



Heilman & Associates, Inc.
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December 8, 2004

Mr. John Fox
Fox Equities, LLC
4330 Appleton Avenue
Jacksonville, FL 32210

**RE: Finwood Avenue Site (11 acres±), Jacksonville, Florida
Environmental Site Assessment - Preliminary**

Dear John:

On December 7, 2004, Heilman & Associates, Inc. performed a preliminary environmental site assessment of the above-referenced site located in Jacksonville, Duval County, Florida. Specifically, the site consists of 11 acres± of undeveloped lands, and is located in the northwestern portion of Section 34, Township 2S, Range 25E (Exhibit 1).

Land Cover

Wetlands

St. Johns River Water Management District (SJRWMD) and U.S. Army Corps of Engineers (ACOE) jurisdictional wetlands are located on two areas of the site, totaling 1.10 acres± (Exhibit 2). The wetlands consist of similar vegetative composition and are connected to existing ditches. The dominant canopy of these wetlands consists of Chinese tallow (*Sapium sebiferum*), which is an exotic-nuisance tree species.

Uplands

Two general upland cover-types are located on the site (Exhibit 2). The dominant cover-type consists of pine flatwoods, which are located on the north, west, and southwestern portions of the site. The other upland cover-type consists of a cleared grassland area, located on the southeastern quadrant of the site.

Wildlife and Habitat

The site was preliminarily investigated for the presence of state and federally protected animal species and their habitat. No listed species or their sign (i.e., tracks, burrows, nests, or scat) or occupied habitat was observed on the site during the preliminary field survey.

A review of Geographical Information System (GIS) databases containing listed species observations was performed. The GIS review did not contain any observations within the site or surrounding areas.

Conclusions

It appears that the sole environmental concern for site development is the presence of wetlands jurisdictional to SJRWMD and ACOE. Although both wetland systems appear to be contiguous due to existing ditch connections, the smaller 0.41-acre system could possibly be non-jurisdictional for SJRWMD. If this smaller system is determined to be non-jurisdictional for SJRWMD, no wetland mitigation would be required for impacting it. In addition, both of the wetlands are dominated by exotic-invasive species. Therefore, their relatively low quality would require less mitigation for impacts.

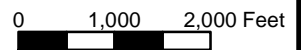
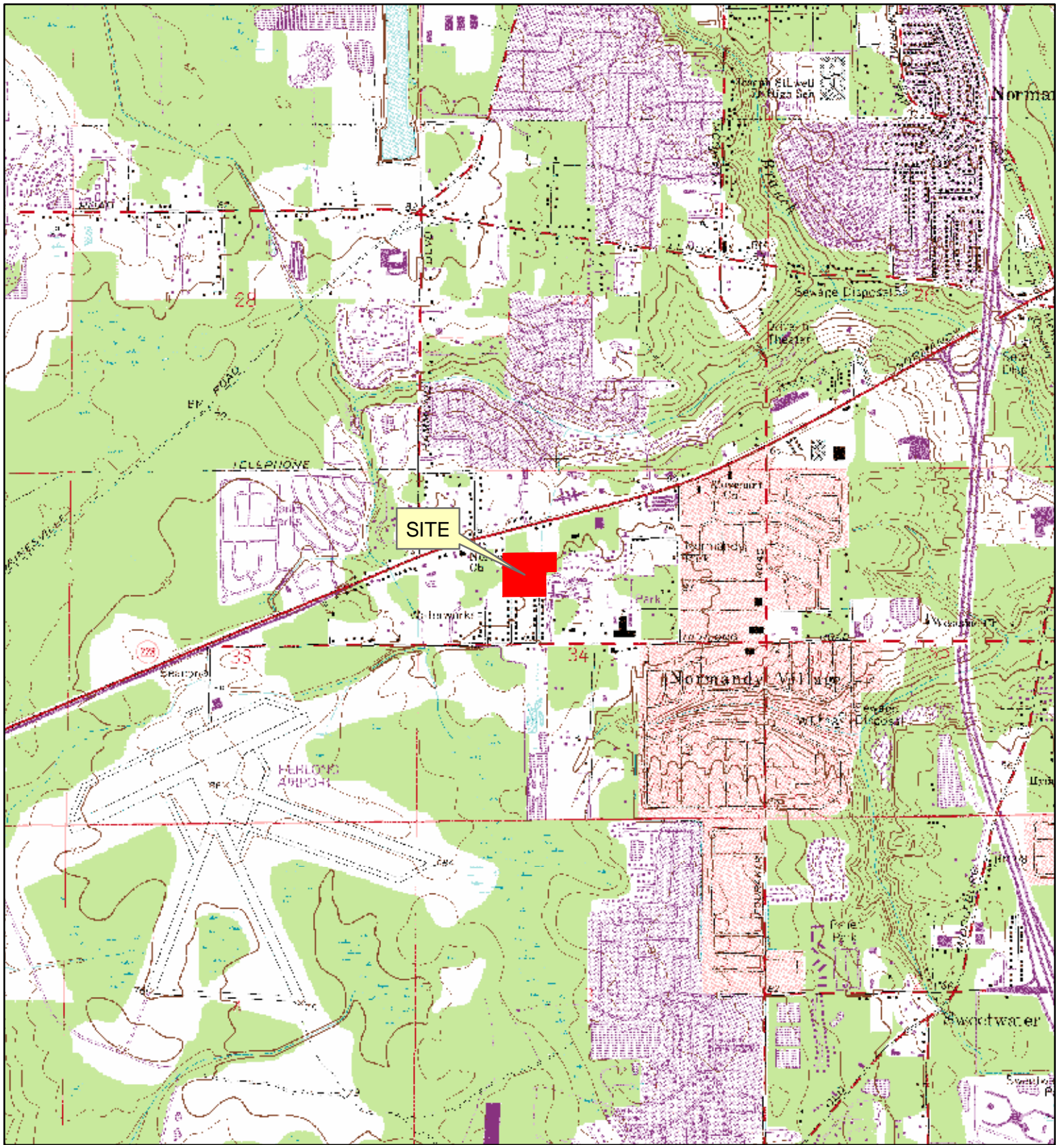
Please contact me if you have any questions or concerns regarding this matter. Thank you for the opportunity to be of service to Fox Equities, LLC.

Sincerely,

A handwritten signature in blue ink, appearing to read "E. Ross Heilman".

E. Ross Heilman, M.S.
Principal Scientist
Heilman & Associates, Inc.

Attachments: Exhibits 1 and 2



Heilman & Associates, Inc.
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 Jacksonville Beach, FL 32250

Finwood Avenue Site. Location Map.

Sources: USGS (1996).

Project: Finwood Avenue Site

Exhibit No.: 1

Date: 12-08-04

File Name: Finwood Ave/Location Map.mxd



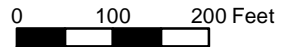



Legend

Land Cover-General

- Uplands (9.91 Ac+/-)
- Wetlands (1.10 Ac+/-)
- Ditches

Notes: This map was produced using spatial interpretations of listed sources and limited ground truthing. No agency confirmation was performed. Boundaries and areas are approximate. To be used for planning purposes only. Aerial photograph shown is dated 2004 from SJRWMD source data.




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Finwood Avenue Site. Land Cover - General.

Sources: SJRWMD (2000, 2004), NWI (1996), SJRWMD/NRCS (2001).

Project: Finwood Avenue Site
Exhibit No.: 2
Date: 12-08-04
File Name: Finwood Ave/Land Cover Map.mxd

