINE RD									
Taxable Value:	0	0	0										

LAND INFORMATION										Frontage	Depth	Influences	Zoning & Notes		
#	Type	Code	Ag	Ex	Sqft	Acres	Rate	Value	Actual	Effect	Depth	Table	Factor	Override	
1	A	508	No	0%	277,913	6	18,000	114,840				1.0			A
2	A	508	No	0%	266,544	6	18,000	110,142				1.0			A

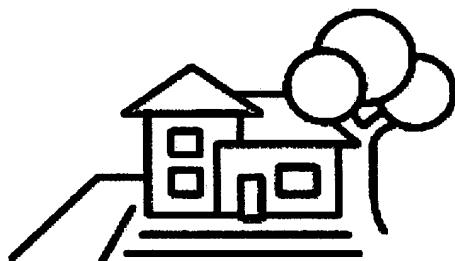
SALES INFORMATION										Grantee	Grantor
Salekey	Sale Date	Book	Page	Instrument Type	V / I	Qual Code	Sale Price	Grantee		Grantor	
2186262	3/14/2017	0000	0000		I	11	\$	MY OASIS CHURCH INC		MY OASIS CHURCH INC	
2186273	3/14/2017	2664	3633	WARRANTY DEED	I	37	\$539,000	MY OASIS CHURCH INC		MY OASIS CHURCH INC	

**BUILDING PERMITS**

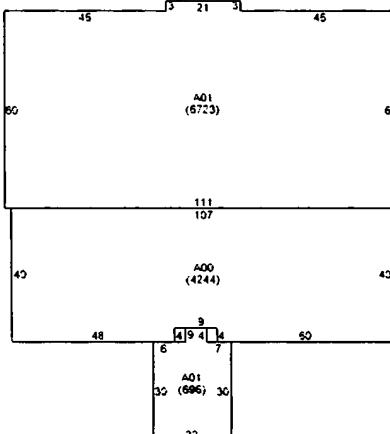
COBLD1907-1097	8/5/2019	NCRQD: The addition of a 5 Ton split system to the existing main building (Sanct	Contractor	Amount	Agency Status	Final Date	Cert. Occ
				\$7,000	CLOSED		

COMMERCIAL BUILDING #2

name:
 type: RELIGIOUS
 class: 7100
 grade:
 year built: 2001
 effective year: 2009
 story height: 01
 exterior wall: BP
 roof material: ES
 roof type: HG
 units:
 identical units:
 covered parking:
 uncovered parking:
 other buildings:
 note1:
 note2:
 investment rating:
 grade factor:
 c&d: 1.0000
 area under roof: 11663
 business area: 10967
 ms area: 10967
 ms perimeter: 436
 base rcn: 1676796
 base rcn/sf: 152.8947
 market adjustment:
 depreciation: 14.00%
 rcnid: 1442045
 override rcnid:
 adjustment factor: 0.85000
 building value: 1225738
 building value/sf: 111.7660
 eligible for exem: 0.00%



Sorry, no photo available
for this record

**INTERIOR & EXTERIOR DETAILS**

Marshall Swift ----- Multipliers ----- Rates ----- Values -----

#	Floors	Extwall	Con	Yrblt	Effyr	Area	Perim	Sec	Tbl	Occ	Cla	Qua	Heat	Cur/loc/par/sh/ns	Base	Elev	Heat.	Rcn	Dep	Mktadj	Comp	Fdep	Edep	Value	Ex %
1	01-01	12				4,244	302	16	01	309	C	AV	AWC	1.09/.96/1.011/.8932/1	121.88	0.00	10.95	561,450	14%					482,847	100%
2	01-01	24				6,723	348	16	01	309	C	AV	ACP	1.09/.96/1.011/1.2136/1	121.88	0.00	7.34	1,115,346	14%					959,198	100%

INTERIOR & EXTERIOR FEATURES

#	Intext	Code	Description	Dimensions	Identunits	Elevstops	Notes	Value
1	1	CP6	CANOPY ROOF/SLAB		1			8,703
2	1	SS1	SPRINKLER SYS WET	10,967x1	1			20,083

COMMERCIAL BUILDING FEATURES

#	Code	Description	Yrblt	Effyr	Area	Cuft	Units	Rate	Gra	Cond	Fun	Mktadj	Fundep	Ecddep	Basercn	Dep	Locmlt	Adjfact	Value	Ex %
1	CNN	CANOPY-LOW-NO FLOOR	1975	1996	900		1	3	D	E	A				2,700	66%	1	1	920	0%
2	CON	CONCRETE PAVING	2001	2009	2,216		1	1.1	C	V	A				2,443	17%	1	1	2,030	0%
3	ASP	ASPHALT PAVING	2001	2009	47,640		1	2	C	V	A				95,280	63%	1	1	35,250	0%

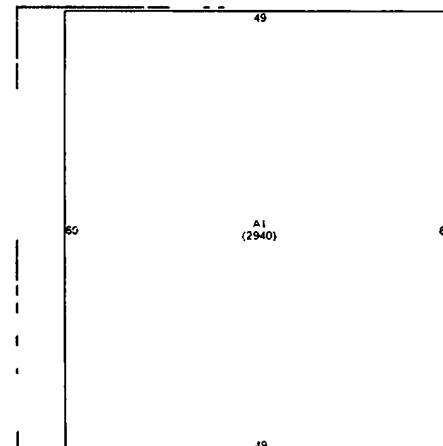


COMMERCIAL BUILDING #3

name: OFFICE BLDG L/R 1-4S
 type: OFFICE BLDG L/R 1-4S
 class: 1700
 grade:
 year built: 2010
 effective year: 2014
 story height: 01
 exterior wall:
 roof material:
 roof type:
 units:
 identical units:
 covered parking:
 uncovered parking:
 other buildings:
 note1:
 note2:
 investment rating:
 grade factor:
 c&d: 1.0000
 area under roof: 2940
 business area: 2940
 ms area:
 ms perimeter:
 base rcn: 207035
 base rcn/sf: 70.4201
 market adjustment:
 depreciation: 6.00%
 rcnld: 194613
 override rcnld:
 adjustment factor: 0.85000
 building value: 165421
 building value/sf: 56.2656
 eligible for exem: 0.00%



Sorry, no photo available
for this record



INTERIOR & EXTERIOR DETAILS											Marshall Swift Multipliers Rates Values														
#	Floors	Extwall	Con	Yrblt	Effyr	Area	Perim	Sec	Tbl	Occ	Cla	Qua	Heat	Cur/loc/par/sh/ns	Base	Elev	Heat.	Rcn	Dep	Mktadj	Comp	Fdep	Edep	Value	Ex %
1	01-01	8		2,940	218	15	01	344	D	LC	EBB		1.06/97/1.0365/.9077/1	68.67	0.00	4.13	207,035	6%					194,613	100%	

FREESTANDING FEATURES & OUTBUILDINGS

#	Code	Description	Yrblt	Effyr	Area	Cuft	Units	Rate	Gra	Cond	Fun	Mktadj	Fundep	Ecndep	Basercn	Dep	Locmt	Adifact	Value	Ex %
4	CBF	CONC. BLOCK FENCE	2001	2009	258		1	10	C	V	A				2,580	13%	1	1	2,240	0%
6	UTA	UTILITY-AVERAGE		2003	288		1	10	C	V	A				2,880	31%	1	1	1,990	0%
1	CNN	CANOPY-LOW-NO FLOOR	1975	1996	900		1	3	D	E	A				2,700	66%	1	1	920	0%
2	CON	CONCRETE PAVING	2001	2009	2,216		1	1.1	C	V	A				2,443	17%	1	1	2,030	0%
3	ASP	ASPHALT PAVING	2001	2009	47,640		1	2	C	V	A				95,280	63%	1	1	35,250	0%

Hello,

There are no calls (other than medical) in our records at 5215 Lorraine Rd. We have no records of fires, storage tanks, hazardous materials, or environmentally sensitive records for these locations on file. I would also reach out to Manatee County records to verify this as well.

Thank you,

Wendy

Wendy S. Dixon, CDAP
Fire Prevention Assistant
East Manatee Fire Rescue District
3200 Lakewood Ranch Boulevard
Bradenton, FL 34211
Office Hours Monday-Thursday 7-5
(941) 751-5611 X620

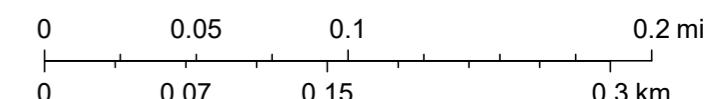
WSDixon@emfr.org
www.EMFR.org

Storage Tank Regulation (STCM) Map



September 4, 2025

1:4,514



State of Florida, Maxar, FDEP, DWM, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

Contamination Locator Map



September 4, 2025

1:4,514

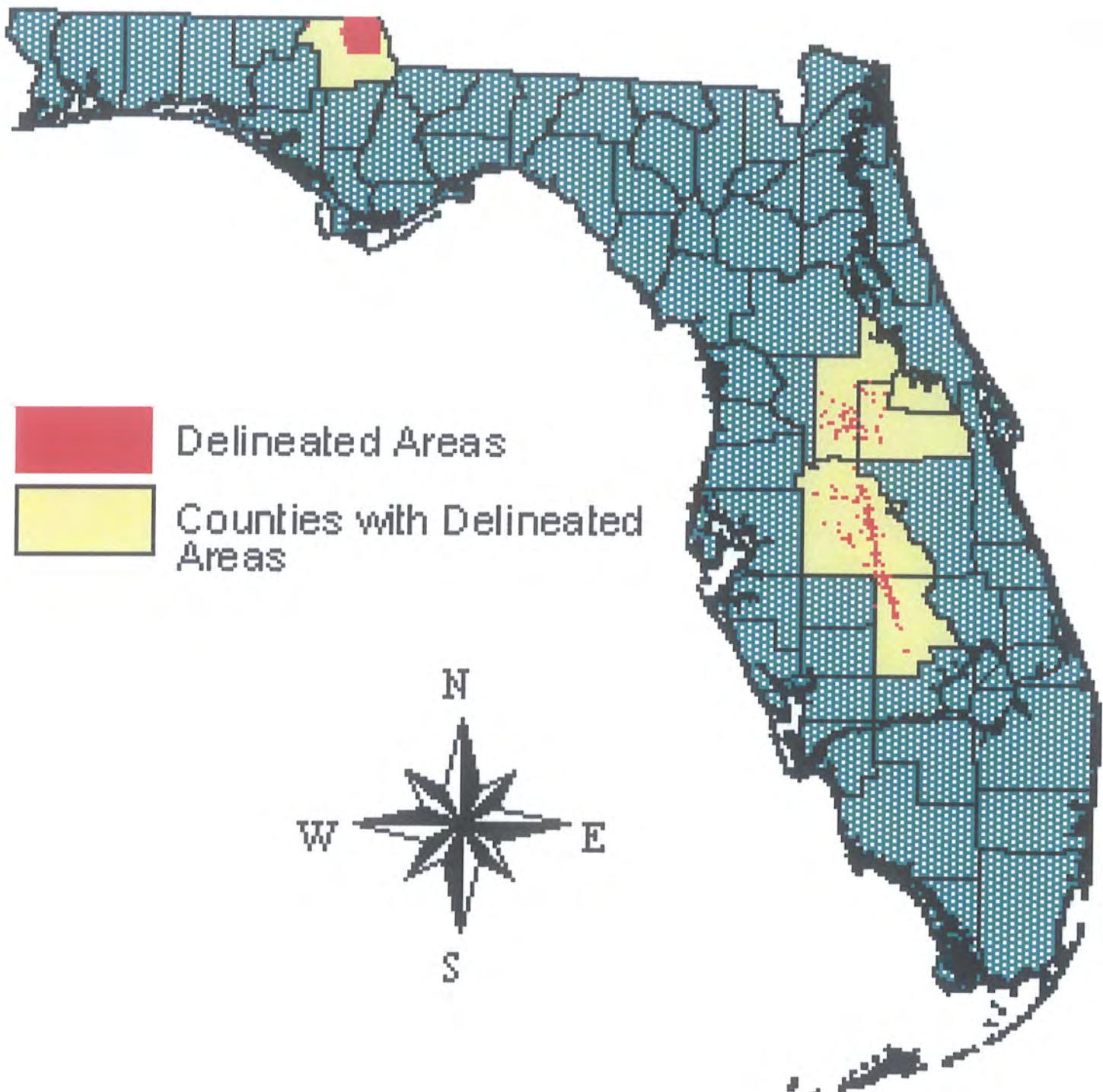
0 0.05 0.1 0.2 mi
0 0.07 0.15 0.3 km

State of Florida, Maxar, FDEP,DWM, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

Map created by Map Direct, powered by ESRI.

Florida Department of Environmental Protection makes no warranty,expressed or implied,or assumes any legal liability or responsibility for the accuracy,completeness,or usefulness of any information,apparatus,product,or process disclosed,or represents that its use would not infringe privately owned rights.

Delineated Areas in Florida



APPENDIX E – PROPERTY APPRAISER RECORDS



Parcel ID: 580310359
Ownership: MY OASIS CHURCH INC
Owner Type: CORPORATION
Mailing Address: MY OASIS CHURCH INC, 5215 LORRAINE RD, BRADENTON FL 34211-9289

Situs Address: 5215 LORRAINE RD, BRADENTON, FL 34211-9289
Jurisdiction: UNINCORPORATED MANATEE COUNTY
Tax District: 0310; EAST MANATEE FIRE RESCUE DISTRICT
Sec/Twp/Rge: 10-35S-19E
Neighborhood: 4600; RES. LORRAINE RD AND S. SIDE OF SR 64

Parcel Type: REAL PROPERTY
Parcel Created: 04/06/2017
Split/Combine: SPLIT
Parent Parcel ID: 580310309
Map Number: 5D09

FEMA Value: \$2,275,266 as of January 1, 2025
Land Use: 7100; CHURCH
Land Size: 12.4990 Acres or 544,457 Square Feet
Building Area: 15,569 SqFt Under Roof / 14,873 SqFt Living or Business Area
Living Units: 1

Commercial Bldgs: 3



DESCRIPTION

A PARCEL OF LAND LYING IN SEC 10 TWN 35S RNG 19E; BEING MORE PART DESC AS FOLLOWS: COM AT THE SW COR OF THE SE1/4 OF THE SW1/4 OF SD SEC 10 TWN 35S RNG 19E; TH S 89 DEG 21 MIN 04 SEC E, ALNG THE S LN OF SD SE1/4 OF THE SW1/4 OF SEC 10, A DIST OF 33 FT TO THE INTERSEC WITH THE E R/W LN OF LORRAINE RD, A 66 FT WIDE PUBLIC R/W, FOR A POB; TH N 00 DEG 07 MIN 24 SEC W ALNG SD E R/W LN, A DIST OF 420.10 FT; TH S 89 DEG 23 MIN 48 SEC E, A DIST OF 662.38 FT; TH S 00 DEG 18 MIN 44 SEC W, A DIST OF 420.59 FT TO THE INTERSEC WITH SD S LN OF THE SE1/4 OF THE SW1/4 OF SEC 10; TH N 89 DEG 21 MIN 04 SEC W ALNG SD S LN OF THE SE1/4 OF THE SW1/4 OF SEC 10, A DIST OF 659.20 TO THE POB (2530/70 CORR BY OR 2624/1768) TOGETHER WITH OR 2644/3633 DESC AS FOLLOWS: A PARCEL OF LAND LYING & BEING IN SEC 10, TWN 35S, RNG 19E, MANATEE COUNTY FLORIDA AND BEING MORE PARTICULARLY DESC AS FOLLOWS: COM AT THE SW COR OF THE SE 1/4 OF THE SW 1/4 OF SD SEC 10, TWN 35S, RNG 19 E, MANATEE COUNTY FLORIDA; TH S 89 DEG 21 MIN 04 SEC E, ALG THE S LN OF SD SE 1/4 OF THE SW 1/4 OF SEC 10, A DIST OF 33 FT TO THE INT WITH THE E R/W LN OF LORRAINE RD, A 66 FT WIDE PUBLIC R/W; TH CONT S 89 DEG 31 MIN 04 SEC E, ALG SD S LN, A DIST OF 659.20 FT FOR THE POB; TH CONT S 89 DEG 21 MIN 04 SEC E, ALG SD S LN, A DIST OF 635.91 FT; TH N 00 DEG 23 MIN 47 SEC W, ALG THE E LN OF THE S 1/2 OF THE SE 1/4 OF THE SW 1/4 OF SD SEC 10, A DIST OF 421.16 FT; TH N 89 DEG 23 MIN 47 SEC W, A DIST OF 630.70 FT; TH S 00 DEG 18 MIN 44 SEC W, A DIST OF 420.59 FT TO THE POB. PI#5803.1035/9

2025 PRELIMINARY CERTIFIED VALUES				
	County	School	IndSpcDist	Municipality
Land Value:	478,087	478,087	478,087	
Improvement Value:	1,981,162	1,981,162	1,981,162	
Total Market Value:	2,459,249	2,459,249	2,459,249	
Land Classified Agricultural:	0	0	0	
Classified Use Value:	0	0	0	
Classified Use Savings:	0	0	0	
Ineligible for 10% Cap:	0	2,459,249	0	
Eligible for 10% Cap Next Year:	0	0	0	
Eligible for 10% Cap This Year:	2,459,249	0	2,459,249	
10% Cap Savings:	0	0	0	
Ineligible for SOH Cap:	2,459,249	2,459,249	2,459,249	
Eligible for SOH Cap Next Year:	0	0	0	
Eligible for SOH Cap This Year:	0	0	0	
SOH Cap Savings:	0	0	0	
Assessed Value:	2,459,249	2,459,249	2,459,249	
Exempt Value:	2,459,249	2,459,249	2,459,249	
Taxable Value:	0	0	0	

2025 Exemptions	Type	BegYear	County	School	IndSpcDist	Municipality
3600 CHURCHES	INSTITUTIONAL	2017	2,459,249	2,459,249	2,459,249	0

2025 SPECIAL ASSESSMENTS

FD10 EAST MANATEE FIRE RESCUE DISTRICT	0.00
--	------

ADDRESSES ASSIGNED TO THE PROPERTY

5215 LORRAINE RD, BRADENTON, FL 34211-9289
5221 LORRAINE RD, BRADENTON, FL 34211
5225 LORRAINE RD, BRADENTON, FL 34211
5233 LORRAINE RD, BRADENTON, FL 34211
5239 LORRAINE RD, BRADENTON, FL 34211
5239 LORRAINE RD UNIT 101, BRADENTON, FL 34211
5239 LORRAINE RD UNIT 102, BRADENTON, FL 34211
5245 LORRAINE RD, BRADENTON, FL 34211
5245 LORRAINE RD UNIT 101, BRADENTON, FL 34211



5245 LORRAINE RD UNIT 102, BRADENTON, FL 34211
 5251 LORRAINE RD, BRADENTON, FL 34211
 5251 LORRAINE RD UNIT 101, BRADENTON, FL 34211
 5251 LORRAINE RD UNIT 102, BRADENTON, FL 34211
 5257 LORRAINE RD, BRADENTON, FL 34211
 5257 LORRAINE RD UNIT 101, BRADENTON, FL 34211
 5257 LORRAINE RD UNIT 102, BRADENTON, FL 34211
 5263 LORRAINE RD, BRADENTON, FL 34211
 5263 LORRAINE RD UNIT 101, BRADENTON, FL 34211
 5263 LORRAINE RD UNIT 102, BRADENTON, FL 34211
 5269 LORRAINE RD, BRADENTON, FL 34211
 5269 LORRAINE RD UNIT 101, BRADENTON, FL 34211
 5269 LORRAINE RD UNIT 102, BRADENTON, FL 34211

PROPERTY APPRAISER INSPECTIONS

05/16/2023

WLM

INSPECTION BY IMAGE TECHNOLOGY

5 YEAR STATUTORY REVIEW

LAND INFORMATION

----- Frontage ----- Depth -----

#	Type	Code	Ag	Ex	Sqft	Acres	Rate	Value	Actual	Effect	Depth	Table	Factor	Override	Influences	Zoning
1	A	110	No	0%	277,913	6.38	45,000	244,035			1.0					A
2	A	110	No	0%	266,544	6.12	45,000	234,052			1.0					A

SALES INFORMATION

Salekey	Sale Date	Book/Page/Inst #	Instrument Type	V / I	Qual Code	Sale Price	Grantee	Grantor
2186273	3/14/2017	2664 / 3633	WARRANTY DEED	I	37	\$539,000	MY OASIS CHURCH INC	MY OASIS CHURCH INC

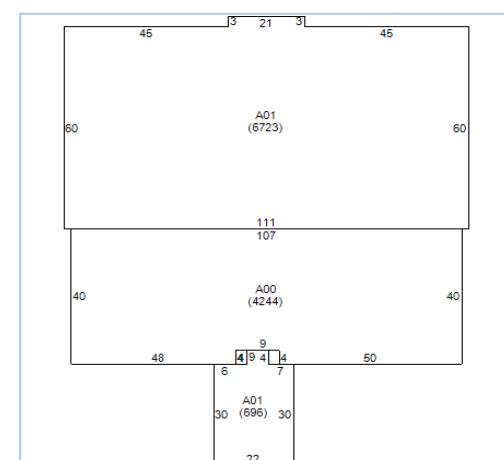
BUILDING PERMITS

Permit	Issued	Purpose	Description	Contractor	Amount	Bldg Dept Status	Final Date	Cert Occ Date
COBLD2503-4763	04/01/2025	MECHANICAL A/C CHANGE-OUT	NCRQD: Emergency A/C changeout - Like for Like, Siz...	DOUGLAS CARDUCCI	\$12,500	ISSUED		
COBLD2409-1326	10/18/2024	CONCRETE FOUNDATION	NCRQD: Installing jacks for floor support / COMM OL...	Matthew Shanley	\$34,992.18	CLOSED	01/21/2025	
COBLD2312-2225	01/22/2024	ELECTRICAL RES ALTERATION	NCRQD: Install 200 amp panel on new shed within 20'...	MICHAEL POPE	\$15,000	CLOSED	04/04/2024	
COBLD2307-3195	08/15/2023	ACCESSORY BLD (COMM) CANOPY	NCRQD: Install new 12' x 20' Pre Manufactured Shed ...	LEE R. OVERHOLT	\$7,500	CLOSED	09/11/2023	
COBLD2109-1351	09/14/2021	SEWER, INSTALL NEW/CHG SEPTIC	Replacement	PETER KELLEY	\$1,000	CANCELED		
COBLD2010-0694	11/23/2020	ACCESSORY BLD (COMM) CANOPY	NCRQD: Installing Pre build engineered shed OASIS C...		\$4,900	CLOSED	12/02/2020	
COBLD1911-1865	05/15/2020	NEW ADDITION (COMMERCIAL)	NCRQD:Construct a class room, Roofing, Framing, Blo...	JOHN A. FRIES	\$74,863	CLOSED		09/29/2021
COBLD1907-1097	08/05/2019	MECHANICAL A/C CHANGE-OUT	NCRQD: The addition of a 5 Ton split system to the ...		\$11,780	CLOSED	03/02/2020	
COBLD1809-1435	09/19/2018	MECHANICAL A/C CHANGE-OUT	A/C changeout: Installation of (14) SEER American ...		\$7,000	CLOSED	03/21/2019	



COMMERCIAL BUILDING #2

name:
 type: OFFICE BUILDING
 class: 7100
 year built: 2001
 effective year: 2011
 stories: 01
 exterior wall: BP
 roof material: ES
 roof type: HG
 units:
 identical units:
 covered parking:
 uncovered parking:
 other buildings:
 note1:
 note2:
 investment rating:
 grade factor:
 c&d: 1.0000
 area under roof: 11663
 business area: 10967
 ms area: 10967
 ms perimeter: 436
 base rcn: 2314456
 base rcn/sf: 211.0382
 market adjustment:
 depreciation: 17.00%
 rcnld: 1920998
 override rcnld:
 adjustment factor: 0.85000
 building value: 1632848
 building value/sf: 148.8874
 eligible for exempt: 0.00%



INTERIOR & EXTERIOR DETAILS

Marshall Swift ----- Values -----

#	Floors	Ext Wall	Wall Ht	Const	Yrblt	Effyr	Area	Perim	Sec	Tbl	Occ	Class	Qual	Heat	Total Adj	Total Rcn	Dep	Mkt Adj	Comp	Fdep	Edep	Value	Ex %
1	01-01		12				4,244	302	16		309	C	2.0	612	178.97	787,058	17%	100%	100%	100%	100%	653,258	100%
2	01-01		24				6,723	348	16		309	C	2.0	611	227.19	1,527,398	17%	100%	100%	100%	100%	1,267,740	100%

INTERIOR & EXTERIOR FEATURES

#	Intext	Code	Description	Dimensions	Identunits	Elevstops	Notes	Value
1	1	CP6	CANOPY ROOF/SLAB	696x0	1			8,317
2	1	SS1	SPRINKLER SYS WET	10,967x1	1			19,192

COMMERCIAL BUILDING FEATURES

#	Code	Description	Yrblt	Effyr	Area	Cuft	Units	Rate	Gra	Cond	Fun	Mktadj	Fundep	Ecndep	Basercn	Dep	Locmlt	Adjfact	Value	Ex %
1	CNN	CANOPY-LOW-NO FLOOR	1975	1999	900	0	1	4.5	D	E	A	0%	0%	0%	4,050	72%	1	.85	961	0%
2	CON	CONCRETE PAVING	2001	2011	2,216	0	1	1.66	C	V	A	0%	0%	0%	3,674	24%	1	.85	2,372	0%
3	ASP	ASPHALT PAVING	2001	2011	47,640	0	1	3	C	V	A	0%	0%	0%	142,920	77%	1	.85	27,940	0%

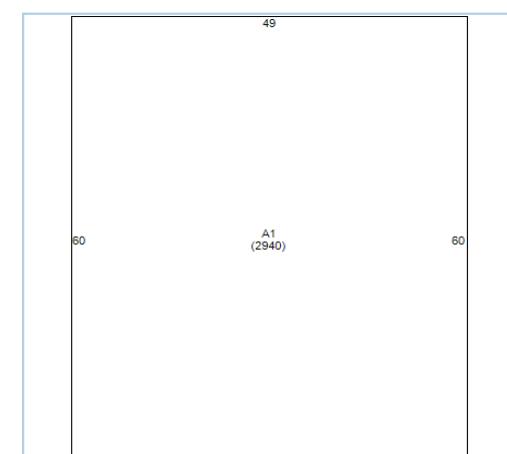


COMMERCIAL BUILDING #3

name:
type: OFFICE BUILDING
class: 1700
year built: 2010
effective year: 2017
stories: 01
exterior wall:
roof material:
roof type:
units:
identical units:
covered parking:
uncovered parking:
other buildings:
note1:
note2:
investment rating:
grade factor:
c&d: 1.0000
area under roof: 2940
business area: 2940
ms area:
ms perimeter:
base rcn: 273126
base rcn/sf: 92.9000
market adjustment:
depreciation: 7.00%
rcnld: 254007
override rcnld:
adjustment factor: 0.85000
building value: 215906
building value/sf: 73.4374
eligible for exempt: 0.00%



Sorry, no photo available
for this record



INTERIOR & EXTERIOR DETAILS

Marshall Swift ----- Values -----

#	Floors	Ext Wall	Wall Ht	Const	Yrblt	Effyr	Area	Perim	Sec	Tbl	Occ	Class	Qual	Heat	Total Adj	Total Rcn	Dep	Mkt Adj	Comp	Fdep	Edep	Value	Ex %
1	01-01	8			2,940	218	15				344	D	1.0	601	92.90	273,126	7%	100%	100%	100%	100%	254,007	100%

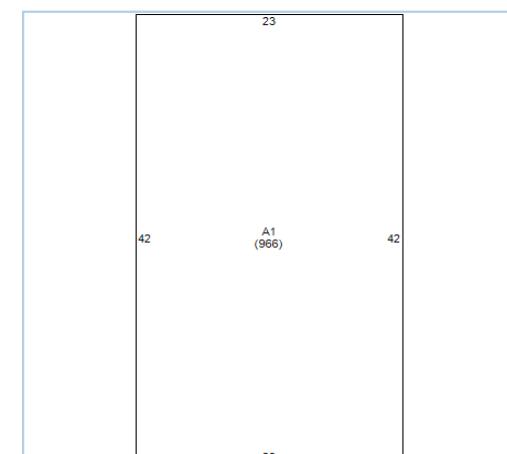


COMMERCIAL BUILDING #4

name:
type: OFFICE BUILDING
class: 7100
year built: 2021
effective year: 2021
stories: 01
exterior wall:
roof material:
roof type:
units:
identical units:
covered parking:
uncovered parking:
other buildings:
note1:
note2:
investment rating: 1
grade factor:
c&d: 1.0000
area under roof: 966
business area: 966
ms area:
ms perimeter:
base rcn: 103362
base rcn/sf: 107.0000
market adjustment:
depreciation: 3.00%
rcnld: 100261
override rcnld:
adjustment factor: 0.85000
building value: 85222
building value/sf: 88.2215
eligible for exempt: 0.00%



Sorry, no photo available
for this record



INTERIOR & EXTERIOR DETAILS

Marshall Swift ----- Values -----

#	Floors	Ext Wall	Wall Ht	Const	Yrblt	Effyr	Area	Perim	Sec	Tbl	Occ	Class	Qual	Heat	Total Adj	Total Rcn	Dep	Mkt Adj	Comp	Fdep	Edep	Value	Ex %
1	01-01	8			966	130	15			344	D	1.0	601	107.00	103,362	3%	100%	100%	100%	100%	100,261	100%	

APPENDIX F – HISTORICAL AERIAL PHOTOGRAPHS

My Oasis Church

5215 Lorraine Road
Bradenton, FL 34211

Inquiry Number: 8096451.8

September 03, 2025

The EDR Aerial Photo Decade Package



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Site Name:

My Oasis Church
5215 Lorraine Road
Bradenton, FL 34211
EDR Inquiry # 8096451.8

Client Name:

Universal Engineering Sciences
1748 Independence Boulevard
Sarasota, FL 34234
Contact: Ryan Pireaux



Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

Search Results:

Year	Scale	Details	Source
2023	1"=500'	Flight Year: 2023	USDA/NAIP
2019	1"=500'	Flight Year: 2019	USDA/NAIP
2015	1"=500'	Flight Year: 2015	USDA/NAIP
2010	1"=500'	Flight Year: 2010	USDA/NAIP
2007	1"=500'	Flight Year: 2007	USDA/NAIP
1998	1"=500'	Flight Year: 1998	USGS/DOQQ
1995	1"=500'	Flight Year: 1995	USGS/DOQQ
1991	1"=500'	Flight Date: October 18, 1991	USGS
1984	1"=500'	Flight Date: February 07, 1984	USGS
1980	1"=500'	Flight Date: April 16, 1980	USGS
1979	1"=500'	Flight Date: January 15, 1979	USGS
1970	1"=500'	Flight Date: December 18, 1970	USDA
1969	1"=500'	Flight Date: November 30, 1969	USDA
1960	1"=500'	Flight Date: October 10, 1960	USDA
1951	1"=500'	Flight Date: November 20, 1951	USDA
1940	1"=500'	Flight Date: April 10, 1940	USDA

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INQUIRY #: 8096451.8

YEAR: 2023



= 500'



INQUIRY #: 8096451.8

YEAR: 2019

 = 500'



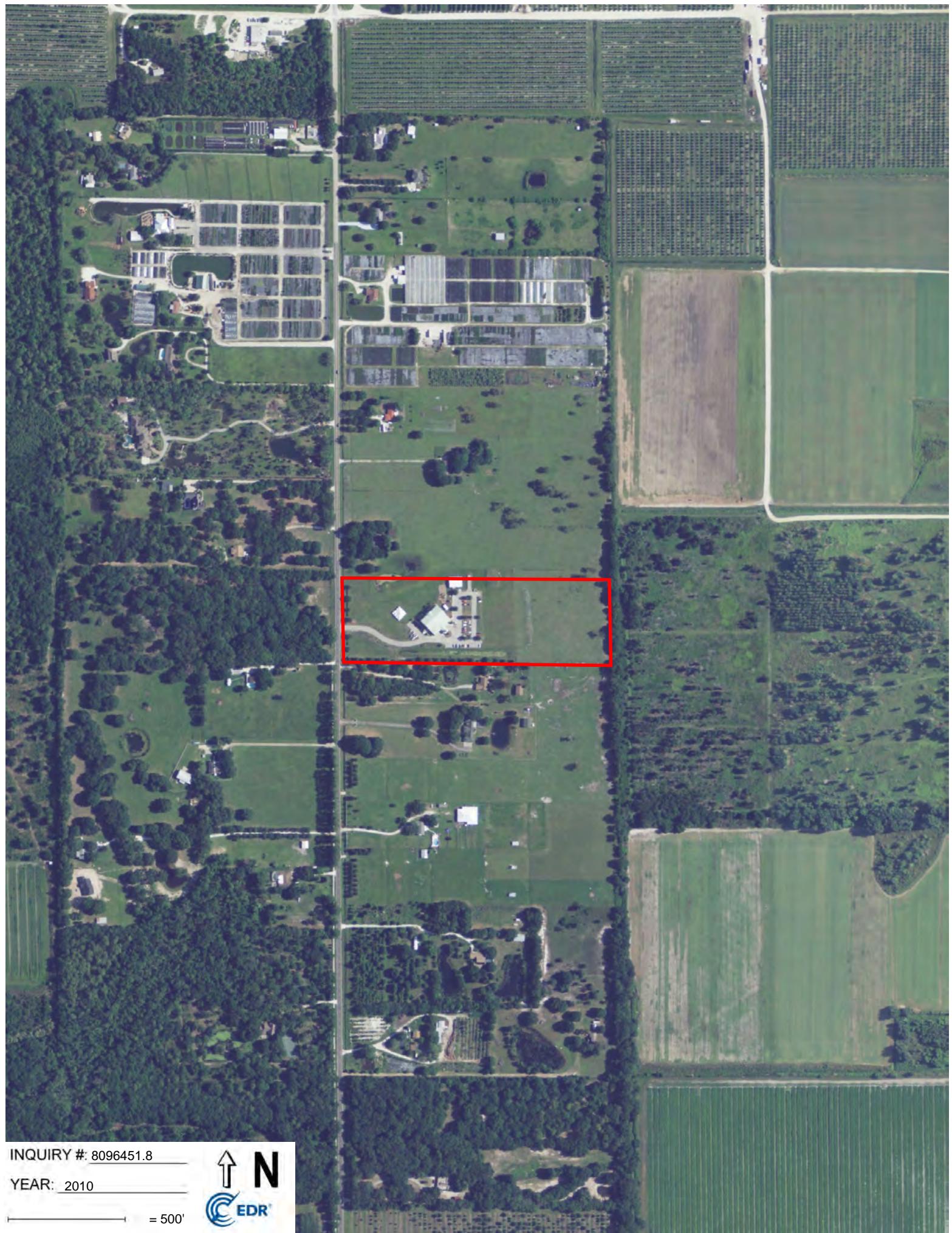


INQUIRY #: 8096451.8

YEAR: 2015

= 500'



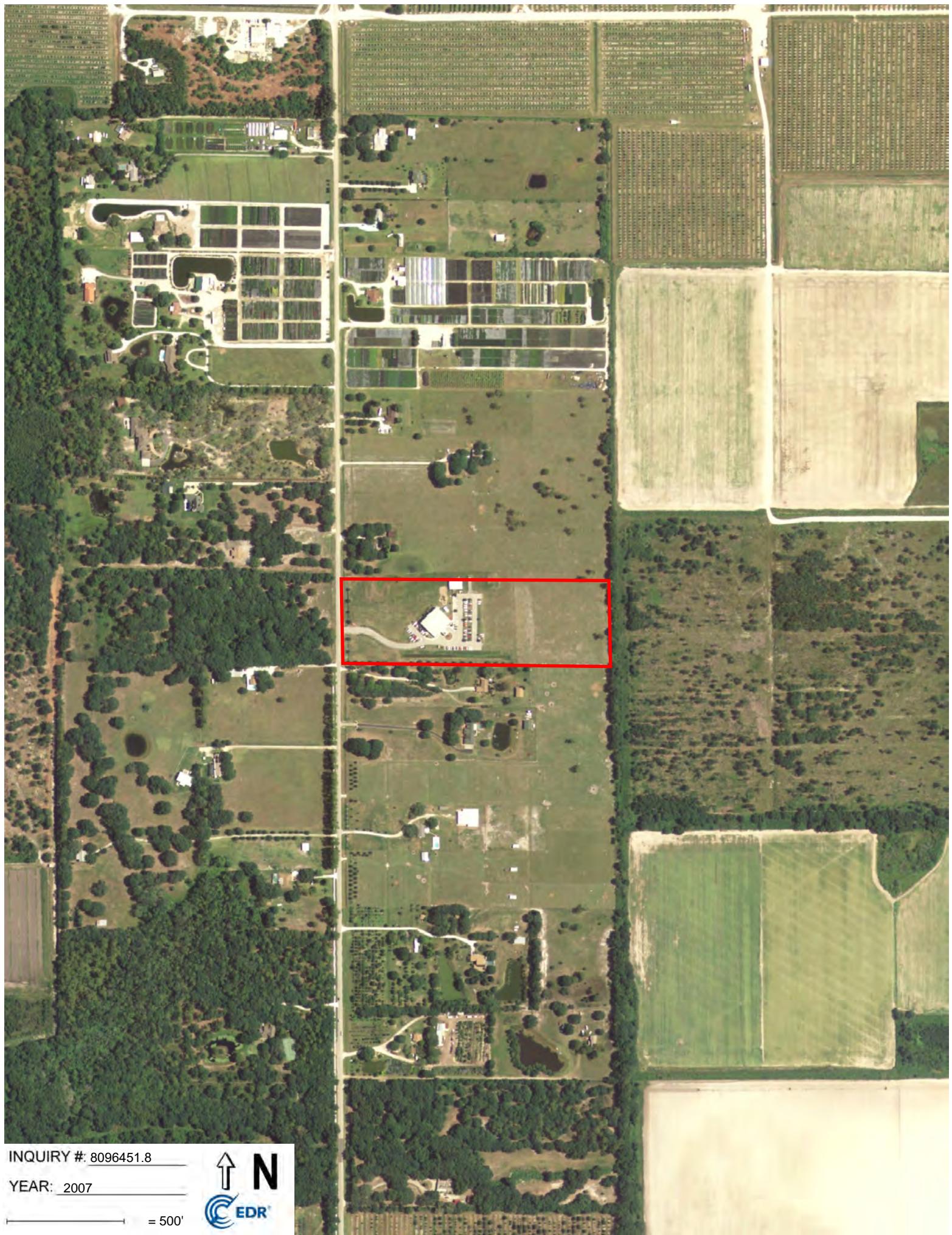


INQUIRY #: 8096451.8

YEAR: 2010

= 500'



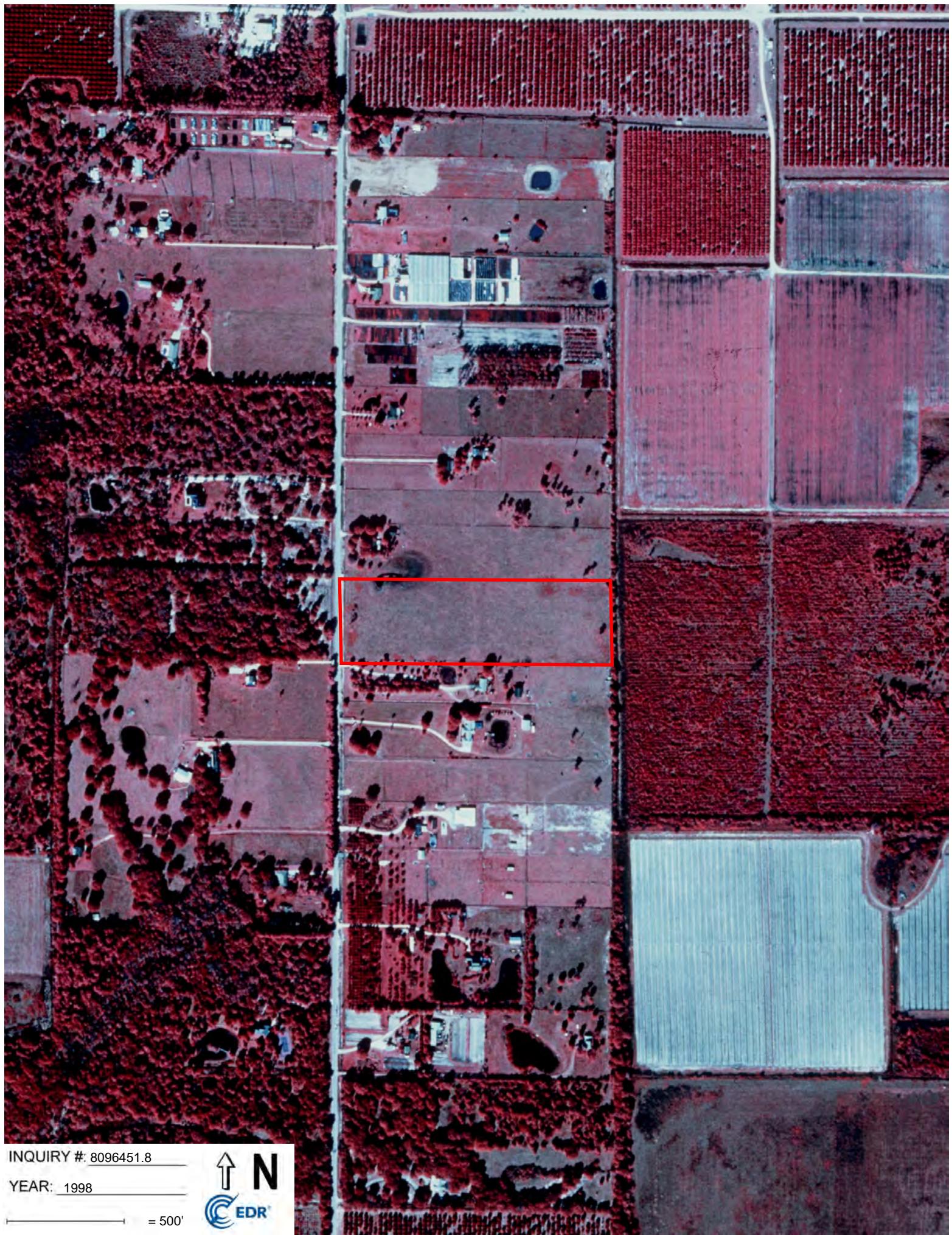


INQUIRY #: 8096451.8

YEAR: 2007

 = 500'





INQUIRY #: 8096451.8

YEAR: 1998



= 500'



INQUIRY #: 8096451.8

YEAR: 1995



= 500'



INQUIRY #: 8096451.8

YEAR: 1991



= 500'



INQUIRY #: 8096451.8

YEAR: 1984

= 500'



Subject boundary not shown because it exceeds image extent or image is not georeferenced.



INQUIRY #: 8096451.8

YEAR: 1980

= 500'





INQUIRY #: 8096451.8

YEAR: 1979

= 500'





INQUIRY #: 8096451.8

YEAR: 1970

= 500'



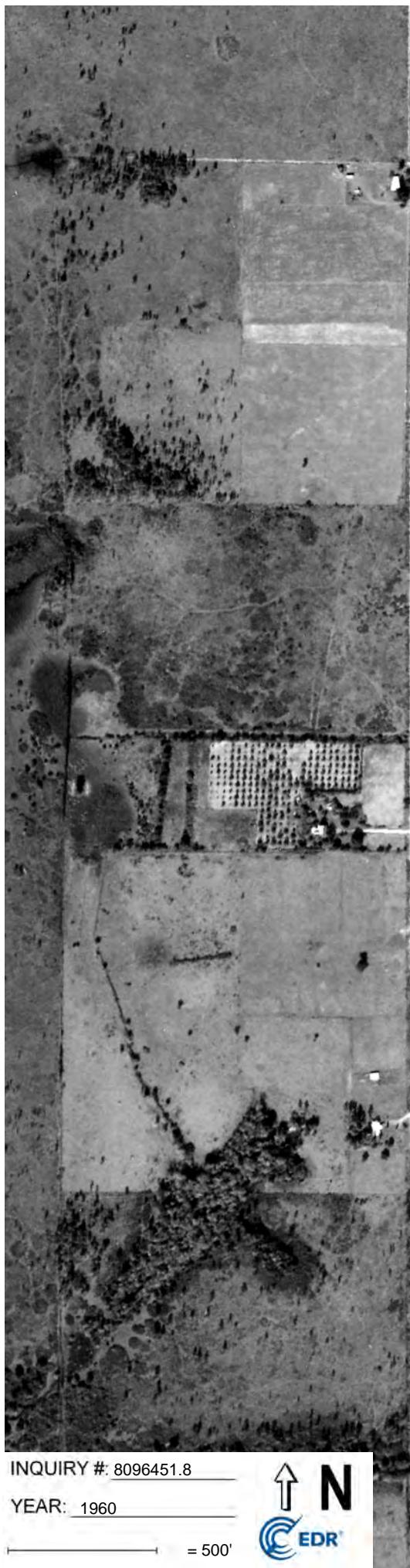


INQUIRY #: 8096451.8

YEAR: 1969

= 500'





INQUIRY #: 8096451.8

YEAR: 1960

1 = 500'





INQUIRY #: 8096451.8

YEAR: 1951

— = 500'





INQUIRY #: 8096451.8

YEAR: 1940

= 500'





APPENDIX G – HISTORICAL TOPOGRAPHIC PHOTOGRAPHS

My Oasis Church
5215 Lorraine Road
Bradenton, FL 34211

Inquiry Number: 8096451.4
September 03, 2025

EDR Historical Topo Map Report with QuadMatch™



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Historical Topo Map Report

09/03/25

Site Name:

My Oasis Church
5215 Lorraine Road
Bradenton, FL 34211
EDR Inquiry # 8096451.4

Client Name:

Universal Engineering Sciences
1748 Independence Boulevard
Sarasota, FL 34234
Contact: Ryan Pireaux



EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by Universal Engineering Sciences were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDR's Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

Search Results:**Coordinates:**

P.O.#	A25148.02444.000	Latitude:	27.447049 27° 26' 49" North
Project:	My Oasis Church	Longitude:	-82.393337 -82° 23' 36" West
		UTM Zone:	Zone 17 North
		UTM X Meters:	362302.80
		UTM Y Meters:	3036723.43
		Elevation:	50.00' above sea level

Maps Provided:

2021
2018
2015
2012
1987
1944

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Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

2021 Source Sheets



Lorraine
2021
7.5-minute, 24000

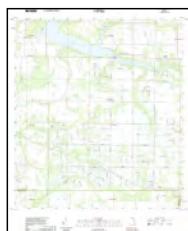


Verna
2021
7.5-minute, 24000

2018 Source Sheets

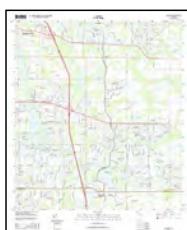


Lorraine
2018
7.5-minute, 24000



Verna
2018
7.5-minute, 24000

2015 Source Sheets



Lorraine
2015
7.5-minute, 24000

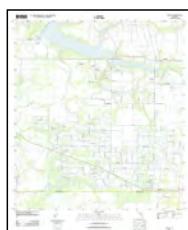


Verna
2015
7.5-minute, 24000

2012 Source Sheets



Lorraine
2012
7.5-minute, 24000



Verna
2012
7.5-minute, 24000

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1987 Source Sheets



Lorraine
1987
7.5-minute, 24000
Aerial Photo Revised 1984

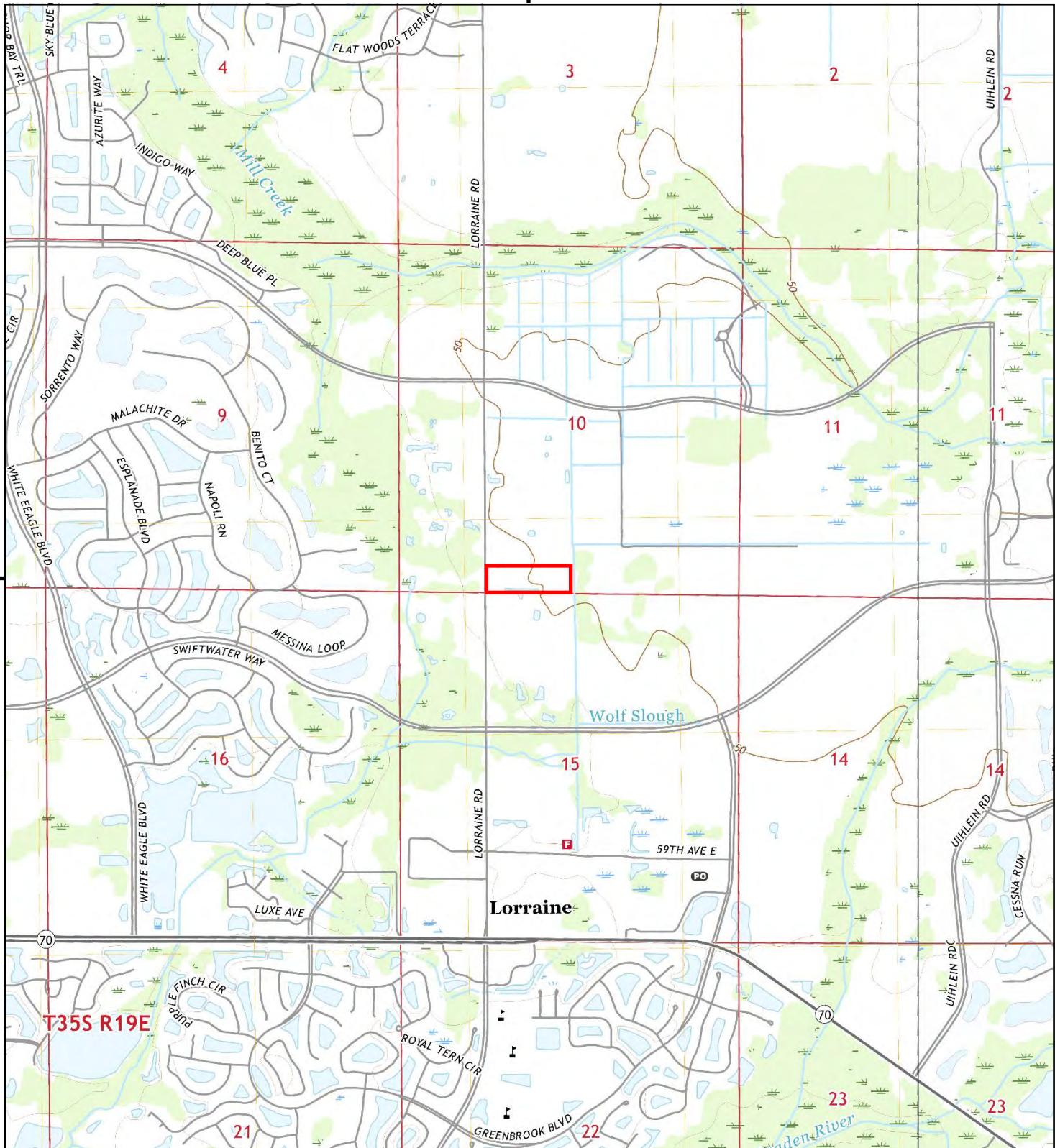
1944 Source Sheets



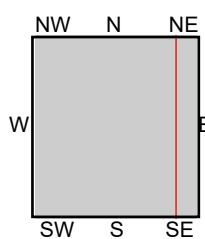
Lorraine
1944
7.5-minute, 24000
Aerial Photo Revised 1942



Verna
1944
7.5-minute, 24000
Aerial Photo Revised 1942



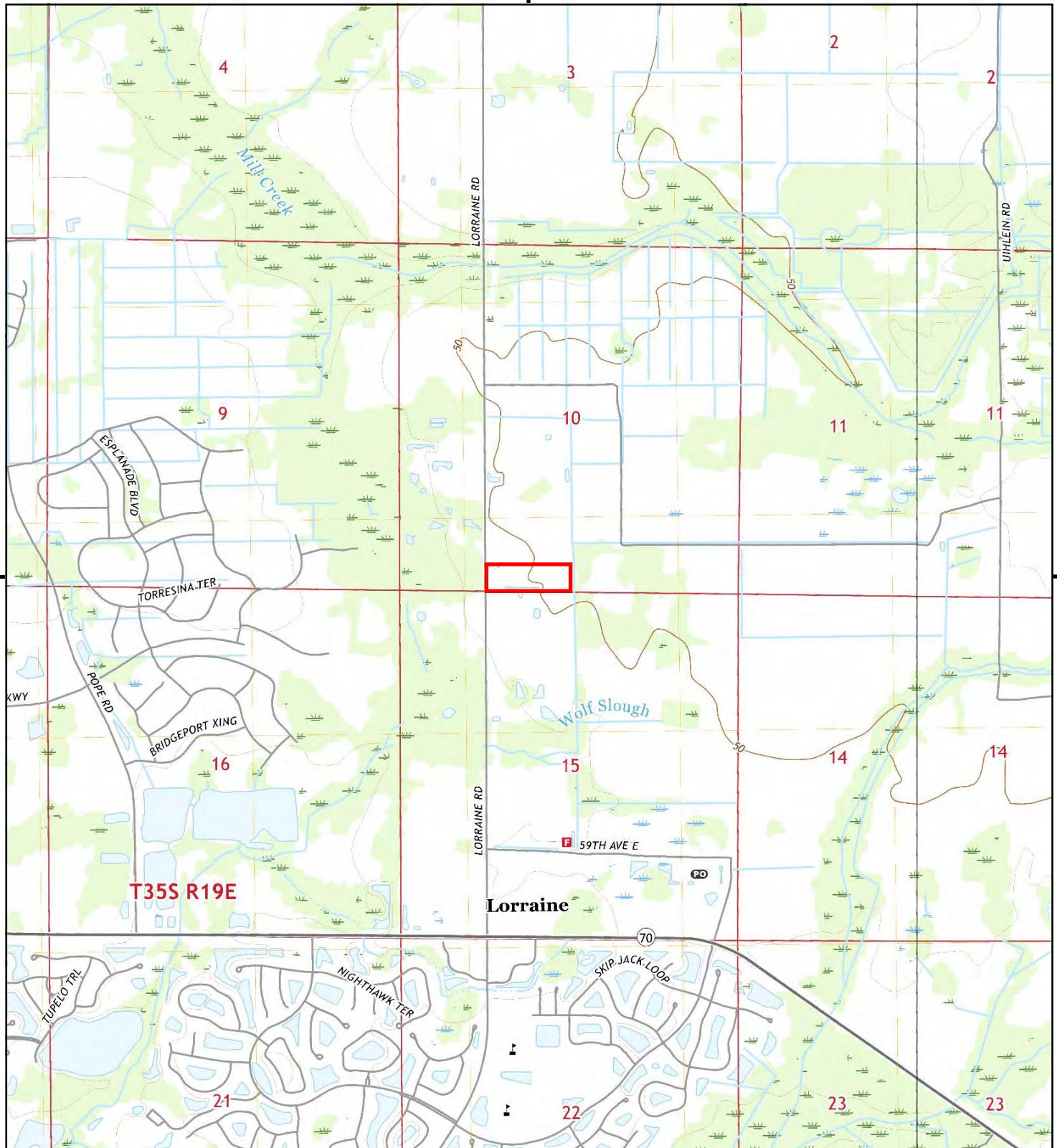
This report includes information from the following map sheet(s).



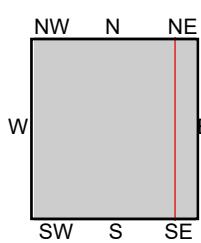
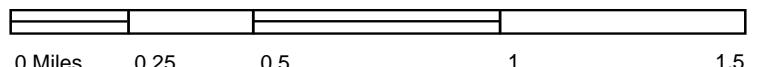
TP, Lorraine, 2021, 7.5-minute
E, Verna, 2021, 7.5-minute

SITE NAME: My Oasis Church
ADDRESS: 5215 Lorraine Road
 Bradenton, FL 34211
CLIENT: Universal Engineering Sciences



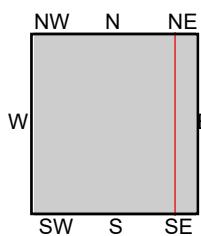
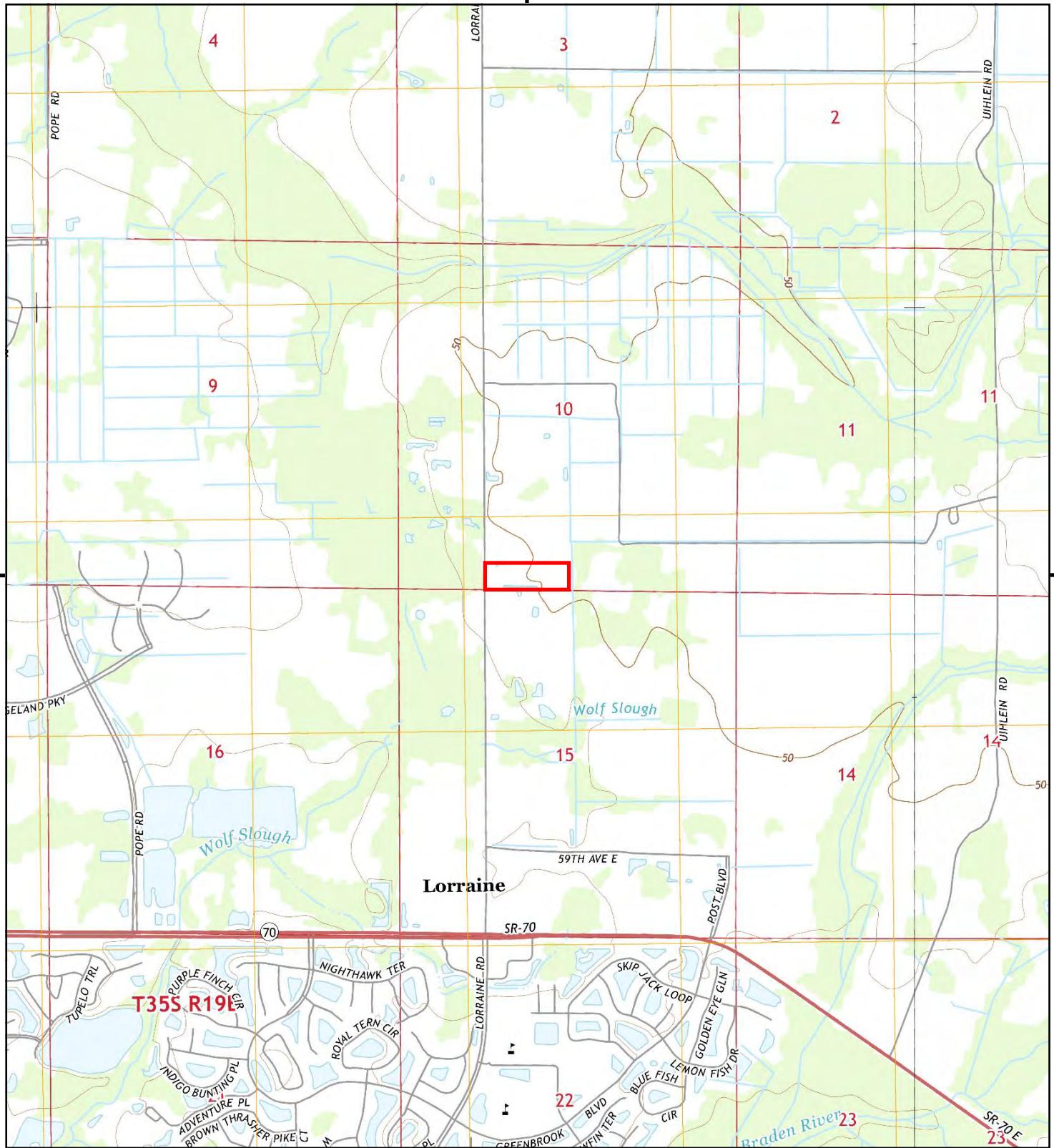


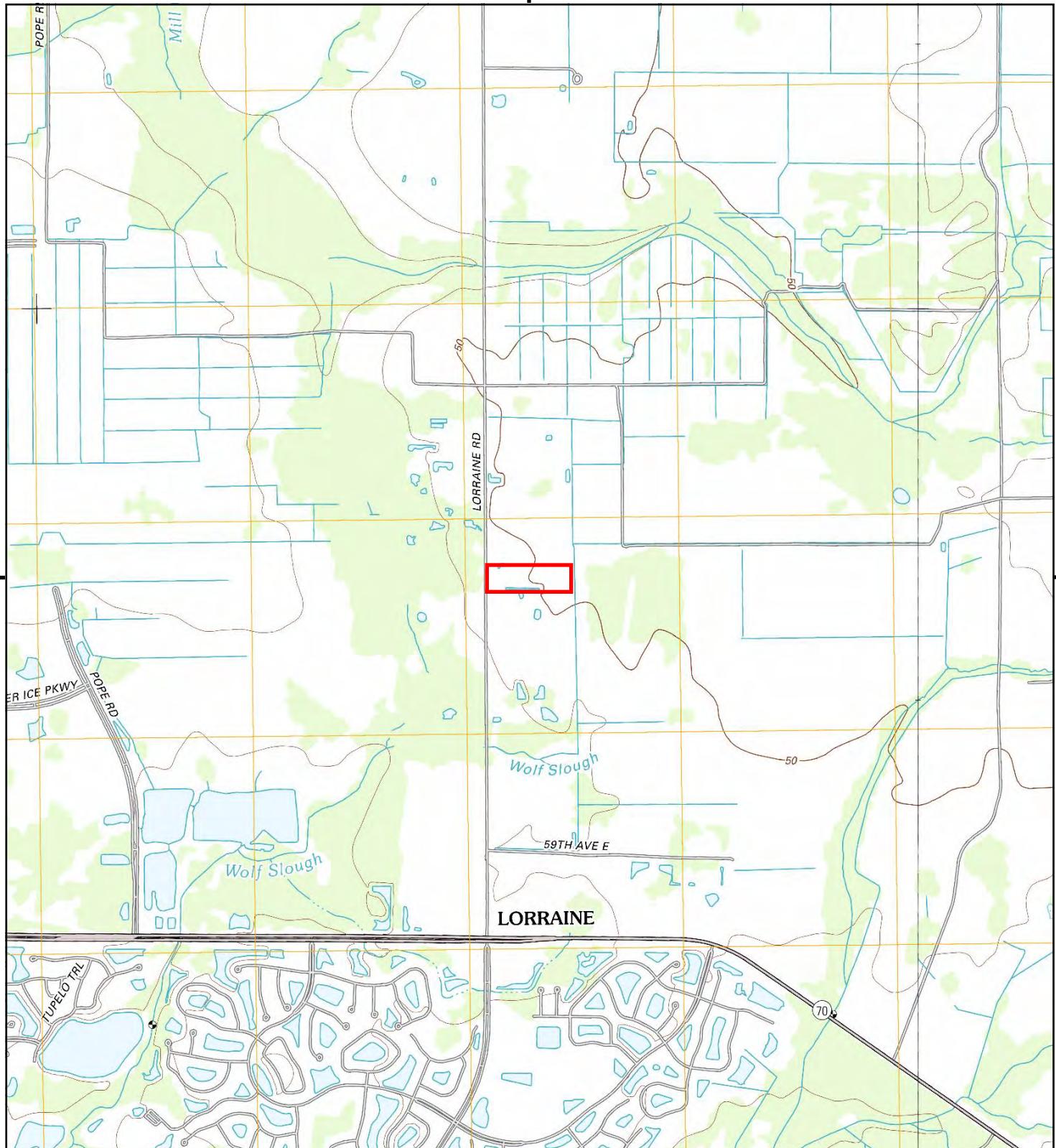
This report includes information from the following map sheet(s).



TP, Lorraine, 2018, 7.5-minute
E, Verna, 2018, 7.5-minute

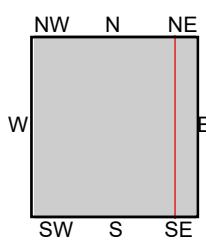
SITE NAME: My Oasis Church
ADDRESS: 5215 Lorraine Road
Bradenton, FL 34211
CLIENT: Universal Engineering Sciences





This report includes information from the following map sheet(s).

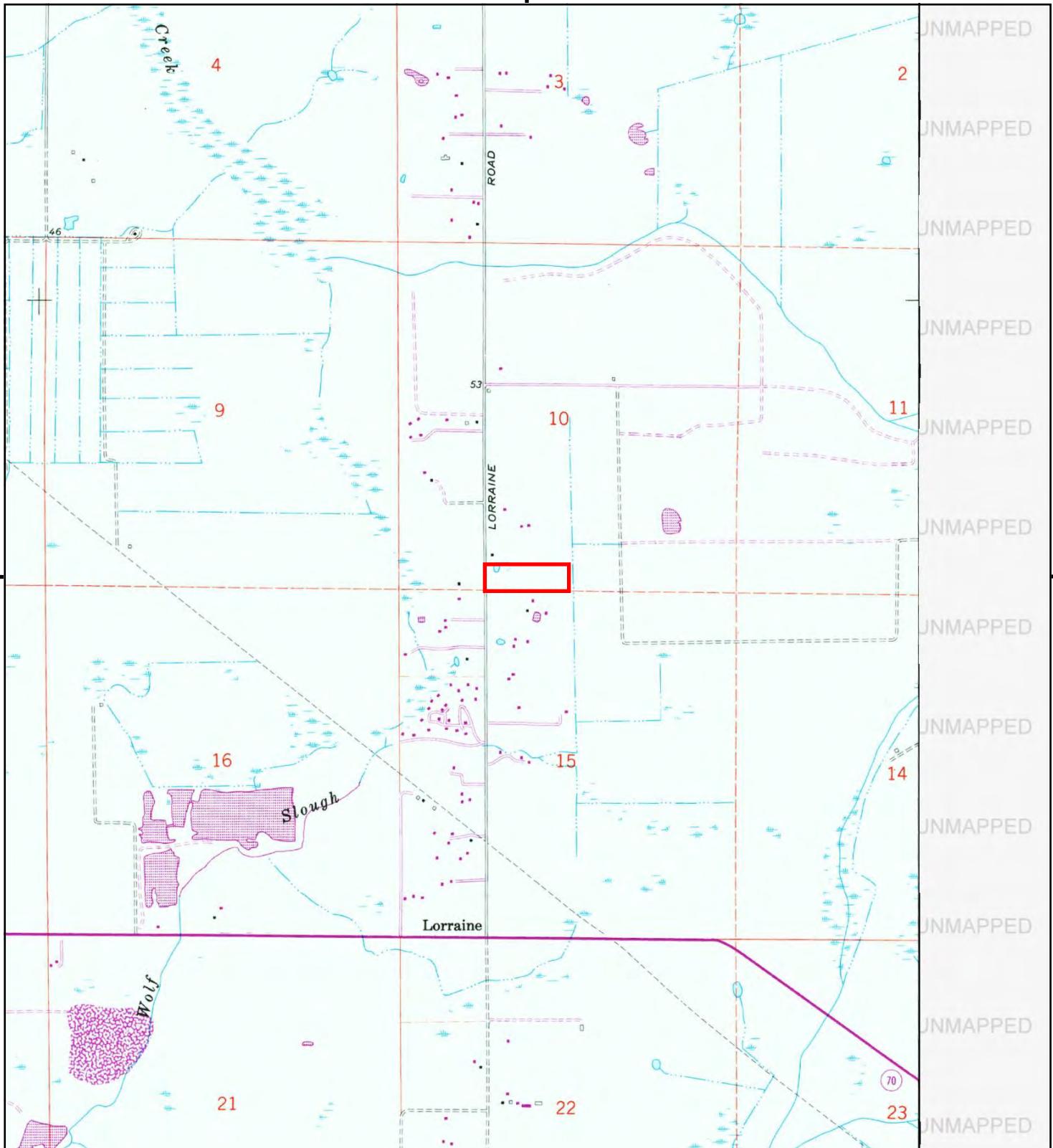
0 Miles 0.25 0.5 1 1.5



TP, Lorraine, 2012, 7.5-minute
E, Verna, 2012, 7.5-minute

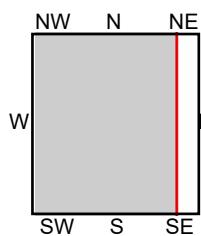
SITE NAME: My Oasis Church
ADDRESS: 5215 Lorraine Road
Bradenton, FL 34211
CLIENT: Universal Engineering Sciences





This report includes information from the following map sheet(s).

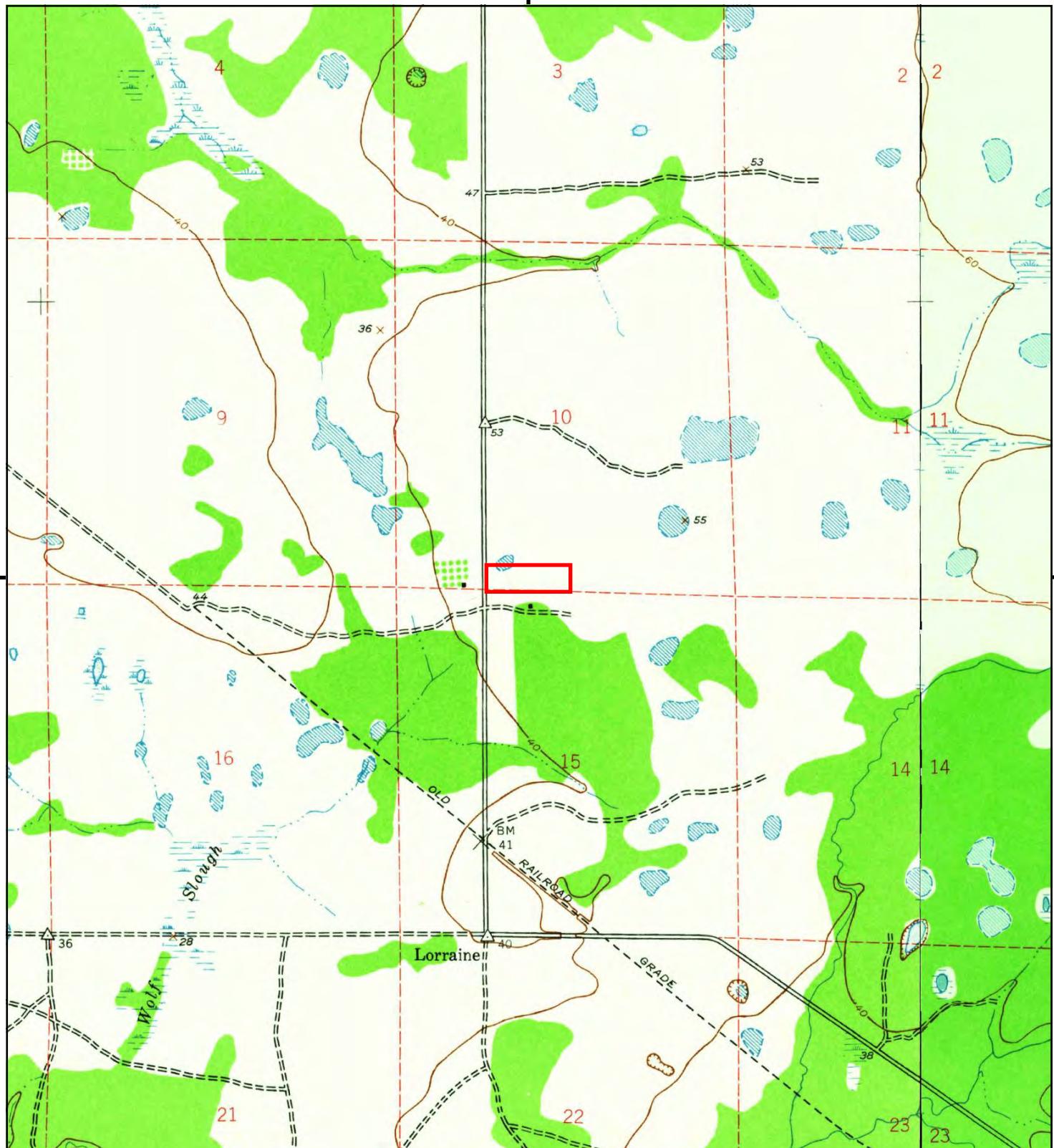
0 Miles 0.25 0.5 1 1.5



TP, Lorraine, 1987, 7.5-minute

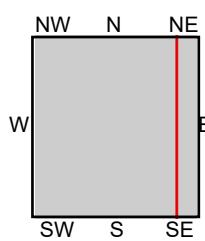
SITE NAME: My Oasis Church
ADDRESS: 5215 Lorraine Road
 Bradenton, FL 34211
CLIENT: Universal Engineering Sciences





This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5



TP, Lorraine, 1944, 7.5-minute
E, Verna, 1944, 7.5-minute

SITE NAME: My Oasis Church
ADDRESS: 5215 Lorraine Road
Bradenton, FL 34211
CLIENT: Universal Engineering Sciences



APPENDIX H – SANBORN® FIRE INSURANCE MAPS

My Oasis Church
5215 Lorraine Road
Bradenton, FL 34211

Inquiry Number: 8096451.3

September 03, 2025

Certified Sanborn® Map Report



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

09/03/25

Site Name:

My Oasis Church
5215 Lorraine Road
Bradenton, FL 34211
EDR Inquiry # 8096451.3

Client Name:

Universal Engineering Sciences
1748 Independence Boulevard
Sarasota, FL 34234
Contact: Ryan Pireaux



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Certified Sanborn Results:

Certification # FBF6-48DE-ADC8

PO # A25148.02444.000

Project My Oasis Church



Sanborn® Library search results

Certification #: FBF6-48DE-ADC8

UNMAPPED PROPERTY

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- Library of Congress
- University Publications of America
- EDR Private Collection

The Sanborn Library LLC Since 1866™

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APPENDIX I – CITY DIRECTORY

My Oasis Church

5215 Lorraine Road
Bradenton, FL 34211

Inquiry Number: 8096451.5
September 08, 2025

The EDR-City Directory Image Report

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City Directory Images

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Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available business directory data at approximately five year intervals.

RECORD SOURCES

The EDR City Directory Report accesses a variety of business directory sources, including Haines, InfoUSA, Polk, Cole, Bresser, and Stewart. Listings marked as EDR Digital Archive access Cole and InfoUSArecords. The various directory sources enhance and complement each other to provide a more thorough and accurate report.

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RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

<u>Year</u>	<u>Target Street</u>	<u>Cross Street</u>	<u>Source</u>
2022	<input checked="" type="checkbox"/>	<input type="checkbox"/>	EDR Digital Archive
2017	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cole Information
2014	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cole Information
2010	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cole Information
2005	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cole Information
2000	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cole Information
1995	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cole Information
1992	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cole Information
1987	<input type="checkbox"/>	<input type="checkbox"/>	Polk's City Directory
1983	<input type="checkbox"/>	<input type="checkbox"/>	Polk's City Directory
1978	<input type="checkbox"/>	<input type="checkbox"/>	Polk's City Directory
1973	<input type="checkbox"/>	<input type="checkbox"/>	Polk's City Directory
1968	<input type="checkbox"/>	<input type="checkbox"/>	Polk's City Directory
1964	<input type="checkbox"/>	<input type="checkbox"/>	Polk's City Directory
1960	<input type="checkbox"/>	<input type="checkbox"/>	Polk's City Directory
1955	<input type="checkbox"/>	<input type="checkbox"/>	Polk's City Directory
1950	<input type="checkbox"/>	<input type="checkbox"/>	Polk's City Directory
1945	<input type="checkbox"/>	<input type="checkbox"/>	Polk's City Directory
1939	<input type="checkbox"/>	<input type="checkbox"/>	Polk's City Directory

FINDINGS

TARGET PROPERTY STREET

5215 Lorraine Road
Bradenton, FL 34211

<u>Year</u>	<u>CD Image</u>	<u>Source</u>
-------------	-----------------	---------------

LORRAINE RD

2022	pg A2	EDR Digital Archive	
2017	pg A6	Cole Information	
2014	pg A8	Cole Information	
2010	pg A10	Cole Information	
2005	pg A12	Cole Information	
2000	pg A15	Cole Information	
1995	pg A17	Cole Information	
1992	pg A19	Cole Information	
1987	-	Polk's City Directory	Street not listed in Source
1983	-	Polk's City Directory	Street not listed in Source
1978	-	Polk's City Directory	Street not listed in Source
1973	-	Polk's City Directory	Street not listed in Source
1968	-	Polk's City Directory	Street not listed in Source
1964	-	Polk's City Directory	Street not listed in Source
1960	-	Polk's City Directory	Street not listed in Source
1955	-	Polk's City Directory	Street not listed in Source
1950	-	Polk's City Directory	Street not listed in Source
1945	-	Polk's City Directory	Street not listed in Source
1939	-	Polk's City Directory	Street not listed in Source

FINDINGS

CROSS STREETS

No Cross Streets Identified

City Directory Images

LORRAINE RD 2022

2323 JOHN CATLETT
TRACY CATLETT
2610 ARLIN POPE
2705 CASEY CATLETT
JOHN CATLETT
2709 GENTS FADE AWAY BARBER SHOP
LAKEWOOD RANCH LAWN & GARDEN
NITE LITES
RANDY WHITE
REBECCA WHITE
2906 BILLY BROOKS
HAILI BROOKS
JARED BROOKS
KITTY BROOKS
2912 CORY POPE
DEBORAH POPE
2924 DAVID MILLER
3518 AMANDA MATHEWS
HUNTER FORD
JAMES HAROON
LILI CHIU
PARKER FORD
3519 MARILYN BATTLES
3529 FREDDIE LEE
GALE LEE
JASON LEE
JENNIFER LEE
3604 ANDREA RIBARICH
TIMOTHY RIBARICH
3605 EVANGEL BAPTIST CHURCH
TOBY SHOPE
3704 QUILLIAN POWELL CONSTRUCTION
3809 CHIP WALL
JOHN FREITAG
LAWRENCE MITCHELL
STONE AND TILE PROS
STONE WORKS BY WILSON
3810 COLETTE LEMAY
THERESA LEMAY
3920 KATHRYN CLARKE
4112 BORDEN PEST CONTROL
NICKI BORDEN
RENE FREEMAN
RICHARD BORDEN
4210 DIANA GANEY
JOSEPH GANEY
KATHERINE GAIN
KATHERINE GANEY
RAY GANEY
TASHA GANEY

LORRAINE RD 2022 (Cont'd)

4220 JUSTIN HILDEBRAND
4304 CHRIS WRIGHT
JULIE MCKAMEY
TERRYS TREE SERVICE
TERRYS TREE SERVICE OF SW FL, LLC
4308 EDWARD THIEN
KEVIN CARNAHAN
KRISTINA GOMEZ
TEDDY PALMER
4314 CAROLYN GILBERT
4715 GARRETT HARDY
GARY BRADSHAW
KEITH VINSON
SCHROEDER-MANATEE RANCH INC
SMR FARMS
4820 BRAD MARSHALL
DEERE & COMPANY
PAUL FORSETT
RYAN REYNOLDS
4850 JOSEPH WLODYGA
JUSTIN MURRAY
4908 MICHAEL STRICKLAND
4919 ASHLEY BONGART
EDWARD BONGART
MATTHEW BONGART
MELISSA BONGART
4925 BRENDA PICCHIETTI
JOHN PICCHIETTI
MICHAEL PICCHIETTI
4926 CARISSA BAILEY
JULIA SCHERER
SIERRA BAILEY
4950 JEANNE MARTIN
4951 HONOR ANIMAL RESCUE
KARISSA MAYER
NATES HONOR ANIMAL RESCUE
ROB OGLESBY
4973 RALPH TAYLOR
TAYLORS RALPH NURSERIES
5007 ASHLEY LOWE
COLLEEN LOWE
GREGORY LOWE
TIFFANY LOWE
ZACHARY LOWE
5040 BLAKE THOMPSON
CAMP LOOMIS BREWERY
MITCHELL PIATEK
PATRICIA PIATEK
TIMOTHY PIATEK
YULIA PIATEK

LORRAINE RD 2022 (Cont'd)

5108 CHRISTINA MILLER
ELIJAH MILLER
EUGENE MILLER
JOSIAH MILLER
MORIAH MILLER
NOAH MILLER
SARAH MILLER
ZACHARIAH MILLER
5114 DALE MAKEEVER
GARRETT MAKEEVER
KYLE MAKEEVER
5115 LAUREN BHULLAR
SHAMINDER BHULLAR
5215 ASTROTEL
KRISTIN COAD
OASIS CHURCH
5307 HEATHER DOWNING
RANDEL DOWNING
5308 AMY WISH
NADENE WISH
STANLEY WISH
5401 RICHARD FOWIKES
RICHARD FOWLKES
5410 WILLIAM WHITE
5418 DENNIS HYMA
DREW HYMA
JANICE HYMA
JORDAN HYMA
KEVIN HYMA
5427 AMY TINDELL
TRAVIS TINDELL
5504 AIDAN CARRINGTON
PAUL CARRINGTON
QUINN CARRINGTON
TARA CARRINGTON
5505 DEBBIE ASH
5557 TRACY FOX
5712 CHABAD LUBACITCH-BRADENTON
CHABAD LUBAVITCH OF BRADENTON, INC
CHANIE BUKIET
MENACHEM BUKIET
5718 CHAIM BUKIET
CHANA BUKIET
MENACHEM BUKIET
5808 JESSICA STROP
5818 JOHN PROBUS
5828 ARON HUTCHINS
BRENDA HUTCHINS
JAMES HUTCHINS
JOSEPH HUTCHINS

LORRAINE RD 2022 (Cont'd)

5906 RAYMOND ALLEN
5916 LORRAINE ASSISTED CARE, INC
MELISSA BONGART
5936 MICHAEL DOLLARHIDE
6012 LORRAINE RD PET LODGE
LORRAINE ROAD PET LODGE
NANCY JORDAN
RON GERBERDING
RON GURNOWSKI

LORRAINE RD 2017

2327	MANATEE RIVER GROVES INC
2610	POPE, JASON
2705	CATLETT, JOHN
2709	LAKEWOOD STORAGE MANATEE RIVER GROVES INC
2827	SCHROEDERMANATEE RANCH INC
2906	BROOKS, DANIEL A
2912	POPE, ARLIN A
2924	MILLER, DAVID
3518	RABURN, ASHLEIGH
3519	LEFVER, ROBIN
3529	LEE, FREDDIE E
3605	EVANGELICAL BAPTIST CHURCH
3704	JONES, NEEDHAM B
3810	CARLSEN, PAUL C
4112	DIVITA, MARTI J
4210	GANEY, JOSEPH R
4220	HILDEBRAND, JUSTIN
4304	TERRYS TREE SERVICE
4314	GILBERT, CAROLYN E
4715	SMR FARMS LLC
4850	RICHARDSON, MARK H
4908	STRICKLAND, MICHAEL C
4919	ZIMMERMAN, ROBERT D
4920	AQUASAFRA
4925	PICCHIETTI, MICHAEL J
4951	NATES HONOR ANIMAL RESCUE
4973	FEZATTE, HOWARD TAYLORS RALPH NURSERIES
5007	CAMPBELL, JACK L
5020	MARIPOSA NURSEY INC
5040	PIATEK, TIMOTHY P
5106	REASONER, ALAN W
5108	MILLER, JOSIAH D
5111	FRIDDLE, ADAM L
5114	MAKEEVER, GARRETT S
5215	ASTROTEL HAPPY GOSPEL SINGERS EVANGELISTIC CR OASIS CHURCH
5307	DOWNING, RANDEL T
5308	MCELROY, AJ
5315	STANALAND, BLANCHARD L
5340	MAKEEVER, DONALD S
5401	FOWIKES, RICHARD
5410	WHITE, WILLIAM E
5418	HYMA, DENNIS G
5427	JACKSON, JR
5428	CARRINGTON, PAUL
5504	CARRINGTON, PAUL H
5505	BARBOSA, PAUL R

LORRAINE RD 2017 (Cont'd)

5517 PEART, KATHRYN M
5557 CANINE RANCH COUNTRY CLUB
FOX, RYAN D
5706 FRUCHEY, DANIEL D
5712 BUKIET, CHANA K
5718 BUKIET, MENACHAM M
5808 PROBUS, DAVID A
5828 HUTCHINS, JOSEPH E
5916 BONGART, EDWARD W
5936 JOHANN, EUGENE J
6012 GERBERDING, RON
6215 PINNACLE ACADEMY
7600 LAKEWOOD RANCH GOLF & COUNTRY CLUB
8000 HERITAGE GOLF GROUP

LORRAINE RD 2014

2323 KUEHN, W
2610 POPE, JASON
2705 CATLETT, JOHN
2709 LAKEWOOD STORAGE
MANATEE RIVER GROVES INC
2710 OCCUPANT UNKNOWN,
2827 SCHROEDER MANATEE RANCH INC
2906 BROOKS, BILLY E
2912 POPE, ARLIN A
2924 MILLER, DAVID
3519 WEGER, TAMMY S
3529 LEE, FREDDIE E
3604 LANDOLFI, AL
3605 EVANGEL BAPTIST CHURCH
3704 JONES, NEEDHAM B
3705 OCCUPANT UNKNOWN,
3809 WILLIAMSON, SHIRLEY A
3810 CARLSEN, PAUL C
4112 BORDEN, RICHARD G
4210 GANEY, JOSEPH R
4220 HILDEBRAND, JUSTIN
4304 PIPKIN, GARY A
4308 MCLANE, E O
4314 GILBERT, TOBY L
4715 SMR FARMS
SMR FARMS LLC
4821 SCHROEDER MANATEE RANCHSHOP
4850 RICHARDSON, MARK
4908 COODY, KIM T
4919 TINCHER, KEITH V
4920 AQUASAFRA
JOYCE ASHLEY
4925 PICCHIETTI, JOHN
4950 OCCUPANT UNKNOWN,
4951 HONOR ANIMAL RESCUE
OGLESBY, DARI
4963 OCCUPANT UNKNOWN,
4970 BRUN, RONDELL B
4973 FEZATTE, HOWARD
TAYLORS RALPH NURSERIES
4985 OCCUPANT UNKNOWN,
5007 SCHILLING, JERRINE L
5020 FRANKLIN, ASHLEIGH
MARIPOSA NURSEY INC
5040 THOMPSON, JOEL B
5106 REASONER, ALAN W
5108 MILLER, EUGENE L
5111 OCCUPANT UNKNOWN,
5114 MAKEEVER, GARRETT S
5215 FAITH CHRISTIAN CHURCH

LORRAINE RD 2014 (Cont'd)

5215 OCCUPANT UNKNOWN,
5307 CURTISS, STEVEN J
5308 MCELROY, AJ
5315 STANALAND, BLANCHARD L
5340 MAKEEVER, DONALD S
5401 FOWIKES, RICHARD
5410 WALKER, JOHN
5418 HYMA, DENNIS G
5427 JACKSON, JR
5428 CARRINGTON, PAUL
5504 CARRINGTON, PAUL H
5505 BARBOSA, PAUL R
5517 PEKRUL, RICHARD A
5557 PERRY, NATHAN
5706 FRUCHEY, DANIEL D
5808 PROBUS, JESSICA D
5818 RICHARDSON, BARABRA
5828 HUTCHINS, JOSEPH E
5906 OCCUPANT UNKNOWN,
5916 BONGART, EDWARD W
5936 DOLLARHIDE, MICHAEL V
6012 GERBERDING, RON
LORRAINE ROAD PET LODGE
6110 SCHUYLER, BRIAN
6125 COMMUNITY DEVELOPMENT DIST
6215 CHILDHOOD ENRICHMENT CENTER
PINNACLE ACADEMY
6325 SCHOOL BOARD OF MANATEE COUNTY
6575 CROSBY, DALE A
6755 MORGAN, HUW
7551 SMR COMMUNITIES
7600 LAKEWOOD RANCH GOLF & COUNTRY CLUB
8000 HERITAGE GOLF GROUP

LORRAINE RD 2010

2310 PRO QUALITY TREE
2610 OCCUPANT UNKNOWN,
2705 CATLETT, JOHN
2709 LAKEWOOD STORAGE
MANATEE CITRUS REALTY INC
NITE LITES
SAM PLETCHER ELECTRIC INC
2710 OCCUPANT UNKNOWN,
2906 OCCUPANT UNKNOWN,
2912 POPE, ARLIN A
3519 BECKER, RAY
3529 LEE, FREDDIE E
3604 PARRISH, JENNINE M
3605 EVANGEL BAPTIST CHURCH
3704 JONES, NEEDHAM B
3705 RENTZ, ORDELL
3809 SCHROEDER, JOHN C
3810 CARLSEN, PAUL C
3920 STEPHENS, WILLIAM
4112 BORDEN PEST CONTROL
BORDEN, RICHARD G
4210 OCCUPANT UNKNOWN,
4220 ELLIS, JERRY L
4304 PIPKIN, GARY A
4314 OCCUPANT UNKNOWN,
4715 SMR FARMS
4820 OCCUPANT UNKNOWN,
4821 SCHROEDERMANATEE RANCHSHOP
4850 RICHARDSON, MARK
4908 OCCUPANT UNKNOWN,
4919 TINCER, KEITH V
4920 OCCUPANT UNKNOWN,
4925 PICCHIETTI, MICHAEL J
4950 OCCUPANT UNKNOWN,
4951 OHMAN, RICHARD K
4963 OCCUPANT UNKNOWN,
4970 BRUN-WIBAUX, FRANCOIS B
4973 OCCUPANT UNKNOWN,
RALPH TAYLORS NURSERIES
5007 GRAPHICS TOUCH
SCHILLING, JERRINE L
5020 MARIPOSA NURSERY INC
5040 OCCUPANT UNKNOWN,
5106 REASONER, ALAN W
5108 MILLER, EUGENE L
5111 OCCUPANT UNKNOWN,
5114 MAKEEVER, GARRETT S
5215 FAITH CHRISTIAN CHURCH
OCCUPANT UNKNOWN,
5307 OCCUPANT UNKNOWN,

LORRAINE RD**2010****(Cont'd)**

5308 WALKER, DAVID F
5315 STANALAND, ARNOLD R
5340 MAKEEVER, GARRETT S
5401 MANN, WILLIAM F
5418 OCCUPANT UNKNOWN,
5427 JACKSON, FREDERICK E
5428 OCCUPANT UNKNOWN,
5505 LOUISO, MELINDA L
MARANATHA NURSERIES
5517 PEKRUL, RICHARD A
5557 MILKS, BARRY K
5706 FRUCHEY, DANIEL D
5712 HOWARD, BARRY D
5808 PROBUS, DAVID A
5818 PROBUS, JOHN
5828 OCCUPANT UNKNOWN,
5906 ZAFFINO, MICHAEL B
5916 BONGART, EDWARD W
5936 JOHANN, EUGENE J
6012 GERBERDING, RONALD C
LORRAINE ROAD PET LODGE
6215 CENTER FOR AUTISM RSRC & EDUC
COMMUNITY DEVELOPMENT DIST
PINNACLE ACADEMY
6325 GILBERT W MC NEAL ELEMENTARY
RISEN SAVIOR LUTHERAN CHURCH
6755 MORGAN, HUW
6816 GOETZ, LYDIA D
7600 LAKEWOOD RANCH GOLF & COUNTRY
8000 HERITAGE GOLF GROUP

LORRAINE RD 2005

2310	DRAKE, DANIEL R
2323	JOHN, CATLETT
2610	GENTILE, WILLIAM D
2709	LAKWOOD STORAGE MANATEE RIVER HARVESTING
2906	BROOKS, BILL E
2912	POPE, ARLIN A SOUTHERN TRUCK EQUIPMENT
2924	WOLFF, BEN B
3308	OCCUPANT UNKNOWN, REITER, SUSAN L
3518	CANNISTRA, DAN S
3529	LEE, FREDDIE E
3604	OCCUPANT UNKNOWN,
3605	EVANGEL BAPTIST CHURCH
3626	OCCUPANT UNKNOWN,
3704	JONES, NEEDHAM B
3705	RENTZ, ORDELL
3809	GULF COAST ALPACAS INC SCHROEDER, JOHN C THE CANINE COUNTRY CLUB INC WILLIAMSON, ROSS S
3810	CARLSEN, PAUL C
3920	OCCUPANT UNKNOWN,
4112	BORDEN PEST CONTROL BORDEN, RICHARD G
4210	GANAY, JOSEPH R
4220	ELLIS TRANSPORT INC ELLIS, JERRY F
4304	PIPKIN, GENE
4308	THIEN, EDWARD
4314	OCCUPANT UNKNOWN,
4715	SCHROEDER MANATEE RANCH INC SMR TURF
4820	FORSETT, PAUL T
4908	COODY, RICKY J
4919	BONNIES BEAUTY TREND TINCHER, KEITH V
4920	OCCUPANT UNKNOWN,
4925	PICCHIETTI, MICHAEL J
4926	MAST, DAN
4950	MARTIN, ED C
4951	OHMAN, RICHARD K QUICKSILVER REPORTING SERVICES INC
4963	OCCUPANT UNKNOWN,
4970	WIBAUX, FRANCOIS B
4973	OCCUPANT UNKNOWN,
5007	SCHILLING, JERRINE L
5020	OCCUPANT UNKNOWN,
5040	OCCUPANT UNKNOWN,

LORRAINE RD**2005****(Cont'd)**

5108 MILLER, EUGENE L
5111 COATES, DAVID A
5215 FAITH CHRISTIAN CHURCH
FAITH, CHRISTIAN C
GEORGE M FISHER DR
5316 STANALAND, ARNOLD R
5340 MAKEEVER, DONALD S
5401 RUSE, CONSTANCE S
5410 OCCUPANT UNKNOWN,
5418 HYMA, DENNIS G
5427 JACKSON, FRED E
5428 MORRIS, CLIVE G
5505 CREWS PIPING INC
CREWS, MICHAEL V
5517 PEKRUL, RICHARD A
5557 MILKS, BARRY K
5706 FRUCHEY, DANIEL D
5712 OCCUPANT UNKNOWN,
5808 PROBUS, DAVID A
5818 PROBUS, J
5828 HUTCHINS, JOSEPH E
5906 CARY, CHRISTIAN M
5916 WOOD, RUSSELL E
5936 OCCUPANT UNKNOWN,
6012 LORRAINE ROAD PET LODGE
6016 OCCUPANT UNKNOWN,
6110 OCCUPANT UNKNOWN,
6215 INVESTORS LLC
LAKEWOOD RANCH GOLF CO LLC
LAKEWOOD RANCH REFERRAL SRVC CO
LAKEWOOD SOD & SPRIGGING
LWR PROPERTY MANAGEMENT LLC
SCHROEDER MANATEE RANCH
SMR / MYAKKA LLC
SMR/MG3 LLC
6216 FRUCHEY, D
6235 OCCUPANT UNKNOWN,
6312 HOWARD, BARRY D
6315 CENTEX ROONEY CONSTRUCTION
OCCUPANT UNKNOWN,
6325 GILBERT W MCNEAL ELEMENTARY SCHOOL P
6512 HUTCHINS, JOSEPH E
6516 FOX, JOHN J
6550 OCCUPANT UNKNOWN,
6565 OCCUPANT UNKNOWN,
6575 OCCUPANT UNKNOWN,
6755 WEAVER, GLENN H
6802 FANN, VIRGINIA A
6816 GOETZ, WOLFGANG
6912 GERBETDING, RONALD

Target Street

✓

Cross Street

-

Source

Cole Information

LORRAINE RD 2005 (Cont'd)

8000 LEGACY GOLF CLUB MAINTENANCE

LORRAINE RD 2000

2310 DRAKE, DEBORAH A
2323 CATLETT, TRACY G
2327 MANATEE CITRUS REALTY INCORPORATED
MANATEE RIVER GROVES INCORPORATED
MANATEE RIVER HARVESTING
2406 OCCUPANT UNKNOWN,
2412 POPE, ARLIN
2424 PEREKOVICH, JOHN A
2610 OCCUPANT UNKNOWN,
2915 JOHNSON, V
2918 CANNISTRA, DAN
3004 WRIGHT, DAN H
3104 JARVIE, THOMAS
WILSONS NURSERY
3209 RENTZ, ORDELL
3210 CARLSEN, PAUL
3215 LEE, FREDDIE E
3301 COMPTON, D R
3307 WILLIAMSON, ROSS S
3308 RAGER, JULIE L
3512 BORDEN PEST CONTROL
BORDEN, RICHARD
3620 GANEY, JOE
SHEWBRIDGE, RICHARD A
3622 OCCUPANT UNKNOWN,
3624 PIPKIN, CHARLES T
3628 ELLIS, PAMELA
3908 COODY, RICKY J
3910 OCCUPANT UNKNOWN,
3916 SCHERER, JOHN
4516 EDWARDS, JUDITH E
4919 COOK, RUTH
4925 PICCHIETTI, BRENDA L
4950 MARTIN, ED
4951 OCCUPANT UNKNOWN,
4963 OCCUPANT UNKNOWN,
TAYLOR MADE NURSERIES
4973 FRYER, ROBIN M
4985 NATIVE SON NURSERY
5007 ART PRINTERS INCORPORATED
SCHILLING, SHELLEY O
5020 SCHULER, GARY L
5108 MILLER, GENE
5111 COATES, DAVID A
5215 OCCUPANT UNKNOWN,
5340 MAKEEVER, DONALD
5428 OCCUPANT UNKNOWN,
5515 OCCUPANT UNKNOWN,
5521 WITTENBECK, HAROLD J
5707 JACKSON, F E

LORRAINE RD 2000 (Cont'd)

5707 JOHNSON, RAYMOND
SMITH, JOHNSON S
WEBB, JIM C
WENDT, SALLY
5708 OCCUPANT UNKNOWN,
5710 PELOZA, STEVE
5757 FINZ INCORPORATED
MILKS, BARRY K
5907 PEKRUL, RICHARD
5915 OCCUPANT UNKNOWN,
6007 CREWS, MICHAEL V
6216 CENTRAL FLORIDA PALM TREES
FRUCHEY, DANIEL D
6516 FOX, JOHN J
6550 OCCUPANT UNKNOWN,
6565 RHODES, DAVID P
6575 OCCUPANT UNKNOWN,
6708 NEW VIEW KITCHENS
WOOD RUSSELL E JR
WOOD, RUSSELL E
6808 OCCUPANT UNKNOWN,
6816 OCCUPANT UNKNOWN,
6912 WADDINGTON, TOM
7500 SCHROEDER MANATEE RANCH INCORPORATED
7550 MCKENDREE, JASON
SCHROEDER MANATEE RNCH AGRICULTURAL ADMNSTRV OFFICE
SCHROEDER-MANATEE RANCH ADMINISTRATIVE OFFICE
SMR COMMUNITIES ADMINISTRATIVE OFFICE
SMR TURF & TREES

LORRAINE RD 1995

2310 DRAKE, DEBORAH A
2323 LESLEY, LLOYD R
2327 MANATEE RIVER HARVESTING
2406 FLORIDA CLASSIC FARM TOY MFG
2506 BROOKS, BILL JR
2915 COLEMAN, JAMES T
2918 CANNISTRA, DAN
3004 WRIGHT, DAN H
3104 OCCUPANT UNKNOWNNN
3209 RENTZ, ORDELL
SPECK, C K JR
3210 CARLSEN, PAUL
3215 OCCUPANT UNKNOWNNN
3307 WILLIAMSON, ROSS S JR
3512 OCCUPANT UNKNOWNNN
3620 GANEY, JOSEPH R
3622 SHEWBRIDGE, BERNICE
3624 AMANDAS CREATE A BOOK
PIPKN, CHARLES T
3626 ENGLISH, ANGELA
3628 ELLIS, PAMELA
3908 JOHNSON, OWEN G
3910 PICCHIETTI, MICHAEL
3916 SCHERER, JOHN
4516 FEAGLE, JOHN H
4919 FAZIO, ANTHONY A
4950 MARTIN, ED
4951 VITATO, GLENN D
4973 MILLER, BRUCE
5007 SCHILLING, SHELLEY O
5020 SCHULER, GARY L
5111 CALDERON, M G
JOHNS, C C
5161 OCCUPANT UNKNOWNNN
5215 HOWZE, ROBERT W
5340 MAKEEVER, DONALD
5428 WISH, STANLEY J
5515 OCCUPANT UNKNOWNNN
5521 SMART
WITTENBECK, H J
5707 JACKSON, F E JR
PELLETIER, J R
5708 OCCUPANT UNKNOWNNN
5710 BAUM, ROBERT
5757 MILKS, BARRY K
5907 PEKRUL, RICHARD A
5915 MORRIS, CLIVE G
6007 CREWS, MICHAEL V
6110 OCCUPANT UNKNOWNNN
6216 FRUCHEY, DANIEL D

LORRAINE RD 1995 (Cont'd)

6312 HOWARD, BARRY D
6512 HUTCHINS, JOSEPH
6516 FOX, JOHN J
6550 STRASBERGER, STEPHEN
6575 CROSBY, DALE
6708 NEW VIEW OF BRADENTON INC
 WOOD, RUSSELL E JR
6802 FANN, V A
6808 PROBUS, DAVID A
6816 OCCUPANT UNKNOWNNN
6912 OCCUPANT UNKNOWNNN
6916 BALLARD, ALLAN R
7550 SARASOTA POLO CLUB
 SCHROEDER, TURF
 SMR TURF

LORRAINE RD 1992

2310 DRAKE, D A
2323 LESLEY, LLOYD R
2327 MANATEE CITRUS RLTY
MANATEE RIVER GROVE
MANATEE RIVR GROVES
2406 BROOKS, BILL JR
2915 COLEMAN, JAMES T
2918 BRADENTON RIVER FRM
3004 WRIGHT, DAN H
3209 RENTZ, ORDELL
3210 CARLSEN, PAUL
3307 WILLIAMSON, ROSS S JR
3620 GANEY, JOSEPH R
3628 TOCZEK, FRED
3908 JOHNSON, OWEN G
3910 MCGRATH, CHRIS
4516 BOUSE, RITA K
4820 JOHN DEERE WORKS
4919 FAZIO, ANTHONY A
4973 MAPLE LEE FOLIAGE
PENALOZA, TONY
5007 SCHILLING, SHELLEY O
5111 CALDER, MOLLIE G
JOHNS, C C
5161 BAUM, ROBERT
5215 HOWZE, ROBERT W
5340 MAKEEVER, DONALD
5521 HORSEBACK HANDICAP
5707 PELLETIER, J R
5708 NARCONON FLORIDA
5757 MILKS, BARRY K
6007 CREWS, MICHAEL V
6110 SCHUYLER, SCOTT
6216 FRUCHEY, DANIEL D
6708 NEW VIEW OF BRADNTN
WOOD, RUSSELL E JR
6808 PROBUS, DAVID A
6912 GORSKI, RAYMOND C
7550 SCHROEDER TURF
SCHROEDER, TURF
SCHROEDER-MANATEE
TURF TOPPERS INC

APPENDIX J – RADIUS MAP REPORT

My Oasis Church
5215 Lorraine Road
Bradenton, FL 34211

Inquiry Number: 8096451.2s
September 03, 2025

EDR Summary Radius Map Report



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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GEOCHECK ADDENDUM

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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E1527 - 21), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E2247 - 16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E1528 - 22) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

5215 LORRAINE ROAD
BRADENTON, FL 34211

COORDINATES

Latitude (North): 27.4470490 - 27° 26' 49.37"
Longitude (West): 82.3933370 - 82° 23' 36.01"
Universal Tranverse Mercator: Zone 17
UTM X (Meters): 362300.2
UTM Y (Meters): 3036554.2
Elevation: 50 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property:	TP
Source:	U.S. Geological Survey
Target Property:	E
Source:	U.S. Geological Survey

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20230129, 20230106
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
5215 LORRAINE ROAD
BRADENTON, FL 34211

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
--------	-----------	---------	-------------------	--------------------	----------------------------

NO MAPPED SITES FOUND

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were not identified.

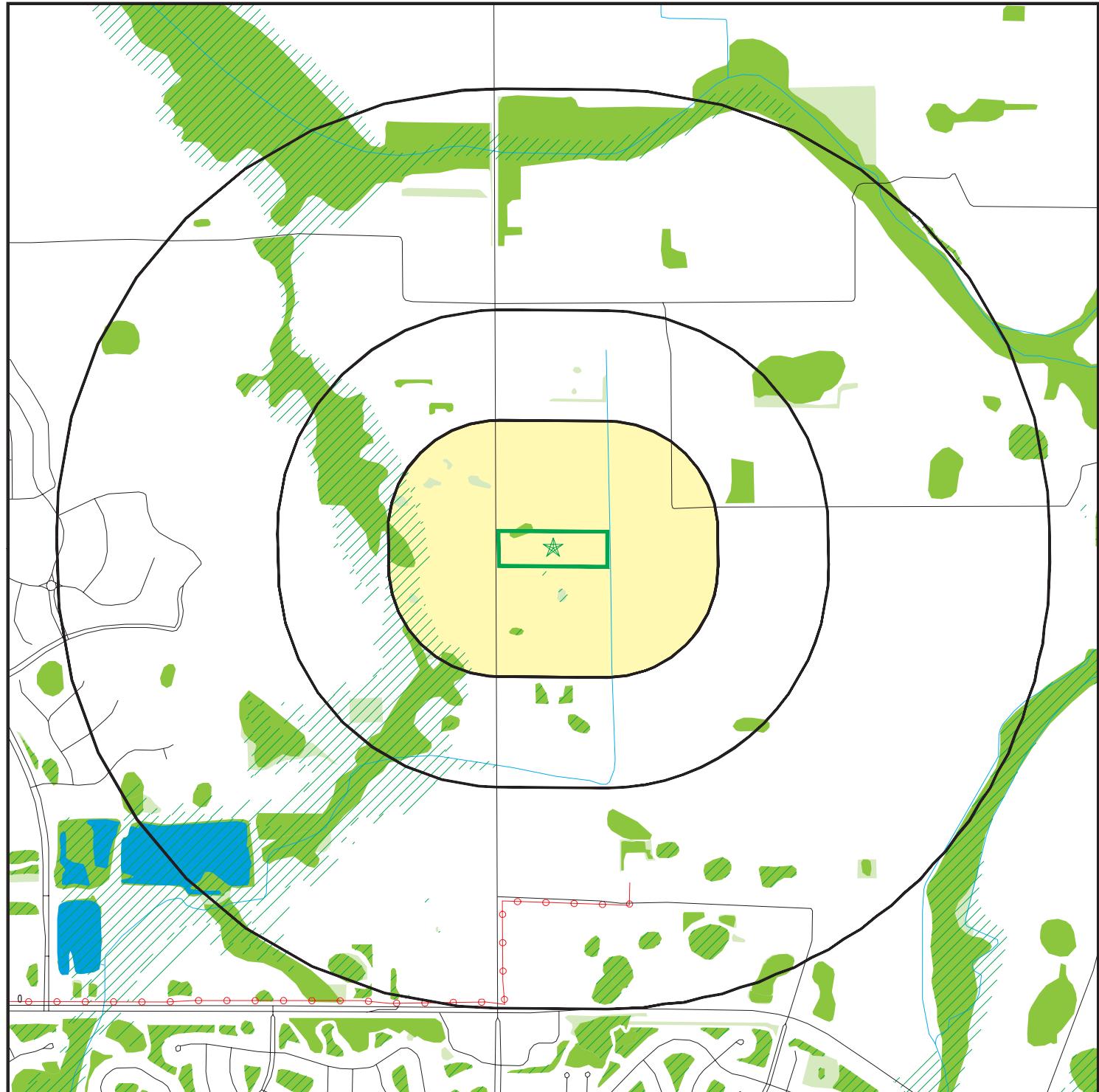
Unmappable (orphan) sites are not considered in the foregoing analysis.

Count: 0 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
		NO SITES FOUND			

OVERVIEW MAP - 8096451.2S



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

Indian Reservations BIA

FL Brownfield

Power transmission lines

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard

National Wetland Inventory

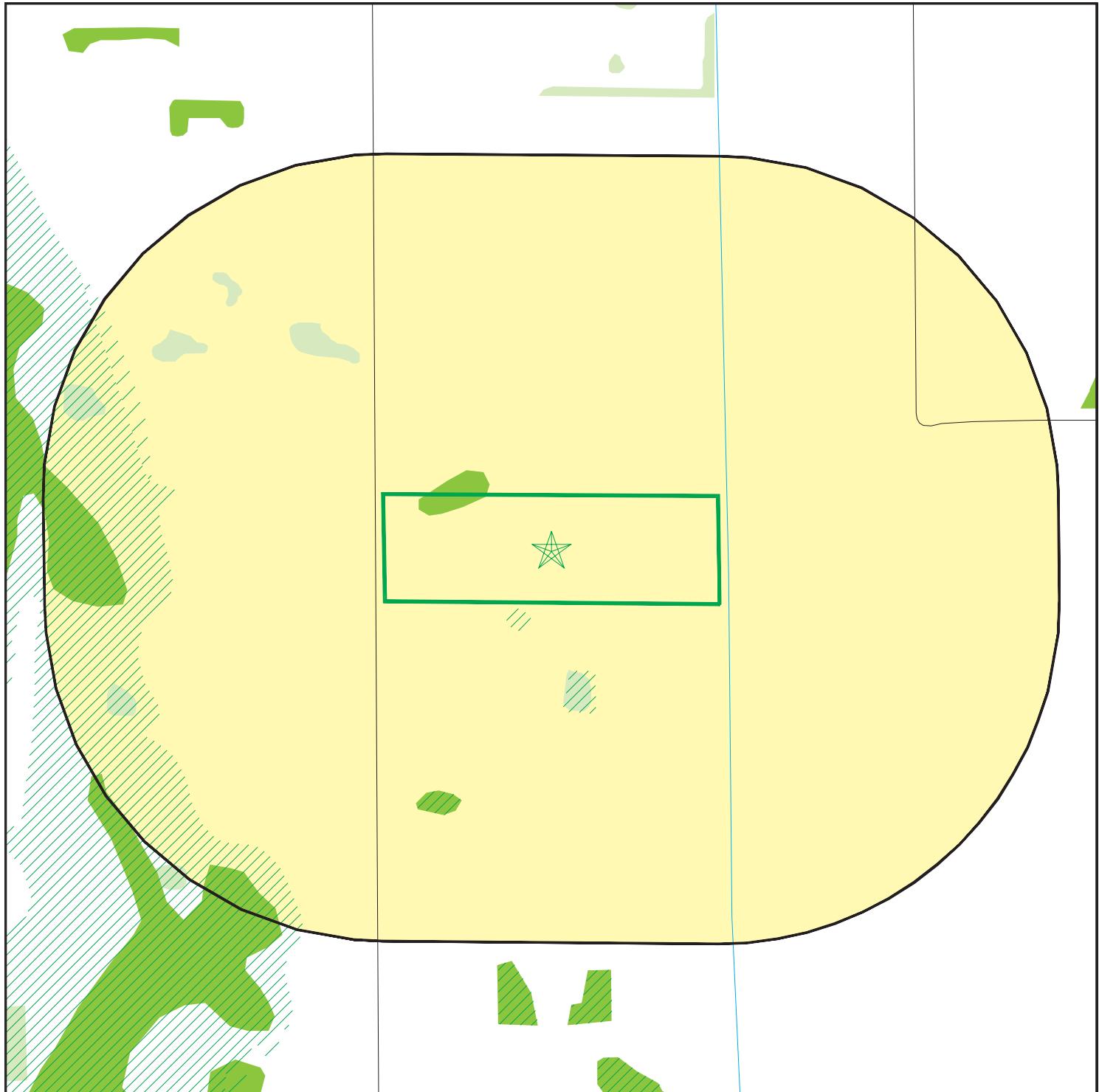
State Wetlands

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: My Oasis Church
 ADDRESS: 5215 Lorraine Road
 Bradenton FL 34211
 LAT/LONG: 27.447049 / 82.393337

CLIENT: Universal Engineering Sciences
 CONTACT: Ryan Pireaux
 INQUIRY #: 8096451.2s
 DATE: September 03, 2025 11:26 am

DETAIL MAP - 8096451.2S



Target Property

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

- Indian Reservations BIA
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory
- State Wetlands

FL Brownfield



This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: My Oasis Church
 ADDRESS: 5215 Lorraine Road
 Bradenton FL 34211
 LAT/LONG: 27.447049 / 82.393337

CLIENT: Universal Engineering Sciences
 CONTACT: Ryan Pireaux
 INQUIRY #: 8096451.2s
 DATE: September 03, 2025 11:27 am

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<u>STANDARD ENVIRONMENTAL RECORDS</u>								
<i>Lists of Federal NPL (Superfund) sites</i>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
<i>Lists of Federal Delisted NPL sites</i>								
Delisted NPL	1.000		0	0	0	0	NR	0
<i>Lists of Federal sites subject to CERCLA removals and CERCLA orders</i>								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
<i>Lists of Federal CERCLA sites with NFRAP</i>								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
<i>Lists of Federal RCRA facilities undergoing Corrective Action</i>								
CORRACTS	1.000		0	0	0	0	NR	0
<i>Lists of Federal RCRA TSD facilities</i>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<i>Lists of Federal RCRA generators</i>								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-VSQG	0.250		0	0	NR	NR	NR	0
<i>Federal institutional controls / engineering controls registries</i>								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
<i>Federal ERNS list</i>								
ERNS	TP		NR	NR	NR	NR	NR	0
<i>Lists of state- and tribal hazardous waste facilities</i>								
SHWS	1.000		0	0	0	0	NR	0
<i>Lists of state and tribal landfills and solid waste disposal facilities</i>								
SWF/LF	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal leaking storage tanks</i>								
LUST	0.500		0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
LAST INDIAN LUST	0.500 0.500		0 0	0 0	0 0	NR NR	NR NR	0 0
<i>Lists of state and tribal registered storage tanks</i>								
FF TANKS	0.250		0	0	NR	NR	NR	0
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		0	0	NR	NR	NR	0
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
TANKS	0.250		0	0	NR	NR	NR	0
<i>State and tribal institutional control / engineering control registries</i>								
ENG CONTROLS	0.500		0	0	0	NR	NR	0
INST CONTROL	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal voluntary cleanup sites</i>								
VCP	0.500		0	0	0	NR	NR	0
INDIAN VCP	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal brownfield sites</i>								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
<u>ADDITIONAL ENVIRONMENTAL RECORDS</u>								
<i>Local Brownfield lists</i>								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
<i>Local Lists of Landfill / Solid Waste Disposal Sites</i>								
SWRCY	0.500		0	0	0	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
<i>Local Lists of Hazardous waste / Contaminated Sites</i>								
US HIST CDL	TP		NR	NR	NR	NR	NR	0
PRIORITYCLEANERS	0.500		0	0	0	NR	NR	0
FI Sites	1.000		0	0	0	0	NR	0
US CDL	TP		NR	NR	NR	NR	NR	0
<i>Local Land Records</i>								
LIENS 2	TP		NR	NR	NR	NR	NR	0
<i>Records of Emergency Release Reports</i>								
HMIRS	TP		NR	NR	NR	NR	NR	0
SPILLS	TP		NR	NR	NR	NR	NR	0
SPILLS 90	TP		NR	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
SPILLS 80	TP		NR	NR	NR	NR	NR	0
<i>Other Ascertainable Records</i>								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
DOT OPS	TP		NR	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
MINES MRDS	0.250		0	0	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
ECHO	TP		NR	NR	NR	NR	NR	0
DOCKET HWC	TP		NR	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
PFAS NPL	0.250		0	0	NR	NR	NR	0
PFAS FEDERAL SITES	0.250		0	0	NR	NR	NR	0
PFAS TRIS	0.250		0	0	NR	NR	NR	0
PFAS TSCA	0.250		0	0	NR	NR	NR	0
PFAS RCRA MANIFEST	0.250		0	0	NR	NR	NR	0
PFAS ATSDR	0.250		0	0	NR	NR	NR	0
PFAS WQP	0.250		0	0	NR	NR	NR	0
PFAS PROJECT	0.250		0	0	NR	NR	NR	0
PFAS NPDES	0.250		0	0	NR	NR	NR	0
PFAS ECHO	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
PFAS ECHO FIRE TRAIN	0.250		0	0	NR	NR	NR	0
PFAS PT 139 AIRPORT	0.250		0	0	NR	NR	NR	0
AQUEOUS FOAM NRC	0.250		0	0	NR	NR	NR	0
BIOSOLIDS	TP		NR	NR	NR	NR	NR	0
UST FINDER RELEASE	0.500		0	0	0	NR	NR	0
UST FINDER	0.250		0	0	NR	NR	NR	0
E MANIFEST	0.250		0	0	NR	NR	NR	0
PFAS	0.250		0	0	NR	NR	NR	0
AQUEOUS FOAM	0.250		0	0	NR	NR	NR	0
AIRS	TP		NR	NR	NR	NR	NR	0
ASBESTOS	TP		NR	NR	NR	NR	NR	0
CLEANUP SITES	TP		NR	NR	NR	NR	NR	0
DEDB	0.250		0	0	NR	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
DWM CONTAM	0.500		0	0	0	NR	NR	0
Financial Assurance	TP		NR	NR	NR	NR	NR	0
FL Cattle Dip. Vats	0.250		0	0	NR	NR	NR	0
HAZ WASTE	0.250		0	0	NR	NR	NR	0
HW GEN	0.250		0	0	NR	NR	NR	0
RESP PARTY	0.500		0	0	0	NR	NR	0
SOLCP	TP		NR	NR	NR	NR	NR	0
SITE INV SITES	0.500		0	0	0	NR	NR	0
TIER 2	TP		NR	NR	NR	NR	NR	0
UIC	TP		NR	NR	NR	NR	NR	0
NPDES	TP		NR	NR	NR	NR	NR	0
ERIC WASTE CLEANUP	TP		NR	NR	NR	NR	NR	0

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP	1.000	0	0	0	0	NR	0
EDR Hist Auto	0.125	0	NR	NR	NR	NR	0
EDR Hist Cleaner	0.125	0	NR	NR	NR	NR	0

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA HWS	TP	NR	NR	NR	NR	NR	0
RGA LF	TP	NR	NR	NR	NR	NR	0
RGA LUST	TP	NR	NR	NR	NR	NR	0
- Totals --		0	0	0	0	0	0

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID
Direction
Distance
Elevation

Site

MAP FINDINGS

EDR ID Number
Database(s) EPA ID Number

NO SITES FOUND

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
FL	AIRS	Permitted Facilities Listing	Department of Environmental Protection	01/09/2025	01/14/2025	02/21/2025
FL	AQUEOUS FOAM	Former Fire Training Facility Assessments Listing	Department of Environmental Protection	07/01/2025	07/02/2025	07/07/2025
FL	ASBESTOS	Asbestos Notification Listing	Department of Environmental Protection	05/09/2025	05/13/2025	08/01/2025
FL	AST	Storage Tank Facility Information	Department of Environmental Protection	05/22/2025	05/28/2025	08/18/2025
FL	BROWNFIELDS	Brownfields Sites Database	Department of Environmental Protection	02/20/2025	03/25/2025	06/10/2025
FL	BROWNFIELDS AREAS	Brownfields Areas Database	Department of Environmental Protection	02/20/2025	03/25/2025	06/10/2025
FL	BSRA	Brownfield Site Rehabilitation Agreements Listing	Department of Environmental Protection	02/20/2025	03/25/2025	06/10/2025
FL	CLEANUP SITES	DEP Cleanup Sites - Contamination Locator Map Listing	Department of Environmental Protection	02/19/2025	02/20/2025	05/07/2025
FL	DEDB	Ethylene Dibromide Database Results	Department of Environmental Protection	03/13/2025	03/28/2025	05/02/2025
FL	DRYCLEANERS	Drycleaning Facilities	Department of Environmental Protection	04/08/2025	04/09/2025	04/21/2025
FL	DWM CONTAM	DWM CONTAMINATED SITES	Department of Environmental Protection	03/03/2025	04/01/2025	06/18/2025
FL	ENG CONTROLS	Institutional Controls Registry	Department of Environmental Protection	03/06/2025	03/21/2025	06/10/2025
FL	ERIC WASTE CLEANUP	Environmental Restoration Integrated Cleanup Listing	Department of Environmental Protection	03/27/2025	03/27/2025	06/10/2025
FL	FF TANKS	Federal Facilities Listing	Department of Environmental Protection	03/17/2025	03/18/2025	06/02/2025
FL	FIN ASSURANCE 1	Financial Assurance Information Listing	Department of Environmental Protection	04/03/2025	04/22/2025	07/14/2025
FL	FIN ASSURANCE 2	Financial Assurance Information Listing	Department of Environmental Protection	04/03/2025	04/22/2025	07/14/2025
FL	FIN ASSURANCE 3	Financial Assurance Information Listing	Department of Environmental Protection	05/19/2025	05/20/2025	08/01/2025
FL	FL Cattle Dip. Vats	Cattle Dipping Vats	Department of Environmental Protection	09/27/2019	01/10/2020	02/11/2020
FL	FL SITES	Sites List	Department of Environmental Protection	12/31/1989	05/09/1994	08/04/1994
FL	HAZ WASTE	Hazardous Waste Information Listing	Department of Environmental Protection	05/12/2025	05/13/2025	08/01/2025
FL	HW GEN	Hazardous Waste Generators	Department of Environmental Protection	02/25/2025	03/18/2025	06/02/2025
FL	Inst Control	Institutional Controls Registry	Department of Environmental Protection	03/06/2025	03/21/2025	06/10/2025
FL	LAST	Leaking Aboveground Storage Tank Listing	Department of Environmental Protection	04/21/2025	04/22/2025	07/14/2025
FL	LUST	Petroleum Contamination Detail Report	Department of Environmental Protection	04/21/2025	04/22/2025	07/14/2025
FL	PFAS	PFOS and PFOA stand for perfluorooctane sulfonate and perflu	Department of Environmental Protection	04/04/2025	04/17/2025	07/08/2025
FL	PRIORITYCLEANERS	Priority Ranking List	Department of Environmental Protection	12/04/2024	02/04/2025	04/18/2025
FL	RESP PARTY	Responsible Party Sites Listing	Department of Environmental Protection	03/27/2025	03/27/2025	06/09/2025
FL	RGA HWS	Recovered Government Archive State Hazardous Waste Facilie	Department of Environmental Protection		07/01/2013	12/30/2013
FL	RGA LF	Recovered Government Archive Solid Waste Facilities List	Department of Environmental Protection		07/01/2013	01/10/2014
FL	RGA LUST	Recovered Government Archive Leaking Underground Storage Tan	Department of Environmental Protection		07/01/2013	12/30/2013
FL	SHWS	Florida's State-Funded Action Sites	Department of Environmental Protection	10/26/2024	11/08/2024	01/27/2025
FL	SITE INV SITES	Site Investigation Section Sites Listing	Department of Environmental Protection	05/12/2025	05/13/2025	08/01/2025
FL	SOLCP	State-Owned Lands Cleanup Program Listing	Department of Environmental Protection	05/05/2025	05/06/2025	07/16/2025
FL	SPILLS	Oil and Hazardous Materials Incidents	Department of Environmental Protection	03/26/2025	03/27/2025	06/09/2025
FL	SPILLS 80	SPILLS80 data from FirstSearch	FirstSearch	09/01/2001	01/03/2013	03/06/2013
FL	SPILLS 90	SPILLS90 data from FirstSearch	FirstSearch	12/10/2012	01/03/2013	03/04/2013
FL	SWF/LF	Solid Waste Facility Database	Department of Environmental Protection	04/07/2025	04/08/2025	06/27/2025
FL	SWRCY	Recycling Centers	Department of Environmental Protection	08/20/2024	10/08/2024	12/24/2024
FL	TANKS	Storage Tank Facility List	Department of Environmental Protection	05/22/2025	05/28/2025	08/18/2025
FL	TIER 2	Tier 2 Facility Listing	Department of Environmental Protection	12/31/2024	05/28/2025	06/04/2025
FL	UIC	Underground Injection Wells Database Listing	Department of Environmental Protection	04/10/2025	04/10/2025	07/02/2025
FL	UST	Storage Tank Facility Information	Department of Environmental Protection	05/22/2025	05/28/2025	08/18/2025
FL	VCP	Voluntary Cleanup Sites	Department of Environmental Protection	04/30/2025	05/01/2025	05/06/2025
FL	WASTEWATER	Wastewater Facility Regulation Database	Department of Environmental Protection	04/28/2025	04/29/2025	07/16/2025
US	2020 COR ACTION	2020 Corrective Action Program List	Environmental Protection Agency	09/30/2017	05/08/2018	07/20/2018
US	ABANDONED MINES	Abandoned Mines	Department of Interior	05/28/2025	05/28/2025	06/03/2025
US	AQUEOUS FOAM NRC	Aqueous Foam Related Incidents Listing	Environmental Protection Agency	06/23/2025	06/26/2025	08/27/2025

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	BIOSOLIDS	ICIS-NPDES Biosolids Facility Data	Environmental Protection Agency	04/13/2025	04/15/2025	07/08/2025
US	BRS	Biennial Reporting System	EPA/NTIS	12/31/2023	02/19/2025	03/07/2025
US	COAL ASH DOE	Steam-Electric Plant Operation Data	Department of Energy	12/31/2023	10/16/2024	01/14/2025
US	COAL ASH EPA	Coal Combustion Residues Surface Impoundments List	Environmental Protection Agency	01/12/2017	03/05/2019	11/11/2019
US	CONSENT	Superfund (CERCLA) Consent Decrees	Department of Justice, Consent Decree Library	03/31/2025	05/02/2025	07/17/2025
US	CORRACTS	Corrective Action Report	EPA	06/02/2025	06/03/2025	06/16/2025
US	DEBRIS REGION 9	Torres Martinez Reservation Illegal Dump Site Locations	EPA, Region 9	01/12/2009	05/07/2009	09/21/2009
US	DOCKET HWC	Hazardous Waste Compliance Docket Listing	Environmental Protection Agency	05/06/2021	05/21/2021	08/11/2021
US	DOD	Department of Defense Sites	USGS	06/07/2021	07/13/2021	03/09/2022
US	DOT OPS	Incident and Accident Data	Department of Transportation, Office of Pipeli	03/31/2025	04/22/2025	07/17/2025
US	Delisted NPL	National Priority List Deletions	EPA	06/26/2025	07/01/2025	07/17/2025
US	E MANIFEST	Hazardous Waste Electronic Manifest System	Environmental Protection Agency	06/02/2025	06/04/2025	08/13/2025
US	ECHO	Enforcement & Compliance History Information	Environmental Protection Agency	06/22/2025	06/25/2025	08/27/2025
US	EDR Hist Auto	EDR Exclusive Historical Auto Stations	EDR, Inc.			
US	EDR Hist Cleaner	EDR Exclusive Historical Cleaners	EDR, Inc.			
US	EDR MGP	EDR Proprietary Manufactured Gas Plants	EDR, Inc.			
US	EPA WATCH LIST	EPA Watch List	Environmental Protection Agency	08/30/2013	03/21/2014	06/17/2014
US	ERNS	Emergency Response Notification System	National Response Center, United States Coast	06/10/2025	06/12/2025	06/16/2025
US	FEDERAL FACILITY	Federal Facility Site Information listing	Environmental Protection Agency	05/05/2025	06/20/2025	08/27/2025
US	FEDLAND	Federal and Indian Lands	U.S. Geological Survey	04/02/2018	04/11/2018	11/06/2019
US	FEMA UST	Underground Storage Tank Listing	FEMA	04/08/2025	04/23/2025	04/24/2025
US	FINDS	Facility Index System/Facility Registry System	EPA	04/22/2025	05/05/2025	05/21/2025
US	FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA/Office of Prevention, Pesticides and Toxi	04/09/2009	04/16/2009	05/11/2009
US	FTTS INSP	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA	04/09/2009	04/16/2009	05/11/2009
US	FUDS	Formerly Used Defense Sites	U.S. Army Corps of Engineers	07/23/2025	07/23/2025	07/29/2025
US	FUELS PROGRAM	EPA Fuels Program Registered Listing	EPA	05/07/2025	05/13/2025	07/29/2025
US	FUSRAP	Formerly Utilized Sites Remedial Action Program	Department of Energy	03/03/2023	03/03/2023	06/09/2023
US	HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HIST FTTS INSP	FIFRA/TSCA Tracking System Inspection & Enforcement Case Lis	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HMIRS	Hazardous Materials Information Reporting System	U.S. Department of Transportation	06/11/2025	06/12/2025	06/16/2025
US	ICIS	Integrated Compliance Information System	Environmental Protection Agency	11/18/2016	11/23/2016	02/10/2017
US	IHS OPEN DUMPS	Open Dumps on Indian Land	Department of Health & Human Services, Indian	02/07/2024	11/13/2024	11/19/2024
US	INDIAN LUST R1	Leaking Underground Storage Tanks on Indian Land	EPA Region 1	11/18/2024	01/16/2025	04/07/2025
US	INDIAN LUST R10	Leaking Underground Storage Tanks on Indian Land	EPA Region 10	11/18/2024	01/16/2025	04/07/2025
US	INDIAN LUST R4	Leaking Underground Storage Tanks on Indian Land	EPA Region 4	11/18/2024	01/16/2025	04/07/2025
US	INDIAN LUST R5	Leaking Underground Storage Tanks on Indian Land	EPA, Region 5	11/18/2024	01/16/2025	04/07/2025
US	INDIAN LUST R6	Leaking Underground Storage Tanks on Indian Land	EPA Region 6	11/18/2024	01/16/2025	04/07/2025
US	INDIAN LUST R7	Leaking Underground Storage Tanks on Indian Land	EPA Region 7	01/07/2025	01/16/2025	04/07/2025
US	INDIAN LUST R8	Leaking Underground Storage Tanks on Indian Land	EPA Region 8	11/18/2024	01/16/2025	04/07/2025
US	INDIAN LUST R9	Leaking Underground Storage Tanks on Indian Land	Environmental Protection Agency	01/07/2025	01/16/2025	04/07/2025
US	INDIAN ODI	Report on the Status of Open Dumps on Indian Lands	Environmental Protection Agency	12/31/1998	12/03/2007	01/24/2008
US	INDIAN RESERV	Indian Reservations	USGS	12/31/2014	07/14/2015	01/10/2017
US	INDIAN UST R1	Underground Storage Tanks on Indian Land	EPA, Region 1	11/18/2024	01/16/2025	04/07/2025
US	INDIAN UST R10	Underground Storage Tanks on Indian Land	EPA Region 10	11/18/2024	01/16/2025	04/07/2025
US	INDIAN UST R4	Underground Storage Tanks on Indian Land	EPA Region 4	11/08/2024	01/16/2025	04/07/2025
US	INDIAN UST R5	Underground Storage Tanks on Indian Land	EPA Region 5	11/18/2024	01/16/2025	04/07/2025
US	INDIAN UST R6	Underground Storage Tanks on Indian Land	EPA Region 6	11/18/2024	01/16/2025	04/07/2025

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	INDIAN UST R7	Underground Storage Tanks on Indian Land	EPA Region 7	01/07/2025	01/16/2025	04/07/2025
US	INDIAN UST R8	Underground Storage Tanks on Indian Land	EPA Region 8	11/18/2024	01/16/2025	04/07/2025
US	INDIAN UST R9	Underground Storage Tanks on Indian Land	EPA Region 9	10/15/2024	01/16/2025	04/07/2025
US	INDIAN VCP R1	Voluntary Cleanup Priority Listing	EPA, Region 1	07/27/2015	09/29/2015	02/18/2016
US	INDIAN VCP R7	Voluntary Cleanup Priority Listng	EPA, Region 7	03/20/2008	04/22/2008	05/19/2008
US	LEAD SMELTER 1	Lead Smelter Sites	Environmental Protection Agency	06/26/2025	07/01/2025	07/17/2025
US	LEAD SMELTER 2	Lead Smelter Sites	American Journal of Public Health	04/05/2001	10/27/2010	12/02/2010
US	LIENS 2	CERCLA Lien Information	Environmental Protection Agency	06/26/2025	07/01/2025	07/17/2025
US	LUCIS	Land Use Control Information System	Department of the Navy	03/11/2025	04/02/2025	06/24/2025
US	MINES MRDS	Mineral Resources Data System	USGS	06/04/2024	11/22/2024	02/18/2025
US	MINES VIOLATIONS	MSHA Violation Assessment Data	DOL, Mine Safety & Health Admi	04/01/2025	04/02/2025	06/24/2025
US	MLTS	Material Licensing Tracking System	Nuclear Regulatory Commission	05/07/2025	05/07/2025	06/03/2025
US	NPL	National Priority List	EPA	06/26/2025	07/01/2025	07/17/2025
US	NPL LIENS	Federal Superfund Liens	EPA	10/15/1991	02/02/1994	03/30/1994
US	ODI	Open Dump Inventory	Environmental Protection Agency	06/30/1985	08/09/2004	09/17/2004
US	PADS	PCB Activity Database System	EPA	07/01/2024	10/02/2024	01/10/2025
US	PCB TRANSFORMER	PCB Transformer Registration Database	Environmental Protection Agency	09/13/2019	11/06/2019	02/10/2020
US	PCS	Permit Compliance System	EPA, Office of Water	12/16/2016	01/06/2017	03/10/2017
US	PCS ENF	Enforcement data	EPA	12/31/2014	02/05/2015	03/06/2015
US	PFAS ATSDR	PFAS Contamination Site Location Listing	Department of Health & Human Services	06/24/2020	03/17/2021	11/08/2022
US	PFAS ECHO	Facilities in Industries that May Be Handling PFAS Listing	Environmental Protection Agency	06/23/2025	06/26/2025	08/27/2025
US	PFAS ECHO FIRE TRAIN	Facilities in Industries that May Be Handling PFAS Listing	Environmental Protection Agency	06/23/2025	06/26/2025	08/27/2025
US	PFAS FEDERAL SITES	Federal Sites PFAS Information	Environmental Protection Agency	06/23/2025	06/26/2025	08/27/2025
US	PFAS NPDES	Clean Water Act Discharge Monitoring Information	Environmental Protection Agency	06/23/2025	06/26/2025	08/27/2025
US	PFAS NPL	Superfund Sites with PFAS Detections Information	Environmental Protection Agency	06/23/2025	06/26/2025	08/27/2025
US	PFAS PROJECT	NORTHEASTERN UNIVERSITY PFAS PROJECT	Environmental Protection Agency	05/15/2024	03/06/2025	06/03/2025
US	PFAS PT 139 AIRPORT	All Certified Part 139 Airports PFAS Information Listing	Environmental Protection Agency	06/23/2025	06/26/2025	08/27/2025
US	PFAS RCRA MANIFEST	PFAS Transfers Identified In the RCRA Database Listing	Environmental Protection Agency	03/23/2025	04/02/2025	05/05/2025
US	PFAS TRIS	List of PFAS Added to the TRI	Environmental Protection Agency	06/23/2025	06/26/2025	08/27/2025
US	PFAS TSCA	PFAS Manufacture and Imports Information	Social Science Environmental Health Research	06/23/2025	06/26/2025	08/27/2025
US	PFAS WQP	Ambient Environmental Sampling for PFAS	Environmental Protection Agency	06/23/2025	06/26/2025	08/27/2025
US	PRP	Potentially Responsible Parties	Environmental Protection Agency	06/26/2025	07/01/2025	07/29/2025
US	Proposed NPL	Proposed National Priority List Sites	EPA	06/26/2025	07/01/2025	07/17/2025
US	RAATS	RCRA Administrative Action Tracking System	EPA	04/17/1995	07/03/1995	08/07/1995
US	RADINFO	Radiation Information Database	EPA	07/01/2019	07/01/2019	09/23/2019
US	RCRA NonGen / NLR	RCRA - Non Generators / No Longer Regulated	Environmental Protection Agency	06/02/2025	06/04/2025	06/16/2025
US	RCRA-LQG	RCRA - Large Quantity Generators	Environmental Protection Agency	06/02/2025	06/04/2025	06/16/2025
US	RCRA-SQG	RCRA - Small Quantity Generators	Environmental Protection Agency	06/02/2025	06/04/2025	06/16/2025
US	RCRA-TSDF	RCRA - Treatment, Storage and Disposal	Environmental Protection Agency	06/02/2025	06/04/2025	06/16/2025
US	RCRA-VSQG	RCRA - Very Small Quantity Generators (Formerly Conditionall	Environmental Protection Agency	06/02/2025	06/04/2025	06/16/2025
US	RMP	Risk Management Plans	Environmental Protection Agency	04/05/2025	04/11/2025	07/08/2025
US	ROD	Records Of Decision	EPA	07/29/2025	08/04/2025	08/12/2025
US	SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing	Environmental Protection Agency	07/30/2021	02/03/2023	02/10/2023
US	SEMS	Superfund Enterprise Management System	EPA	06/26/2025	07/01/2025	07/17/2025
US	SEMS-ARCHIVE	Superfund Enterprise Management System Archive	EPA	06/26/2025	07/01/2025	07/17/2025
US	SSTS	Section 7 Tracking Systems	EPA	04/14/2025	04/15/2025	07/08/2025
US	TRIS	Toxic Chemical Release Inventory System	EPA	12/31/2023	02/11/2025	02/18/2025

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	TSCA	Toxic Substances Control Act	EPA	12/31/2020	06/14/2022	03/24/2023
US	UMTRA	Uranium Mill Tailings Sites	Department of Energy	05/15/2025	05/15/2025	07/29/2025
US	US AIRS (AFS)	Aerometric Information Retrieval System Facility Subsystem (EPA	10/12/2016	10/26/2016	02/03/2017
US	US AIRS MINOR	Air Facility System Data	EPA	10/12/2016	10/26/2016	02/03/2017
US	US BROWNFIELDS	A Listing of Brownfields Sites	Environmental Protection Agency	09/09/2024	09/11/2024	12/06/2024
US	US CDL	Clandestine Drug Labs	Drug Enforcement Administration	04/04/2025	06/02/2025	08/12/2025
US	US ENG CONTROLS	Engineering Controls Sites List	Environmental Protection Agency	05/19/2025	05/20/2025	07/29/2025
US	US FIN ASSUR	Financial Assurance Information	Environmental Protection Agency	06/02/2025	06/03/2025	06/16/2025
US	US HIST CDL	National Clandestine Laboratory Register	Drug Enforcement Administration	04/04/2025	06/02/2025	08/12/2025
US	US INST CONTROLS	Institutional Controls Sites List	Environmental Protection Agency	05/19/2025	05/20/2025	07/29/2025
US	US MINES	Mines Master Index File	Department of Labor, Mine Safety and Health A	05/01/2025	05/20/2025	07/29/2025
US	US MINES 2	Ferrous and Nonferrous Metal Mines Database Listing	USGS	04/08/2025	05/20/2025	08/12/2025
US	US MINES 3	Active Mines & Mineral Plants Database Listing	USGS	04/14/2011	06/08/2011	09/13/2011
US	UST FINDER	UST Finder Database	Environmental Protection Agency	06/08/2023	10/04/2023	01/18/2024
US	UST FINDER RELEASE	UST Finder Releases Database	Environmental Protection Agency	06/08/2023	10/31/2023	01/18/2024
US	UXO	Unexploded Ordnance Sites	Department of Defense	02/14/2025	03/11/2025	06/03/2025
CT	CT MANIFEST	Hazardous Waste Manifest Data	Department of Energy & Environmental Protection	05/04/2025	05/06/2025	07/21/2025
NJ	NJ MANIFEST	Manifest Information	Department of Environmental Protection	12/31/2018	04/10/2019	05/16/2019
NY	NY MANIFEST	Facility and Manifest Data	Department of Environmental Conservation	12/31/2019	11/30/2023	12/01/2023
PA	PA MANIFEST	Manifest Information	Department of Environmental Protection	06/30/2018	07/19/2019	09/10/2019
RI	RI MANIFEST	Manifest information	Department of Environmental Management	12/31/2020	11/30/2021	02/18/2022
WI	WI MANIFEST	Manifest Information	Department of Natural Resources	05/31/2018	06/19/2019	09/03/2019
US	AHA Hospitals	Sensitive Receptor: AHA Hospitals	American Hospital Association, Inc.			
US	Medical Centers	Sensitive Receptor: Medical Centers	Centers for Medicare & Medicaid Services			
US	Nursing Homes	Sensitive Receptor: Nursing Homes	National Institutes of Health			
US	Public Schools	Sensitive Receptor: Public Schools	National Center for Education Statistics			
US	Private Schools	Sensitive Receptor: Private Schools	National Center for Education Statistics			
FL	Daycare Centers	Sensitive Receptor: Department of Children & Families	Provider Information			
US	Flood Zones	100-year and 500-year flood zones	Emergency Management Agency (FEMA)			
US	NWI	National Wetlands Inventory	U.S. Fish and Wildlife Service			
FL	State Wetlands	Wetlands Inventory	Department of Environmental Protection			
US	Topographic Map		U.S. Geological Survey			
US	Oil/Gas Pipelines		Endeavor Business Media			
US	Electric Power Transmission Line Data		Endeavor Business Media			

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
STREET AND ADDRESS INFORMATION						

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GEOCHECK® - PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

MY OASIS CHURCH
5215 LORRAINE ROAD
BRADENTON, FL 34211

TARGET PROPERTY COORDINATES

Latitude (North):	27.447049 - 27° 26' 49.38"
Longitude (West):	82.393337 - 82° 23' 36.01"
Universal Tranverse Mercator:	Zone 17
UTM X (Meters):	362300.2
UTM Y (Meters):	3036554.2
Elevation:	50 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	17175309 LORRAINE, FL
Version Date:	2021
East Map:	17117721 VERNA, FL
Version Date:	2021

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

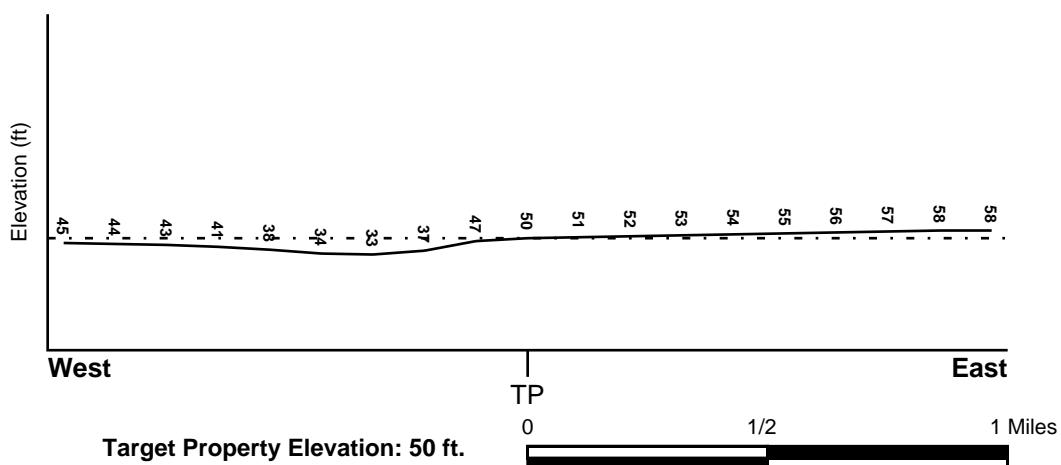
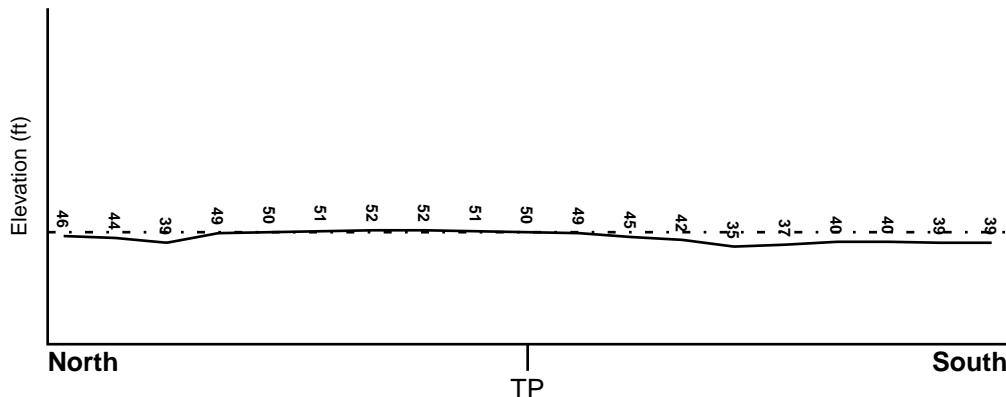
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General WSW

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

<u>Flood Plain Panel at Target Property</u>	<u>FEMA Source Type</u>
12081C0334E	FEMA FIRM Flood data
<u>Additional Panels in search area:</u>	<u>FEMA Source Type</u>
12081C0333E	FEMA FIRM Flood data
12081C0345E	FEMA FIRM Flood data
1201530370C	FEMA Q3 Flood data

NATIONAL WETLAND INVENTORY

<u>NWI Quad at Target Property</u>	<u>NWI Electronic Data Coverage</u>
LORRAINE	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius: 1.25 miles
Status: Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

<u>MAP ID</u>	<u>LOCATION</u>	<u>GENERAL DIRECTION</u>
	<u>FROM TP</u>	<u>GROUNDWATER FLOW</u>
Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

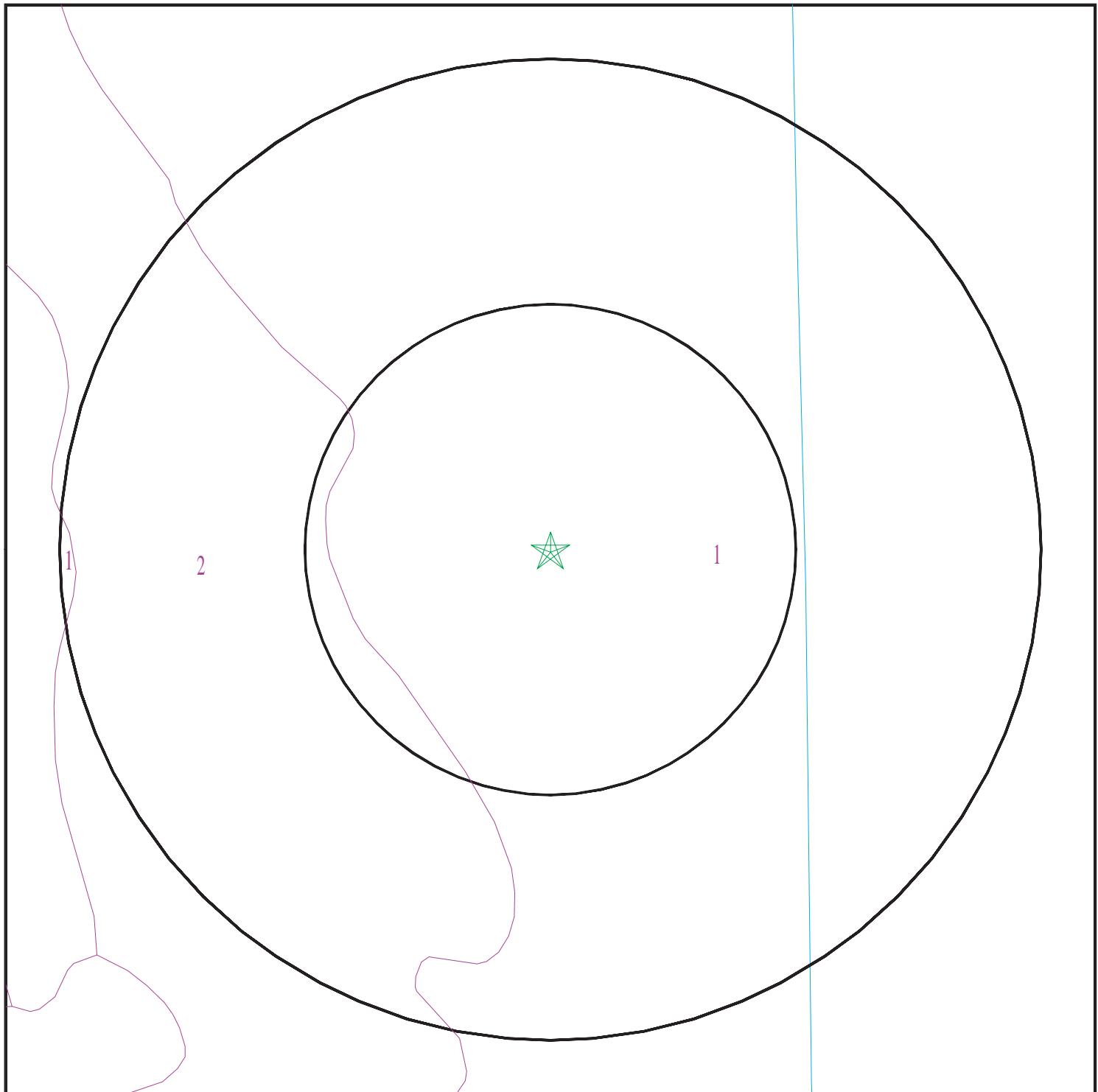
Era: Cenozoic
System: Tertiary
Series: Miocene
Code: Tm *(decoded above as Era, System & Series)*

GEOLOGIC AGE IDENTIFICATION

Category: Stratified Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

SSURGO SOIL MAP - 8096451.2s



★ Target Property

~ SSURGO Soil

~ Water

0 1/16 1/8 1/4 Miles



SITE NAME: My Oasis Church
ADDRESS: 5215 Lorraine Road
Bradenton FL 34211
LAT/LONG: 27.447049 / 82.393337

CLIENT: Universal Engineering Sciences
CONTACT: Ryan Pireaux
INQUIRY #: 8096451.2s
DATE: September 03, 2025 11:27 am

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: Myakka

Soil Surface Texture: fine sand

Hydrologic Group: Class B/D - Drained/undrained hydrology class of soils that can be drained and are classified.

Soil Drainage Class: Poorly drained

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 31 inches

Soil Layer Information								
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)	
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil			
1	0 inches	22 inches	fine sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 6.5 Min: 3.6	
2	22 inches	37 inches	fine sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 6.5 Min: 3.6	
3	37 inches	79 inches	fine sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 6.5 Min: 3.6	

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Map ID: 2

Soil Component Name: Ona
 Soil Surface Texture: fine sand
 Hydrologic Group: Class B/D - Drained/undrained hydrology class of soils that can be drained and are classified.
 Soil Drainage Class: Poorly drained
 Hydric Status: Partially hydric
 Corrosion Potential - Uncoated Steel: High
 Depth to Bedrock Min: > 0 inches
 Depth to Watertable Min: > 31 inches

Soil Layer Information								
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)	
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil			
1	0 inches	5 inches	fine sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 4 Min: 0.42	Max: 6 Min: 4.5	
2	5 inches	16 inches	fine sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 4 Min: 0.42	Max: 6 Min: 4.5	
3	16 inches	51 inches	fine sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 4 Min: 0.42	Max: 6 Min: 4.5	
4	51 inches	68 inches	fine sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 4 Min: 0.42	Max: 6 Min: 4.5	
5	68 inches	79 inches	fine sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 4 Min: 0.42	Max: 6 Min: 4.5	

APPENDIX K – SITE PHOTOGRAPHS



Photograph No. 1: View of the west boundary looking north. Lorraine Rd located to the left.



Photograph No. 2: View of the southern boundary looking east.

SITE PHOTOGRAPHS

Oasis Church
5215 Lorraine Road
Bradenton, Manatee County, Florida 34211

Project No. A25148.02444.000
Report No. 17300
Photograph Date: 9/3/2025



Photograph No. 3: View of the northern boundary looking east.



Photograph No. 4: Overview of the western portion of the subject property.

SITE PHOTOGRAPHS

Oasis Church
5215 Lorraine Road
Bradenton, Manatee County, Florida 34211

Project No. A25148.02444.000
Report No. 17300
Photograph Date: 9/3/2025



Photograph No. 5: View of the Church entrance.



Photograph No. 6: View of a playground on the subject property.

SITE PHOTOGRAPHS

Oasis Church
5215 Lorraine Road
Bradenton, Manatee County, Florida 34211

Project No. A25148.02444.000
Report No. 17300
Photograph Date: 9/3/2025



Photograph No. 7: View of portable classrooms located on the northern boundary of the subject property.



Photograph No. 8: View of a septic mound located on the north center boundary of the subject property.

SITE PHOTOGRAPHS

Oasis Church
5215 Lorraine Road
Bradenton, Manatee County, Florida 34211

Project No. A25148.02444.000
Report No. 17300
Photograph Date: 9/3/2025



Photograph No. 9: Overview of the western portion of the subject property.



Photograph No. 10: View of the adjacent cattle grazing property to the north.

SITE PHOTOGRAPHS

Oasis Church
5215 Lorraine Road
Bradenton, Manatee County, Florida 34211

Project No. A25148.02444.000
Report No. 17300
Photograph Date: 9/3/2025



Photograph No. 11: View of the adjacent subdivision construction property to the south.



Photograph No. 12: View of a pond located on the northwest boundary.

SITE PHOTOGRAPHS

Oasis Church
5215 Lorraine Road
Bradenton, Manatee County, Florida 34211

Project No. A25148.02444.000
Report No. 17300
Photograph Date: 9/3/2025

APPENDIX L – QUALIFICATIONS

KURT HARDY, PE

Environmental Engineer

Kurt Hardy has over 25 years of experience in geo/environmental engineering and civil engineering. Mr. Hardy has conducted and supervised a diverse variety of environmental projects. These have included: identification of the degree and extent of environmental contamination, design and construction of remedial systems, environmental emergency response, preparation of civil and environmental permit applications, preparation of Phase I and Phase II environmental site assessments, property condition assessments, facility compliance audits, underground storage tank removals, tank closure reports, site assessment reports, and other significant environmental assessment, remediation, and construction projects.

Kurt's Project Experience Includes:

Florida Department of Environmental Protection, Tampa, Florida – Engineer of Record for State Petroleum Cleanup Program site for LSSI assessment of petroleum contamination at former gas station that had been redeveloped into a bank branch facility. Activities included the installation of permanent monitoring wells, groundwater flow assessment, soil sampling, and groundwater sampling. Work conducted at the site was completed at times convenient for this operating bank.

CSCQ Inc, Tampa, Florida – Engineer of Record for assessment, preparation and implementation of Director's Authorization Permit in accordance with Hillsborough County EPC requirements. Prepared methane monitoring program for the structure which is located on former landfill location. Implemented landfill gas monitoring program and permit modification for installation of continuous methane detectors and sub-slab venting.

National Oil Well Varco, Tampa, Florida – Engineer of Record responsible for implementation and supervision of source removal activities at former industrial property. Prepared technical reports for refining the characterization of extent of contamination and remedial action measures. The goal of the source removal was to excavate for proper off-site disposal any soil contamination which was above the commercial/ industrial cleanup target level to achieve site conditions acceptable for conditional site closure. Following excavation activities and submittal of the Site Assessment and Source Removal Report to the regulatory agency, the site received a No Further Action with conditions.

Hernando County Governemnt, Courthouse Building, Brooksville, Florida – Senior Engineer responsible for completing monitoring activities for the Hernando County Courthouse which had been in a NAM program for several years with

Education

BS, Civil Engineering, West Virginia University (1990)

Expertise

Environmental and Civil Engineering: Site Planning/Engineering, Site Remediation, Environmental Site Assessment/Due Diligence and Testing; Underground Storage Tanks

Licenses

Professional Engineer (FL)

Certifications

OSHA Hazardous Waste Operations and Emergency Response (HAZWOPER) Site Worker

OSHA HAZWOPER Site Supervisor

Years of Experience

Since 1990

monitoring completed by another firm. Universal completed the NAM for the groundwater, and then also provided a limited assessment for a residual soil issue which allowed for a NFA with Conditions for the site. Kurt assisted Hernando County with the Conditional NFA process and documents.

Pasco Hernando State College, Firing Range Assessment and Cleanup, Pasco County, Florida – Senior Engineer responsible for supervision of drilling/monitoring well installation, soil/groundwater sample collection, and contaminant distribution resulting from former firing range. Sampling media involved soil, groundwater, pond sediment and surface water. He prepared technical reports for characterization of extent of contamination and remedial action involving soil stabilization to reduce hazardous concentrations for disposal resulting in submittal of a No Further Action report to the FDEP.

Environmental Due Diligence Assessments, Lender Foreclosure, Various Locations throughout Florida. Mr. Hardy serves as a Senior Engineer responsible for directing and conducting numerous environmental due diligence assessments at locations throughout Florida for financial institution Special Assets Groups. The properties involve commercial facilities requiring special access coordination and preparation of well documented reports for evaluation by the financial institution and future purchasers.

Directing Due Diligence Contamination Assessment Activities, Delta Tank Farm, Tampa, Florida. Senior Engineer responsible for directing due diligence contamination assessment activities for the Delta tank farm at a major southeast airport. The completed objective involved developing a baseline contamination level and cost of cleanup for a potential ownership transfer. The portion of the tank farm of interest included four 1,000,000-gallon Jet "A" ASTs (above ground storage tanks) which had documented releases of thousands of gallons of product over several years.

Due Diligence Environmental Testing, Pest Control Facility, Tampa, Florida. Senior Engineer responsible for conducting due diligence environmental testing at Pest Control facility that had been in operation for greater than 50 years. Designed and implemented soil/groundwater testing plan which allowed both the buying and selling parties to evaluate their risks from a quick turnaround, economically feasible investigation that outlined the extent of chlorinated pesticide contamination in the soil and groundwater. Mr. Hardy presented findings to both parties along with estimated soil remedial costs based on test results and conclusions.

Dewatering Monitoring and Treatment Plan, City of Miami Beach, Florida. Mr. Hardy was the Senior Engineer for preparation of a monitoring plan and backup remedial action for dewatering associated with a parking garage adjacent to a contaminated site. The monitoring plan was submitted for approval by DERM and involved sentry well locations and dewatering effluent testing. The plan provided specifications for addition of remedial treatment if contamination was detected.

Emergency Response Activities, Construction Storage Trailer, Miami, Florida. Mr. Hardy was the Senior Engineer responsible for directing emergency response activities within a construction storage trailer, following client's personnel being overcome by noxious fumes. Responsibilities included directing and specifying pre-entrance testing, personnel protective equipment (PPE) selection and material handling procedures. Mr. Hardy provided in-field direction to material removal team involved in entering storage area, material segregation, and suspect material containerization.



Education

BS Geology, West Virginia University

Years of Experience

3

Licenses

- Geologist in Training, FL #GIT196

Certifications

- Geologist In Training, FL
- FDEP Stormwater, Erosion, and Sedimentation Control Inspector
- AHERA Asbestos Inspector

Ryan Pireaux, GIT

Staff Geologist

Ryan has three years of industry experience in both environmental and geotechnical service departments. Environmental expertise includes Phase I and Phase II Environmental Site Assessment, field investigation for extent of environmental contamination, monitor well installation and ground water sampling, soil sampling, soil classification, asbestos surveys, and NPDES inspections. Geotechnical expertise includes auger-cast pile, driven pile, helical pile installation monitoring, soil sampling, and visual soil classification obtained from test borings using the Unified Soil and USDA classification systems.

PROJECT EXPERIENCE

The St. Regis Longboat Key Resort

Sarasota, FL

UES provided Pile Installation Monitoring. Pile installation monitoring. Involved more than 3,400 piles with the auger-cast pile drilling method.

Sarasota County School Bus Depot

Sarasota, FL

UES provided Underground Tank Assessment.

Assessed soils and groundwater (in the vicinity of six fuel pumps) and two large underground storage tanks(USTs). performed delineated soil contamination and coordinated cleanup of impacted soils. Monitored installation of test wells and recorded data for drilling logs.

State Road 70 Braden River Bridges

Bradenton, FL

UES provided Monitor SPT Boring Operations.

Monitored two standard penetration test borings for future widening of bridges in the Braden River area of State Road 70. This FDOT job involved monitoring drill crew to record drilling log data, take split spoon samples, and log soil classification in the field.

Thunderbird Ranch

Sarasota, FL

UES provided Phase I Environmental Site Assessment.

Assess any environmental concerns on property using research from topographic maps, historical aerial photos, and environmental databases prior to site visit. The site visit involved walking and driving the property, taking pictures, looking for petroleum, pesticide, and herbicide use from past/present, preparing a Phase I report after field investigation.

Motel Demolition Asbestos Survey

Sarasota, FL

UES provided Asbestos Survey.

Performed a full asbestos survey of six buildings (constructed in the 1960s), including surveys of single- and two-story structures. The survey also included an office with apartment and auxiliary structures.