



OFFERING MEMORANDUM

WILLIAMS RD LANDFILL

8001 WILLIAMS ROAD, SEFFNER, FL 33584

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Eshenbaugh
LAND COMPANY

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.

PROPERTY DESCRIPTION

Williams Road Recovery Construction & Demolition (C&D) Disposal Facility (Williams C&DD) f/k/a 8001 Williams Land Recovery C&D is located at 8001 Williams Road, Seffner, Hillsborough County, Florida. The offering includes Phases V, VI, and VII (now known as Phase V-R). It has been classified by Florida Department of Environmental Protection (FDEP) as a Construction and Demolition Debris Landfill and is subject to regulation under Chapter 62-701 Florida Administrative Code (F.A.C.) for solid waste management facilities.

LOCATION DESCRIPTION

The site is located at 8001 Williams Road, Seffner, Hillsborough County, Florida 33584. 8001 Williams Road, with access from I-75 Exit at Martin Luther King Avenue, east to first light at Williams Road and north over I-4 to the facility. The site is easily accessible from both I-4 and I-75 on the east side of Tampa, Florida.

PROPERTY SIZE

98.79 Acres

PARCEL ID

Parcel A 062486-0200; Parcel C 061568-0000; Parcel E 061679-0000

PROPERTY OWNER

The property is under the jurisdiction of the United States Bankruptcy Court, Middle District of Florida, Tampa Division Case No. 8:09-bk-08409-MGW. The Debtor has petitioned the Court and the Court has approved the engagement of Eshenbaugh Land Company as the broker subject to the Court's direction.

PRICE

\$1,500,000

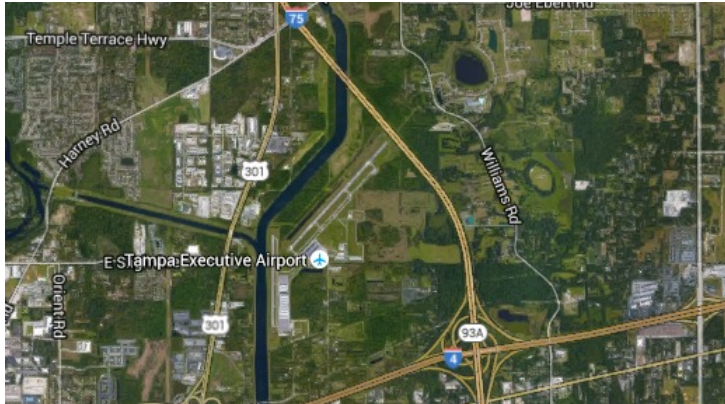
NOTICE: All offers and any contract to sell are subject to U.S. Bankruptcy Court approval. All sales are "AS-IS".

If buyer is represented by a broker, buyer must have a compensation arrangement with their broker.

BROKER CONTACT INFO

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PROPERTY SUMMARY

Sale Price:	\$1,500,000
Lot Size:	98.79 Acres
APN #:	Parcel A 062486-0200; Parcel C 061568-0000; Parcel E 061679-0000

PROPERTY OVERVIEW

Williams Road Recovery Construction & Demolition (C&D) Disposal Facility (Williams C&DD) f/k/a 8001 Williams Land Recovery C&D is located at 8001 Williams Road, Seffner, Hillsborough County, Florida. The offering includes Phases V, VI, and VII (now known as Phase V-R). It has been classified by Florida Department of Environmental Protection (FDEP) as a Construction and Demolition Debris Landfill and is subject to regulation under Chapter 62-701 Florida Administrative Code (F.A.C.) for solid waste management facilities.

Facility History: The site was a former sand mining or borrow pit facility and was used from the mid-1960s to 1990 as a non-regulated C&D debris disposal facility. In 1987, the Hillsborough County Department of Development Coordination gave retroactive “Non-Conforming Use” status to the site. All areas filled till 1990 are known As Phase I. Phase I underlies the current active Phase V-R. Phases II, III, and IV are recorded as having been filled between 1990 and 2002 when the current Phase became active.

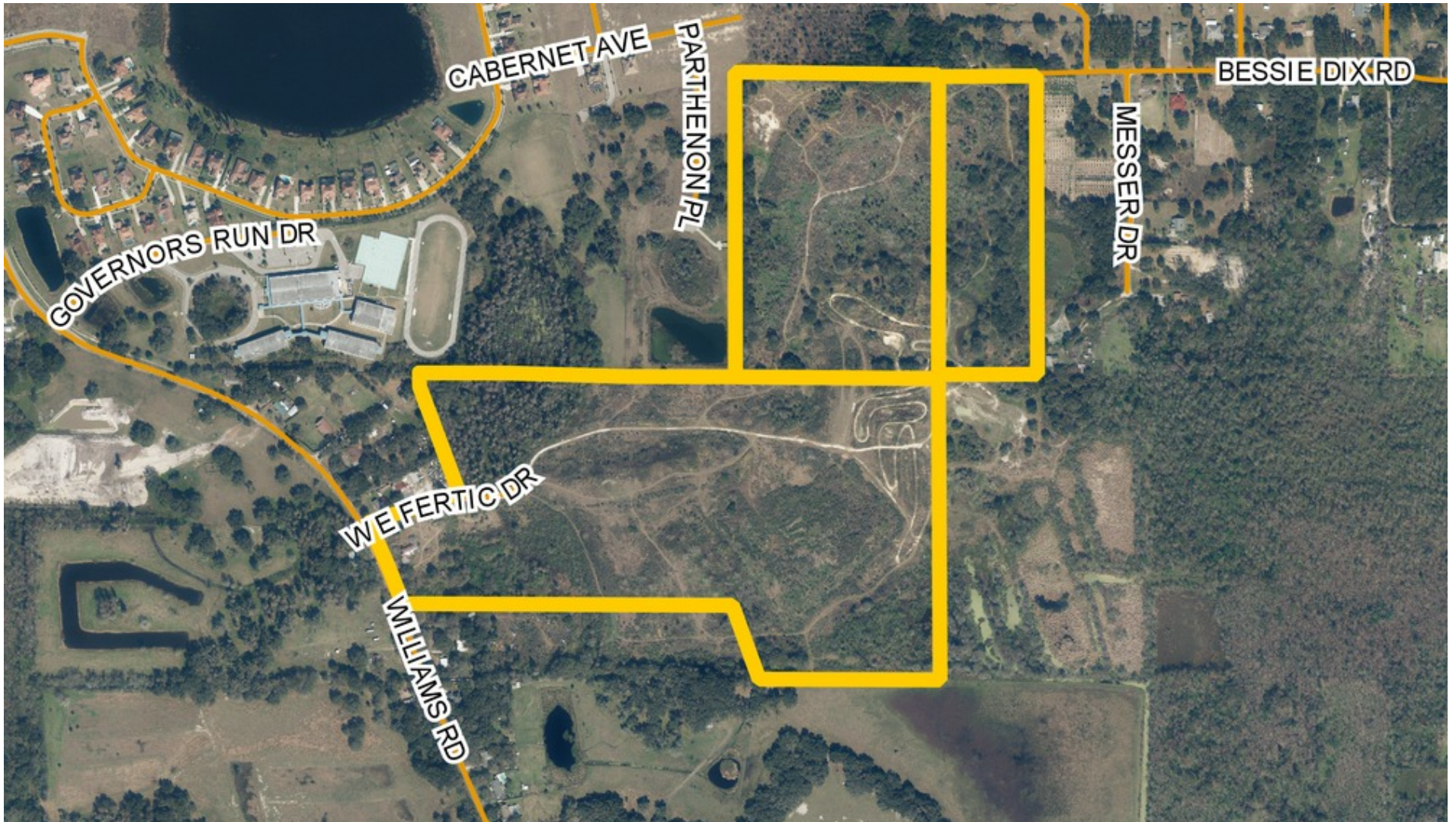
Permit: A permit (FDEP Permit #35309-004-SO) had been issued for the site. Specific condition 22.a of the permit and Rule 62-701-510 (9) (a) of the Florida Administrative Code requires groundwater monitoring and reported to FDEP within 60 days of sample collection.

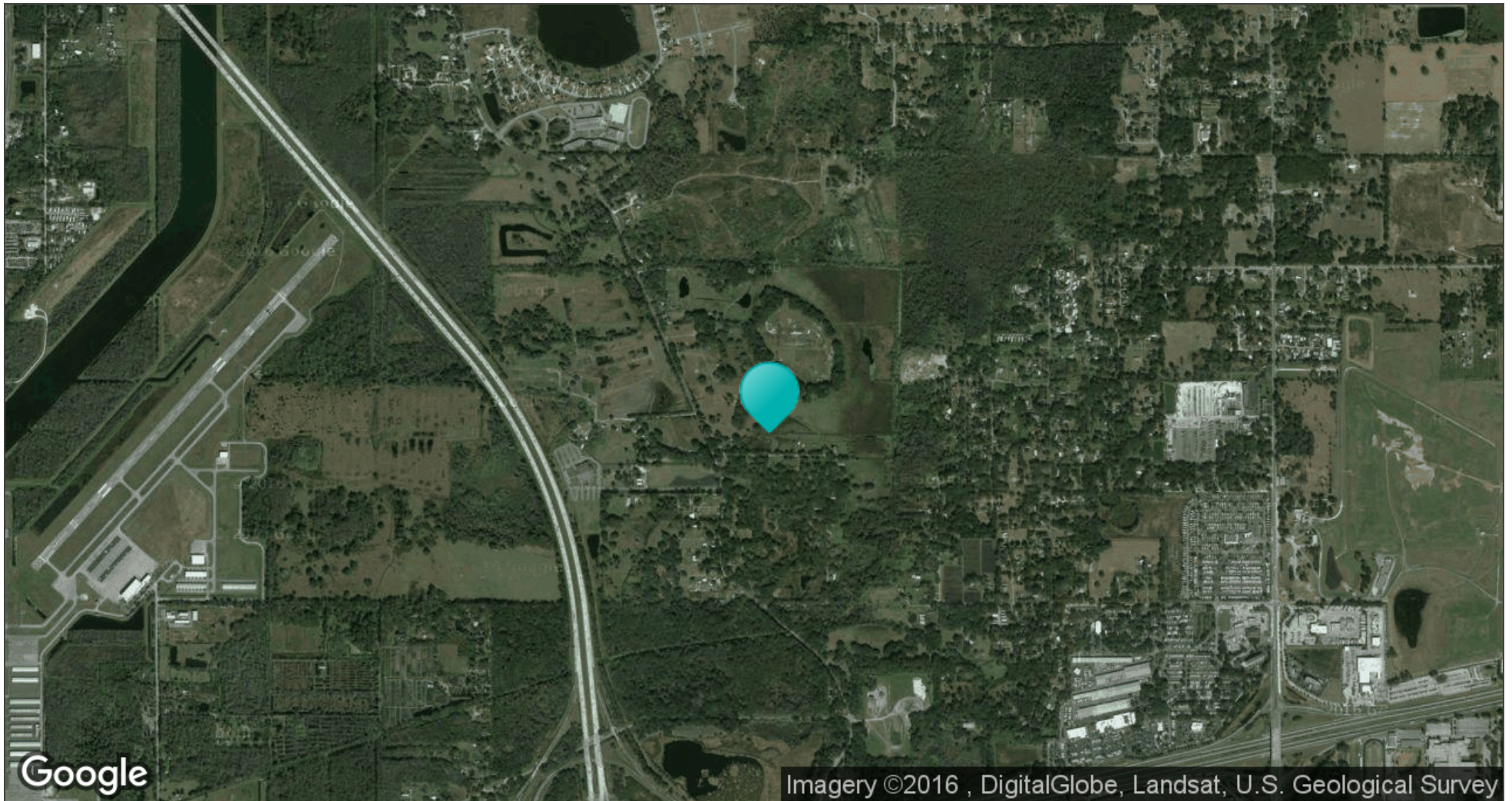
A user must submit a permit application to reopen the site. A permit to reopen the facility will take an estimated six months or more depending on the issues, responses and notice status. The site history can be found on <http://dwmedms.dep.state.fl.us/Oculus/servlet/login>. Log in and the password are both netuser. The Facility ID for the Williams Rd. C&D is 43391.

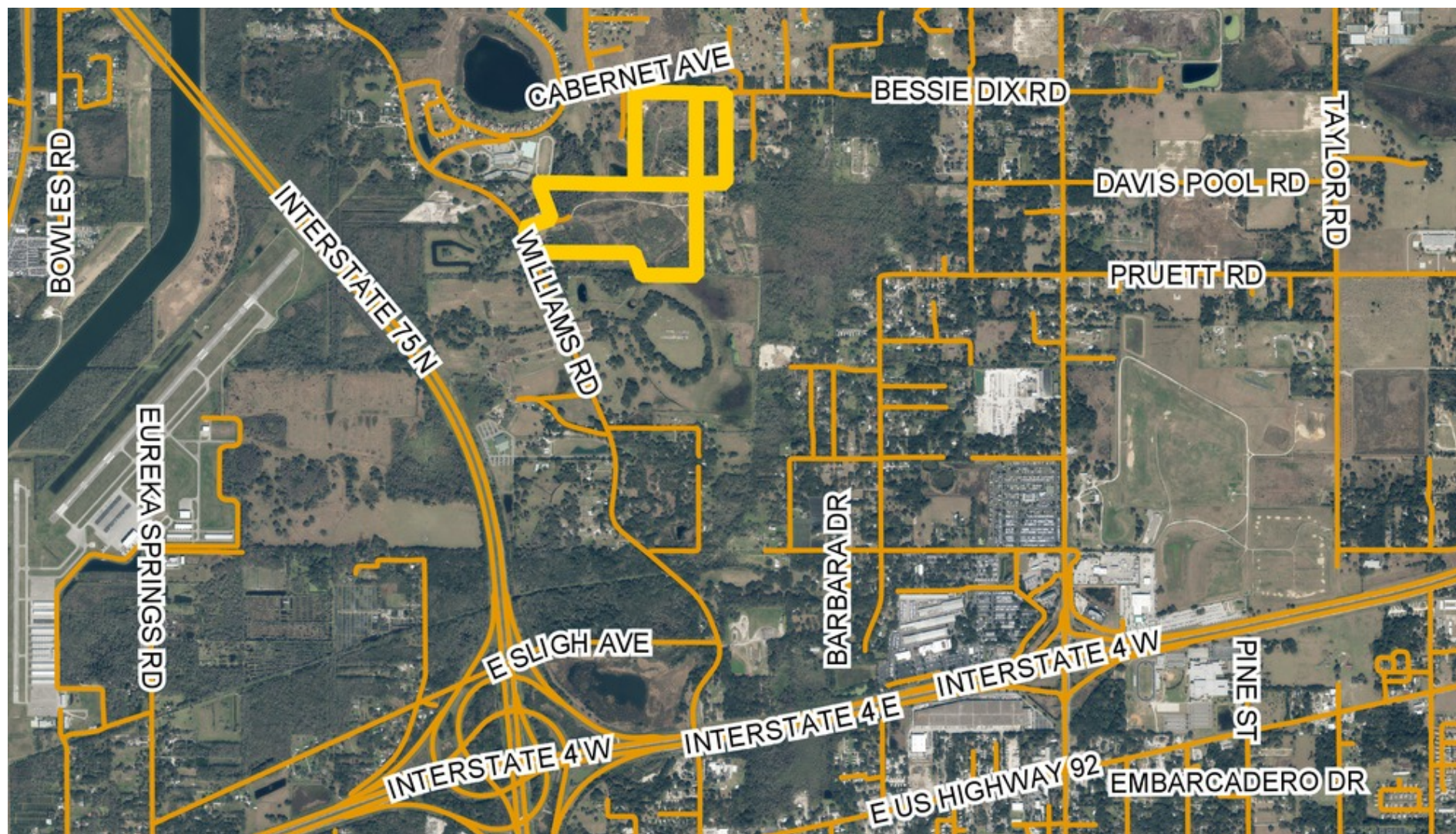
Florida Department of Environmental Protection also advise the new FL regulators require C&D sites to have a geo-membrane. It is suggested any intended buyer coordinate a pre-application with FDEP.

Potential: An engineer’s report from SCS Engineers dated May 24, 2000 estimated the remaining disposal volume for I through VII is 2,487,800 cubic yards. No warranty or validation of this volume is guaranteed and any buyer must make their own determination of future capacity.

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WILLIAMS RD LANDFILL // 8001 WILLIAMS ROAD, SEFFNER, FL 33584





SCS ENGINEERS

SHEET 1 OF 1

CLIENT	8001 LR	PROJECT	CID SITE	JOB NO.	
SUBJECT	VOLUME ESTIMATE		BY	KAS	DATE
			CHECKED		3-17-00
					DATE

OBJECTIVE: ESTIMATE VOLUME AND VALUE OF PHASES V → V II

ASSUME: AREA AS SHOWN IN EEC DRAWING, SHIT 4.

AREA OF PHASES V → V II = 216,880 SF = 6.1 ACRES

ASSUME AVG. CURB CUT GRADE = 34 NGVD

ASSUME 10' TO 15' EXCAVATION FOR @ PHASE (PER CHECK 717)

ASSUME \$16/CY TIPPING FEE (PER C.S. 3-17)

ASSUME MAX. ELEVATION = 40 NGVD ∴ 40-34 = 6' FILL

VOLUME = $\frac{216,880 \text{ SF} \times 16 \text{ FT}}{27 \text{ CF/CY}}$ TO $\frac{216,880 \times 21 \text{ FT}}{27 \text{ CF/CY}}$

= 158,150 CY TO 207,570 CY

COLLECTED TIPPING FEES = 158,150 CY × \$6/CY TO 207,570 CY × \$6/CY

= \$948,900 TO \$1,245,400

* FEES DEPEND UPON EXCAVATION DEPTH, AND HEIGHT THAT YOU ANSWERS TO FILL UP TO.

05/24/00 07:33 FAX 9330236797 SCS ENGINEERS 2002
SCS ENGINEERS

SHEET 1 OF 3

CLIENT	PROJECT	JOB NO.
BOO	C&D LF	
VOLUME ESTIMATE		BY KAS
CONCEPTUAL SITE MANIPULATION		CHECKED
		DATE 5-24-00
		DATE

OBJECTIVE: DETERMINE A DISPOSAL VOLUME FOR TOTAL SITE
 (INCLUDE)

MOBILE: MAX. RUN = 110' (FOR CASUAL SCOUR (E/F) (W))
 CUT DEPTH = 15' (" " " ")
 ADD 10 ACRES AND EXISTING FOOTPRINT

GIVEN: EXISTING FOOTPRINT (SEE ATTACHED PLAN)

PIPING	MEAN (CF)	SL	PEAK CL (')	MEAN CL
1 → 4	32,600	7.2	19.5	40
5 → 7	745,900	6.1	N/A	N/A
1 → 7	968,500	20.8		

CALL 1: EXISTING 10-PIECE VOLUME ESTIMATE FOR PIPES 1 → 4
 - GRADE ELEV = 35' ABOVE
 - SIMPLIFY BY MAKING 1 → 4 A RECTANGLE

$$Vol (1 \rightarrow 4) = \frac{15' \times (40' + 20')}{2} \times 32,600 = 347,250 \text{ CY}$$

② CUT VOLUME FOR PIPES 1 → 7

$$Vol (1 \rightarrow 7) = 968,500 - (20' \times 15' \times 32,600) \times \frac{(40' + 20') \times 15'}{2} = 742,200 + 347,250 = 1,089,450 \text{ CY}$$

(1) - FOR OIL PUMP, ETC

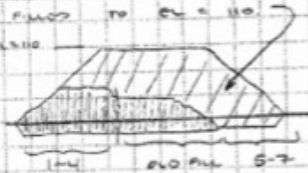
03/24/00 07:38 FAX 8138226737

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SHEET 2 OF 3

CLIENT	8001	PROJECT	C&D W	JOB NO.	
PROJECT	Vol. 507	BY	Has	DATE	3/24/00
		CHECKED		DATE	

⑤ Disposal Volume of Section of 1-2 WOOD
 F.M.O.S TO EL = 110
 EL 110

 WOOD 25

$$Vol = 905,500 \left[\frac{1}{3} (110 + 210) + 15 \right] \div 27 = 589,500 \text{ CY}$$

$$= 3,355,700 - 589,500 \text{ CY}$$

$$= 2,766,200 \text{ CY OF AIR SPACE}$$
 ASSUMING 10% LEFT TO WEAR & FILL COST
 REMAINING DISPOSAL VOLUME FOR 1-2 = 2487,800 CY

⑥ IF ADDING 40 MORE ACRES OF LAND, ASSUME HALF CAN
 BE USED FOR DISPOSAL (SUBTRACTING FOR OFFSETS & ROWS
 & STREAMBEDS)
 20 ACRES x 49,500 = ADDITIONAL 990,000 SF OF DISPOSAL

$$VOLUME = (905,510 + 990,000) \left[\frac{1}{3} (110 + 210) + 15 \right] \div 27 = 589,500$$

$$= 4,580,700 - 589,500 = 3,991,200 \text{ CY}$$
 ADJUST BY 10% FOR WEAR & FILL COST = 3,591,800 CY

