

**UPDATED PHASE I
ENVIRONMENTAL SITE ASSESSMENT
UNDEVELOPED STONEYBROOKE PARCEL
OSCEOLA COUNTY, FLORIDA**

Prepared for:

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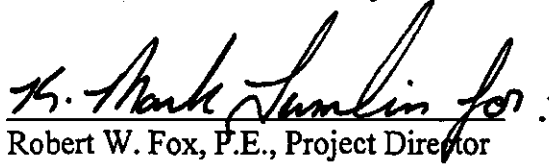
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This Updated Environmental Site Assessment report was prepared and reviewed by:



K. Mark Tumlin, Senior Project Scientist



Robert W. Fox, P.E., Project Director

SECTION 1

INTRODUCTION

SCS Engineers (SCS) was retained by Ron Howse, P.A. to update a Phase I Environmental Site Assessment (ESA) report prepared by SCS dated February 20, 1998 for an undeveloped parcel of land located in Osceola County, Florida (the site). The site is proposed for development as a residential community referred to as Stoneybrooke, which will include commercial development, single and multi-family home sites, wildlife conservation areas, and recreational areas. Information regarding the proposed development of the site was provided to SCS by a previous land development company and Ron Howse, P.A., a land planning professional. Information reviewed for this report included site maps, surveys, and aerial photographs.

SCOPE OF SERVICES

The 1998 ESA was performed in general accordance with the American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments E 1527-97. The ESA update activities included the following tasks:

- Review of the February 20, 1998 Phase I ESA report prior to conducting site visit and regulatory file reviews.
- Field observations made during a site visit by SCS on October 10, 2001. The purpose of the field observations was to identify areas or features on or near the site that could have an adverse affect on the environmental integrity of the site (e.g., chemical storage tanks, manufacturing activities, disposal areas, etc.).
- Interviews with Ron Howse, P.A. personnel and regulatory personnel familiar with the historical and current uses of the site.
- Review of an environmental database report with information specific to the area of the site (from databases maintained by Vista Information Solutions, Inc. (Vista), San Diego, California). The database report included information from select United States Environmental Protection Agency (EPA) and Florida Department of Environmental Protection (FDEP) environmental databases.
- Review of environmental regulatory records and pollution complaint records on file at the FDEP Central District office in Orlando, Florida and the Public Safety office in Kissimmee, Osceola County, Florida.
- Interviews with select Osceola County regulatory agency personnel familiar with the area of the site.
- Review of historical aerial photographs of the site and surrounding area at the Osceola County Property Appraiser's Office.

- Revision of the previous report to incorporate updated information from the above activities.

LIMITATIONS

The ESA activities focused on potential sources of hazardous substances that could be considered a liability due to their possible presence in significant concentrations (e.g., above acceptable limits set by the Federal or State government) or due to the potential for contamination migration through exposure pathways (e.g., groundwater). Materials that may contain substances which are not currently deemed hazardous by the EPA were not considered as part of this study.

Hazardous substances naturally occurring in plants, soils, and rocks, (e.g., heavy metals, naturally occurring asbestos, or radon) are not typically considered in these investigations; however, SCS conducted a review of available documents for radon measurements the area of the site. Similarly, construction debris (e.g., discarded concrete, asphalt) is not considered to be of concern unless observations suggest that hazardous substances are likely to be present in significant concentrations or likely to migrate.

The activities performed by SCS to complete the scope of services also were subject to the following site specific limitations:

- Based on the relatively large size of the site (approximately 224 acres) and the physiographic and topographic challenges encountered (e.g., wetlands and dense wooded areas) the site visit was conducted in accessible areas believed to be representative of the site, and at specific locations of concern identified during the historical aerial photograph review. In this regard, not all areas of the site were walked or driven. Consequently, site conditions or features which could have an affect on the environmental integrity of the site may be present, but may not have been observed.
- SCS' scope of services did not include a review of issues associated with the environmental permitting and proposed development of the site.

This report is prepared exclusively for the use of Ron Howse, P.A. with the care and skill generally exercised by experienced professionals under similar circumstances, in this or similar localities. No other warranty, expressed or implied, is made as to the professional advice presented herein. Third parties use this report at their own risk.

SECTION 2

SITE DESCRIPTION

The site is located between Bronson Memorial Highway (US Highway 192/441, State Road 550) and Neptune Road (County Road 525) approximately one mile east of the town of Kissimmee in Osceola County, Florida (Figure 1, Appendix A). The site is comprised of two abutting parcels in Sections 24 and 25 of Township 25 South, Range 29 East and totals approximately 224 acres of generally undeveloped land zoned primarily agricultural. The majority of the southern portion of the site (Section 25) currently is used as cattle pasture. Approximately five acres of the northern portion of the site (Section 24) is occupied by an abandoned homestead.

SITE OBSERVATIONS

SCS representative, Mark Tumlin, performed a site visit on October 10, 2001, to observe current site conditions and uses. Observations were compared to the findings documented in the February 20, 1998 Phase I ESA report. The following sections describe the observations and site features identified during the site visit.

Structures

An abandoned homestead was observed located on the northeastern portion of the site (Figure 2, Appendix A). Structures observed in the area of the abandoned homestead included a wood-framed, single-story house; a wooden barn; a wooden corral; and perimeter fences (Photograph Numbers 3 through 10, Appendix B). These structures appeared to have been abandoned for an extended period of time and were in poor, weathered condition. Potential hazardous substances observed are discussed in the Hazardous Substances section of this report. Based on observations in the area of the homestead, farm equipment maintenance activities may have been conducted within the barn. No other structures were observed on site indicating potential former management of hazardous substances.

Other structures on site included internal barbed wire fences with wood and metal swing gates, and perimeter barbed-wire fences surrounding the site property. The internal fences and gates appeared to be in fair to poor condition and the perimeter fences appeared to be in good condition.

Transformer Equipment

A pole-mounted, bucket-type electrical transformer was observed in the area of the abandoned homestead (Photograph Number 4, Appendix B). The transformer appeared to be in fair condition. There were no visual indications of the contents of the transformer and no visual indications of discharges were observed on the transformer or adjacent soils.

Storage Tanks

There were no visual indications of the presence of petroleum storage tanks observed on site.

On-Site Wells

One private well was observed located adjacent to the abandoned house on site (Figure 2, Appendix A). The well site included a pressure tank of approximately 50-gallon capacity and appeared to have formerly provided potable water to the abandoned house. No construction details were available for the well.

Stormwater Management

Stormwater collected on the site appeared to settle in topographically depressed areas, small wetlands areas, small ponds, and Bass Slough that extends through the southern portion of the site (Figure 2, Appendix A). The site appeared to receive stormwater from off-site properties including adjacent roadways, undeveloped properties, and residential properties. SCS did not observe unusual stains or areas of suspected discharges onto the site from off-site sources during the site visit. Stormwater collected on site in Bass Slough flows in a southerly direction into Partin Canal which empties into Lake Tohopekaliga (Figure 1, Appendix A).

Vegetation

SCS observed the general site vegetation conditions from the accessible portions of the site. Site vegetation observed included naturally occurring ground cover, shrubs, and trees of both upland and wetland species in select areas. In general, the site vegetation appeared to be in healthy condition with the exception of select areas of heavy cattle traffic, vehicle roadways, and specific areas of disturbed soils. There was limited vegetation in the areas of cattle traffic and roadways during the site visit. Disturbed soils, soil piles, and scattered debris also were observed in the area of the abandoned homestead (Photograph Numbers 3 through 10, Appendix B). Some areas of vegetation in these areas appeared to be distressed to due vehicle traffic.

Wetlands

SCS did not conduct formal wetlands delineation activities as part of the scope of services. However, SCS observed several areas of the site that appeared to be wetlands based on hydrologic conditions and plant species. The wetlands areas appeared to be healthy and no unusual environmental conditions were observed in these areas. The potential wetlands areas may require special consideration prior to future development such as mitigation or preservation.

Hazardous Chemicals and Substances

Several small, empty containers were observed intermixed with other scattered household debris in the area of the abandoned homestead (Figure 2, Appendix A). The containers

appeared to have formerly contained products considered to be hazardous including paints, thinners, petroleum distillates, and pesticides. There were no obvious visual indications of discharges of these products observed in the area.

Several unlabeled and deteriorated 55-gallon drums were observed in the vicinity of the abandoned house, barn, and corral (Photograph Numbers 3 through 10, Appendix B). No apparent hazardous substances were observed in the drums; however, the former contents could not be determined and the drums were partially filled with trash and water.

An abandoned combine tractor was observed near the southwestern portion of the homestead area on site (Photograph Number 6, Appendix B). The tractor appeared to have been abandoned for an extended period of time. Soils beneath the engine of the tractor appeared to be stained with motor oil and/or petroleum.

Dip vats in Florida were historically (early 1900's) used to apply chemicals such as pesticides and arsenic to cattle for pest disease prevention. The use of cattle dipping vats were discontinued in the 1940's and 1950's. The FDEP has initiated investigation into former cattle dip vats on private and public properties in Florida. SCS did not observe the presence of excavated areas or troughs on site that may have been used for cattle dip vats, but it is possible that cattle dipping vats could be present at the site.

Discarded Debris Areas

SCS observed areas of discarded debris and soil piles (Photograph Numbers 3 through 10, Appendix B) in the vicinity of the abandoned homestead. The discarded debris included household trash, construction materials, and demolition debris. The debris and soil piles may have been imported from off-site sources and discarded on site. SCS observed several small empty containers of materials considered to be hazardous such as paints, thinners, and other petroleum distillates; however, no visual indications of hazardous waste discharges were observed in the areas of the discarded debris.

Radon

Radon is a naturally occurring radioactive gas which results from the radioactive decay of radium. Radon can pose a threat to human health if it is allowed to accumulate in the living spaces of buildings. Based on a report titled "Florida Statewide Radiation Study," prepared by GEOMET Technologies, Inc., dated December 1987, Osceola County is identified as a county with no evidence of elevated radon potential.

REGIONAL GEOLOGY

The regional geology of the site was derived from the following sources:

- Soil Survey of Osceola County Area Florida, United States Department of Agriculture, Soil Conservation Services April, 1979.

- Florida's Ground Water Quality Monitoring Program, Hydrogeologic Framework, Florida Geological Survey, State of Florida, 1991.
- Florida's Ground Water Quality Monitoring Program, Background Hydrogeochemistry, Florida Geological Survey, State of Florida, 1992.

The site is located within the central or mid-peninsular zone of Florida in the Osceola Plain. The regional surficial geology in the area of the site consists of mostly fine sands, moderately to poorly drained, and relatively level topography with select areas of depressional soils. The surficial soils consist of unconsolidated sands that extend to depths ranging from 100 feet to 500 feet below land surface (bls). This geological formation comprises the surficial aquifer system. Groundwater in the area of the site is estimated to be encountered between one and three feet bls. Groundwater flow direction was reported to be in a southwesterly direction toward Lake Tohopekaliga. However, local topographic or surface water features may influence the surficial aquifer flow direction.

An unconfined intermediate aquifer system underlies the surficial aquifer and ranges in depths of 500 feet to 900 feet bls. The intermediate aquifer system consists of siliclastic and carbonate sediments. The intermediate aquifer is underlain by the Floridan Aquifer system consisting of limestones and sandstones. The Floridan Aquifer system is the primary source of drinking water for the area of the site.

The aquifer systems in the area of the site are reported to be unconfined to semi-confined units. These hydrogeological units indicate the possibility for surficial contaminants to migrate into the drinking water source for the area of the site.

SURROUNDING PROPERTY USE

SCS conducted a windshield survey of the adjacent and surrounding properties to assess the presence of potential sources of hazardous substances or activities that could adversely impact the environmental integrity of the site. Property development surrounding the site consists of undeveloped and agricultural lands, residential development, small commercial businesses, and an adjacent water treatment plant. Based on SCS' observations of the surrounding undeveloped, agricultural, and residential properties, there were no indications to suggest that these properties posed a threat to the environmental integrity of the site.

A description of facilities which have the potential to affect the environmental integrity of the site are described below. Several other commercial facilities which maintain petroleum storage tank systems in the vicinity of the site are described in the "Regulatory Records Review" section of this report.

Undeveloped Areas

Adjacent and surrounding undeveloped areas did not appear to have visual indications of the mismanagement of hazardous substance or waste disposal practices conducted on the properties. The undeveloped properties observed included wooded areas and overgrown pastures.

Agricultural

Adjacent active and former agricultural properties located to the east and west of the site appeared to have been used for cattle grazing purposes and citrus groves. SCS did not observe the presence of feedlots, waste disposal areas, or other visual indications of farm waste or hazardous substance management or discharges on these adjacent properties. Although the turfgrass and tree nursery located adjacent to the northwestern portion of the site regularly uses pesticides and fertilizers, SCS did not observe areas of mismanagement or discharges near the site.

Residential

Residential properties located adjacent to the west and southern sides of the site consisted of single family homes. The residential properties observed appeared to be relatively well maintained with no obvious visual indications of the management or discharge of hazardous materials or wastes. A new residential development (Magical Landings) located abutting the northern side of the site consisted of single family homes was under construction. Several areas of discarded construction debris (concrete, plastic, asphalt, soil, wood, etc.) were observed on site along the perimeter of this development. Hazardous substances were not observed in these areas.

Commercial

Surrounding and adjacent commercial developments were located predominantly along the roadways and consisted of retail stores, restaurants, and service companies. A commercial park consisting of several small businesses was observed located on the north side of US Highway 192. SCS did not observe the presence of hazardous waste mismanagement in the surrounding commercial areas. Specific commercial facilities with regulatory records are discussed in the Regulatory Records Review section of this report.

Water Treatment Plant

The Parkway Water Treatment Plant, a municipal water treatment plant, is located on the adjacent property to the east of the site. The treatment plant reportedly contains a potable well and supplies the surrounding properties with drinking water. The facility also contains a large aboveground storage tank and processing building. The facility also maintains petroleum storage facilities and is further discussed in the Regulatory Records Review section of this report. Water disinfection activities include the addition of chemicals to the potable water at

the plant that may include chlorine. Facility access was restricted and the facility's chemical storage facilities could not be observed during the site visit due to heightened security measures implemented nationally.

SITE HISTORY

The history of the site was assessed through a review of historical aerial photographs and interviews with regulatory personnel familiar with the history of the site. Historical Sanborn Fire Insurance Maps and City Directories are believed not to have been published for the area of the site.

Aerial Photography Review

Historical aerial photographs of the site were reviewed for the years 1958, 1968, 1974, 1985, 1990, 1995, and 1998 at the Osceola County Property Appraiser's Office, Kissimmee, Florida. The site is located within sections 24 and 25, Township 25 South, and Range 29 East. The following are SCS' interpretations of the aerial photographs reviewed:

1958--

The site and surrounding properties appeared to be generally undeveloped; however, these areas possibly appeared to be used as cattle pasture. The roads located adjacent to the northern and southern sides of the site were in place. Some scattered residential homes were observed on surrounding properties to the west and south of the site. Additionally, there appeared to be a homestead on the northern portion of the site. An active citrus grove was located on the western side of the site. Bass Slough extended through the southeastern portion of the site and appeared to have recently been dredged or cleaned due to several white sand piles on the banks throughout the length of the slough.

1968--

The site and surrounding properties appeared to be relatively unchanged from the 1958 aerial photograph with the exception of additional residential homes scattered to the west and south of the site.

1974--

The site and surrounding properties appeared to be relatively unchanged from the 1968 aerial photograph with the exception of limited commercial development along US Highway 192 extending along the northern site boundary.

1985--

The site appeared to be relatively unchanged from the 1974 aerial photograph. The citrus grove located adjacent to the western side of the site appeared to be in the process of being

decommissioned for the construction of residential development. There also appeared to be additional residential development south of the site.

1990--

The site appeared to be relatively unchanged from the 1985 aerial photograph. Surrounding properties included the addition of more residential development to the west and south of the site and limited commercial development along US Highway 192 to the north and Neptune Road to the south.

1995--

The site and surrounding properties appeared to be relatively unchanged from the 1990 aerial photograph with the exception of additional residential development to the west and south sides of the site and commercial development along US Highway 192 to the north and Neptune Road to the south of the site.

1998--

The site and surrounding properties appeared to be relatively unchanged from the 1995 aerial photograph with the exception of additional residential development in the existing neighborhoods and commercial development along US Highway 192. The Magical Landings residential development was not observed on the 1998 aerial photograph.

Personnel Interviews

According to interviews with regulatory personnel familiar with the area of the site, the site was used as pasture for cattle for at least the past 40 years. There were no indications of dumping, mining, or manufacturing activities having been conducted on site. According to Osceola County Public Safety personnel, there are no records of emergency response notifications to the area of the site.

REGULATORY RECORDS REVIEW

An environmental database report was downloaded by SCS on October 10, 2001, from environmental databases maintained by Vista. The purpose of the environmental database report is to assist in the identification of potential environmental concerns at the subject site or properties near the site. A copy of the Vista report is presented in Appendix C. SCS assessed the accuracy of the information contained in the database report by conducting a windshield survey around the accessible portions of the site. The following databases were searched in general accordance with the provisions of the ASTM standard E1527-00:

- National Priorities List (NPL).

- Resource Conservation and Recovery Act (RCRA) Corrective Actions list (CORRACTS).
- RCRA Permitted Transportation, Storage, and Disposal Facilities list (TSD).
- State Equivalent Priority List (SPL).
- State Equivalent Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) list (SCL).
- CERCLIS list.
- No Further Remedial Action Planned (NFRAP) list.
- Florida Solid Waste Facilities (SWF) list.
- Florida Leaking Underground Storage Tank (LUST) list.
- Florida Registered Underground Storage Tank (UST) list.
- Florida Registered Aboveground Storage Tank (AST) list.
- Emergency Response Notification System (ERNS).
- RCRA - Large Quantity Generators (LQG).
- RCRA - Small Quantity Generators (SQG).

NPL, CORRACTS, TSD, SPL, SCL

The search radius for these databases is one mile from the site. SCS expanded the search to a 1 1/2-mile radius due to the size of the site. Facilities identified on the NPL listing are known uncontrolled or abandoned hazardous waste sites. Identified facilities are targeted by the EPA for long-term remedial action under the Superfund program. Facilities identified on the CORRACTS listing are facilities that are undergoing corrective action to remedy a release of hazardous substance. Facilities identified on the TSD listing treat, store, and/or dispose of hazardous wastes. Facilities identified on the SPL listing are state-funded action sites. Facilities on the SCL listing are included in state databases for the release of hazardous substances, undergoing environmental remediation, or approved under the FDEP Drycleaning Solvent Cleanup Program. There were no facilities identified on these listings within the 1 1/2-mile radius.

CERCLIS, NFRAP, LUST, SWF

The search radius for these databases is 1/2-mile from the site. SCS expanded the search to a 1-mile radius due to the size of the site. Facilities identified on the CERCLIS listing are either proposed or on the NPL listing. Facilities identified on the NFRAP listing are sites that have

been removed from the CERCLIS database. Facilities on the LUST listing contain leaking USTs within the state of Florida. Facilities identified on the SWLF listing are active or inactive solid waste facilities. No facilities were identified on these listings within the 1-mile radius.

UST, AST

The search radius for these databases is ¼-mile from the site. SCS expanded the search to a ¾-mile radius due to the size of the site. Facilities identified on the UST listing contain USTs registered with the FDEP. The following seven UST facilities were identified on the Vista report located within a ¾-mile radius:

- Texaco-DP, 2017 Neptune Road.
- Kissimmee City-Parkway Water Treatment Plant, 2107 Partin Settlement Road.
- 7-Eleven Food Store #19392-01, 2211 Irlo Bronson Memorial Highway #1.
- Reliance #417, 2255 East Irlo Bronson Memorial Highway.
- Coastal Food Mart, 2255 East Irlo Bronson Memorial Highway.
- Mobile Oil Corporation SS#GVY, 2265 East Irlo Bronson Memorial Highway.
- Convenience Village #192, 2040 East Vine Street.

A summary of the facilities' environmental regulatory information is provided in the Vista report in Appendix C.

Facilities identified on the AST listing contain ASTs registered with the FDEP. The following two facilities were identified on the Vista report located within a 5/8-mile radius:

- Kissimmee City-Parkway Water Treatment Plant, 2107 Partin Settlement Road.
- Crystalbrook Golf Club, 2259 East Irlo Bronson Memorial Highway.

A summary of the facilities' environmental regulatory information is provided in the Vista report in Appendix C.

SCS reviewed the available regulatory records for these facilities and the following summarize the findings:

- The 7-Eleven Food Store #19392-01, 2211 Irlo Bronson Memorial Highway #1 is located northeast of the site. The current FDEP records indicate that the FDEP approved a petroleum release Contamination Assessment Report (CAR) in August 1994 and requested a Remedial Action Plan. A RAP modification was submitted to the FDEP in July 2001; however, it had not been approved by the FDEP. Therefore, the petroleum release remediation is not complete.
- The Coastal Food Mart, 2255 East Irlo Bronson Memorial Highway was located northeast of the site; however, the facility was replaced by retail stores. A Phase II soil and groundwater assessment was approved by the FDEP in May 1995; however, the FDEP did not certify that the site was "clean."

- The Mobile Oil Corporation SS#GVY, 2265 East Irlo Bronson Memorial Highway is located northeast of the site. A Monitoring Only Plan (MOP) proposal was approved by the FDEP in November 1995; however, the petroleum release plume was identified as migrating off site in a south-southeasterly direction, which is hydraulically cross gradient from the site.

ERNS, LQG, SQG

The search radius for these databases is 1/8-mile from the site. SCS expanded the search to a 5/8-mile radius due to the size of the site. Facilities identified on the ERNS listing are those facilities that were subject to a sudden or accidental release of hazardous substances into the environment. Facilities identified on the LQG listing generate greater than 1,000 kilograms (kg) of hazardous waste per month or meet other applicable requirements of the RCRA. No facilities were identified on these databases located within a 5/8-mile radius of the site.

Facilities identified on the SQG listing generate between 100 kg and 1,000 kg of hazardous waste per month or meet other applicable requirements of RCRA. The following three facilities were identified on the SQG database located within a 5/8-mile radius:

- Texaco #240250172, 2017 Neptune Road.
- Penske Auto Center, 2211 Irlo Bronson Memorial Highway #1.
- Mobile Oil Corporation SS#GVY, 2265 East Irlo Bronson Memorial Highway.

A summary of the facilities' environmental regulatory information is provided in the Vista report in Appendix C.

Unmapped Facilities

Unmapped facilities are those facilities that appear on environmental databases; however, are unable to be mapped due to insufficient information. SCS did not identify the unmapped facilities within a 1-mile radius of the site during the site visit.

SECTION 3

CONCLUSIONS AND RECOMMENDATIONS

Based on the Scope of Services performed, SCS provides the following conclusions and recommendations:

- A pole-mounted transformer located on site appeared to be in fair condition and does not present environmental concern to the site at this time.
- The site is located in an area with no evidence of elevated radon potential. Therefore, radon does not present environmental concern to the site.
- Based on observations of adjacent and surrounding areas during the site visit, these properties do not present environmental concern to the site at this time.
- Based on the available information reviewed, surrounding facilities identified on the regulatory database search are either within regulatory compliance or are located hydraulically down-gradient from the site and do not present environmental concern to the site at this time.
- The unmapped facilities identified on the environmental database report were not visually identified within a 1-mile radius of the site during the site visit. Therefore, these facilities do not present environmental concern to the site at this time.
- Historical site information reviewed and obtained indicate that no commercial, industrial, or mining activities have been performed on the site. With the exception of the homestead on the northern portion of the site, the remainder of the site is undeveloped and has been used for cattle pasture.
- The construction debris observed on site along the perimeter of the Magical Landings residential development should be removed and properly disposed.
- The abandoned homestead located on the northern portion of the site contained several areas of potential environmental concern including scattered debris and household wastes, unlabeled empty containers and drums, abandoned farm machinery, stained soils, soil piles, and construction debris piles. Based on site observations and the potential for impacted soils and groundwater, SCS recommends the following:
 - The existing structures including the house, barn, and corral be removed from the site and the debris be disposed as construction debris at a permitted landfill.
 - The soil piles, construction debris piles, and household trash should be removed from the site and properly disposed.

- The abandoned farm equipment should be removed from the site and properly disposed.
- Assess the former homestead property for the location of septic systems and remove and dispose of former systems on site.
- The potable well located adjacent to the abandoned house should be properly abandoned, unless the well is planned for future use.

Greenberg Traurig

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June 27, 2005

VIA FEDERAL EXPRESS

Ronald J. Vander Veen, Esq.
Cunningham Dalman, P.C.
321 Settlers Road
Holland, MI 49423

Re: Stoneybrook North, Osceola County, Florida

Dear Ron:

Enclosed is the original zoning opinion letter in connection with the above-referenced property.

Please let me know if you have any questions.

Sincerely,

GREENBERG TRAUIG, P.A.



Gary R. Preston

GAP/khr

Enclosure

ALBANY
AMSTERDAM
ATLANTA
BOCA RATON
BOSTON
CHICAGO
DALLAS
DENVER
FORT LAUDERDALE
LOS ANGELES
MIAMI
NEW JERSEY
NEW YORK
ORANGE COUNTY, CA
ORLANDO
PHILADELPHIA
PHOENIX
SILICON VALLEY
TALLAHASSEE
TYSONS CORNER
WASHINGTON, D.C.
WEST PALM BEACH
WILMINGTON
ZURICH

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