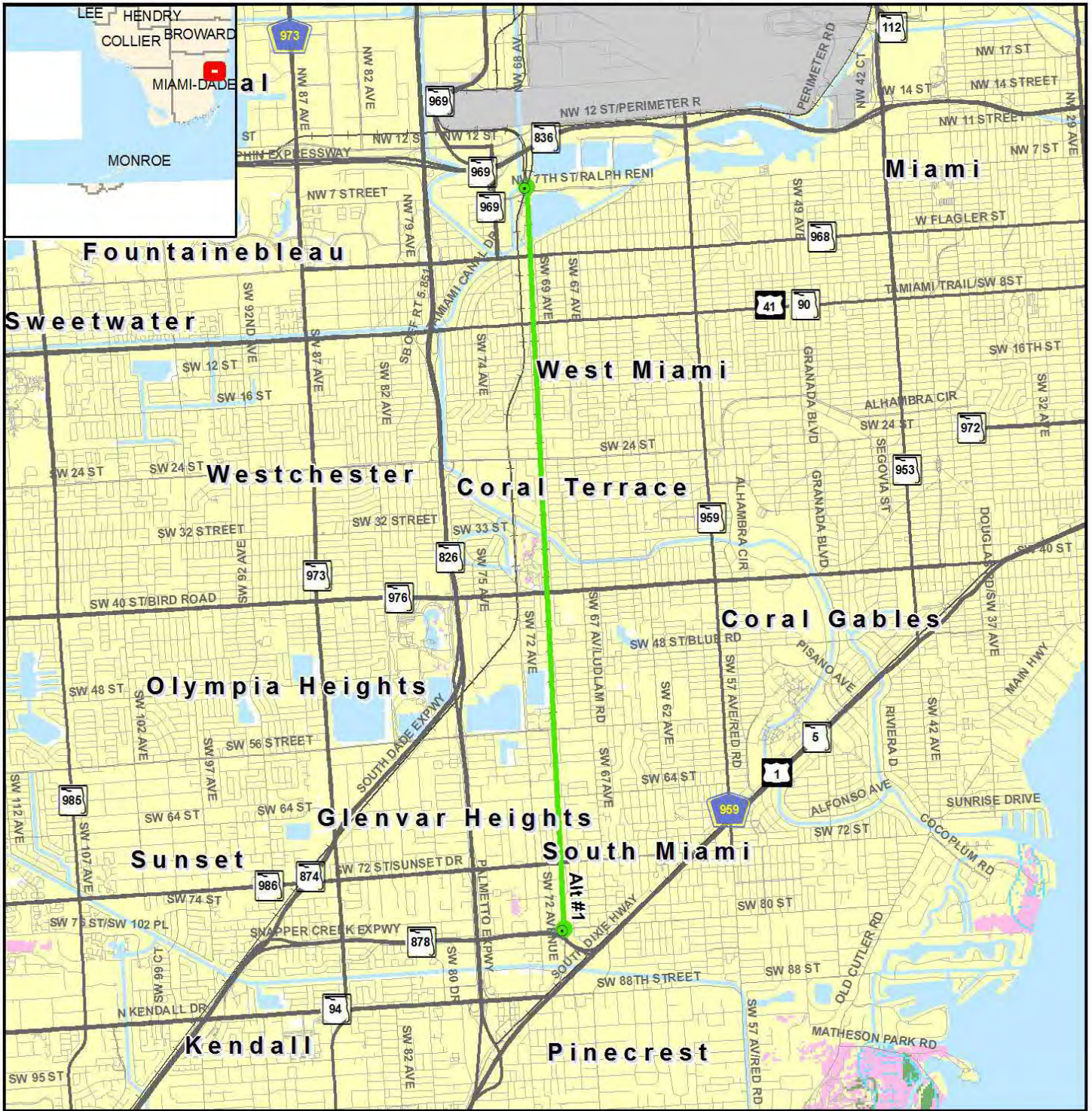


14369 Ludlam Trail Corridor

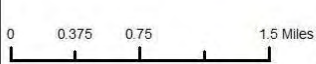
SW 80th Street to 400' North of NW 7th Street



Integrated Wildlife Model Map

- ETDM Alternative
- ETDM Alternative Terminus
- Major Road
- Local Road or Trail
- Low Habitat Quality
- Medium Habitat Quality
- High Habitat Quality

Data Sources:
 NAVTEQ
 US Geological Survey
 Florida Department of Transportation
 Florida Fish & Wildlife Conservation Commission

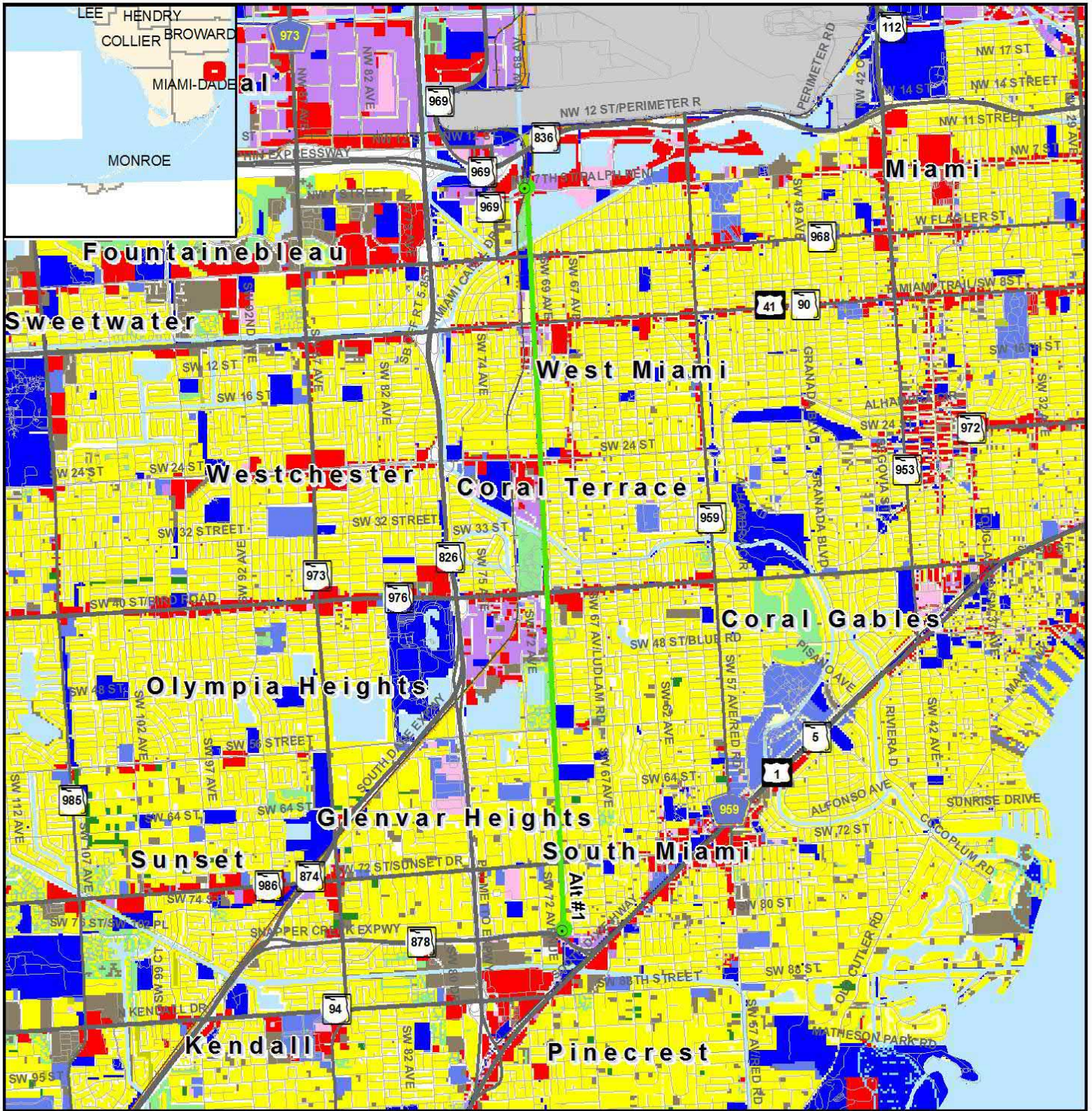


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14369 Ludlam Trail Corridor

SW 80th Street to 400' North of NW 7th Street



Land Use Map

- | | | | |
|--|---|--|---|
| ■ ETDM Alternative | ■ Agricultural | ■ Other | ■ Retail/Office |
| ● ETDM Alternative Terminus | ■ Industrial | ■ Public | ■ Vacant (Residential) |
| — Major Road | ■ Institutional | ■ Right-of-Way | ■ Vacant (Nonresidential) |
| — Local Road or Trail | ■ Mining | ■ Recreational | ■ Water |
| | ■ Open (Not Agricultural) | ■ Residential | □ No Data |

Data Sources:
 NAVTEQ
 US Geological Survey
 Florida Department of Revenue
 Florida Department of Transportation
 Florida County Property Appraiser Offices

0 0.375 0.75 1.5 Miles

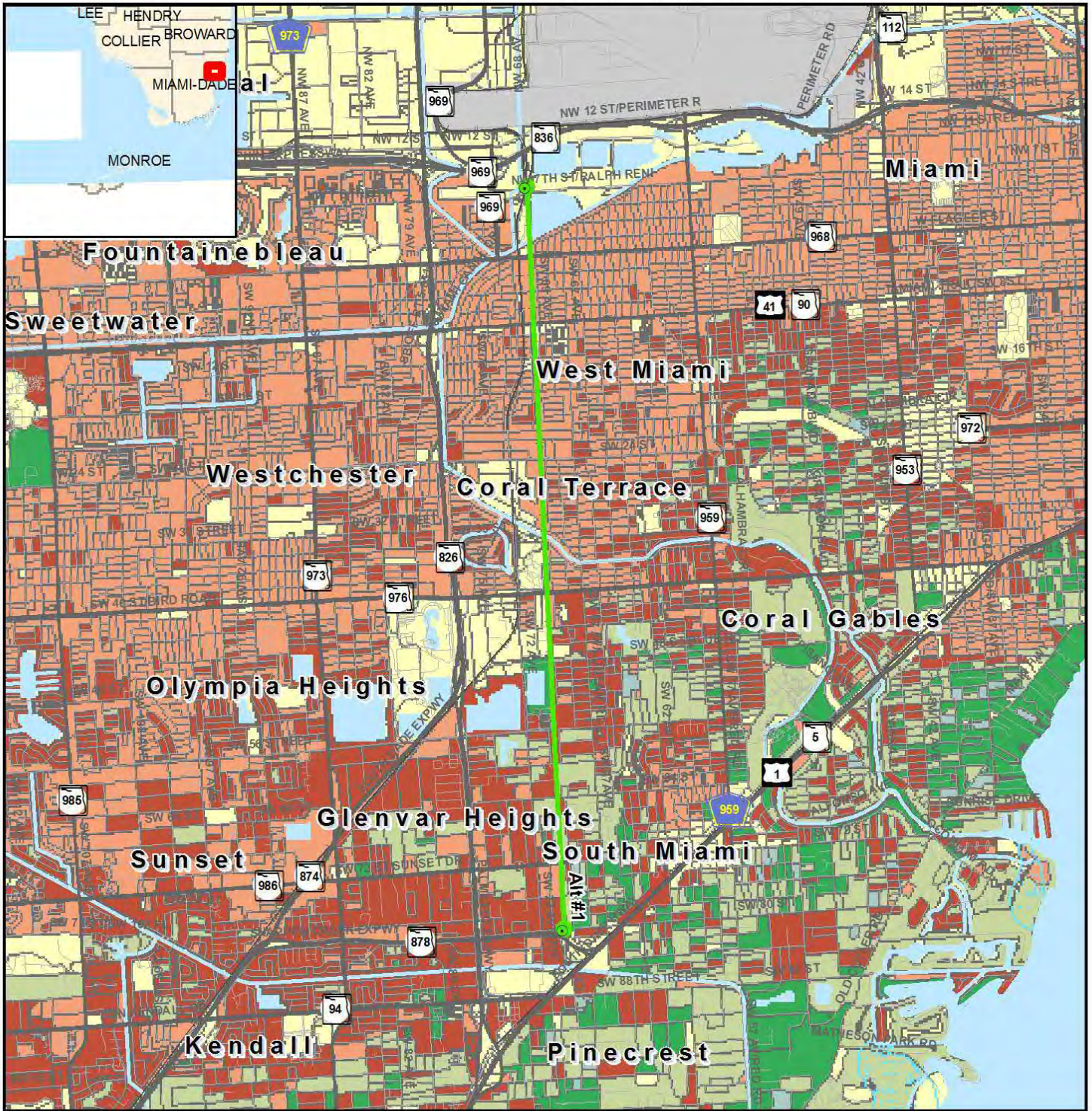


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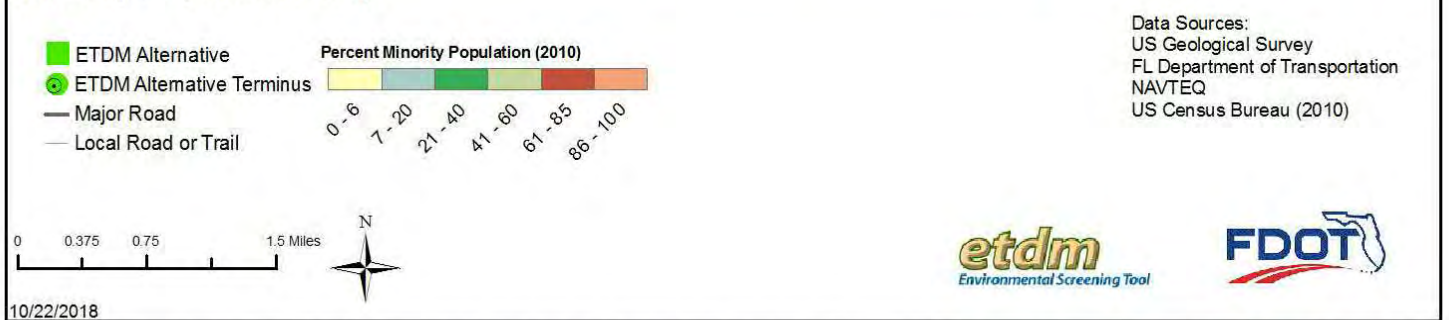
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14369 Ludlam Trail Corridor

SW 80th Street to 400' North of NW 7th Street



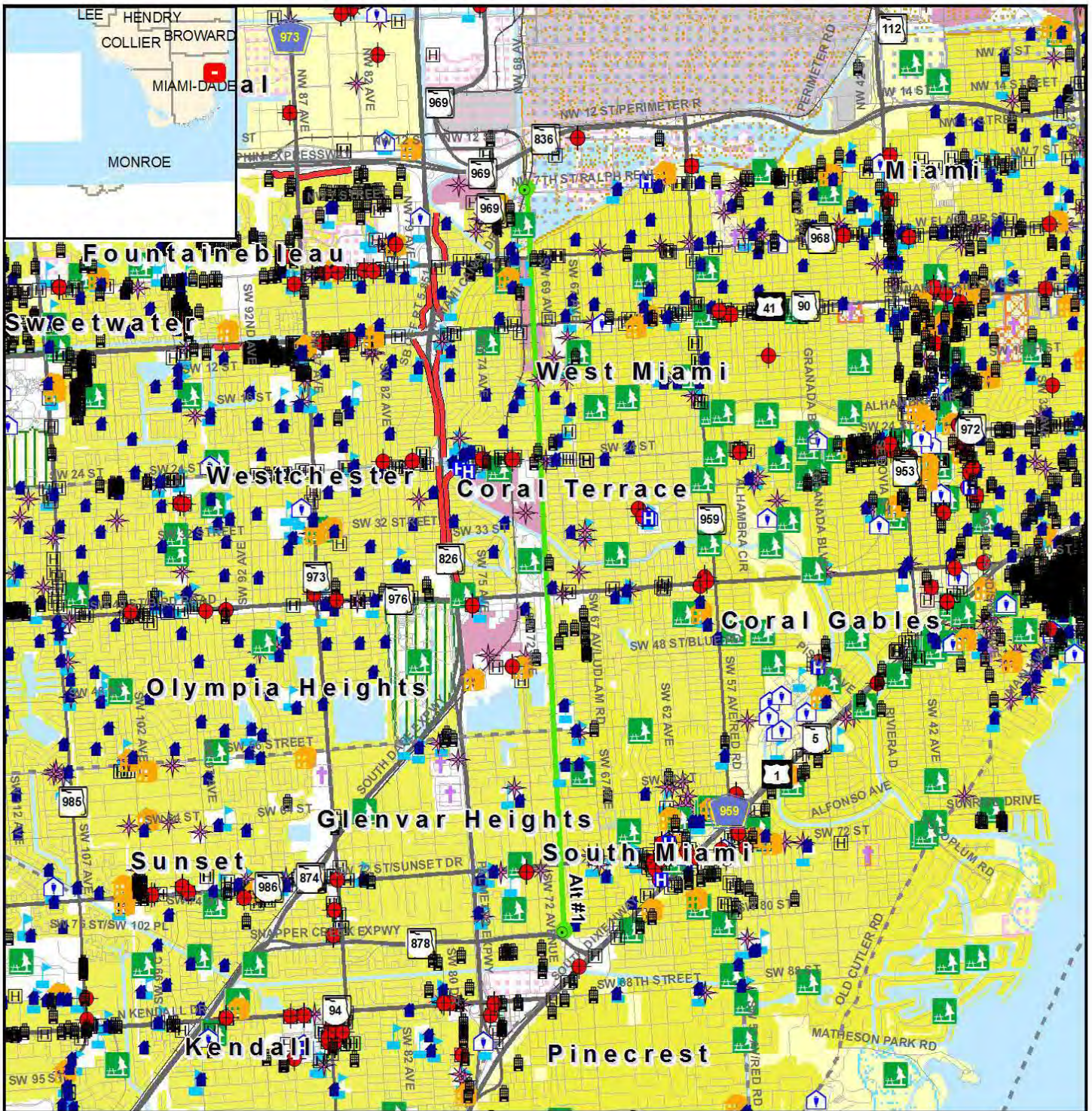
Minority Population Map



10/22/2018

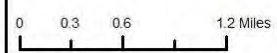
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14369 Ludlam Trail Corridor SW 80th Street to 400' North of NW 7th Street



Noise Map

- | | | | | |
|---------------------------|---------------------------|------------------|---------------------------|--------------------------|
| ETDM Alternative | Condo Owners Associations | Cultural Center | Historic Cemetery | ETAT.LU_NW_INDUSTRIAL_13 |
| ETDM Alternative Terminus | Hospitals | Health Care | Planned Unit Developments | ETAT.LU_NW_RESIDENT_13 |
| City Limits | Laser On-site | Park | Wildlife Refuges | HUD Renewal |
| Noise Barriers | Group Care Facilities | Place of Worship | National Parks | Nat'l Estuarine Reserves |
| Existing Trails | Cemetery | School | National Park Projects | Enterprise Zones |
| | Community Center | | Marine Sanctuaries | DRI |
| | | | Military Installations | |



Data Sources:
GeoPlan Center, US Geological Survey, US Census Bureau,
HUD, Florida DOT, US Fish and Wildlife, National Park Service,
NOAA, National Estuarine Research, Enterprise Florida

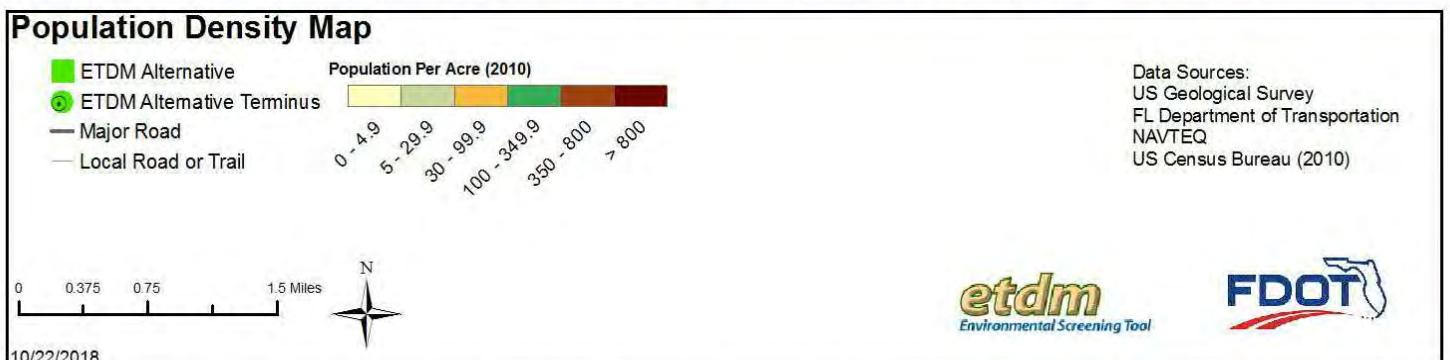
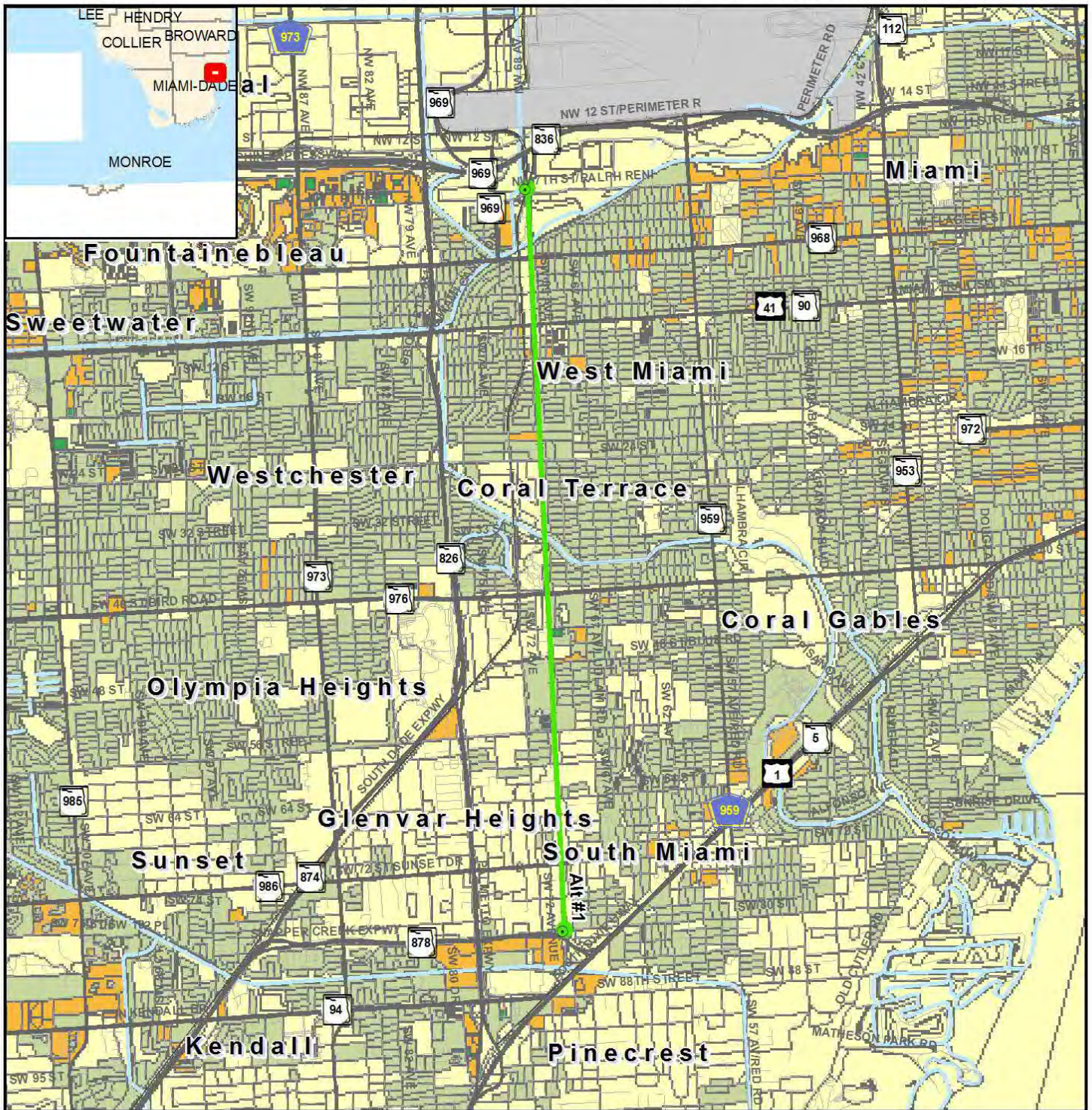


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14369 Ludlam Trail Corridor

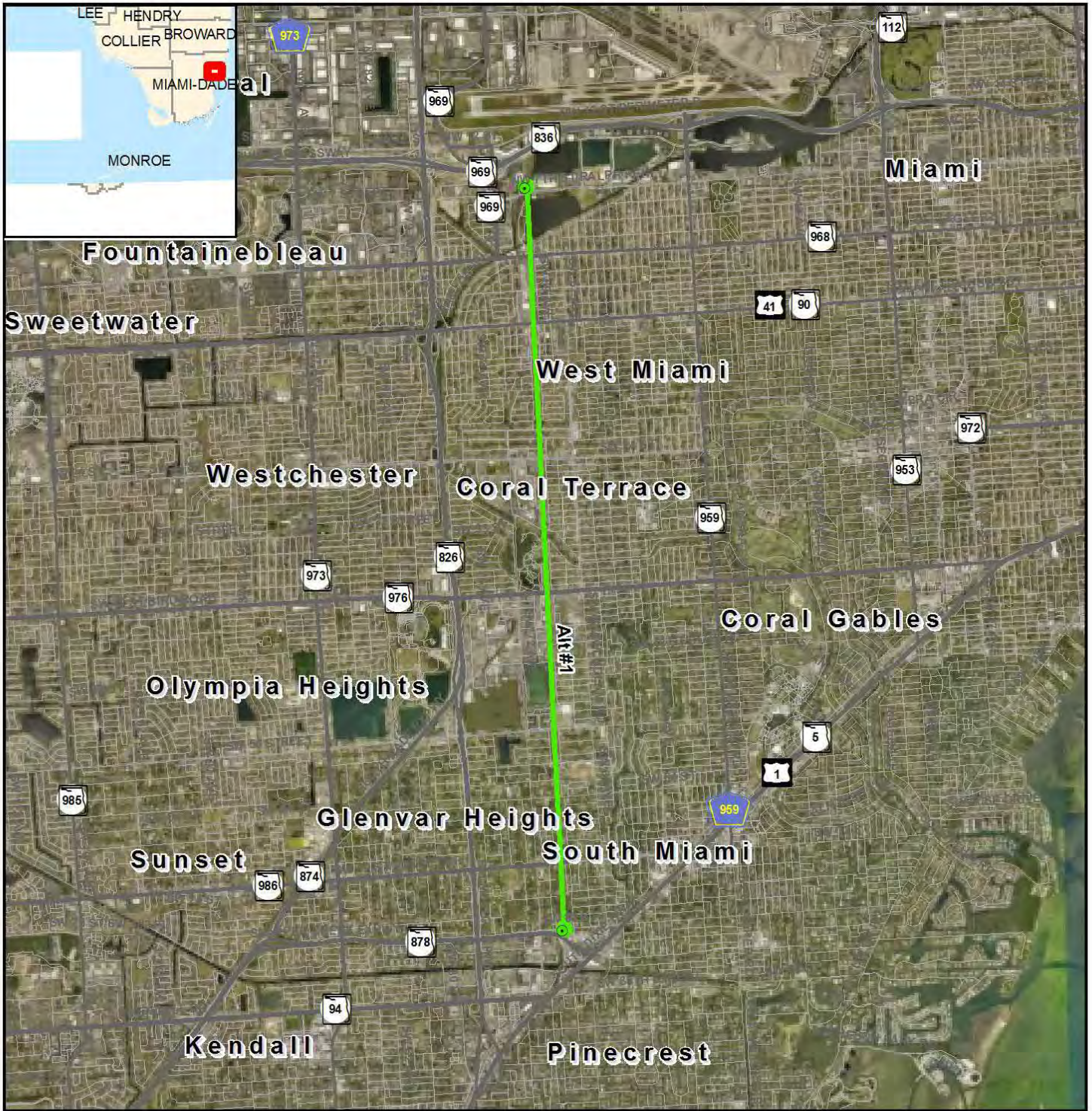
SW 80th Street to 400' North of NW 7th Street



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14369 Ludlam Trail Corridor

SW 80th Street to 400' North of NW 7th Street



Project Aerial Map

- ETDM Alternative
- ETDM Alternative Terminus
- Major Road
- Local Road or Trail

Data Sources:
 Highways - NAVTEQ
 Digital Orthophotograph - ArcGIS Online

0 0.375 0.75 1.5 Miles

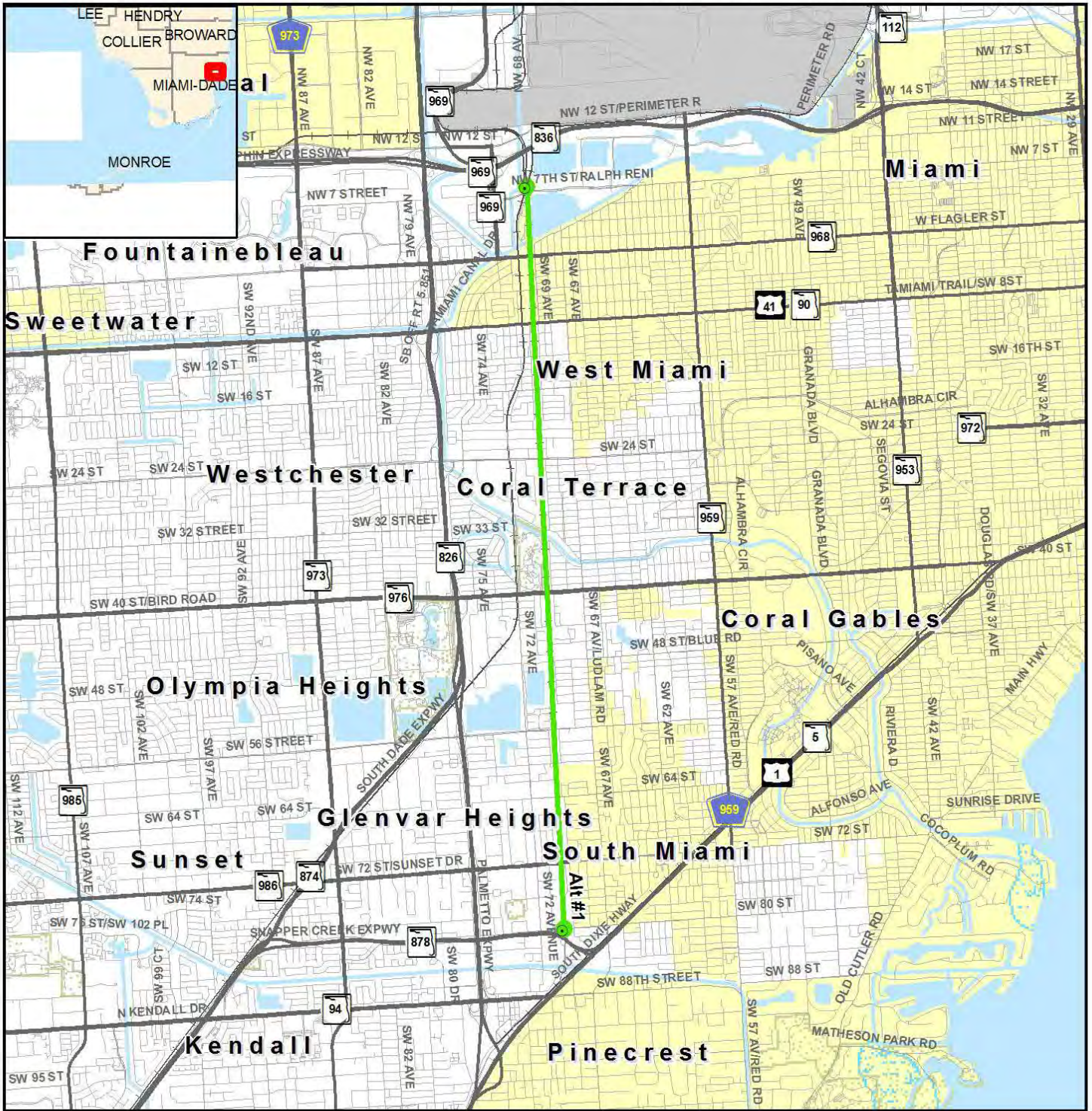


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14369 Ludlam Trail Corridor

SW 80th Street to 400' North of NW 7th Street



Project Base Map

- ETDM Alternative Terminus
- Managed Conservation Lands
- Alt #1
- Local Road or Trail
- Major Road
- City Limits

Data Sources:
 NAVTEQ
 US Geological Survey
 US Census Bureau
 County Property Appraisers
 Florida Natural Areas Inventory

0 0.3 0.6 1.2 Miles

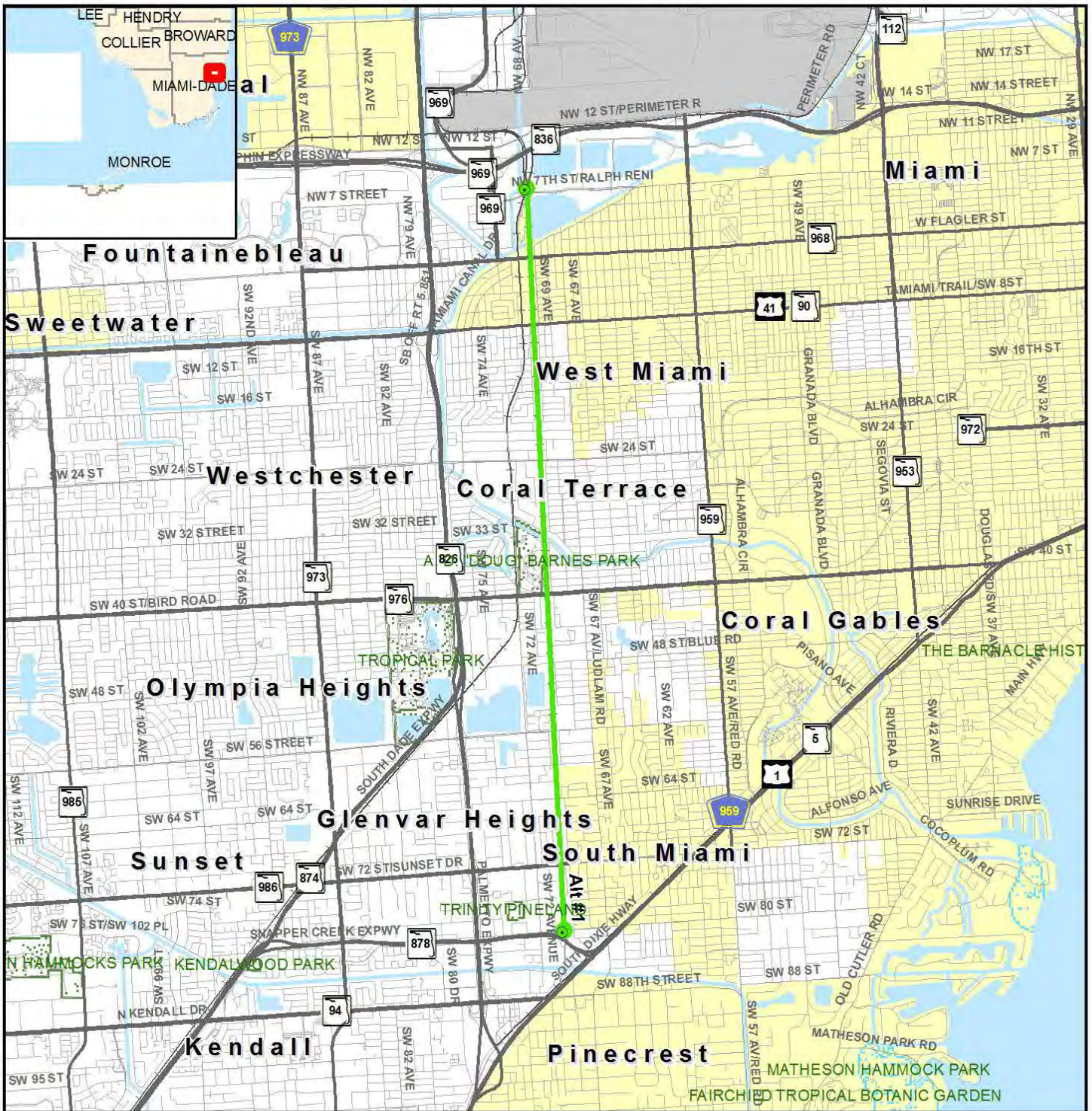


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14369 Ludlam Trail Corridor

SW 80th Street to 400' North of NW 7th Street



Recreational Areas Map

- ETDM Alternative
- ETDM Alternative Terminus
- Major Road
- Local Road or Trail
- City Limits
- Conservation or Recreation Area

Data Sources:
 NAVTEQ
 US Geological Survey
 Florida Natural Areas Inventory

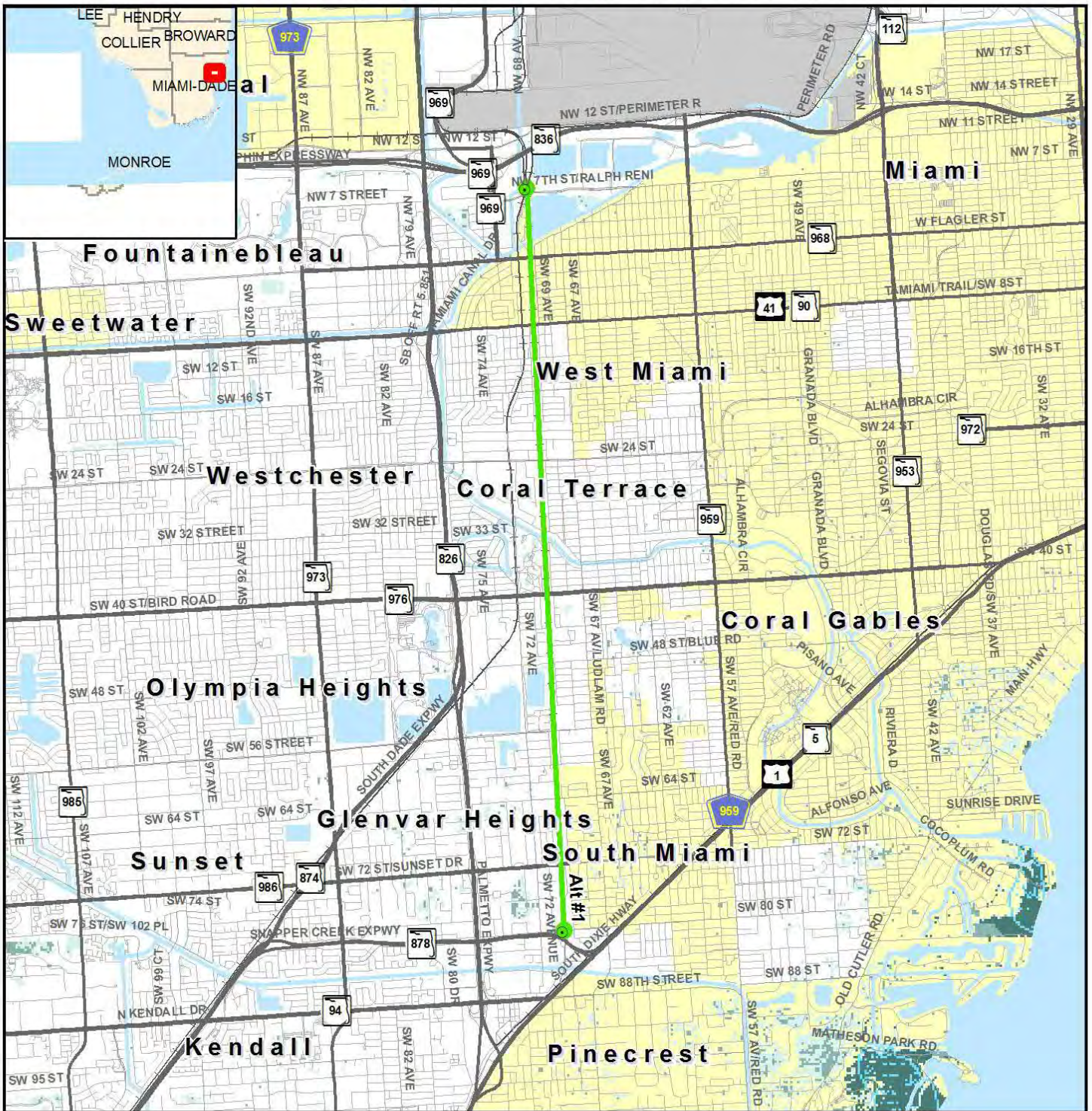


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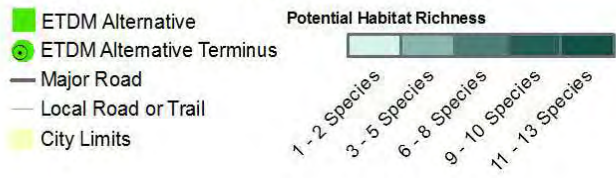
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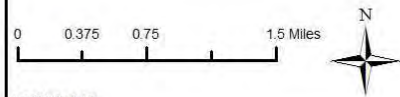
SW 80th Street to 400' North of NW 7th Street



Species Potential Map



Data Sources:
 NAVTEQ
 US Geological Survey
 Florida Department of Transportation
 Florida Fish & Wildlife Conservation Commission

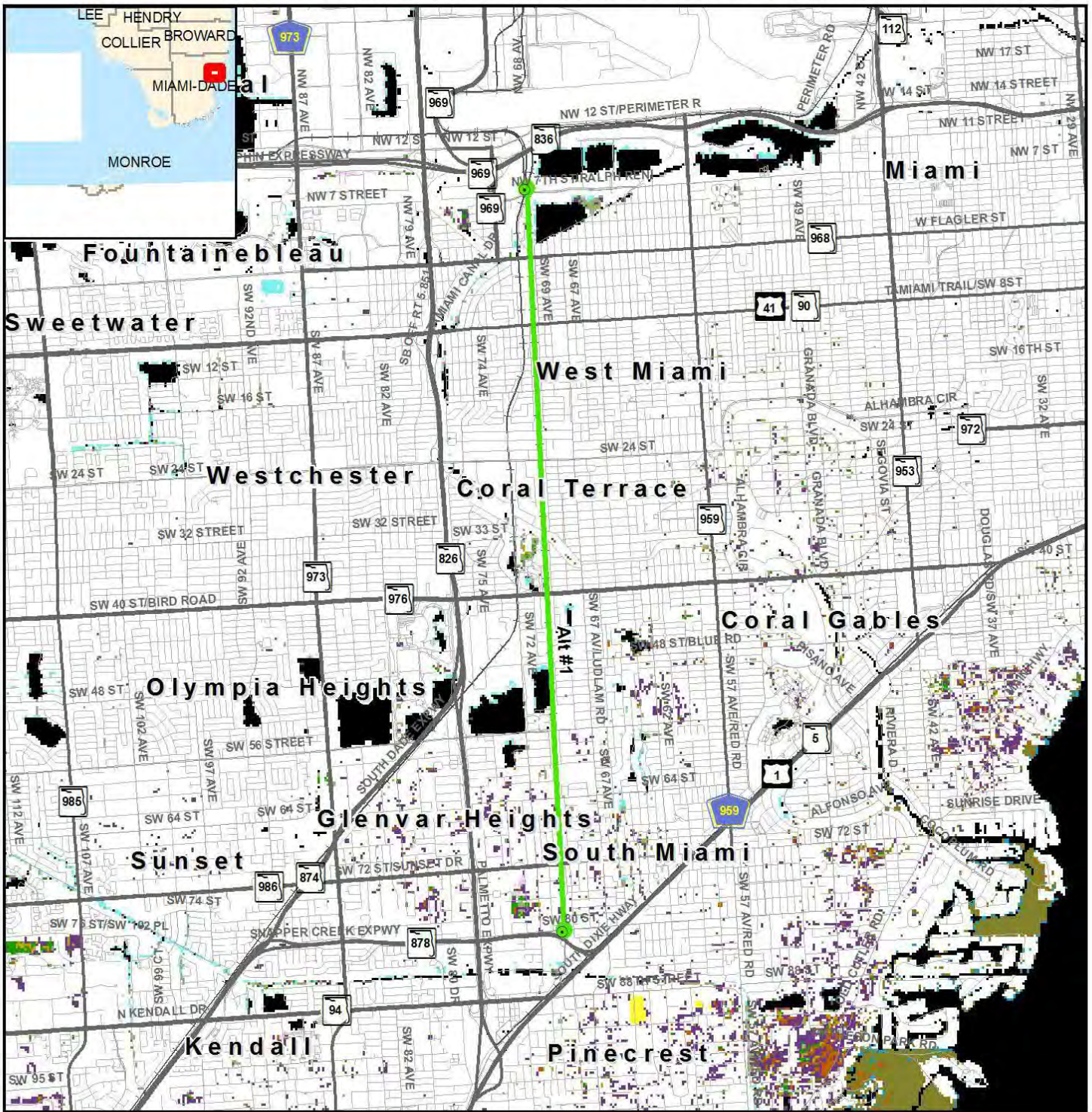


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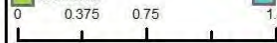
14369 Ludlam Trail Corridor

SW 80th Street to 400' North of NW 7th Street



Vegetation Map

| | | | | | |
|---------------------------|----------------------------------|---------------------------|----------------------------|---------------------|-------------------|
| ETDM Alternative | Dry Prairie | Cattail Marsh | Bottomland Hardwood Forest | Bare Soil/Clearcut | Australian Pine |
| ETDM Alternative Terminus | Mixed Hardwood-pine Forest | Shrub Swamp | Salt Marsh | Improved Pasture | Melaleuca |
| Not Classified | Hardwood Hammocks and Forests | Bay Swamp | Mangrove Swamp | Unimproved Pasture | Brazilian Pepper |
| Coastal Strand | Pinelands | Cypress Swamp | Scrub Mangrove | Sugarcane | High Impact Urban |
| Sand/Beach | Cabbage Palm-live Oak Hammock | Cypress/Pine/Cabbage Palm | Tidal Flats | Citrus | Low Impact Urban |
| Xeric Oak Scrub | Tropical Hardwood Hammock | Mixed Wetland Forest | Open Water | Row and Field Crops | Extractive |
| Sand Pine Scrub | Freshwater Marsh and Wet Prairie | Hardwood Swamp | Shrub and Brushland | Other Agriculture | Exotic Plants |
| Sandhill | Sawgrass Marsh | Hydric Hammock | Grassland | | |



Data Sources: NAVTEQ; Florida Department of Transportation; Florida Fish and Wildlife Conservation Commission

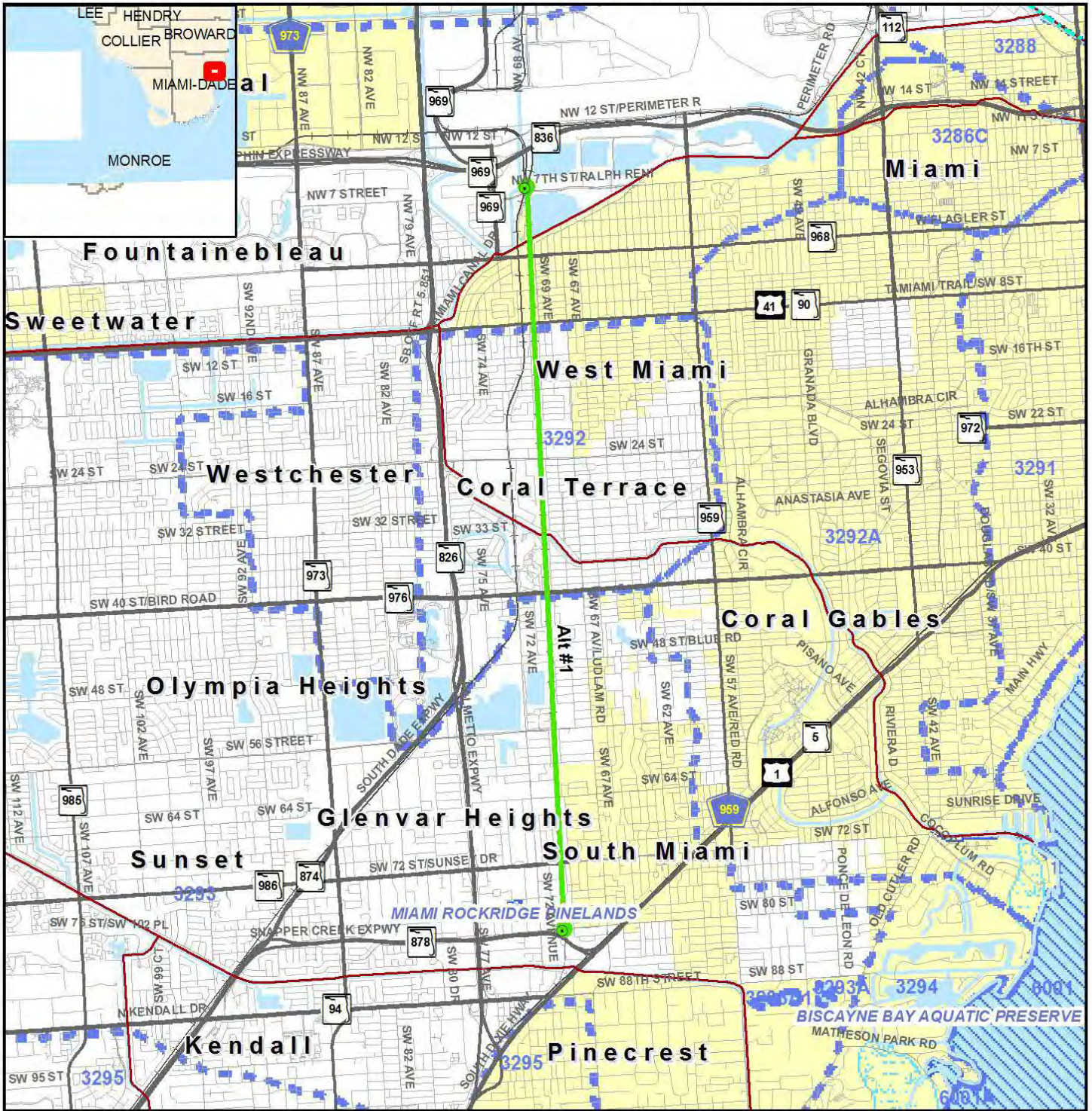


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14369 Ludlam Trail Corridor

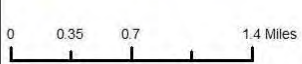
SW 80th Street to 400' North of NW 7th Street



Water Resource Map

- | | | | |
|--|------------------------|---------------------------|-------------|
| ■ ETDM Alternative | 1st Magnitude Spring | Drainage Basin | Water Body |
| ● ETDM Alternative Terminus | River, Stream or Canal | Outstanding Florida Water | Swamp/Marsh |
| Major Road | Navigable Water Way | Surface Water Class I | |
| Local Road or Trail | SFWMD Canals | Surface Water Class II | |
| City Limits | | | |

Data Sources:
 NAVTEQ
 US Geological Survey
 Florida Department of Transportation
 Florida Department of Environmental Protection
 Florida Geological Survey
 US Bureau of Transportation Statistics

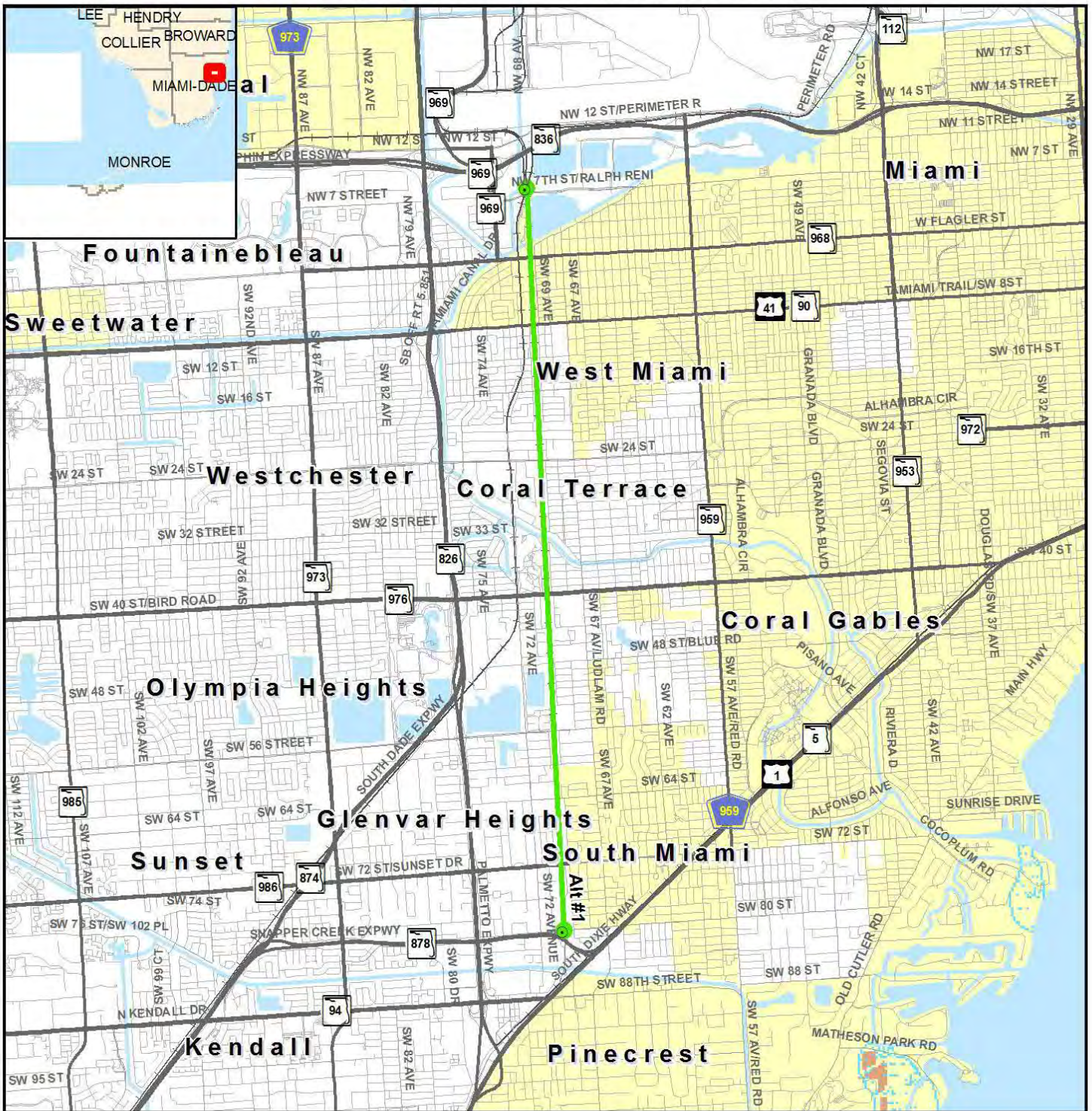


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14369 Ludlam Trail Corridor

SW 80th Street to 400' North of NW 7th Street



Wetlands and Surface Waters Map

- | | | |
|--|---|--|
| ■ ETDM Alternative | — River, Stream or Canal | ■ Non-vegetated Wetland |
| ● ETDM Alternative Terminus | ■ Water Body | ■ Vegetated Non-forested Wetland |
| — Major Road | ■ Swamp/Marsh | ■ Wetland Forested Mixed |
| — Local Road or Trail | | ■ Wetland Coniferous Forest |
| ■ City Limits | | ■ Wetland Hardwood Forest |

Data Sources:
 NAVTEQ
 Florida Water Management Districts
 US Geological Survey



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APPENDIX B
Photo Log and
Field Notes

PHOTOGRAPHIC LOG

Photo No.
1

Date:
11/06/2019

Direction Photo Taken:
East-Northeast

DESCRIPTION:
Caused Roofing Corp
Current use: Site is not in use and is currently being auto shop
(N1)



Photo No.
2

Date:
11/06/2019

Direction Photo Taken:
East-Northeast

DESCRIPTION:
Gulfside Supply Inc.
Current use: Site is not in use and is currently being turned into a commercial roofing supply store
(N2)



PHOTOGRAPHIC LOG

Photo No. 3 Date: 11/06/2019

Direction Photo Taken:
West

DESCRIPTION:

PJ Constructors

Current use: Site no longer exists

(N3)



Photo No. 4 Date: 11/06/2019

Direction Photo Taken:
Northeast

DESCRIPTION:

L3 Harris Dade TCC S23

Current Use: Florida Power and Light Miami Southwest Service Center

(N4)



PHOTOGRAPHIC LOG

Photo No.
5

Date:
11/06/2019

Direction Photo Taken:
Southeast

DESCRIPTION:

Danville-Findorff Inc.

Current use: Towing Company

(N5)

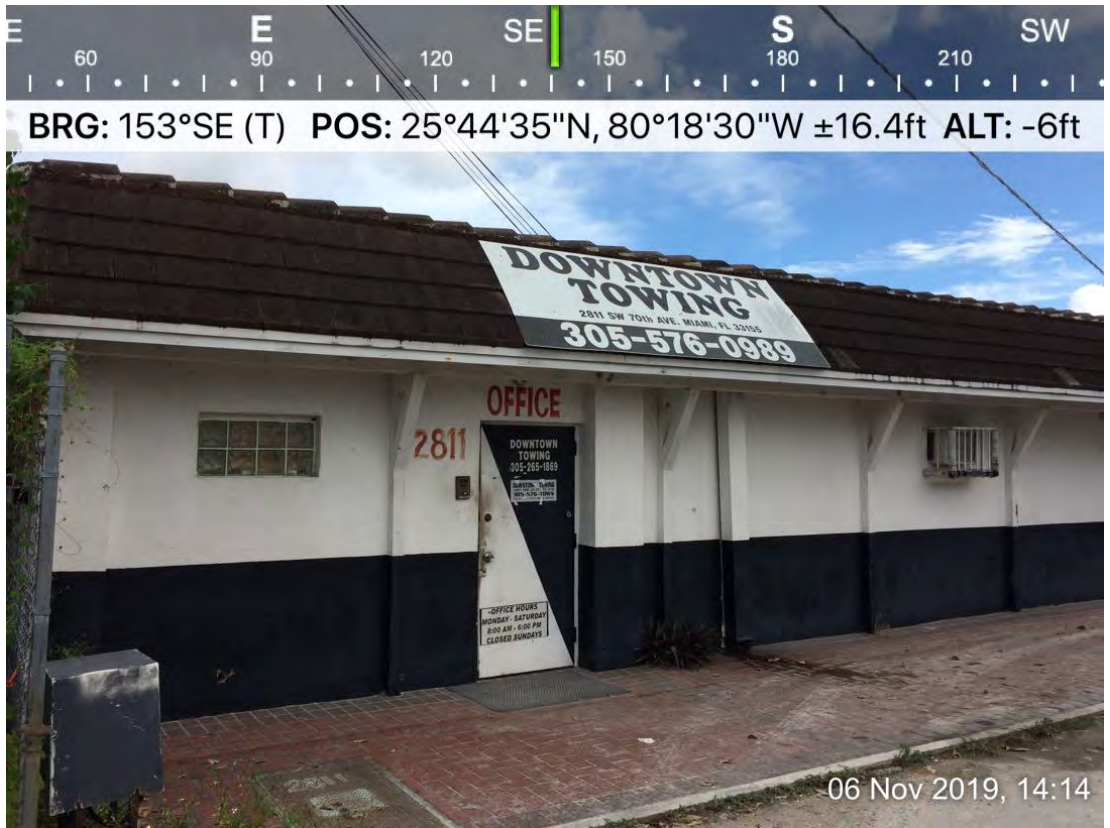


Photo No.
6

Date:
11/06/2019

Direction Photo Taken:
West - Northwest

DESCRIPTION:

Chevron Coral Way

Current Use: Gas Station

(N6)



PHOTOGRAPHIC LOG

Photo No. 7 Date: 11/06/2019

Direction Photo Taken: Northwest

DESCRIPTION:
Gold Coast Oil Corp
Current use: FPG Home design Center
(L1)



Photo No. 8 Date: 11/06/2019

Direction Photo Taken: West-southwest

DESCRIPTION:
Al Springer Roofing
Current use: Site is not in use and is currently being turned into a tire shop
(L2)



PHOTOGRAPHIC LOG

Photo No.
9

Date:
11/06/2019

Direction Photo Taken:
South - Southwest

DESCRIPTION:
Gort's Car Wash

Current use: Car Wash

(L3)



Photo No.
10

Date:
11/06/2019

Direction Photo Taken:
Southeast



DESCRIPTION:
Braman Honda

Current use: Braman Honda

(M1)

PHOTOGRAPHIC LOG

| | |
|------------------------|----------------------------|
| Photo No. 11 | Date: 11/06/2019 |
|------------------------|----------------------------|

Direction Photo Taken:

West

DESCRIPTION:

Farina's Radiator

Current Use: Vacant land

(M2)



| | |
|------------------------|----------------------------|
| Photo No. 12 | Date: 11/06/2019 |
|------------------------|----------------------------|

Direction Photo Taken:

South-southwest

DESCRIPTION:

Dade County School Board
- Transportation

Current Use: The site is still in use by the Miami-Dade County Public Schools Food and Nutrition Department, and the Miami-Dade County Public Schools Storage and Mail Distribution Department

(M3)



PHOTOGRAPHIC LOG

Photo No.
13

Date:
11/06/2019

Direction Photo Taken:

North-northwest

DESCRIPTION:

Robert King High Park

Current Use: Robert King High Park

(M4)



Photo No.
14

Date:
11/06/2019

Direction Photo Taken:

Northwest

DESCRIPTION:

Jak Service Center Inc.

Current Use: United Fuel

(H1)



APPENDIX C
Phase I ESA

GFA International, Inc.

Florida's Leading Engineering Source

Flagler Development Company, LLC
2855 Lejuene Road, 4th Floor
Coral Gables, Florida 33134

Phase I Environmental Site Assessment

Ludlam Corridor Property
Former 1-Mile Railroad Corridor
Miami, Miami-Dade County, Florida

GFA Project No. 14-1663.00
December 18, 2014



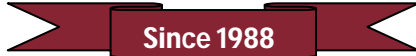
GFA Contacts – Delray Beach

Steven A. Snyder
Environmental Department Manager
ssnyder@teamgfa.com

Frederick G. Kaub, P.G.
President
fkaub@teamgfa.com

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Environmental Consulting | Geotechnical Engineering | Construction Materials Testing
Threshold & Special Inspections | Private Provider & Code Compliance



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SIGNATURE OF ENVIRONMENTAL PROFESSIONALS

Ludlam Corridor Property
Former 1-Mile Railroad Corridor
Miami, Miami-Dade County, Florida

GFA Project No.: 14-1663.00
December 18, 2014

REPORT PREPARED BY:

Jeremy Shockley
Senior Project Manager




Signature

REVIEWED BY:

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

Steven A. Snyder
Environmental Department Manager
Environmental Professional



Signature

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15.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

FIGURES

Figure 1: Site Location Map

Figure 2: Site Sketch

Figure 3: Topographic Map



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- Figure 4B:** 1951 Aerial Photograph
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APPENDICES

- Appendix A** - Environmental Information Questionnaires
- Appendix B** - Legal Description
- Appendix C** - Site Photographs
- Appendix D** - Environmental Lien Search Report
- Appendix E** - EDR[®], Inc. Database Report
- Appendix F** - Supporting Regulatory Documentation
- Appendix G** - EDR[®], Inc. Sanborn Map Report



1.0 EXECUTIVE SUMMARY

At the request of Mr. Alfred Lurigados of Flagler Development Company, LLC (Flagler) GFA International, Inc. (GFA) conducted a Phase I Environmental Site Assessment (Phase I ESA) of Ludlam Corridor Property, Former 1-Mile Railroad Corridor, Miami, Miami-Dade County, Florida; herein referred as to the "subject property" or "site." Accordingly, Flagler and their successors and/or assigns are hereby authorized to rely on this Phase I ESA report in relation to financing for the above referenced site subject to any qualifications stated herein.

As requested by Flagler, the ESA was performed in accordance with American Society for Testing and Materials Standard Practice for Environmental Site Assessments (ASTM Practice E 1527-13) and was conducted following the scope of work and any limitations as outlined in **Sections 2.4 and 2.5** and our proposal letter to Mr. Alfred Lurigados, dated August 26, 2014. The purpose of the Phase I ESA was to identify, to the extent feasible pursuant to ASTM E 1527-13, *recognized environmental conditions* and *vapor encroachment conditions* in connection with the property. The purpose and objective of the Phase I ESA was met through the performance of four components: records review, site reconnaissance, interviews, and preparation of the Phase I ESA report. GFA performed the Phase I ESA per ASTM Practice E 1527-13, which is equivalent to the U.S. Environmental Protection Agency (EPA) final rule for All Appropriate Inquiry (AAI) and may be used to comply with the provisions of the Federal AAI Rule as set forth in 40 CFR 312. Non-scope considerations, as defined in our proposal letter, as well as in the standard practice, were not addressed.

The use of ASTM Practice E1527-13 is intended to permit a user to satisfy one of the requirements of the Landowner Liability Protections (LLPs) to qualify for the "innocent landowner, contiguous property owner, or bona fide prospective purchaser" limitations to liability with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) and including petroleum products. This practice has been used as a guide to ensure appropriate inquiry into the environmental characteristics and condition of the property consistent with good commercial or customary practice as defined at 42 USC §9601(35)(B). The research was conducted between August 28, 2014 and October 13, 2014 by Jeremy Shockley, Senior Project Manager, and then reviewed by Steven A. Snyder, Environmental Department Manager.

GFA personnel performed the site visit by walking the site boundaries and accessible areas of the subject property. In addition, observations were made of the immediately adjacent properties. Any limiting conditions encountered during the course of this assessment are included in **Section 2.4**. Ms. Mónica Doniro, M.S., and Mr. Jeremy Shockley, Environmental Scientists, performed the site reconnaissance on October 3, 2014.

According to site information and data supplied by Flagler and Miami-Dade County Property Appraiser (MDCPA), the subject property is an approximate 12^{+/-} acre industrial property consisting of five (5) contiguous parcels situated north to south. As requested by Flagler, portions of the site are also subdivided into two (2) separate zones. Zone 1 consists of the second parcel from the



north, identified by Folio ID 30-4002-000-0111, and Zone 2 consists of the 2 southernmost parcels, identified by Folio IDs 30-4002-000-0111 and 30-4002-000-0111. The entire site is currently developed with railroad tracks not currently in operation.

According to all available resources, the subject property has been a railway surrounded by industrial and residential properties since at least 1951.

The three (3) northernmost parcels are accessible via West Flagler Street to the south, the central parcel is accessible via West Flagler Street to the north and Southwest 4th Street to the south, and the southern-most parcel is accessible from the north via Southwest 4th Street and the south via Southwest 8th Street (aka State Road 90 or Tamiami Trail).

Zone 1 of the subject property is bound to the north by a vacant property, to the east by a man-made lake, to the south by the FEC railroad, Robert King High Park and residential properties, and to the west by Robert King High Park.

Zone 2 of the subject property is bound to the north by commercial and residential properties, to the east by residential properties, to the south by a railway and commercial properties, and to the west by industrial properties including Miami-Dade County School Board Transportation Facility, Wal-Mart Neighborhood Market and Gasoline Station (currently under construction) and body shop and auto repair facilities.

No hazardous substances, hazardous substance containers, or unidentified substance containers were identified on the subject property.

No aboveground or underground storage tank systems or pipelines were observed on the subject property during the site visit. According to information obtained from all available sources, no storage tanks were previously or are currently present on the subject property.

Four (4) pole-mounted electrical transformers were noted on the western and eastern boundaries of the northern parcels of the subject property on the day of our investigation. The transformers were noted to be in good condition. Florida Power & Light, Inc. (FPL) has discontinued the use of PCB-containing transformers and capacitors. However, some older generation transformers may still be in use today. In accordance with FPL policy, in the event of a leak, spill, or release of PCB-containing oil from one of these transformers, FPL is responsible for cleanup in accordance with local, state, and federal regulations.

No improper disposal of industrial or commercial debris was noted on subject property during the day of our investigation. The minor amounts of waste observed within the 1-mile corridor should be collected and disposed-of properly.

GFA reviewed historical aerial photographs of Section 2, Township 54 South, Range 40 East online from the Florida Department of Transportation (FDOT), Miami-Dade County Property Appraiser (MDCPA), and Google Earth dated 1951, 1968, 1971, 1973, 1978, 1985, 1991, 1994,



1998, 2002, 2004, 2005, 2009, 2011, 2013, and 2013. The site area and vicinity within each aerial photograph was examined to identify historical site activities. Particular emphasis was placed on any evidence of dumping, landfilling or other uncontrolled activities that may have occurred on the subject property and vicinity. No pits, ponds, lagoons, or other surface water bodies that may represent *recognized environmental conditions* were noted during this review. Additionally, no evidence of dumping, landfilling or other uncontrolled activities, which could pose a *recognized environmental condition* with regards to the subject property, were identified during the course of the aerial photograph review.

GFA reviewed available City Directories and Sanborn Fire Insurance Maps for the subject property and adjoining properties. Based on GFA's review of the above resources, the following sites/facilities of concern were identified:

- Everglades Lumber, 6991 Southwest 8th Street: Due to the proximity of this facility to the subject property and the potential for PCE-impacted groundwater to migrate beneath the subject property, this listing represents a *recognized environmental condition* and a *vapor encroachment condition*. Further information is provided below and in **Section 5.0**.
- Dade County Transportation Facility, 7001-7011 Southwest 4th Street: Due to the documented presence of petroleum-hydrocarbon impacted groundwater that has not been fully assessed within close proximity to the subject property, this facility represents a *recognized environmental condition* and a *vapor encroachment condition*. Further information is provided in **Section 5.0**.
- Cepero Remodeling (Miguel Auto Services, Inc.), 6968 Southwest 4th Street: Cepero Remodeling and Miguel Auto Services previously operated as vehicle maintenance shops adjoining Zone 2 of the subject property. Due to the potential for impacts to site soil and groundwater associated with illicit dumping of petroleum chemicals at this adjoining property, these listings represent *recognized environmental conditions* and *vapor encroachment conditions*. Further information is provided in **Section 5.0**.

A search of available environmental records was conducted by Environmental Data Resources, Inc.[®] (EDR); this report meets the government records search requirements of ASTM Standard Practice for Environmental Site Assessments, E 1527-13. There were six (6) sites worthy of discussion listed within the respective search distances. However, based on topographic relations, estimated groundwater flow and/or current regulatory status, only three (3) of these sites represent *recognized environmental conditions* with respect to the subject property. Further information is provided below and in **Section 5.0**.

A Vapor Encroachment Screening (VES) was performed to identify to the extent feasible pursuant to the procedures presented in the Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transaction (ASTM E2600-10). As specified in ASTM E2600-10 criteria, a records search was performed of federal and state, tribal as a part of a Tier 1 Screening evaluation. GFA employed Environmental Data Resources, Inc.[®] (EDR), to perform the records



search. GFA's review of the available historical resources identified six (6) sites worthy of discussion within the respective search distances. However, based on topographic relations, estimated groundwater flow and/or current regulatory status, only three (3) of these sites represent *recognized environmental conditions* with respect to the subject property. Further information is provided below and in **Section 5.0**.

GFA has performed this Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-13 of Ludlam Corridor Property, Former 1-Mile Railroad Corridor, Miami, Miami-Dade County, Florida. Any limitations, exceptions, or deletions from this practice are described in **Section 2.4** of this report.

No *recognized environmental conditions* or *vapor encroachment conditions* were identified in connection with the two parcels not included within either "Zone" of the subject property.

No *recognized environmental conditions* or *vapor encroachment conditions* were identified in connection with Zone 1 of the subject property.

This assessment has revealed the following evidence of *recognized environmental conditions* and *vapor encroachment conditions* in connection with Zone 2 of the subject property:

1. **Everglades Lumber, 6991 Southwest 8th Street**: Everglades Lumber previously adjoined Zone 2 of the subject property to the west. Due to the proximity of this facility to the subject property and the potential for PCE-impacted groundwater to migrate beneath the subject property, this listing represents a *recognized environmental condition* and a *vapor encroachment condition*. Further information is provided in Section 5.0.
2. **Dade County Transportation Facility, 7001-7011 Southwest 4th Street**: Dade County Transportation Facility previously adjoined Zone 2 of the subject property to the west. Due to the documented presence of petroleum-hydrocarbon impacted groundwater that has not been fully assessed within close proximity to the subject property, this facility represents a *recognized environmental condition* and a *vapor encroachment condition*. Further information is provided in Section 5.0.
3. **Cepero Remodeling (Miguel Auto Services, Inc.), 6968 Southwest 4th Street**: Cepero Remodeling and Miguel Auto Services previously operated as vehicle maintenance shops adjoining Zone 2 of the subject property. Due to the potential for impacts to site soil and groundwater associated with illicit dumping of petroleum chemicals at this adjoining property, these listings represent *recognized environmental conditions* and *vapor encroachment conditions*.



- 4. Railroad tracks were operational on the subject property from at least 1951 until circa 2007. Due to the long history of industrial and commercial land use within Zone 2 of the 1-Mile Railroad Corridor, (including but not limited to, vehicle maintenance, lumber milling, storage, and distribution), the potential for soil and groundwater impacts from undocumented incidents and an accumulation over time of leaks and spills during rail traffic and maintenance activities is considered a *recognized environmental condition* and a *vapor encroachment condition*.**

Further assessment is recommended.



2.0 INTRODUCTION

Mr. Alfred Lurigados of Flagler Development Company, LLC (Flagler) retained GFA International, Inc. (GFA) to conduct a Phase I Environmental Site Assessment (Phase I ESA) of Ludlam Corridor Property, Former 1-Mile Railroad Corridor, Miami, Miami-Dade County, Florida.

2.1 Purpose

As outlined in GFA's proposal letter¹, the purpose of the Phase I ESA was to identify, to the extent feasible pursuant to ASTM E 1527-13, *recognized environmental conditions*² *controlled environmental conditions*³, *historical environmental conditions*⁴ and *vapor encroachment conditions*⁵ in connection with the property. GFA performed the Phase I ESA scope of work in conformance with the standard practice, as outlined in ASTM E 1527-13 and as set forth in 40 CFR Part 312. The purpose of the ASTM E 1527 practice is to define good commercial and customary practice for conducting an environmental site assessment of a parcel of commercial real estate with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), including petroleum products. As such, this practice is intended to permit a user to satisfy one of the requirements of the Landowner Liability Protections (LLPs) to qualify for the "innocent landowner, contiguous property owner, or bona fide prospective purchaser" limitations to CERCLA liability: that is, the practices that constitute "all appropriate inquiry into the previous ownership and uses of the

¹ The use of the ASTM E 1527-13 practice was strictly limited to the scope set forth in our proposal letter to Mr. Alfred Lurigados dated August 26, 2014, authorized and returned to our offices on August 28, 2014. This contract was mutually negotiated, and both parties named within the contract stipulated that no rule of strict contractual construction will apply against either party, and that each party was provided the opportunity to seek advice of independent counsel prior to signing the contract.

² The term *recognized environmental conditions* means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property 1) due to any release to the environment; 2) under conditions indicative of a release to the environment; or 3) under conditions that pose a material threat of a future release to the environment. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* are not *recognized environmental conditions* and will be further discussed in **Section 9.0** if applicable.

³ The term *controlled environmental conditions* means a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (e.g., as evidenced by the issuance of a NFA letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (e.g., property use restrictions, AULs, institutional controls, or engineering controls).

⁴ The term *historical environmental conditions* means a past release of any hazardous substances or petroleum products that has occurred in connection with the subject property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (e.g., property use restrictions, AULs, institutional controls, or engineering controls).

⁵ The term *vapor encroachment conditions* means the presence or likely presence of contaminants of concern vapors in the sub-surface of the subject property caused by the release of vapors from contaminated soil or groundwater either on or near the subject property.



property consistent with good commercial or customary practice" as defined in 42 USC § 9601(35)(B).

2.2 Detailed Scope of Services and Non-Scope Considerations

The purpose of the Phase I ESA was met through the performance of four components: records review, site reconnaissance, interviews, and preparation of the Phase I ESA report. Non-scope considerations, or those issues considered to be of potential environmental concern at a property outside the scope of the ASTM E 1527-13 practice, were not addressed. More specifically, non-scope considerations which were not included within GFA's Phase I ESA scope of work included, but were not limited to: asbestos containing materials, radon, lead-based paint, lead in drinking water, wetlands, regulatory compliance, cultural and historical risks, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality (with exception of vapor intrusion due to a release of hazardous substances or petroleum compounds), and high voltage power lines. In accordance with ASTM E 1527-13, Section 13.1.5, no assessment of such non-scope considerations is required for appropriate inquiry as defined in the standard practice.

2.3 Significant Assumptions

For the purpose of this Phase I Environmental Site Assessment, GFA has made the following assumptions concerning the assessment of on-site and off-site *recognized environmental conditions*:

- Facilities, which use, generate, store, transport or dispose of hazardous wastes or petroleum products maintain the proper licenses with local, state and/or federal agencies.
- All discharges, releases, or violations related to the use, generation, storage, transportation or disposal, of hazardous substances or petroleum products are reported to appropriate agencies as soon as possible, and all reported discharges have been listed in regulatory files.
- Unless otherwise noted, groundwater flow direction in Southeastern Florida is to the southeast.

2.4 Limitations and Exceptions

No specific limitations, exceptions, or deletions from the scope of work, as set forth by the American Society for Testing and Materials Standard Practice for Environmental Site Assessments (ASTM Practice E 1527-13) were established for the purpose of this Phase I ESA.

No warranty is made regarding the accuracy of the documentation and information supplied by individuals, subcontractors, or governmental agencies consulted in the course of this assessment.



GFA has relied in good faith upon representations, documentation, and information furnished by individuals and subcontractors noted in the report with respect to operations and existing property conditions and historic uses of the property to the extent that they have not been contradicted by data obtained from other sources. Accordingly, GFA accepts no responsibility for any deficiency or misstatements contained in this report as a result of misstatements, omissions, misrepresentations, or fraudulent acts of persons interviewed or parties subcontracted during the course of this assessment. The consultant has been retained for the expressed purpose of gathering, interpreting, and reporting available data.

While this report can be used as a guide, it must be understood that it is neither a rejection nor an endorsement of the property. Environmental conditions may still exist on the property that were not identifiable through the scope of this investigation. The results of the Phase I ESA are not, and cannot, be interpreted as a representation or guarantee that no environmental conditions may exist on or beneath or around the property; this study was not intended to be a definitive assessment of contamination at the subject property. It must also be understood that changing circumstances in the environment and in the use of the property can substantially alter the conclusions and information contained in this report. The consultant accepts no liability for the property. It is the sole responsibility of the client and/or owner.

It is further understood by the client that a complete evaluation of business environmental risk associated with a parcel of commercial real estate may necessitate investigation beyond that identified in this Phase I ESA. Certain environmental conditions may exist on a property that are beyond the scope of this Phase I ESA and the practice by which this Phase I ESA was completed in conformance with, but may warrant consideration by parties to a commercial real estate transaction. The appropriateness of including an investigation of any such conditions should be evaluated by the client, based upon, among other factors, the nature of the property and the reasons for performing the assessment (for example, a more comprehensive evaluation of business environmental risk).

An Environmental Information Questionnaire (EIQ) is utilized by GFA to obtain documentation of environmentally sensitive information derived from the owner, occupant, or client during the course of the assessment. If the EIQ cannot be completed by the present owner(s) occupant(s), or client, then a past owner, operator, occupant or adjacent property owner must complete the EIQ that has knowledge of the subject property. The completed EIQ is included in **Appendix A** of this report.

2.5 Special Terms and Conditions

No special terms and conditions were established for the purpose of the Phase I ESA.

2.6 Reliance

Flagler Development Company, LLC, and their successors and/or assigns are hereby authorized to rely on this Phase I ESA report in relation to financing for the above referenced property subject



to any qualifications stated herein. Third party reliance of this report is strictly prohibited without the written consent of both the user and GFA International.

3.0 SITE DESCRIPTION

3.1 Location and Legal Description

The subject property is situated in the northeast and southeast quarters of Section 2, Township 54 South, Range 40 East, in Miami, Miami-Dade County, Florida. Please refer to **Figure 1: Site Location Map**, for a local area map depicting the site location. The legal description for the subject property, as reported to GFA, is located in **Appendix D**.

3.2 Site and Vicinity General Characteristics

A reconnaissance was performed to identify and record any *recognized environmental conditions* that may represent a potential environmental condition. The site inspection was performed by walking the site boundaries and accessible areas of the subject property. In addition, observations were made of the immediately adjacent properties.

Ms. Mónica Doniro, M.S., and Mr. Jeremy Shockley, Environmental Scientists, performed the site reconnaissance on October 3, 2014. The Environmental Information Questionnaire (EIQ) completed during the course of this assessment is included in **Appendix A** of this report. Color digital photographs were taken during site reconnaissance and are included in **Appendix C**.

The site is located in an area of industrial and residential use properties.

3.3 Current Use of the Property

The site is currently developed with railroad tracks not currently in operation.

3.4 Structures, Roads and Other Improvements

According to site information and data supplied by Flagler and MD CPA, the subject property is an approximate 12^{+/-} acre industrial property consisting of five (5) contiguous parcels situated north to south. The site is currently developed with railroad tracks not currently in operation. No structures were observed on the subject property during site reconnaissance.



3.5 Current Uses of the Adjoining Properties

The subject property is bound to the north by a vacant property, to the east by industrial and residential properties, to the south by a railway, and to the west by various industrial properties including Miami-Dade County School Board Transportation Facility and the former Everglades Lumber facility. A **Site Sketch** is included as **Figure 2**.

4.0 USER PROVIDED INFORMATION

4.1 Title Records

According to the Miami-Dade County Property Appraiser's website, the owner of the subject property is listed as FEC RY Co. No title information was available online at the Miami-Dade County Records Department. Copies of the MDCPA property cards showing ownership information are provided in **Appendix B**.

4.2 Environmental Liens or Activity and Use Limitations

An Environmental Lien Report was not provided to GFA during the preparation of this Phase I ESA. The lack of environmental lien information is considered a data gap. However, due to the information obtained from all other available sources, this data gap is not considered significant and does not pose a *recognized environmental condition*.

4.3 Specialized Knowledge

The user communicated no specialized knowledge or experience that is material to *recognized environmental conditions* in connection with the property.

4.4 Commonly Known or Reasonably Ascertainable Knowledge

The user communicated no commonly known knowledge or reasonable ascertainable knowledge that is material to *recognized environmental conditions* in connection with the property.

4.5 Valuation Reduction for Environmental Issues

The completed User/Client Environmental Information Questionnaire (EIQ), was not provided to GFA during the course of this assessment.



4.6 Owner, Property Manager, and Occupant Information

The current owner of the subject property is listed as FEC RY Co. Alfred Lurigados of Florida East Coast Industries, LLC, owner's representative, completed the Owner/Occupant EIQ for the subject property, which is included in **Appendix A**.

During the site reconnaissance, GFA interviewed Mr. Mark Smith from Flagler. Mr. Smith escorted GFA during the site inspection and provided general site information.

4.7 Reason for Performing Phase I ESA

The purpose of the ASTM E 1527 practice is to define good commercial and customary practice for conducting an environmental site assessment of a parcel of commercial real estate with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), including petroleum products. As such, this practice is intended to permit a user to satisfy one of the requirements of the Landowner Liability Protections (LLPs) to qualify for the "innocent landowner, contiguous property owner, or bona fide prospective purchaser" limitations to CERCLA liability: that is, the practices that constitute "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice" as defined in 42 USC § 9601(35)(B).

4.8 Other

This Phase I Environmental Site Assessment was performed for Flagler Development Company, LLC.

5.0 RECORDS REVIEW

5.1 Standard Environmental Record Sources

As specified in ASTM E1527-13 criteria, a records search was performed of federal, state, tribal, and local environmental/regulatory agency databases, and lists, to identify environmental permits, incidents, complaints, violations, response actions, contamination assessment planning and reporting, and remedial activities relating to owners, operators, and tenants on the subject property. In addition, environmental databases were reviewed for all adjoining and adjacent property addresses, and certain properties up to a one-mile radius from the subject property relative to the respective databases and/or lists identified below. GFA employed Environmental



Data Resources, Inc.® (EDR), a national company specializing in environmental database research and review, to perform the records search. A copy of the EDR report is included as **Appendix E**.

EDR’s regulatory information inquiries and reviews were conducted using currently available Regional U.S. Environmental Protection Agency (EPA), the State of Florida Department of Environmental Protection (FDEP), and the Miami-Dade County Department of Regulatory and Economic Resources (RER). A search of available environmental records was conducted by EDR; this EDR database review meets the government records search requirements of ASTM Standard Practice for Environmental Site Assessments, E 1527-13.

The following table provides a summary of nearby facilities listed on searched regulatory databases, as reported in the EDR report:

| Database | On-site | Within 1/8 mile | 1/8 - 1/4 mile | 1/4 - 1/2 mile | 1/2 - 1 mile | Greater than 1 mile |
|------------------------|---------|-----------------|----------------|----------------|--------------|---------------------|
| FEDERAL RECORDS | | | | | | |
| NPL | 0 | 0 | 0 | 0 | 0 | NR |
| Proposed NPL | 0 | 0 | 0 | 0 | 0 | NR |
| NPL LIENS | 0 | NR | NR | NR | NR | NR |
| Delisted NPL | 0 | 0 | 0 | 0 | 0 | NR |
| CERCLIS | 0 | 0 | 0 | 0 | NR | NR |
| CERC-NFRAP | 0 | 0 | 0 | 0 | NR | NR |
| CORRACTS | 0 | 0 | 0 | 0 | 0 | NR |
| RCRA-TSDF | 0 | 0 | 0 | 0 | NR | NR |
| RCRA-LQG | 0 | 0 | 0 | NR | NR | NR |
| RCRA-SQG | 0 | 5 | 2 | NR | NR | NR |
| RCRA-CESQG | 0 | 4 | 12 | NR | NR | NR |
| US ENG Controls | 0 | 0 | 0 | 0 | NR | NR |
| US INST Controls | 0 | 0 | 0 | 0 | NR | NR |
| ERNS | 0 | NR | NR | NR | NR | NR |
| STATE RECORDS | | | | | | |
| State Haz. Waste | 0 | 0 | 0 | 0 | 0 | NR |
| State Landfill | 0 | 0 | 0 | 1 | NR | NR |
| LUST | 0 | 6 | 9 | 15 | NR | NR |
| INDIAN LUST | 0 | 0 | 0 | 0 | NR | NR |
| UST | 0 | 12 | 20 | NR | NR | NR |
| AST | 0 | 0 | 3 | NR | NR | NR |
| INDIAN UST | 0 | 0 | 0 | NR | NR | NR |
| ENG CONTROLS | 0 | 0 | 0 | 0 | NR | NR |
| INST CONTROLS | 0 | 0 | 0 | 0 | NR | NR |
| VCP | 0 | 0 | 0 | 0 | NR | NR |
| INDIAN VCP | 0 | 0 | 0 | 0 | NR | NR |
| Brownfields | 0 | 3 | 0 | 0 | NR | NR |
| US BROWNFIELDS | 0 | 0 | 0 | 0 | NR | NR |



| Database | On-site | Within 1/8 mile | 1/8 - 1/4 mile | 1/4 - 1/2 mile | 1/2 - 1 mile | Greater than 1 mile |
|--------------------------------|---------|-----------------|----------------|----------------|--------------|---------------------|
| DEBRIS REGION 9 | 0 | 0 | 0 | 0 | NR | NR |
| ODI | 0 | 0 | 0 | 0 | NR | NR |
| SWRCY | 0 | 0 | 0 | 0 | NR | NR |
| INDIAN ODI | 0 | 0 | 0 | 0 | NR | NR |
| US CDL | 0 | NR | NR | NR | NR | NR |
| FL Sites | 0 | 0 | 0 | 0 | 0 | NR |
| PRIORITYCLEANERS | 0 | 1 | 1 | 0 | NR | NR |
| US HIST CDL | 0 | NR | NR | NR | NR | NR |
| LIENS 2 | 0 | NR | NR | NR | NR | NR |
| LUCIS | 0 | 0 | 0 | 0 | NR | NR |
| HMIRS | 0 | NR | NR | NR | NR | NR |
| SPILLS | 0 | NR | NR | NR | NR | NR |
| RCRA Non-Gen | 0 | 1 | 8 | NR | NR | NR |
| DOT OPS | 0 | NR | NR | NR | NR | NR |
| DOD | 0 | 0 | 0 | 0 | 0 | NR |
| FUDS | 0 | 0 | 0 | 0 | 0 | NR |
| CONSENT | 0 | 0 | 0 | 0 | 0 | NR |
| ROD | 0 | 0 | 0 | 0 | 0 | NR |
| UMTRA | 0 | 0 | 0 | 0 | NR | NR |
| MINES | 0 | 0 | 0 | NR | NR | NR |
| TRIS | 0 | NR | NR | NR | NR | NR |
| TSCA | 0 | NR | NR | NR | NR | NR |
| FTTS | 0 | NR | NR | NR | NR | NR |
| HIST FTTS | 0 | NR | NR | NR | NR | NR |
| SSTS | 0 | NR | NR | NR | NR | NR |
| ICIS | 0 | NR | NR | NR | NR | NR |
| PADS | 0 | NR | NR | NR | NR | NR |
| MLTS | 0 | NR | NR | NR | NR | NR |
| RADINFO | 0 | NR | NR | NR | NR | NR |
| FINDS | 0 | NR | NR | NR | NR | NR |
| RAATS | 0 | NR | NR | NR | NR | NR |
| Miami-Dade Co. HWS | 0 | 6 | 6 | NR | NR | NR |
| Miami-Dade Co. IW | 0 | 40 | 38 | NR | NR | NR |
| DRYCLEANERS | 0 | 1 | 1 | NR | NR | NR |
| DEDB | 0 | 0 | 0 | 0 | NR | NR |
| NPDES | 0 | NR | NR | NR | NR | NR |
| AIRS | 0 | NR | NR | NR | NR | NR |
| FL Cattle Dip Vats | 0 | 0 | 0 | 0 | NR | NR |
| TIER 2 | 0 | NR | NR | NR | NR | NR |
| INDIAN RESERV | 0 | 0 | 0 | 0 | 0 | NR |
| SCRD Dry Cleaners | 0 | 0 | 0 | 0 | NR | NR |
| PWS | 0 | NR | NR | NR | NR | NR |
| Manufactured Gas Plants | 0 | 0 | 0 | 0 | 0 | NR |

Notes:
 NR = Not Requested at this search distance



Within ASTM criteria, GFA provides the following synopses of the most notable facilities located near the subject property. Copies of pertinent documents obtained from the file review are on file at GFA's corporate office.

1. Facility Name: Central Miami Area
Facility Address: Miami, Florida

Brownfield Area ID: BF139905000

Location: Northern portion of the subject property and surrounding areas.

Database Info: Facility is listed on the Brownfields database.

Regulatory Info: According to the FDEP's Brownfields Geoviewer accessed online on September 11, 2014, Central Miami Area Brownfield encompasses the northern portion of the subject property. Brownfields are real property, the expansion, redevelopment or reuse of which may be complicated by the presence, potential or perceived presence of a hazardous substance, pollutant, or contaminant. A Brownfield area does not imply contamination; the environmental status of sites within a Brownfield Area can only be evaluated by environmental assessments. The fact that the subject property is located in a Brownfield does not in itself constitute a *recognized environmental condition*.

2. Facility Name: Miami EZ Expansion Area
Facility Address: Miami, Florida

Brownfield Area ID: BF130502000

Location: Northern portion of the subject property and surrounding areas.

Database Info: Facility is listed on the Brownfields database.

Regulatory Info: According to the FDEP's Brownfields Geoviewer accessed online on September 11, 2014, Miami EZ Expansion Area Brownfield encompasses the northern portion of the subject property and surrounding areas. Brownfields are real property, the expansion, redevelopment or reuse of which may be complicated by the presence, potential or perceived presence of a hazardous substance, pollutant, or contaminant. A Brownfield area does not imply contamination; the environmental status of sites within a Brownfield Area can only be evaluated by environmental assessments. The fact that the subject property is located in a Brownfield does not in itself constitute a *recognized environmental condition*.



3. Facility Name: Dade County Transportation Facility
Facility Address: 7001-7011 Southwest 4th Street
Miami, Florida

Facility ID: 8628726

EDR Map ID: A

Location: Adjoins Zone 2 of the subject property to the west.

Database Info: Facility is listed on the RCRA-SQG, LUST, UST, ENF, Financial Assurance, DWM Contam, and FINDS databases.

Regulatory Info: According to the EDR Report, this facility is located adjoining west the northern portion of the site. On September 2, 2014, GFA conducted a regulatory file review for these listings on FDEP's online OCULUS and Miami-Dade County's emPower databases. According to information obtained from OCULUS and emPower there are seven (7) separate discharges associated with this facility. The cleanup status for three (3) of the discharges are listed as "completed" and four (4) are listed as "inactive". The impacted areas are associated with USTs containing unleaded gasoline, diesel-fuel, kerosene, and mineral spirits, a stormwater drain field, and a tire shop. The most recent assessment documentation available is a Contamination Assessment Report Addendum (CARA) dated August 1993, prepared by Blasland, Bouck, & Lee (BB&L). The CARA indicates petroleum-hydrocarbon impacts to groundwater are located in three (3) separate areas approximately 200 feet west of the subject property boundary. A Miami-Dade County Facility Inspection Report dated December 10, 2012 indicates free-floating product (FFP) was observed in all four (4) compliance wells associated with the active tank farm. A time extension request to submit a Site Assessment Report (SAR) was approved by the Miami-Dade County Department of Regulatory Economic Resources (RER) on June 4, 2014 and indicates this facility has until December 4, 2014 to submit the required SAR. No additional pertinent information was available in the regulatory files reviewed. Due to the documented presence of petroleum-hydrocarbon impacted groundwater that has not been fully assessed within close proximity to the subject property, this facility represents a *recognized environmental condition*.

4. Facility Name: Everglades Lumber
Facility Address: 6991 Southwest 8th Street
Miami, Florida

EPA ID: FLTMP9304094 and FLR000088732



EDR Map ID: C13 and C14

Location: Adjoins Zone 2 of the subject property to the west.

Database Info: Facility is listed on the RCRA-CESQG and FINDS databases.

Regulatory Info: According to EDR, Everglades Lumber (EL) is listed in the RCRA-Conditionally Exempt Small Quantity Generator (CESQG) and FINDS databases. EDR indicates the CESQG listing is associated with tetrachloroethylene (PCE) waste generated at this facility. On September 8, 2014, GFA performed a regulatory file review on FDEPs OCULUS and Miami-Dade County's emPower databases. According to information obtained in the database files, ATEC Associates, LLC. (ATEC) prepared a Contamination Assessment Report dated March 1993 and a Contamination Assessment Report Addendum and Remedial Action Report (CARA/RAP) dated July 13, 1995, for this facility. According to ATEC's reports, EL received a Notice of Violation (NOV) from Miami-Dade County Department of Environmental Resources Management (DERM) in October of 1991 for uncontrolled discharges of metals, hydrocarbons, and oil & grease to an onsite stormwater drainage system. ATEC's CAR indicated oil & grease was detected above the MCL in the soil sample collected in the soakage pit drain field but was not detected in the groundwater sample above the Groundwater Cleanup Target Level (GCTL). ATEC recommended the reported discharge be entered into a Monitoring Only Program (MOP). The site was entered into a MOP in May of 1994; however, during the third quarter of groundwater monitoring, elevated levels of oil & grease and free-floating product (FFP) were reported in groundwater in the impacted area.

ATEC prepared a Remedial Action Report (Report) for this facility dated March 20, 1996. According to ATEC's Report, approximately 693 tons of impacted soil was excavated from the soakage pit drain-field and FFP was skimmed from the surface of the exposed groundwater and hauled offsite for appropriate disposal. Confirmation soil samples from the sidewalls of the excavation indicate oil & grease were not detected above the Miami-Dade County maximum contaminant level (MCL). Additionally, a groundwater sample collected from one (1) groundwater monitoring well installed in the center of the backfilled excavation area did not contain concentrations of oil & grease above the MCL. No additional pertinent documentation was available in the regulatory databases reviewed.

According to the all available records, solvent compounds were not analyzed in the soil and groundwater samples collected from the impacted area. Since the site is listed as a RCRA-CESQG for PCE (a chlorinated solvent)



and the samples were not analyzed for this compound, the potential exists for PCE impacts to soil and groundwater be present at this facility. Due to the proximity of this facility to the subject property and the potential for PCE-impacted groundwater to migrate beneath the subject property, this listing represents a *recognized environmental condition*.

5. Facility Name: Cepero Remodeling (Miguel Auto Services, Inc.)
Facility Address: 6968 Southwest 4th Street
Miami, Florida

Facility ID: IW5-0013290

EDR Map ID: A4 and A5

Location: Adjoins Zone 2 of the subject property to the west.

Database Info: Facility is listed on the RCRA-SQG, LUST, UST, ENF, Financial Assurance, DWM Contam, and FINDS databases.

Regulatory Info: According to the EDR Report, these facilities are located adjoining west of Zone 2. On September 2, 2014, GFA conducted a regulatory file review for these listings on FDEP's online OCULUS and Miami-Dade County's emPower databases. According to Miami-Dade County facility inspection reports, Miguel Auto Services operated this facility without an IW-5 industrial waste permit since at least 2000 until 2002. County Inspector comments within inspection reports dated 2000, 2001, and 2002 indicate that waste disposal receipts were not available for used oil, used oil filters, and parts washers during each inspection. A Miami-Dade County facility inspection report dated May 3, 2010 indicates that contaminated soil was observed on the east side of the property (the subject property's western boundary). A note to dispose of contaminated soil in bags in the garbage is also included in the 2010 inspection report. No additional regulatory information was available regarding this documented discharge. Due to the potential for illicit dumping of petroleum chemicals at this adjoining property, these listings represent a *recognized environmental condition*.

6. Facility Name: New York Dry Cleaners
Facility Address: 7107 West Flagler Street
Miami, Florida

Facility ID: 9601022, COM_59712, 139601022, and FLD981029051

EDR Map ID: G61



- Location: Approximately 500 feet west of the subject property.
- Database Info: Facility is listed on the Miami-Dade Co. HWS, Miami-Dade IW, Priority Cleaners, Dry Cleaners, and DWM Contam databases.
- Regulatory Info: According to EDR, New York Dry Cleaners is listed on the Priority Cleaners, Miami-Dade County Industrial Waste (IW), Miami-Dade County Hazardous Waste (HW), and the Dry Cleaners databases. On September 11, 2014 GFA performed a regulatory file review on FDEPs OCULUS and Miami-Dade County's emPower databases. According to information obtained in the database files, the IW and HW listings are related to this facility's use of tetrachloroethylene (PCE) and the associated waste generated during the dry cleaning process. A Site Screening Report dated May 30, 1996, indicates a groundwater sample collected from the vicinity of this dry cleaner contained tetrachloroethylene (PCE) at a concentration of 1.2 micrograms per liter. Due to the low concentrations of PCE reported in groundwater at this facility and the distance from the subject property (approximately 500 feet), this listing does not represent a *recognized environmental condition*.

As part of the EDR database report review, GFA attempts to geographically locate orphan sites identified by EDR. Orphan sites are sites that cannot be correctly and/or accurately plotted, and are thereby listed in alphabetical order in reference to the cities in which the sites are located. Twenty (20) orphan sites are listed within the EDR report, which is included as **Appendix E** of this report. Based upon the reported nature, distance, and location of the orphan sites in relation to the subject property, the potential for impact to the subject property is minimal.

5.2 Vapor Encroachment Screening

The purpose of a Vapor Encroachment Screening (VES) is to identify to the extent feasible pursuant to the procedures presented in the Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transaction (ASTM E2600-10). The VES is intended to be used independently or in conjunction with, but not as a replacement of, existing Practice E1527-13 Phase I ESA.

As specified in ASTM E2600-10 criteria, a records search was performed of federal and state, tribal as a part of a Tier 1 Screening evaluation. This screening was performed to identify environmental permits, incidents, complaints, violations, response actions, contamination assessment planning and reporting, and remedial activities relating to owners, operators, and tenants on the subject property. In addition, environmental databases were reviewed for all adjoining and adjacent property addresses, and certain properties up to a third of a mile around the subject property, measured from the nearest subject property boundary. GFA employed Environmental Data Resources, Inc.[®] (EDR), to perform the records search. A copy of the EDR report is included as **Appendix E**.



The following table provides a summary of nearby facilities listed on searched regulatory databases to identify the area of concern as reported in the EDR report:

| Standard Environmental Record Resource | Approximate Minimum Search Distance-Surrounding the site (miles) | | | |
|--|--|-----------------|--|-----------|
| | Chemicals of Concern | | Petroleum Hydrocarbon Chemicals of concern | |
| | On site | Within 1/3 mile | On site | 1/10 mile |
| FEDERAL RECORDS | | | | |
| NPL | 0 | 0 | 0 | 0 |
| CERCLIS | 0 | 0 | 0 | 0 |
| RCRA CORRACTS | 0 | 0 | 0 | 0 |
| RCRA non-CORRACTS TSD | 0 | 0 | 0 | 0 |
| RCRA | 0 | NR | 0 | NR |
| Institutional/Engineering Control Registries | 0 | NR | 0 | NR |
| ERNS | 0 | NR | 0 | NR |
| STATE AND TRIBAL RECORDS | | | | |
| NPL | 0 | 0 | 0 | 0 |
| CERCLIS | 0 | 0 | 0 | 0 |
| Landfill and/or solid waste disposal sites | 0 | 0 | 0 | 0 |
| LUST | 0 | 0 | 0 | 0 |
| Registered storage tanks lists | 0 | NR | 0 | NR |
| Institutional control/engineering control registries | 0 | NR | 0 | NR |
| Voluntary cleanup sites | 0 | 0 | 0 | 0 |
| Brownfields | 0 | 0 | 0 | 0 |

Within ASTM criteria, GFA provides the following synopses of the most notable facilities located near the subject property. Copies of pertinent documents obtained from the file review are included in **Appendix F**.

1. Facility Name: Central Miami Area
Facility Address: Miami, Florida

Brownfield Area ID: BF139905000

Location: Northern portion of the subject property and surrounding areas.

Database Info: Facility is listed on the Brownfields database.

Regulatory Info: According to the FDEP's Brownfields Geoviewer accessed online on September 11, 2014, Central Miami Area Brownfield encompasses the northern portion of the subject property. Brownfields are real property, the



expansion, redevelopment or reuse of which may be complicated by the presence, potential or perceived presence of a hazardous substance, pollutant, or contaminant. A Brownfield area does not imply contamination; the environmental status of sites within a Brownfield Area can only be evaluated by environmental assessments. The fact that the subject property is located in a Brownfield does not in itself constitute a *vapor encroachment condition*.

2. Facility Name: Miami EZ Expansion Area
Facility Address: Miami, Florida

Brownfield Area ID: BF130502000

Location: Northern portion of the subject property and surrounding areas.

Database Info: Facility is listed on the Brownfields database.

Regulatory Info: According to the FDEP's Brownfields Geoviewer accessed online on September 11, 2014, Miami EZ Expansion Area Brownfield encompasses the northern portion of the subject property and surrounding areas. Brownfields are real property, the expansion, redevelopment or reuse of which may be complicated by the presence, potential or perceived presence of a hazardous substance, pollutant, or contaminant. A Brownfield area does not imply contamination; the environmental status of sites within a Brownfield Area can only be evaluated by environmental assessments. The fact that the subject property is located in a Brownfield does not in itself constitute a *vapor encroachment condition*.

3. Facility Name: Dade County Transportation Facility
Facility Address: 7001-7011 Southwest 4th Street
Miami, Florida

Facility ID: 8628726

EDR Map ID: A

Location: Adjoins Zone 2 of subject property to the west.

Database Info: Facility is listed on the RCRA-SQG, LUST, UST, ENF, Financial Assurance, DWM Contam, and FINDS databases.

Regulatory Info: According to the EDR Report, this facility is located adjoining west of Zone 2 of subject property. On September 2, 2014, GFA conducted a regulatory file review for these listings on FDEP's online OCULUS and Miami-Dade



County's emPower databases. According to information obtained from OCULUS and emPower there are seven (7) separate discharges associated with this facility. The cleanup status for three (3) of the discharges are listed as "completed" and four (4) are listed as "inactive". The impacted areas are associated with USTs containing unleaded gasoline, diesel-fuel, kerosene, and mineral spirits, a stormwater drain field, and a tire shop. The most recent assessment documentation available is a Contamination Assessment Report Addendum (CARA) dated August 1993, prepared by Blasland, Bouck, & Lee (BB&L). The CARA indicates petroleum-hydrocarbon impacts to groundwater are located in three (3) separate areas approximately 200 feet west of the subject property boundary. A Miami-Dade County Facility Inspection Report dated December 10, 2012 indicates free-floating product (FFP) was observed in all four (4) compliance wells associated with the active tank farm. A time extension request to submit a Site Assessment Report (SAR) was approved by the Miami-Dade County Department of Regulatory Economic Resources (RER) on June 4, 2014 and indicates this facility has until December 4, 2014 to submit the required SAR. No additional pertinent information was available in the regulatory files reviewed. Due to the documented presence of petroleum-hydrocarbon impacted groundwater that has not been fully assessed within close proximity to the subject property, this facility represents a *vapor encroachment condition*.

4. Facility Name: Everglades Lumber
Facility Address: 6991 Southwest 8th Street
Miami, Florida

EPA ID: FLTMP9304094 and FLR000088732

EDR Map ID: C13 and C14

Location: Adjoins Zone 2 of subject property to the west.

Database Info: Facility is listed on the RCRA-CESQG and FINDS databases.

Regulatory Info: According to EDR, Everglades Lumber (EL) is listed in the RCRA-Conditionally Exempt Small Quantity Generator (CESQG) and FINDS databases. EDR indicates the CESQG listing is associated with tetrachloroethylene (PCE) waste generated at this facility. On September 8, 2014, GFA performed a regulatory file review on FDEPs OCULUS and Miami-Dade County's emPower databases. According to information obtained in the database files, ATEC Associates, LLC. (ATEC) prepared a Contamination Assessment Report dated March 1993 and a Contamination Assessment Report Addendum and Remedial Action Report (CARA/RAP)



dated July 13, 1995, for this facility. According to ATEC's reports, EL received a Notice of Violation (NOV) from Miami-Dade County Department of Environmental Resources Management (DERM) in October of 1991 for uncontrolled discharges of metals, hydrocarbons, and oil & grease to an onsite stormwater drainage system. ATEC's CAR indicated oil & grease was detected above the MCL in the soil sample collected in the soakage pit drain field but was not detected in the groundwater sample above the Groundwater Cleanup Target Level (GCTL). ATEC recommended the reported discharge be entered into a Monitoring Only Program (MOP). The site was entered into a MOP in May of 1994; however, during the third quarter of groundwater monitoring, elevated levels of oil & grease and free-floating product (FFP) were reported in groundwater in the impacted area.

ATEC prepared a Remedial Action Report (Report) for this facility dated March 20, 1996. According to ATEC's Report, approximately 693 tons of impacted soil was excavated from the soakage pit drain-field and FFP was skimmed from the surface of the exposed groundwater and hauled offsite for appropriate disposal. Confirmation soil samples from the sidewalls of the excavation indicate oil & grease were not detected above the Miami-Dade County maximum contaminant level (MCL). Additionally, a groundwater sample collected from one (1) groundwater monitoring well installed in the center of the backfilled excavation area did not contain concentrations of oil & grease above the MCL. No additional pertinent documentation was available in the regulatory databases reviewed.

According to the all available records, solvent compounds were not analyzed in the soil and groundwater samples collected from the impacted area. Since the site is listed as a RCRA-CESQG for PCE (a chlorinated solvent) and the samples were not analyzed for this compound, the potential exists for PCE impacts to soil and groundwater be present at this facility. Due to the proximity of this facility to the subject property and the potential for PCE-impacted groundwater to migrate beneath the subject property, this listing represents a *vapor encroachment condition*.

5. Facility Name: Cepero Remodeling (Miguel Auto Services, Inc.)
Facility Address: 6968 Southwest 4th Street
Miami, Florida

Facility ID: IW5-0013290

EDR Map ID: A4 and A5

Location: Adjoins Zone 2 of the subject property to the west.



Database Info: Facility is listed on the RCRA-SQG, LUST, UST, ENF, Financial Assurance, DWM Contam, and FINDS databases.

Regulatory Info: According to the EDR Report, these facilities are located adjoining west of Zone 2. On September 2, 2014, GFA conducted a regulatory file review for these listings on FDEP's online OCULUS and Miami-Dade County's emPower databases. According to Miami-Dade County facility inspection reports, Miguel Auto Services operated this facility without an IW-5 industrial waste permit since at least 2000 until 2002. County Inspector comments within inspection reports dated 2000, 2001, and 2002 indicate that waste disposal receipts were not available for used oil, used oil filters, and parts washers during each inspection. A Miami-Dade County facility inspection report dated May 3, 2010 indicates that contaminated soil was observed on the east side of the property (the subject property's western boundary). A note to dispose of contaminated soil in bags in the garbage is also included in the 2010 inspection report. No additional regulatory information was available regarding this documented discharge. Due to the potential for illicit dumping of petroleum chemicals at this adjoining property, these listings represent a *vapor encroachment condition*.

6. Facility Name: New York Dry Cleaners
Facility Address: 7107 West Flagler Street
Miami, Florida

Facility ID: 9601022, COM_59712, 139601022, and FLD981029051

EDR Map ID: G61

Location: Approximately 500 feet west of the subject property.

Database Info: Facility is listed on the Miami-Dade Co. HWS, Miami-Dade IW, Priority Cleaners, Dry Cleaners, and DWM Contam databases.

Regulatory Info: According to EDR, New York Dry Cleaners is listed on the Priority Cleaners, Miami-Dade County Industrial Waste (IW), Miami-Dade County Hazardous Waste (HW), and the Dry Cleaners databases. On September 11, 2014 GFA performed a regulatory file review on FDEPs OCULUS and Miami-Dade County's emPower databases. According to information obtained in the database files, the IW and HW listings are related to this facility's use of tetrachloroethylene (PCE) and the associated waste generated during the dry cleaning process. A Site Screening Report dated May 30, 1996, indicates a groundwater sample collected from the vicinity of this dry cleaner contained tetrachloroethylene (PCE) at a concentration of 1.2 micrograms



per liter. Due to the low concentrations of PCE reported in groundwater at this facility and the distance from the subject property (approximately 500 feet), this listing does not represent a *vapor encroachment condition*.

5.3 Additional Environmental Record Sources

Based on all the information obtained, and the standard environmental record sources utilized during the course of this assessment, no additional environmental record sources were deemed necessary for the purpose of identifying *recognized environmental conditions* associated with the subject property.

5.4 Physical Setting Sources

A preliminary review of available physical setting source information was performed that consisted of physiographic, subsurface geologic, regional groundwater information, and local well field protection maps of the subject area.

5.4.1 Review of USGS Topographic Map

Review of the United States Geological Survey (USGS) 7.5-Minute Series Topographic Map Hialeah, Florida (1994) on which the subject property is located, indicates that the subject property is located in an area of minor topographic relief with an elevation of approximately 10 feet above mean sea level. Refer to **Figure 3** of this report for a **Topographic Map** depicting the subject site area.

5.4.2 Physiography and Subsurface Geological Characterization

The subject property lies within the Gold Coast-Florida Bay District. This is the area of south and southeastward sluggish drainage from Lake Okeechobee, i.e., the Everglades. The coastal ridge is no longer underlain nor influenced by the coquina deposits of the Anastasia Formation. The rocks and sediments are Pleistocene and largely limestones or with limestone cap rocks. The subject property lies within the sub classification of the Southern Atlantic Coastal Strip, a broad ridge underlain by sand and shelly sand that probably originated as a shoal. Very gentle slopes exist on the westward side. The eastern side is more complex having been subsequently modified by marine processes. The subject property lies within the Miami Rock Ridge, typically a rockland; the limestones formed as oolitic carbonate shoals. Vegetation is varied, but southern slash pine probably dominates. Tropical and subtropical hammocks occur. Elevations generally are between 6 and 22 feet.

According to the U.S. Department of Agriculture (USDA), Soil Conservation Service (SCS) Soil Survey of Miami-Dade County, soil deposits in the immediate site vicinity of Zones 5, 8 and 9 are



classified as Dania muck depressional. Soil deposits in the remaining portions of the subject property are classified as urban land. Soils in these categories are described below:

- Dania muck, depressional: This shallow, nearly level, very poorly drained soil is in poorly defined drainageways and adjacent to deeper organic soils within sawgrass marshes. It is ponded for 9 to 12 months in most years. Individual areas are long and are narrow or broad. They range from 6 to 3,000 acres in size. Slopes are smooth and are less than 2 percent. On 95 percent of the acreage mapped as Dania muck, depressional, Dania and similar soils make up 83 to 99 percent of the mapped areas. Typically, the surface layer is black muck about 15 inches thick. Soft, porous limestone bedrock is at a depth of about 15 inches.
- Urban Land: This unit consists of areas that are more than 70 percent covered by airports, shopping centers, parking lots, large buildings, streets and sidewalks, and other structures, so that the natural soil is not readily observable. Unoccupied areas of this land type, mostly lawns, parks, vacant lots and playgrounds, consist of soils in the Hallandale, Margate, Immokalee, and Basinger series that have been altered by fill material spread on the surface to an average thickness of about 12 inches. These unoccupied areas are in tracts too small to be mapped separately. The fill is mostly sandy material, some of which contains limestone and shell fragments.

5.4.3 Groundwater Information

A preliminary review of the hydrogeologic information of the regional vicinity of the subject site included the following information:

In this area, fresh water supplies are obtained from a coastal plain aquifer called the Biscayne Aquifer. The Biscayne Aquifer is an unconfined aquifer of Pleistocene age limestones and calcareous sandstones extending to an average depth of 30 meters below sea level and occurring in a wedge shape that thins to the northwest. The groundwater elevation of the aquifer normally lies between 5 and 10 feet below the existing ground surface. Due to the seaward sloping nature of the coastal plain strata, the aquifer is recharged in inland areas.

Fresh water flows down gradient and can discharge from this coastal aquifer via several mechanisms: (A) Evaporation; (B) Direct seepage into springs, streams, tidal water and the ocean floor; (C) Mixing with saline groundwater in a zone of diffusion; (D) Flow across a semi-permeable layer under the influence of a hydraulic pressure gradient; and (E) Flow across a semi-permeable layer due to osmotic pressure caused by a salinity gradient.

The regional groundwater flow of this aquifer is to the southeast. However, local surface water bodies near the subject site might affect local groundwater flow direction in the upper portion of the aquifer. The specific groundwater flow beneath the subject site can only be determined by field methods.



The Miami County Wellfield Map reveals that the subject property is not within any public water supply wellfield. The nearest public water supply wellheads lie within the Miami Springs Lower wellfield, located approximately 2 miles to the northeast, and the Alexander Orr wellfield, located approximately 2 miles to the southwest.

5.5 Historical Use Information on the Subject Property

The objective of consulting historical sources is to develop a history of the previous uses of the subject property, in order to help identify the likelihood of past uses having led to *recognized environmental conditions* in connection with the property. Only those sources deemed reasonably ascertainable were reviewed, pursuant to the standard practice.

5.5.1 Historical Aerial Photograph Review

GFA reviewed historical aerial photographs of Section 2, Township 54 South, Range 40 East online from the FDOT, MDCPA, and Google Earth dated 1951, 1968, 1971, 1973, 1978, 1985, 1991, 1994, 1998, 2002, 2004, 2005, 2009, 2011, 2013, and 2013. The site property within each aerial photograph was examined to identify historical site activities. Particular emphasis was placed on any evidence of dumping, landfilling or other uncontrolled activities that may have occurred on the subject site. **Figures 4, 5, 6, 7, 8, 9, and 10** contain reproductions of the 1951, 1968, 1973, 1978, 1991, 2002, and 2013 aerial photographs. The following is a synopsis of the historical aerial photograph review:

1951: The subject property is developed with a railroad.

1968, 1971, 1973, 1978, 1985, 1991, 1994, 1998, 2002, 2004, 2005, 2009, 2011, 2013, and 2013: There are no significant changes observed during this time period. The subject property appears similar to current site conditions.

No pits, ponds, lagoons, or other surface water bodies that may represent recognized environmental concerns were noted during this review. Additionally, no evidence of dumping, landfilling or other uncontrolled activities, which could pose a *recognized environmental condition* with regards to the subject property, were identified during the course of the aerial photograph review. However, railroad tracks were observed on the subject property since at least 1951. Due to the long history of industrial and commercial land use within the entire 1-Mile Railroad Corridor, (including but not limited to, vehicle maintenance, lumber milling, storage, and distribution), the potential for soil and groundwater impacts exist due to undocumented incidents and an accumulation over time of drips, leaks and spills, during rail traffic and railroad maintenance activities is considered a *recognized environmental condition* and a *vapor encroachment condition*.

Data gaps exist where aerial photographs are unavailable for a period of more than five consecutive years. Aerial photographs were unavailable for the years between 1950 and 1968, for the years between 1978 and 1985, and for the years between 1985 and 1991. However, due to visible observations made on the available aerial photographs this data gap does not pose a *recognized environmental condition* in connection with the subject property.



5.5.2 Historical City Directory Research

Research was performed at the Broward County Public Library. Directories were reviewed, using the subject site's numerical address. This research included the review of applicable Bresser's Indices, Polk City Directories, or City Publishing Company Cross Reference Directories as far back in time as was available for the subject site. These references were reviewed at a maximum of five year intervals, whenever possible. A limited historical picture of the occupancy of the subject site and vicinity can be determined by this method. However, the method is limited by the accuracy and completeness of the listings and because telephone connections to the property must be in place for the name of the occupant to be listed. GFA reviewed available City Directories for the subject property address. Based on GFA's review, no *recognized environmental conditions* were identified in connection with the subject property.

Data gaps exist where City Directories are unavailable for a period of more than five consecutive years. City Directories were unavailable for the years between 1976 and 1987 and for the years between 1987 and 2002. However, due to visible observations made on the available aerial photographs this data gap does not pose a *recognized environmental condition* in connection with the subject property.

5.5.3 Additional Record Sources

GFA attempted to obtain Historical Sanborn Maps through Environmental Data Resources, Inc.[®] (EDR). Sanborn Maps dated 1987 were available for the subject property. A review of the available Sanborn Maps revealed the following:

1987: The subject property is depicted as the FEC Railway.

A copy of the Sanborn Map Report information is included in **Appendix G** of this report. Based on all the information obtained, and the standard record sources utilized during the course of this assessment, no additional record sources were deemed necessary for the purpose of identifying *recognized environmental conditions* associated with the subject property.

5.6 Historical Use Information on Adjoining Properties

The objective of consulting historical sources is to develop a history of the previous uses of the surrounding area, in order to help identify the likelihood of past uses having led to *recognized environmental conditions* in connection with the property. Only those sources deemed reasonably ascertainable were reviewed, pursuant to the standard practice.



5.6.1 Historical Aerial Photograph Review

GFA reviewed historical aerial photographs of Section 2, Township 54 South, Range 40 East online from the FDOT, MDCPA, and Google Earth dated 1951, 1968, 1971, 1973, 1978, 1985, 1991, 1994, 1998, 2002, 2004, 2005, 2009, 2011, 2013, and 2013. The site vicinity within each aerial photograph was examined to identify historical site activities. Particular emphasis was placed on any evidence of dumping, landfilling or other uncontrolled activities that may have occurred in the subject property vicinity. **Figures 4, 5, 6, 7, 8, 9, and 10** contain reproductions of the 1951, 1968, 1973, 1978, 1991, 2002, and 2013 aerial photographs. The following is a synopsis of the historical aerial photograph review:

- 1951:** The properties adjoining Zone 1 to the north, east, south, and west are undeveloped. Zone 2 is adjoined by residential properties to the east and undeveloped properties to the north and south. A small structure is visible on the property adjoining the southern end of Zone 2 to the west.
- 1968:** Robert King High Park is observed adjoining Zone 1 to the west and a man-made lake is observed adjoining east. Miami-Dade County School Maintenance Facility is now visible adjoining Zone 2 to the west. There are no other significant changes observed during this time period.
- 1973:** The small structure adjoining the southern end of Zone 2 has been replaced with a lumber yard (Everglades Lumber). A large industrial building is also visible adjoining zone 2 to the west. There are no other significant changes observed during this time period.
- 1978:** The Miami-Dade County School Maintenance Facility adjoining west has expanded the main building to the north. There are no other significant changes observed during this time period.
- 1985:** There are no significant changes observed during this time period.
- 1991:** Everglades Lumber has expanded its operations to include the north adjoining property. There are no other significant changes observed during this time period.
- 1994, 1998, 2002, 2004, 2005, 2009, and 2011:**
There were no other significant changes observed during this time period.
- 2013:** The Everglades Lumber facility is no longer visible and the property has been cleared for apparent construction. There no other significant changes observed during this time period. The site vicinity appears similar to current conditions.



The Miami-Dade County Schools Maintenance Facility and the Everglades Lumber observed adjoining Zone 2 to the west represent *recognized environmental conditions* and *vapor encroachment conditions* and are further discussed below and in Section 5.0.

No pits, ponds, lagoons, or other surface water bodies that may represent recognized environmental concerns were noted during this review. Additionally, no evidence of dumping or landfilling activities, which could pose a *recognized environmental condition* with regards to the subject property, were identified during the course of the aerial photograph review.

Data gaps exist where aerial photographs are unavailable for a period of more than five consecutive years. Aerial photographs were unavailable for the years between 1950 and 1968, for the years between 1978 and 1985, and for the years between 1985 and 1991. However, due to visible observations made on the available aerial photographs this data gap does not pose a *recognized environmental condition*.

5.6.2 Historical City Directory Research

Research was performed at the Broward County Public Library. Directories were reviewed, using the subject site's numerical address. This research included the review of applicable Bresser's Indices, Polk City Directories, or City Publishing Company Cross Reference Directories as far back in time as was available for the subject site vicinity. These references were reviewed at a maximum of five year intervals, whenever possible. A limited historical picture of the occupancy of the subject vicinity can be determined by this method. However, the method is limited by the accuracy and completeness of the listings and because telephone connections to the property must be in place for the name of the occupant to be listed. The results of this investigation included the following:

| Dates Identified | Address | Occupants |
|--|---------------------------------------|--|
| 1954, 1958, 1962, 1967, 1975, 1987, 2002, 2006, and 2010 | 7011 Southwest 4 th Street | Dade County Schools Maintenance Facility |
| 1975, 1987, 2002, and 2006 | 6991 Southwest 8 th Street | Everglades Lumber |

GFA reviewed available City Directories for the subject property vicinity. Based on GFA's review, the following sites/facilities of concern were identified:

- Dade County Transportation Facility, 7001-7011 Southwest 4th Street: Due to the documented presence of petroleum-hydrocarbon impacted groundwater that has not been fully assessed within close proximity to the subject property, this facility represents a *recognized environmental condition* and a *vapor encroachment condition*. Further information is provided below and in **Section 5.0**.



- Everglades Lumber, 6991 Southwest 8th Street: Due to the proximity of this facility to the subject property and the potential for PCE-impacted groundwater to migrate beneath the subject property, this listing represents a *recognized environmental condition* and a *vapor encroachment condition*. Further information is provided below and in **Section 5.0**.

Data gaps exist where City Directories are unavailable for a period of more than five consecutive years. City Directories were unavailable for the years between 1976 and 1987 and for the years between 1987 and 2002. However, due to visible observations made on the available aerial photographs this data gap does not pose a *recognized environmental condition* in connection with the subject property.

5.6.3 Additional Record Sources

GFA attempted to obtain Historical Sanborn Maps through Environmental Data Resources, Inc.[®] (EDR). Sanborn Maps dated 1987 were available for the subject property vicinity. A review of the available Sanborn Maps revealed the following:

- 1987:** Robert King High Park is depicted on the property adjoining Zone 1 to the west. Miami-Dade County Schools Maintenance Facility and a lumber yard (Everglades Lumber) are depicted on the properties adjoining Zone 2 to the west. A tire service building, filling station, bus repair, and vehicle maintenance are depicted within the Miami-Dade County Schools Maintenance Facility property. Residential homes are depicted on the east adjoining properties.

A copy of the Sanborn Map Report information is included in **Appendix G** of this report.

The Miami-Dade County Schools Maintenance Facility and Everglades Lumber depicted on the Sanborn Maps represent *recognized environmental conditions* and *vapor encroachment conditions* and are further discussed below and in **Section 5.0**. Based on all the information obtained, and the standard record sources utilized during the course of this assessment, no additional record sources were deemed necessary for the purpose of identifying *recognized environmental conditions* associated with the subject property.

6.0 SITE RECONNAISSANCE INFORMATION

6.1 Methodology and Limiting Conditions

The objective of the site reconnaissance is to obtain information indicating the likelihood of identifying *recognized environmental conditions* in connection with the property. GFA personnel visually and physically observed the property and any structure(s) located on the property to the extent not obstructed by bodies of water, adjacent buildings, or other obstacles, such as high-



standing vegetation. Ms. Mónica Doniro, M.S., and Mr. Jeremy Shockley, Environmental Scientists, performed the site reconnaissance on October 3, 2014. An Environmental Information Questionnaire (EIQ) was completed with information obtained during the site reconnaissance and environmental research conducted during the course of this assessment. Please refer to **Appendix A** for a copy of the completed questionnaire. Digital color photographs were taken during site reconnaissance and are included as **Appendix C**.

6.2 General Site Setting

Within the scope of this Phase I ESA, GFA noted the uses and conditions of the subject property, to the extent visually or physically observed during the site visit.

6.2.1 Hazardous Substances in Connection with Identified Uses

No hazardous substances in connection with identified uses were observed on the subject property during site reconnaissance.

6.2.2 Storage Tanks

No aboveground or underground storage tank systems, vent pipes, fill ports, pipelines, or access ways indicating underground storage tanks were observed on the subject property during the site visit. According to information obtained from all available sources, no storage tanks were previously or are currently present on the subject property.

6.2.3 Odors

No noxious or unusual odors were detected on the property during the site reconnaissance.

6.2.4 Pools of Liquid

No pools of hazardous substances or petroleum product were observed during site reconnaissance.

6.2.5 Drums

No drums of any type were observed on the subject property.

6.2.6 Hazardous Substance and Petroleum Products Containers

No hazardous substances or petroleum product containers were evident at the subject property.



6.2.7 Unidentified Substance Containers

No unidentified substance containers were observed on the property during the site visit.

6.2.8 Indications of Polychlorinated Biphenyls (PCBs)

Four (4) pole-mounted electrical transformers were noted on the western and eastern boundaries of the northern parcels of the subject property on the day of our investigation. The transformers were noted to be in good condition. Florida Power & Light, Inc. (FPL) has discontinued the use of PCB-containing transformers and capacitors. However, some older generation transformers may still be in use today. In accordance with FPL policy, in the event of a leak, spill, or release of PCB-containing oil from one of these transformers, FPL is responsible for cleanup in accordance with local, state, and federal regulations. Containing

6.3 Exterior Observations

The periphery of the property was visually and physically observed, as well as the periphery of all structures on the property.

No pits, ponds, or lagoons; stained soil or pavement; stressed vegetation; solid waste, waste water; septic systems; or potable or irrigation wells were observed on the subject property.

6.4 Interior Observations

Within the scope of this Phase I ESA, accessible common areas used by the occupants or the public (such as lobbies, hallways, utility rooms, recreation areas, etc.), maintenance and repair areas (if present), and a representative sample of occupant spaces were visually and physically observed. During site reconnaissance, no structures were observed on the subject property.

7.0 INFORMATION FROM INTERVIEWS

7.1 Interview with Owner

GFA conducted an interview with Mr. Alfred Lurigados, Director, FEC Corporate Development, regarding the subject property. Information obtained during the interview is included in this report.



7.2 Interview with Site Manager

Mr. Mark Smith with Flagler escorted GFA during the site reconnaissance. Mr. Smith provided general site information.

7.3 Interviews with Occupants

No other occupants, other than the owner, were identified during the site reconnaissance.

7.4 Interviews with Local Government Officials

No interviews with local government officials were conducted during the course of this assessment

7.5 Interviews with Others

No other interviews were conducted during the course of this assessment.

8.0 DATA GAPS AND DATA FAILURE

8.1 Data Gaps

The following data gaps were identified during the preparation of this Phase I ESA:

1. Aerial photographs were unavailable for the years between 1950 and 1968, for the years between 1978 and 1985, and for the years between 1985 and 1991.
2. City Directories were unavailable for the years between 1976 and 1987 and for the years between 1987 and 2002.
3. The User/Client questionnaire was not returned during the course of this Phase I ESA.
4. An ELS was not provided to GFA during the course of this assessment.

However, none of the data gaps identified are considered significant as they do not indicate the likelihood of past uses having led to *recognized environmental conditions* in connection with the property. Therefore, these data gaps are not considered *recognized environmental conditions*. No further assessment is recommended with regard to the identified data gaps.



8.2 Data Failure

A data failure occurs when the review of historical information, does not identify the use of a property back to the first development or to 1940 (whichever is earlier). Considering that the earliest available record for the site dates back to a 1951 aerial photograph, which depicts the site developed the present-day railroad tracks, GFA encountered a data failure, as the historical research information compiled did not document the first development. Due to visible observations made on the available historical resources, this data failure does not pose a *recognized environmental condition* in connection with the subject property.

9.0 FINDINGS

GFA has performed this Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-13 of Ludlam Corridor Property, Former 1-Mile Railroad Corridor, Miami, Miami-Dade County, Florida. Any limitations, exceptions, or deletions from this practice are described in **Section 2.4** of this report.

9.1 Vapor Encroachment Conditions

No *vapor encroachment conditions* were identified in connection with the two parcels not included within either Zone of the subject property.

No *vapor encroachment conditions* were identified in connection with Zone 1 of the subject property.

However, based on our research and site reconnaissance, the following *vapor encroachment conditions* were identified in connection with Zone 2 of the subject property:

- Dade County Transportation Facility, 7001-7011 Southwest 4th Street: Due to the documented presence of petroleum-hydrocarbon impacted groundwater that has not been fully assessed within close proximity to the subject property, this facility represents a *vapor encroachment condition*. Further information is provided in **Section 5.0**.
- Everglades Lumber, 6991 Southwest 8th Street: Due to the proximity of this facility to the subject property and the potential for PCE-impacted groundwater to migrate beneath the subject property, this listing represents a *vapor encroachment condition*. Further information is provided in **Section 5.0**.
- Cepero Remodeling (Miguel Auto Services, Inc.), 6968 Southwest 4th Street: Cepero Remodeling and Miguel Auto Services previously operated as vehicle maintenance shops adjoining Zone 2 of the subject property. Due to the potential for impacts to site soil and



groundwater associated with illicit dumping of petroleum chemicals at this adjoining property, these listings represent *vapor encroachment conditions*. Further information is provided in **Section 5.0**.

- Railroad tracks were operational on the subject property from at least 1951 until circa 2007. Due to the long history of industrial and commercial land use within the entire 1-Mile Railroad Corridor, (including, but not limited to, vehicle maintenance, plastic manufacturing, fueling facilities lumber milling and warehouse distribution), the potential for soil and groundwater impacts exist due to undocumented incidents and an accumulation over time of drips, leaks and spills, during rail traffic and railroad maintenance activities is considered a *vapor encroachment condition*.

9.2 Recognized Environmental Conditions

No *recognized environmental conditions* were identified in connection with the two parcels not included within either Zone of the subject property.

No *recognized environmental conditions* were identified in connection with Zone 1 of the subject property.

However, this assessment has revealed the following evidence of *recognized environmental conditions* in connection with Zone 2 of the subject property:

1. Everglades Lumber, 6991 Southwest 8th Street: Everglades Lumber previously adjoined Zone 2 to the west. Due to the proximity of this facility to the subject property and the potential for PCE-impacted groundwater to migrate beneath the subject property, this listing represents a *recognized environmental condition*. Further information is provided in **Section 5.0**.
2. Dade County Transportation Facility, 7001-7011 Southwest 4th Street: Dade County Transportation Facility previously adjoined Zone 2 to the west. Due to the documented presence of petroleum-hydrocarbon impacted groundwater that has not been fully assessed within close proximity to the subject property, this facility represents a *recognized environmental condition*. Further information is provided in **Section 5.0**.
3. Cepero Remodeling (Miguel Auto Services, Inc.), 6968 Southwest 4th Street: Cepero Remodeling and Miguel Auto Services previously operated as vehicle maintenance shops adjoining Zone 2 of the subject property. Due to the potential for impacts to site soil and groundwater associated with illicit dumping of petroleum chemicals at this adjoining property, these listings represent *recognized environmental conditions*. Further information is provided in **Section 5.0**.



4. Railroad tracks were operational on the subject property from at least 1951 until circa 2007. Due to the long history of industrial and commercial land use within Zone 2 of the 1-Mile Railroad Corridor, (including but not limited to, vehicle maintenance, lumber milling, storage, and distribution), the potential for soil and groundwater impacts from undocumented incidents and an accumulation over time of leaks and spills during rail traffic and maintenance activities is considered a *recognized environmental condition*.

9.3 Controlled Environmental Conditions

Based on our research and site reconnaissance, no *controlled recognized environmental conditions* were identified in connection with the subject property.

9.4 Historical Environmental Conditions

Based on our research and site reconnaissance, no *historical recognized environmental conditions* were identified in connection with the subject property.

9.5 De minimis Conditions

Based on our research and site reconnaissance, no *de minimis conditions* were identified in connection with the subject property.

10.0 OPINION

Based on the research conducted for this property of commonly known or reasonably ascertainable information, it is the opinion of the environmental professional that the Dade County Transportation Facility, the former Everglades Lumber Facility, and the sites former use as a railway, represent *recognized environmental conditions* and *vapor encroachment conditions* with regard to the subject property.



11.0 CONCLUSIONS

GFA has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 of Ludlam Corridor Property, Former 1-Mile Railroad Corridor, Miami, Miami-Dade County, Florida. Any exceptions, or deletions, to this practice are described in **Section 2.4** of this report.

No recognized environmental conditions or vapor encroachment conditions were identified in connection with the two parcels not included within either Zone

No recognized environmental conditions or vapor encroachment conditions were identified in connection with Zone 1 of the subject property.

However, this assessment has revealed the following evidence of **recognized environmental conditions** and **vapor encroachment conditions** in connection with Zone 2 of the subject property:

1. **Everglades Lumber, 6991 Southwest 8th Street:** Everglades Lumber previously adjoined Zone 2 to the west. Due to the proximity of this facility to the subject property and the potential for PCE-impacted groundwater to migrate beneath the subject property, this listing represents a **recognized environmental condition** and a **vapor encroachment condition**. Further information is provided in Section 5.0.
2. **Dade County Transportation Facility, 7001-7011 Southwest 4th Street:** Dade County Transportation Facility previously adjoined Zone 2 to the west. Due to the documented presence of petroleum-hydrocarbon impacted groundwater that has not been fully assessed within close proximity to the subject property, this facility represents a **recognized environmental condition** and a **vapor encroachment condition**. Further information is provided in Section 5.0.
3. **Cepero Remodeling (Miguel Auto Services, Inc.), 6968 Southwest 4th Street:** Cepero Remodeling and Miguel Auto Services previously operated as vehicle maintenance shops adjoining Zone 2 of the subject property. Due to the potential for impacts to site soil and groundwater associated with illicit dumping of petroleum chemicals at this adjoining property, these listings represent **recognized environmental conditions** and **vapor encroachment conditions**. Further information is provided in Section 5.0.
4. **Railroad tracks were operational on the subject property from at least 1951 until circa 2007.** Due to the long history of industrial and commercial land use within Zone 2 of the 1-Mile Railroad Corridor, (including but not limited to, vehicle maintenance, lumber milling, storage, and distribution), the potential for soil and groundwater impacts from undocumented incidents and an accumulation over time



of leaks and spills during rail traffic and maintenance activities is considered a recognized environmental condition and a vapor encroachment condition.

Further assessment is recommended.

12.0 DEVIATIONS

No deviations from the standard practices occurred during the Phase I ESA. No other deviations regarding budgets, due dates, or limitations were encountered during the course of this Phase I ESA.

13.0 ADDITIONAL SERVICES

The purpose of the Phase I ESA was met through the performance of four components: records review, site reconnaissance, interviews, and preparation of the Phase I ESA report. Non-scope considerations, or those issues considered to be of potential environmental concern at a property outside the scope of the ASTM E 1527-13 practice, were not addressed. More specifically, non-scope considerations which were not included within GFA's Phase I ESA scope of work included, but were not limited to: asbestos containing materials, radon, lead-based paint, lead in drinking water, wetlands, regulatory compliance, cultural and historical risks, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality (with exception of vapor intrusion due to a release of hazardous substances or petroleum compounds, and high voltage power lines. In accordance with ASTM E 1527-13, Section 13.1.5, no assessment of such non-scope considerations is required for appropriate inquiry as defined in the standard practice.



14.0 REFERENCES

1. *ASTM Standards on Environmental Site Assessments for Commercial Real Estate (ASTM Practice E 1527-13)*: 1916 Race Street, Philadelphia 19103.
2. Environmental Data Resources (EDR®), Inc., Radius Map satisfying Government records search requirements of ASTM Standard Practice for Environmental Site Assessments, E 1527-13.
3. *Miami-Dade County Wellfield Map*. Miami-Dade County. September 23, 2006.
4. *Geologic Map of Florida*: U.S. Geologic Survey - State of Florida; Center for Environmental & Natural Resources. 1981.
5. *The Physiographic Divisions of Florida*: Cooperative Extension Service; University of Florida; Institute of Food & Agricultural Sciences; U.S. Department of Agriculture. 1981.
6. *Soil Survey of Miami-Dade County Florida*: U.S. Department of Agriculture, Soil Conservation Service. Issued 1994.
7. Florida Department of Environmental Protection (FDEP), Bureau of Survey and Mapping: Land Boundary Information System (LABINS) Data Download Map. [Online] <http://data.labins.org/2003/>.
8. Natural Resources Conservation Service: Web Soil Survey. [Online] <http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>.
9. Google Earth. 2014. [Online] <http://earth.google.com/download-earth.html>.



15.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

Resumes of Key Environmental Professionals

Steven A. Snyder
Environmental Department Manager



ENVIRONMENTAL DEPARTMENT MANAGER

Steven A. Snyder

Mr. Snyder is an Environmental Professional with extensive environmental consulting experience. Mr. Snyder specializes in Phase I & II ESAs and has performed hundreds of projects throughout Florida, Georgia, California, Nevada, Illinois, Arizona, North Carolina, South Carolina, Tennessee, Texas, and Wisconsin.

Education

- Bachelor of Science in Environmental Science and Policy, University of South Florida, St. Petersburg, Florida

Experience

- **GFA International, Delray Beach, FL:** Environmental Department Manager
- **Solutech, Inc., West Palm Beach, FL:** Environmental Scientist
- **The Westmark Group, Las Vegas, NV:** Environmental Scientist

Certifications and Qualifications

- Health and Safety Operations at Hazardous Materials Sites (OSHA 29 CFR 1910.120) 40-Hour OSHA Certification, OSHA 8-Hour Refresher Course
- AHERA Certified Asbestos Building Inspector
- PADI Certified Open Water Diver

Additional Services

- Storage Tank Closures
- Contamination Assessment and Reporting.
- Site Remediation and Closure.
- Natural Attenuation Monitoring.
- Field Sampling procedures. Asbestos surveys in accordance with NESHAP regulations.
- Vapor intrusion studies.
- Health and Safety Plans.
- Stormwater effluent monitoring, data analysis, and reporting.
- Surfacewater sampling, data analysis, and reporting.
- Sediment sampling, data analysis, and reporting.
- Dewatering effluent monitoring, plan review, and consulting.
- Initial remedial action and coordination of hazardous waste cleanup and disposal.
- Experienced in a variety of drilling methods including Geoprobe® direct-push technology, hollow-stem auger, Vibracore, mud rotary, and air rotary.



FIGURES

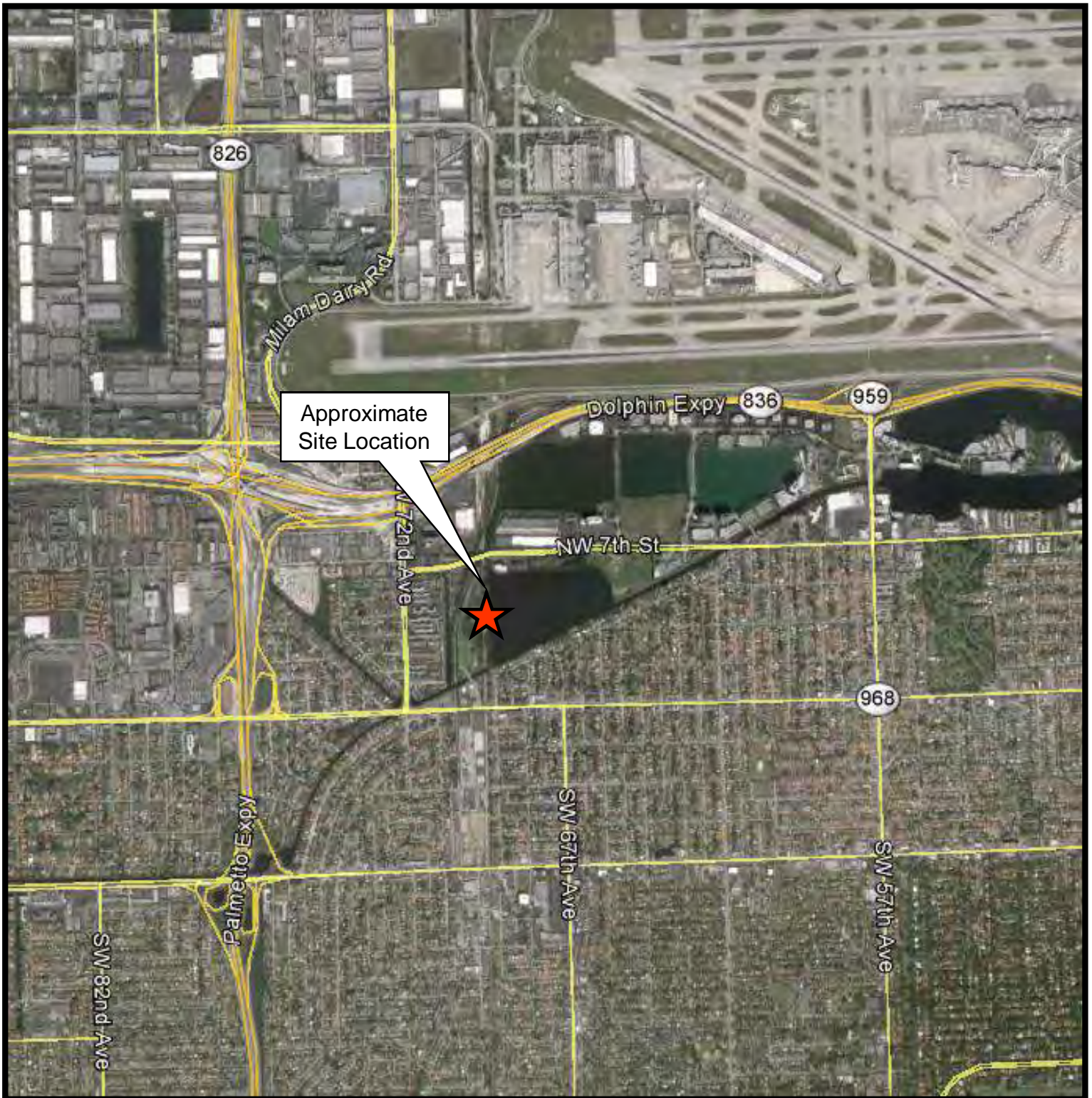
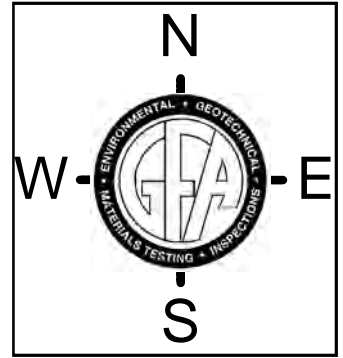
- Figure 1:** Site Location Map
- Figure 2:** Site Sketch
- Figure 3:** Topographic Map
- Figure 4A:** 1951 Aerial Photograph
- Figure 4B:** 1951 Aerial Photograph
- Figure 4C:** 1951 Aerial Photograph
- Figure 5A:** 1968 Aerial Photograph
- Figure 5B:** 1968 Aerial Photograph
- Figure 5C:** 1968 Aerial Photograph
- Figure 6A:** 1973 Aerial Photograph
- Figure 6B:** 1973 Aerial Photograph
- Figure 6C:** 1973 Aerial Photograph
- Figure 7A:** 1978 Aerial Photograph
- Figure 7B:** 1978 Aerial Photograph
- Figure 7C:** 1978 Aerial Photograph
- Figure 8A:** 1991 Aerial Photograph
- Figure 8B:** 1991 Aerial Photograph
- Figure 8C:** 1991 Aerial Photograph
- Figure 9A:** 2002 Aerial Photograph
- Figure 9B:** 2002 Aerial Photograph
- Figure 9C:** 2002 Aerial Photograph
- Figure 10A:** 2013 Aerial Photograph
- Figure 10B:** 2013 Aerial Photograph
- Figure 10C:** 2013 Aerial Photograph





FIGURE 1: SITE LOCATION MAP

Ludlam Corridor Property
Former 1-Mile Railroad Corridor
Miami, Miami-Dade County, Florida





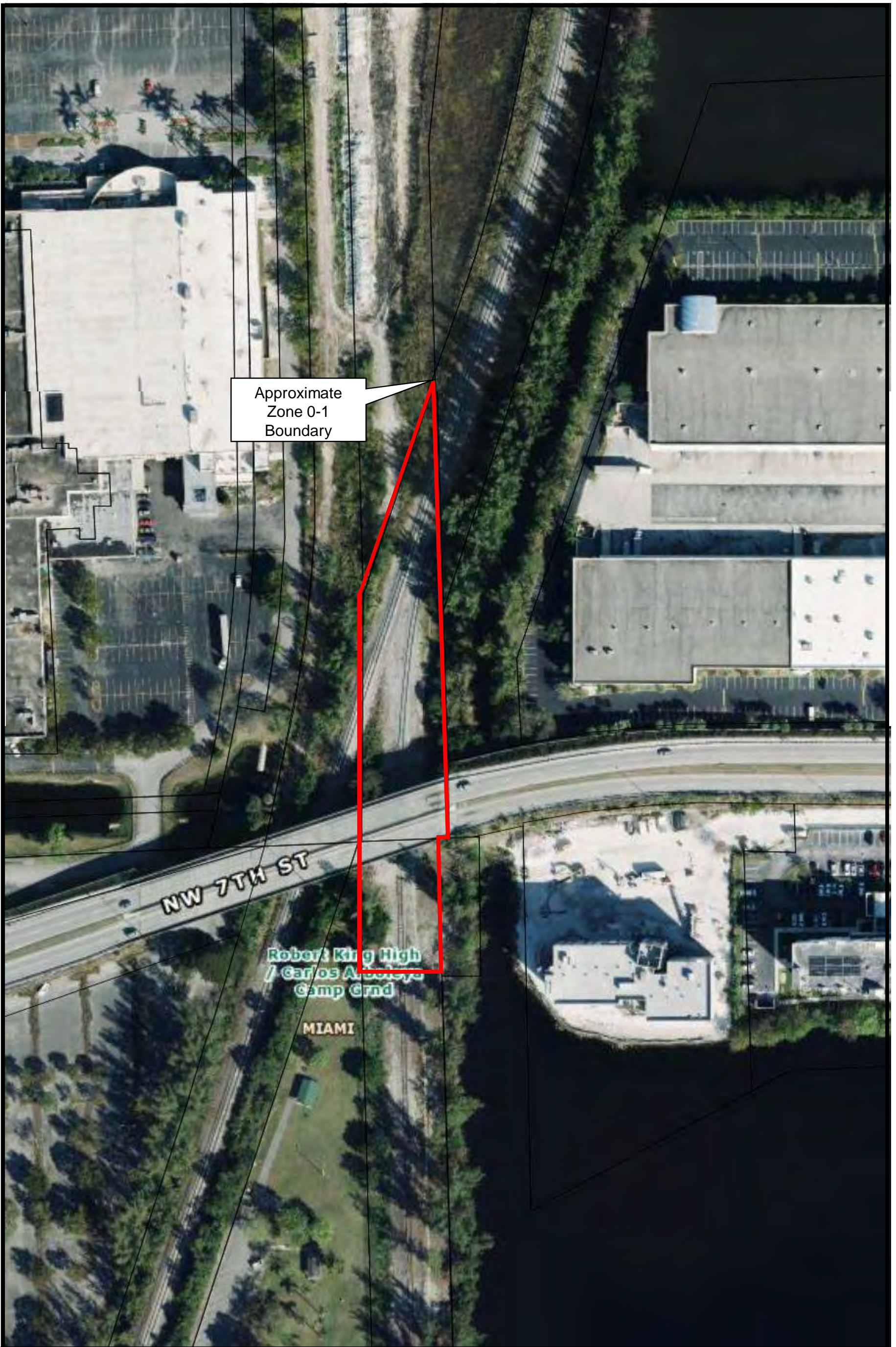
Zone Location Map

Ludlam Corridor Property
 Former 1-Mile Railroad Corridor
 Miami, Miami-Dade County, Florida

PROJECT NO.: 14-1663.00, DRAWN BY: MD, DATE: 8.8.2014
 NOT TO SCALE



Figure 2



Site Sketch

Ludlam Corridor Property
Former 1-Mile Railroad Corridor Zone 0-1
Miami, Miami-Dade County, Florida
PROJECT NO.: 14-1663.00, DRAWN BY: MD, DATE: 8.8.2014
SCALE: 1" = 120'

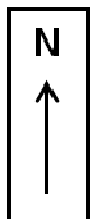
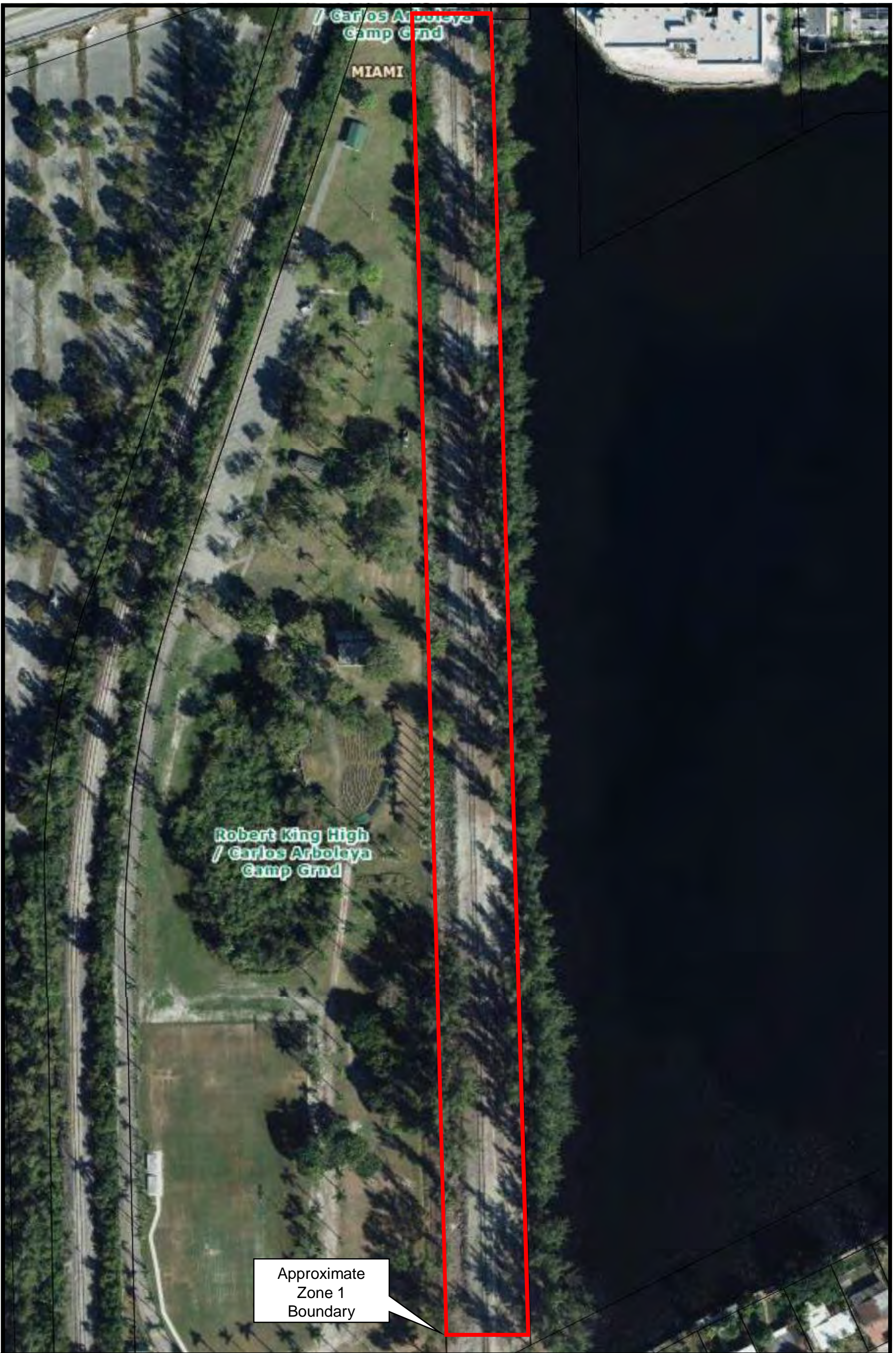


Figure 2A



Site Sketch

Ludlam Corridor Property
Former 1-Mile Railroad Corridor Zone 1
Miami, Miami-Dade County, Florida
PROJECT NO.: 14-1663.00, DRAWN BY: MD, DATE: 8.8.2014
SCALE: 1" = 120'

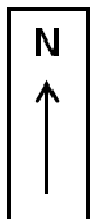


Figure 2B



Approximate
Zone 1-2
Boundary



Site Sketch

Ludlam Corridor Property
Former 1-Mile Railroad Corridor Zone 1-2
Miami, Miami-Dade County, Florida
PROJECT NO.: 14-1663.00, DRAWN BY: MD, DATE: 8.8.2014
SCALE: 1" = 120'



Figure 2C



Site Sketch

Ludlam Corridor Property
Former 1-Mile Railroad Corridor Zone 2
Miami, Miami-Dade County, Florida

PROJECT NO.: 14-1663.00, DRAWN BY: MD, DATE: 8.8.2014
SCALE: 1" = 120'

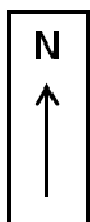


Figure 2D



Site Sketch

Ludlam Corridor Property
Former 1-Mile Railroad Corridor Zone 2
Miami, Miami-Dade County, Florida

PROJECT NO.: 14-1663.00, DRAWN BY: MD, DATE: 8.8.2014
SCALE: 1" = 120'



Figure 2E



FIGURE 3: TOPOGRAPHIC MAP

Hialeah, Florida 1994

Ludlam Corridor Property
 Former 1-Mile Railroad Corridor
 Miami, Miami-Dade County, Florida

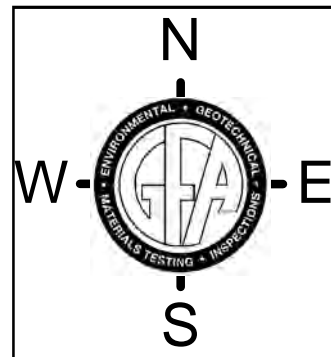
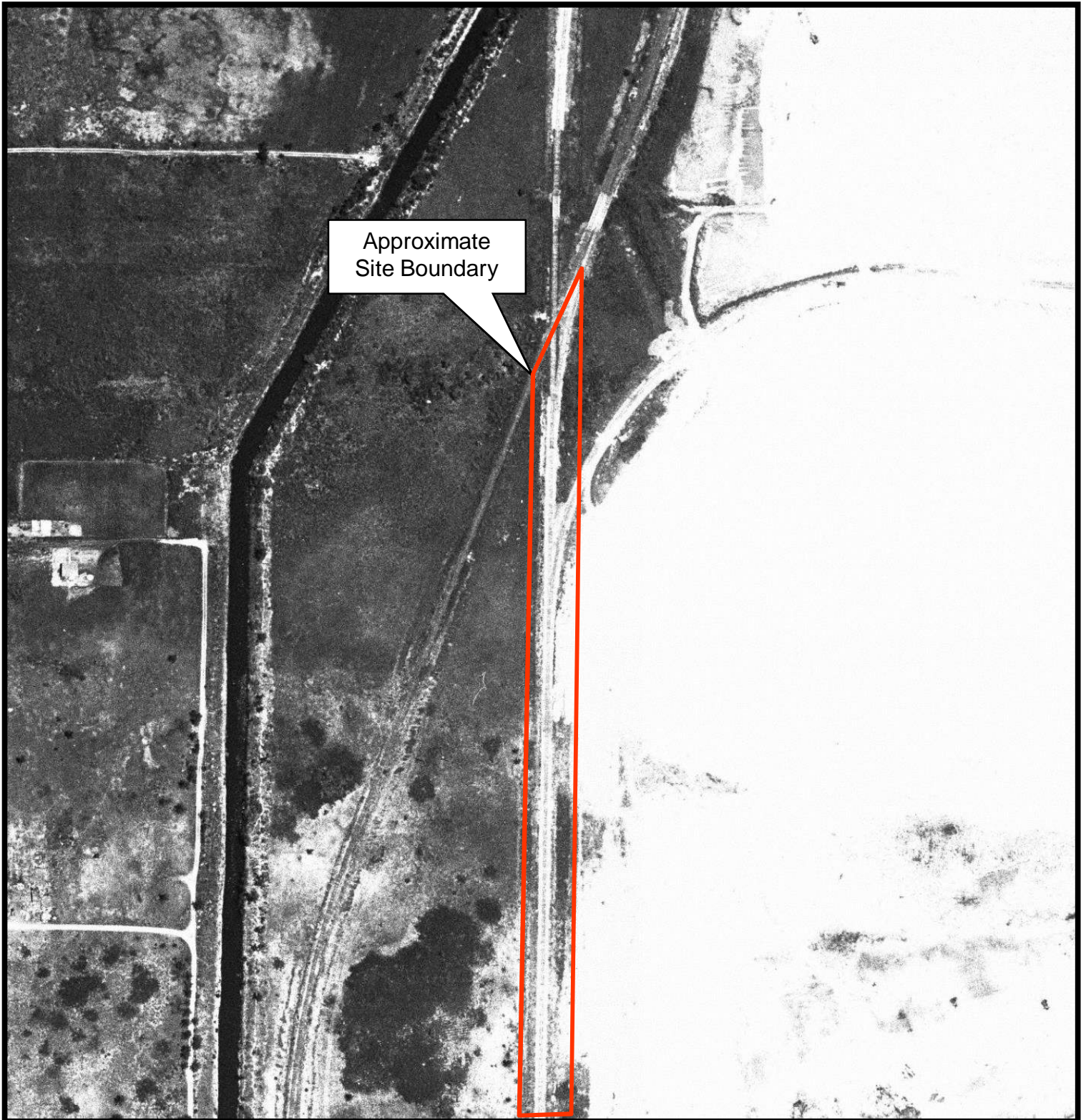
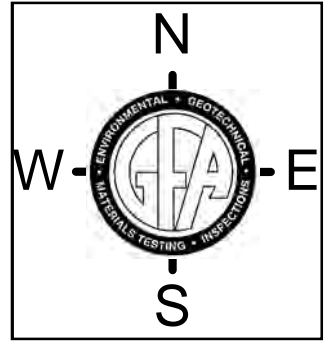




FIGURE 4A: 1951 AERIAL PHOTOGRAPH

Section: 2 Township: 54 South Range: 40 East

Ludlam Corridor Property
Former 1-Mile Railroad Corridor
Miami, Miami-Dade County, Florida



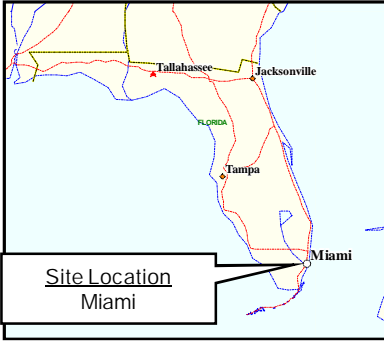


FIGURE 4B: 1951 AERIAL PHOTOGRAPH

Section: 2 Township: 54 South Range: 40 East

Ludlam Corridor Property
Former 1-Mile Railroad Corridor
Miami, Miami-Dade County, Florida

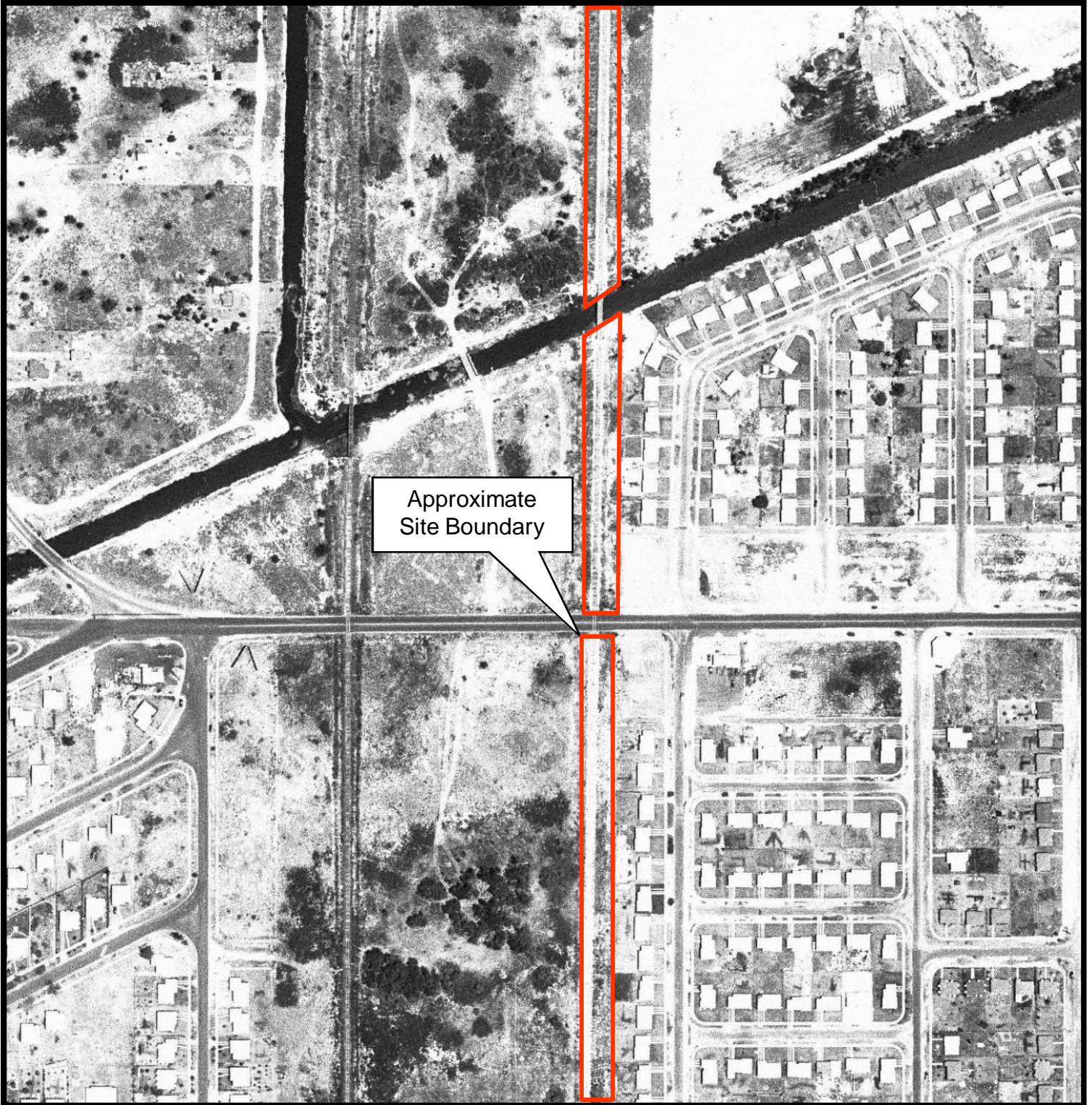
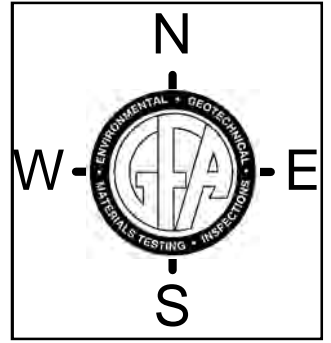




FIGURE 4C: 1951 AERIAL PHOTOGRAPH

Section: 2 Township: 54 South Range: 40 East

Ludlam Corridor Property
Former 1-Mile Railroad Corridor
Miami, Miami-Dade County, Florida

