

MEMORANDUM

Agenda Item No. 5(F)

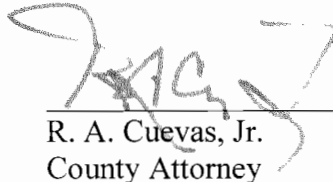
TO: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

DATE: December 6, 2011

FROM: R. A. Cuevas, Jr.
County Attorney

SUBJECT: Resolution designating the
12900 SW 252 Terrace parcel
as a Brownfield Area

The accompanying resolution was prepared by the Sustainability, Planning & Economic Enhancement Department and placed on the agenda at the request of Prime Sponsor Commissioner Lynda Bell.



R. A. Cuevas, Jr.
County Attorney

RAC/jls

Memorandum



Date: December 6, 2011

To: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor 

Subject: Recommendation of Land Located at 12900 S.W. 252nd Terrace as a Brownfield Area

Recommendation

It is recommended that the Board of County Commissioners approve the designation of land located at 12900 S.W. 252nd Terrace as a Brownfield Area.

Mirabella I Associates, Ltd. (Mirabella) is constructing an affordable rental community at this location. The project is 90 percent complete and has an anticipated completion date of January 2012. This rehabilitation and redevelopment activity will result in a total investment of \$34 million and create 12 new permanent jobs.

Scope

This project is located on the Northwest corner of SW 252nd Street and SW 128th Avenue, which is in Commission District 8. The proposed area is identified by folio number 30-6926-030-0010.

Fiscal Impact

Approval of this location as a Brownfield site does not create a fiscal impact to the County.

Background

Mirabella satisfies the criteria under Section 376.80 (2)(a) of the Florida Brownfield Redevelopment Act which must be used by a local government when making a determination to designate a brownfield area (see Florida Statute 378.80).

1. Florida Statutes Section 376.80 (2)(a)(1) states: "Whether the brownfield area warrants economic development and has a reasonable potential for such activities";

The Subject Property is located in a former agricultural site; however, it has been a mobile home park for several years. The 60 mobile home owners still reside on the property at a cost of approximately \$500,000 to the developer. The site is also located in a Neighborhood Stabilization Program area designated as having among the highest levels of poverty and unemployment. The Mirabella Apartments, when fully constructed, will be a 204-unit new construction affordable housing rental community offering 1, 2, and 3 bedroom units. Thus, this project offers critical housing on an affordable basis in a low to moderate income area.

2. Florida Statutes 376.80(2)(a)(2) states: "Whether the proposed area to be designated represents a reasonably focused approach and is not overly large in geographic coverage";

The Subject Property covers 10.55 acres in unincorporated Miami-Dade County and within a Comprehensive Development Master Plan designated Community Urban Center, the Princeton Community Urban Center (PCUC), an area around the intersection of SW 248 Street and US 1.

3. Florida Statutes 376.80(2)(a)(3) states: "Whether the area has potential to interest the private sector in participating in rehabilitation";

Mirabella has secured all of the capital necessary to fund the project, including \$16.8 million in tax credit equity and \$4.8 million in permanent debt from J.P. Morgan Chase & Co., an award of \$4.25 million of local subsidy provided by Miami-Dade County, and financing from 9 percent tax credits and TCAP (Federal Stimulus Funds) provided by the Florida Housing Finance Corporation. In addition, the Mirabella principals have an 18-year track record of successfully financing projects like this one, including over 5,000 units of affordable housing in Miami-Dade County and over 2,500 units of affordable housing in Broward County.

4. Florida Statutes 376.80(2)(a)(4) states: "Whether the area contains sites or parts of sites suitable for limited recreational open space, cultural, or historical preservation purposes."

The common area amenities of the Mirabella Apartments will include a tot lot and a clubhouse offering a business center, fitness center, social room, resort-style pool and gazebo.

In sum, the Mirabella project satisfies the four criteria under the State of Florida Brownfield Redevelopment Act to be considered by a local government in its determination to designate a brownfield area.

Attachments



Deputy Mayor



MEMORANDUM

(Revised)

TO: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

DATE: December 6, 2011

FROM: 
R. A. Cuevas, Jr.
County Attorney

SUBJECT: Agenda Item No. 5(F)

Please note any items checked.

- ☐ "3-Day Rule" for committees applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☒ Ordinance creating a new board requires detailed County Manager's report for public hearing
- ☐ No committee review
- ☐ Applicable legislation requires more than a majority vote (i.e., 2/3's ____, 3/5's ____, unanimous____) to approve
- ☐ Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 5(F)
12-6-11

RESOLUTION NO. _____

RESOLUTION DESIGNATING THE 12900 SW 252 TERRACE
PARCEL AS A BROWNFIELD AREA, IN COMPLIANCE
WITH FLORIDA STATUTES 376.80(2) (a)(1), 376.80(2)(a)(2),
376.80(2)(a)(3), 376.80(2)(a)(4), AND PROVIDING FOR AN
EFFECTIVE DATE

WHEREAS, brownfield sites are defined as sites that are generally underutilized, idled, or abandoned industrial or commercial property where use, expansion, or redevelopment may be curtailed by perceived or actual conditions, including but not limited to environmental contamination; and

WHEREAS, Sections 376.77-376.84, Florida Statutes (2010), hereinafter "Brownfield Redevelopment Act," provides for the designation by resolution of certain commercial and industrial areas or sites as brownfield areas or sites for the purpose of encouraging rehabilitation and economic development, or environmental remediation, and further provides for economic incentives intended to encourage rehabilitation, economic development or environmental remediation; and

WHEREAS, 12900 S.W. 252nd Terrace, warrants economic development; is reasonably sized; has potential private sector interest in participating in economic development and rehabilitation; and has sites suitable for recreational and open space, or historical preservation; and

WHEREAS, Miami-Dade County has considered the criteria set forth in Section 376.80(2)(a), Fla. Stat., and finds that,

1. The brownfield area warrants economic development and has reasonable potential for such activities;
2. The proposed area to be designated represents a reasonably focused approach and is not overly large in geographic area;
3. The areas has potential to interest private sector in participating and rehabilitation; and
4. The area contains sites or parts of sites suitable for limited recreational open space, cultural or historical preservation purposes.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:

Section 1. That the recitals and findings set forth above are true and are hereby incorporated by reference.

Section 2. That the areas shown in Exhibit "A" attached hereto and incorporated herein by reference, is hereby designated as a Brownfield Area for rehabilitation, economic development, and environmental remediation in accordance with the intent of the Brownfield Redevelopment Act. However, such designation shall not render Miami-Dade County liable for the costs of site rehabilitation or source removal, as those terms are defined in Section 376.79, (17) and (18), Florida Statutes, or for any other costs above and beyond those costs attributable to Miami-Dade County's role in designating the property depicted in Exhibit "A" as a Brownfield Area.

Section 3. If any section, clause, phrase, word or provision is declared invalid by a court of competent jurisdiction, such portions shall be deemed a separate and distinct provision, and such a declaration shall not affect the validity of the remaining portions of this Resolution.

The foregoing resolution was offered by Commissioner
who moved its adoption. The motion was seconded by Commissioner
and upon being put to a vote, the vote was as follows:

Joe A. Martinez, Chairman	
Audrey M. Edmonson, Vice Chairwoman	
Bruno A. Barreiro	Lynda Bell
Esteban L. Bovo, Jr.	Jose "Pepe" Diaz
Sally A. Heyman	Barbara J. Jordan
Jean Monestime	Dennis C. Moss
Rebeca Sosa	Sen. Javier D. Souto
Xavier L. Suarez	

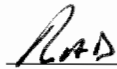
The Chairperson thereupon declared the resolution duly passed and adopted this 6th day of December, 2011. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: _____
Deputy Clerk

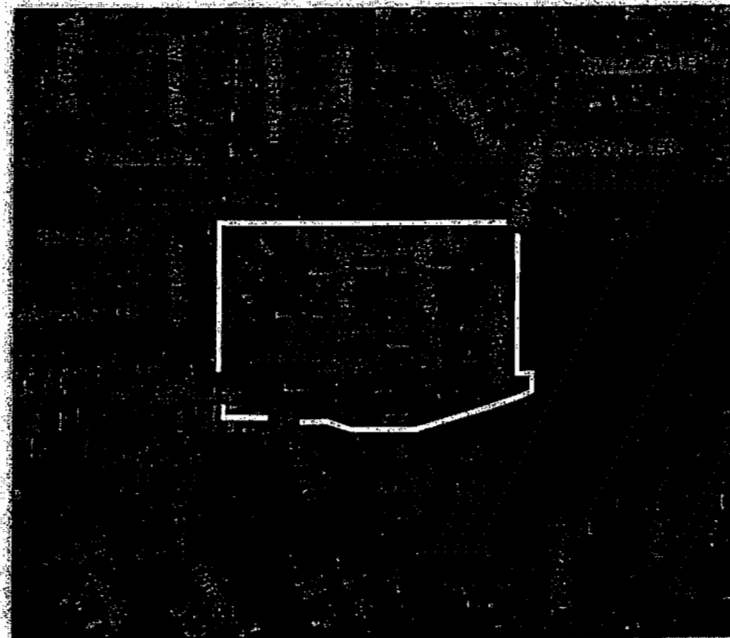
Approved by County Attorney as
to form and legal sufficiency.



Robert A. Duvall

EXHIBIT A

1994



Memorandum



Date: September 6, 2011

To: J.A. Ojeda, Jr., Executive Director
Office of Economic Development and International Trade

From: Marc C. LaFerrier, AICP, Director
Department of Planning and Zoning

Subject: CDMP Consistency Determination to inform the Brownfield Designation Request for Mirabella Affordable Housing Project (12900 SW 252nd Terrace)

This memorandum is in response to your memorandum dated August 23, 2011, in which you request confirmation that the proposed "Mirabella Affordable Housing Project", located at 12900 SW 252nd Terrace, Miami, Florida 33032, is an allowed use and consistent with the County's adopted Comprehensive Development Master Plan (CDMP). The requested land use consistency determination would assist your Office to complete the review of an application for Brownfield designation submitted to your office by the property owner's representative, Michael R. Goldstein, on behalf of Mirabella I Associates, Ltd.

The subject property is located in unincorporated Miami-Dade County and within a CDMP designated Community Urban Center, the Princeton Community Urban Center (PCUC), an area around the intersection of SW 248 Street and US 1. Community centers shall have a radius of 700 to 1,800 feet but may be extended to a radius of one-half mile where recommended in a professional area plan for the center approved by the Board of County Commissioners. The *Princeton Charrette Area Plan* for this urban center was approved by the Board of County Commissioners on September 9, 2004. Uses permitted in urban centers "...may include retail trade, business, professional and financial services, and moderate to high density residential uses, and well planned open space" (CDMP page I-47).

The subject parcel is also within the Princeton Community Urban Center (PCUC) Zoning District. Land use and zoning for the subject property is determined by Article XXXIII (M), Princeton Community Urban Center District, and some provisions of Article XXXIII (K), Standard Urban Center District Regulations of the Miami-Dade County Code. Therefore, the subject property's permitted uses and other applicable land development regulations are determined by the adopted regulating plans for the PCUC (Sec. 33-284.99.2 of the Zoning Code). The PCUC Land Use Plan indicates that the subject property's southeastern portion is designated "Mixed Use Optional (MO)". Uses that may be permitted in MO sub-districts include first floor residential as an optional use, businesses, professional offices, civic, education and government offices; for all floors residential may be permitted with a minimum density of twelve (12) units per net acre and a maximum density of thirty six (36) units per net acre. The subject property's northeastern portion is designated in the PCUC Land Use Plan "Residential Modified (RM)". Uses that may be permitted in the RM sub-district include courtyard, side yard, duplex, rowhouse, urban villa, or apartment dwellings with a minimum density of twelve (12) units per net acre and a maximum of thirty six (36) units per net acre.

The owner of the subject property submitted to the County development plans entitled "Mirabella at Princeton", prepared by Salazar Architectural Group, Inc. and Landscape plans prepared by Witkin Hults Design Group, Inc. dated/stamped/received March 23, 2009. The proposed 204-unit multifamily residential development was approved by the Department of Planning and Zoning through the Administrative Site Plan Review (ASPR #2008000011) process, subject to conditions listed in a letter addressed to Mr. Max Cruz, and dated April 15, 2009. Residential density at the subject property, which is a 10.55 gross acre site, will result in approximately 19 units per gross

CDMP Consistency Determination
September 6, 2011
Page 2 of 2

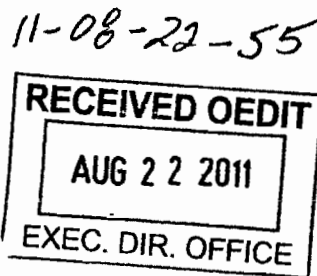
acre. The density falls within the minimum and maximum density requirements of the PCUC and the use is consistent with the adopted CDMP.

This CDMP designation and verification of use is provided in response to your request for interpreting provisions of the CDMP. This interpretation is based upon the information provided, development approval, and policies and provisions of the CDMP currently in effect. If you have any further questions about this matter please call me at 305-375-2840, or Mark R. Woerner, AICP, Chief of the Metropolitan Planning Section, at 305-375-2835.



MLC: NVS: KS

cc: Mark W. Woerner, Chief, Metropolitan Planning Section, DP&Z



Michael R. Goldstein

Akerman Senterfitt
One Southeast Third Avenue
25th Floor
Miami, Florida 33131
Tel: 305.374.5600
Fax: 305.374.5095

Dir: 305.982.5570
michael.goldstein@akerman.com

August 19, 2011

Mr. J. A. Ojeda, Jr., Executive Director
Office of Economic Development & International Trade
Miami-Dade County
111 N.W. 1st Street, Suite 2200
Miami, FL 33128

Re: Mirabella Apartments Brownfield Designation Application, dated July 1, 2011

Dear Mr. Ojeda:

We first write to thank you for all of the skilled, thoughtful assistance that your office has provided to date in connection with the above-referenced matter and for the professionalism and courtesies consistently demonstrated by you and your staff.

Based on correspondence and conversations to date with the Office of Economic Development & International Trade ("OEDIT"), Miami-Dade County DERM Pollution Control Division, and the Miami-Dade County Attorney's Office, we are hereby withdrawing and rescinding our application for designation pursuant to §376.80(2)(b), Florida Statutes. We ask instead that OEDIT bring this matter forward as an application for designation pursuant to §376.80(2)(a), F.S., which we believe is appropriate given the economic distress afflicting the area in which the project is located. Specific information regarding the nature and level of this distress has been provided previously under separate cover and discussed in person with your staff.

We remain hopeful that we can conclude this project successfully and, again, are very grateful for the cooperation and collaboration. OEDIT is clearly focused not only on helping developers and entrepreneurs build affordable homes for families and create jobs for the unemployed but also on fostering a favorable environment for the investment of private capital and the accelerated recovery of a seriously damaged economy here in Miami-Dade County.

akerman.com

BOCA RATON DALLAS DENVER FORT LAUDERDALE JACKSONVILLE LAS VEGAS LOS ANGELES MADISON MIAMI NEW YORK
ORLANDO PALM BEACH TALLAHASSEE TAMPA TYSONS CORNER WASHINGTON, D.C. WEST PALM BEACH

{M3087977;1}

As noted above, Mirabella is a 204 unit development. Accordingly, it is estimated that this project – with a \$34 million capital cost - will therefore provide \$16 million in local income, \$1.65 million in taxes and other revenues for the local government, and over 200 jobs during construction of the project. On a long-term basis, the local economy will also benefit from 12 new permanent jobs at the Subject Property. Additionally, local small businesses will also benefit annually, with carpet companies, landscapers, washer/dryer companies, painters and other vendors hired to maintain the Subject Property.

Mirabella is applying for a brownfield designation because environmental assessment activities to date have documented historical use of the Subject Property and the surrounding area for agricultural purposes and such former use commonly creates a concern for legacy contamination issues associated with the utilization of fertilizers, pesticides, and herbicides. This perception of contamination falls squarely within the statutory definition of a "brownfield site," which is defined at Section 376.79, Florida Statutes, as "real property, the expansion, redevelopment, or reuse of which may be complicated by actual or perceived environmental contamination." The Brownfield designation will allow Mirabella to access a relatively modest but still important economic incentive to help underwrite the unanticipated and unbudgeted costs associated with managing the perceived environmental risk as well as, generally, to put the project to more certain financial ground. In this sense, the Brownfields designation will not only play a critical role in the successful redevelopment of the Subject Property but also in the larger revitalization effort for the community in which the Subject Property is located.

In light of these facts and circumstances, we respectfully request that the Office of Economic Development & International Trade favorably review the enclosed Application for Brownfield Designation and recommend it for approval to the Miami-Dade County Board of Commissioners. As you evaluate the application and supporting materials, please feel free to contact us should you have any questions or require further information.

Thank you.

Sincerely,

AKERMAN SENTERFITT



Michael R. Goldstein
mrg/cncls.

cc: Ms. Freenette Williams
Mirabella I Associates, Ltd.



**MIAMI DADE COUNTY BROWNFIELD REDEVELOPMENT PROGRAM
APPLICATION FOR BROWNFIELD DESIGNATION**

Please complete this form to initiate the Brownfield designation process. It is important to complete all applicable sections and attach all necessary information. If you have any questions concerning completion of this Application or wish to schedule a Pre-Application Meeting, please call (786) 469-2100 and ask for a Brownfield Representative.

I. PROPERTY INFORMATION

Property Address 12900 S.W. 252nd Terrace

Property Name Mirabella Apartments

City Miami-Dade County State FL Zip Code 33032

Property Size (acres/square feet) 10.55 acres

Parcel Number(s) _____

Folio Number 30-6926-030-0010

Zoning SINGLE FAMILY RESIDENTIAL

DERM File Number Not applicable.

FDEP File Number Not applicable.

Name of Applicant's Interest in Property

☒ Owner
☐ Tenant
☐ Under Contract
☐ Option to Purchase/Lease
☐ Letter of Intent
☐ Other (If so, please describe briefly: _____)

Is property subject to an enforcement action under the Comprehensive Environmental Compensation or Liability Act, the Resource Conservation and Recovery Act, or Chapter 376 or 403, Florida Statutes?

No. _____

If so, please provide a brief description of the material facts and circumstances associated with such action(s).

Not applicable.

If the project consists of an assemblage, please include all property information for each additional parcel as an attachment, including legal descriptions.

Describe all outstanding property taxes due on the property.

None. Property taxes for 2010 in the amount of \$44,705.66 were recorded by Miami-Dade County as paid in full on January 4, 2011 (Register/Receipt 6007/0000218).

Describe all liens on the property.

None.

II. PROJECT DESCRIPTION

Briefly describe the project and the anticipated redevelopment plan.

Mirabella, when fully constructed, will be a 204-unit new construction affordable rental community consisting of a mix of 1-, 2- and 3-bedroom residences located in garden style residences. The units will range in size from 700 to 1,133 square feet.

The common area amenities will include a tot lot and a clubhouse offering a business center, fitness center, social room, resort-style pool and gazebo. Unit amenities will include ceiling fans, balconies, European-style kitchens, marble window sills, window treatments, walk-in closets and wall-to-wall carpeting. Energy efficient features will include high-efficiency HVAC units with an SEER of 15, windows with an energy coefficient of .67, attic insulation of R-30, wall insulation of R-7, Energy Star appliances, lighting and ceiling fans and other items that will mitigate utility bills for future residents of the community. Optional unit amenities will include a washer/dryer and an intrusion alarm.

The community will also incorporate numerous green building features, including programmable thermostats in each units; showerheads that use 2.5 gallons of water per minute or less; faucets that use 2 gallons of water per minute or less; toilets that have dual flush options that include 1.6 galls of water or less; Energy Star qualified lighting in all open and common areas; low VOC paint in all units and common areas; Energy Star rating for all windows; and, Carpet and Rug Institute Green Label certified carpet and pad for all carpeting provided. The project intends to be the first LEED certified affordable housing community in Miami-Dade County.

Briefly describe the environmental conditions and issues associated with the project.

Environmental assessment activities to date have documented that the site was formerly utilized for agricultural purposes, which can involve the use of fertilizers, pesticides, and herbicides. Such possible former use creates a perception of adverse enviornmental impact that can cause and, in this instance, has in fact caused the developer (applicant) to confront the spectre of environmental reuglatory and legal risk, adverse and expensive impacts to construction design and schedule, and unbudgeted legal and consulting expenses. A copy of the applicant's Phase I Environmental Site Assessment Report, dated April 20, 2010, and prepard pursuant to the ASM 1527-05 Standard, is enclosed with this application.

Briefly describe any anticipated plans for assessment and remediation of the environmental conditions associated with the property.

Based on a lengthy technical and legal anlaysis undertaken by the applicant's environmental consultants and lawyers, no additional assessment is necessaray at this time nor is any remediation required or otherwise warranted. A copy of the applicant's Phase I Environmental Site Assessment Report, dated April 20, 2010, and prepard pursuant to the ASM 1527-05 Standard, is enclosed with this application.

Will your project require a change in zoning and /or the County's Comprehensive Plan? If so, please provide a brief description of the material facts and circumstances associated with such change(s).

No.

Please attach a statement demonstrating that the project currently qualifies for designation as a Brownfield Area under the Florida Brownfield Redevelopment Act (or will qualify prior to the date the item is brought before the County Commission). Note that reasonable assurances must be provided by the Applicant that sufficient financial resources are available to implement and complete a rehabilitation agreement and redevelopment plan. Accordingly, your statement must outline the financial resources that are available in this regard.

If you intend to apply for the Brownfield Job Refund Bonus or the Brownfield Economic Development Initiative (Revolving Loan Fund), please indicate so by attaching a statement that discusses why you believe your project qualifies. Note: A separate application process exists for these programs.

Please attach any non confidential environmental assessment documentation associated with the project, including Phase I and Phase II Reports, Site Assessment Reports, and Remedial Action Plans.

III. APPLICANT INFORMATION

Name Mirabella I Associates, Ltd.

Address 2100 Hollywood Blvd.

City Hollywood State FL Zip Code 33020

Phone (786) 709-2231 Fax (305) 443-9339 E-Mail mara.mades@cornerstone.com

Ownership Property Owner
Interest in
Property

Legal Status of the Applicant:

☐ Individual /Sole Proprietorship ☐ General Partnership ☐ State
☐ Limited Liability Company ☒ Limited Partnership
☐ Florida Corporation
☐ Out-of-State Corporation State of Incorporation Florida

Name of current Property owner if different from Applicant _____

Address _____

City _____ State _____ Zip Code _____

Phone _____ Fax _____ E-Mail _____

Legal Status of the Current Property Owner (s):

_____ Individual /Sole Proprietorship _____ General Partnership _____ State
_____ Limited Liability Company _____ Limited Partnership
_____ Florida Corporation
_____ Out-of-State Corporation _____ State of Incorporation _____

If the current property owner is not the applicant, please attach an affidavit from the current owner that it does not object to designation of the Property as a Brownfield Area under the Florida Brownfield Redevelopment Act.

IV. SERVICES TO BE PROVIDED

Have you requested a Brownfield Meeting prior to completing this application? X Yes
_____ No

In order to better assist you, please check the type of designation you are requesting and the type of assistance/incentives (check all that apply) you are seeking through this designation:

Type of Designation: _____ Several parcels _____ X Single parcel

Type of Assistance/Incentives requested:

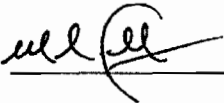
_____ Regulatory Assistance (aid for meeting government agency permitting requirements)
_____ Technical Assistance (aid in obtaining grants, loans, etc.)
_____ Grants (gap financing for Brownfield remediation)
_____ Loan (remediation loan funds)
_____ Tax Credits/Exemptions due to Brownfield Area Designation
_____ Job Creation Tax Refund due to Brownfield Area Designation

Other (please describe): State sales tax rebate on building materials only.

Return completed form and attachments to:
Community and Economic Development Division Director
Miami Dade County
Department of Housing and Community Development
701 NW 1st Court - 14th Floor
Miami, Florida 33136
www.miamidade.gov/ced

V. CERTIFICATION

The contents of this application shall be considered public records held by Miami Dade County and upon submittal becomes the property of Miami Dade County. The undersigned affirms that the information contained in this application is true and accurate.

Applicant's Signature:  Date: July 1, 2011

Print / Type Name: Michael R. Goldstein, Attorney for Applicant

Exhibit A

Property Card

Real Estate
Tax Information
miamidade.gov

**MIAMI-DADE
COUNTY**

Show Me:

Property Taxes

Search By:

Select Item

Detail Tax Information:[Real Estate Tax Info](#)[2010 Taxes](#)[Prior Years Taxes Due](#)[2010 Ad Valorem](#)[2010 Non-Ad Valorem](#)[2010 Back Assessments](#)[2010 Enterprise Folio](#)[2010 Historical Abatements](#)[2011 Quarterly Payments](#)[2010 Tax Notice/Memorandum](#)**Real Estate Tax Information**

Today's Date: 06/30/2011 Last Update: 06/28/2011 Tax Year: 2010

Folio Number: 30 69260300010 UNINC. DADE CO.

Owner's Name: MIRABELLA I ASSOC LTD

Property Address:

Mailing Information :

MIRABELLA I ASSOC LTD

2100 HOLLYWOOD BLVD

HOLLYWOOD FL

33020

Legal Description :

MIRABELLA

PB 168-069 T-23019

TR A

LOT SIZE 459775 SQ FT ML

[To view 2010 Tax Notice/Memorandum click here](#)**2010 Taxes are in paid status.**

Amounts due are subject to change without notice.

Contact Information

E-Mail:

[proptax@
miamidade.gov](mailto:proptax@miamidade.gov)

(305) 270-4916

Downtown Office:
140 W Flagler St.,
Room 101
Miami, FL 33130Office Hours:
Mon - Fri
8:00 AM - 4:30 PM**Related Links:**[Tax Collector](#)
[Property Appraiser](#)
[Florida State Dept of
Revenue](#)[Property Tax Home](#) | [Real Estate Tax Info](#) | [2010 Taxes](#) | [Prior Years](#) | [2010 Non-Ad Valorem](#)
[2010 Back Assessments](#) | [2010 Enterprise Folio](#) | [2010 Historical Abatements](#) | [2011 Quarterly Payments](#) |
[2010 Tax Notice/Memorandum](#)[Miami-Dade Home](#) | [Using Our Site](#) | [About](#) | [Phone Directory](#) | [Privacy](#) | [Disclaimer](#)

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E-mail your comments, questions and suggestions to [Webmaster](#)

Exhibit B

Public Notice of Community Meeting

GUANTANAMO

EU still backs resettlement

■ Congress has thwarted closure and transfers, but Europe is still willing to consider resettling cleared Guantanamo captives.

BY CAROL ROSENBERG
carolrosenberg@miamiherald.com

Europe is still open to resettling Guantanamo detainees on a case-by-case basis despite U.S. domestic politics that are thwarting President Barack Obama's closure ambitions, the European Union Ambassador to the United States said Wednesday.

"We have to see each case on its merits," said EU Ambassador João Vale de Almeida in Miami.

Europe had welcomed Obama's pledge upon taking office to empty the U.S. Navy base's controversial prison camp. So much so that the EU in June 2009 adopted a policy that gave each member country's government the authority to negotiate resettlement agreements with Washington without central approval.

"We not only encouraged President Obama, we helped President Obama," said Vale de Almeida. A number of countries accepted detainees, Vale de Almeida said in a stop at The Miami Herald en route to observe Friday's NASA space shuttle launch.

European countries, in fact, resettled 27 cleared captives after striking deals with the Obama administration to accommodate transfers. The White House negotiated a resettlement deal with Bermuda, a British overseas territory, for four Uighur Muslim captives whom a federal judge had ordered freed.

That all came to a halt in January, when Obama signed into law a new series of harsh restrictions on releases from Guantanamo created by Congress

in response to rising radicalism figures of freed captives, many of whom were let go by the Bush administration to Central Asia and Saudi Arabia.

An Obama administration official, speaking on background, said Wednesday that U.S. diplomats are still proposing resettlement cases to Europe "but that pipeline has been effectively frozen by Congress." Legislation requires Defense Secretary Leon Panetta to certify that a captive is unlikely to pose a threat, something that some lawmakers have argued is nearly impossible.

The last two detainees to leave Guantanamo were both dead. Both were Afghans. One had collapsed and died of a suspected heart attack after working out on an exercise machine in a recreation yard set up for cooperative captives. The other was found hanging from a bedsheet in a recreation yard in what a spokesman for the Southern Command says is an open investigation of a suspected suicide.

GOP leaders, notably Senate Minority leader Mitch McConnell of Kentucky, are advocating expansion of the use of Guantanamo and argue that the Pentagon should be sending more terror suspects there for detention and trial.

The White House says it is still committed to closure as a goal.

Vale de Almeida said Wednesday that the European Union is still open to nation resettlements on a case-by-case basis, despite the debate.

SPACE SHUTTLE ATLANTIS



ASTRONAUTS: Capt. Christopher Ferguson, left, Col. Douglas Hurley, Sandra Magnus and Rex Walheim, after arriving Monday at Kennedy Space Center.

A skeleton crew will ride in shuttle for final flight

■ The final shuttle flight will have a crew of four instead of six or seven because of limitations in a rescue plan in case something goes wrong.

BY KENNETH CHANG
New York Times Service

CAPE CANAVERAL — Normally, when NASA launches a space shuttle, there are either six or seven astronauts aboard. So why, on the 135th and final launching of the 30-year-old space shuttle program, will there be only four?

The answer, perhaps not surprisingly, has to do with the Atlantis being the last flight: With no spare shuttle available to go and rescue the astronauts in case something goes wrong, the Americans would have to turn to the Russians to retrieve their crew from the International Space Station. And the Russian spacecraft — known as Soyuz capsules — hold only three astronauts, so two people would have to fly up and bring home the Americans one at a time.

"This is a very low likelihood case," said Atlantis commander, Capt. Christopher J. Ferguson of the Navy, during a news conference last week.

The Atlantis is scheduled to leave from here at 10:26 a.m. Friday, making its 33rd flight. But the forecast Wednesday was for only a 30 percent chance of acceptable weather, so the

launching could be delayed.

NASA's two other orbiters, the Discovery and the Endeavour, have completed their flying careers and are being primed for display in museums.

After the explosion of the Columbia eight years ago, which killed the seven astronauts on board, the space agency carefully drew up plans for what to do if an orbiter reached

space safely but was damaged and could not return.

This time, if there were such a problem, it would be the smaller, three-seat Soyuz capsules that brought the astronauts home.

All four astronauts — Ferguson, Col. Douglas G. Hurley of the Marines, Sandra H. Magnus, a member of the Atlantis crew, and Rex J. Walheim, a retired Air Force colonel — are experienced space fliers.

The Atlantis is scheduled to return to Kennedy Space Center just before 7 a.m. July 20.

NASA

Weather worsens for final launch

BY MARCIA DUNK
Associated Press

CAPE CANAVERAL — The weather isn't cutting NASA any breaks, not even for the last space shuttle launch set for Friday.

Bad weather is expected, and forecasters said there's a 70 percent chance that rain or thunderstorms will prevent Atlantis from flying.

No hail or other severe conditions are anticipated, just "a lot of nuisance weather," said the shuttle weather officer, Kathy Winters. The weather improves slightly over the weekend.

Friday's forecast would have to get worse before he'd call off the launch, mission management team leader Mike Moses said at a Wednesday news conference.

A rain-free, storm-free zone is needed 23 miles around in order for Atlantis to take off.

The weather was the only uncertainty hanging over the 135th and final shuttle launch.

NOTICE OF COMMUNITY MEETING IN CONNECTION WITH PROPOSED BROWNFIELD SITE

MIRABELLA I ASSOCIATES, LTD ("MIRABELLA") WILL HOLD A COMMUNITY MEETING ON THURSDAY, JULY 14, 2011, FROM 6:00 P.M. TO 8:00 P.M., FOR THE PURPOSE OF AFFORDING ALL INTERESTED PARTIES THE OPPORTUNITY TO PROVIDE COMMENTS AND SUGGESTIONS ABOUT THE POTENTIAL BROWNFIELD DESIGNATION OF, AND RELATED REHABILITATION ACTIVITIES ASSOCIATED WITH, PROPERTY LOCATED AT 12900 SW 252ND TERRACE, PRINCETON, FL 33032.

THE MEETING WILL BE HELD AT THE TUSCANY PLACE CLUBHOUSE, 25400 SW 137TH AVENUE, HOMESTEAD, FLORIDA 33032, AND IS FREE AND OPEN TO ALL MEMBERS OF THE PUBLIC.

REPRESENTATIVES FOR MIRABELLA WILL BE AVAILABLE TO EXPLAIN THE BASIS FOR ITS REQUEST FOR BROWNFIELD DESIGNATION AND HOW SUCH DESIGNATION RELATES TO THE DEVELOPMENT AND REHABILITATION OF THE PROPERTY.

FOR MORE INFORMATION REGARDING THE PUBLIC MEETING, DIRECTIONS, OR TO PROVIDE COMMENTS AND SUGGESTIONS, PLEASE CONTACT MICHAEL R. GOLDSTEIN BY EMAIL AT MICHAEL.GOLDSTEIN@AKERMAN.COM, BY U.S. MAIL AT C/O AKERMAN SENTERFITT, ONE SOUTH EAST THIRD AVENUE, 25TH FLOOR, MIAMI, FL 33131, OR BY TELEPHONE AT (305) 982-5570.

CEMENTO CHIMBORAZO

PROVISION, ASSEMBLY, INSTALLATION AND COMMISSIONING OF TWO ELECTRIC MOTORS MEDIUM VOLTAGE CEMENTO CHIMBORAZO C.A.

PROCESS CODE: PEGN-CH-00000001

SECTION I
CALL FOR BID

In accordance with the Contract Documents prepared by the Public Counsel Cemento Chimborazo CA and approved by the General Manager, invite individuals and corporations, domestic or foreign, their associations or consortia or partnerships or consortiums, legally constituted, to submit their bids for the "PROVISION, ASSEMBLY, INSTALLATION AND COMMISSIONING OF TWO ELECTRIC MOTORS MEDIUM VOLTAGE CEMENTO CHIMBORAZO C.A."

Nationals bidders, individually or in partnership must be registered and accredited as suppliers in the National Register of Providers (RUP), and foreigners will be required documentation consistent, but with the specifications granted 30 calendar days counting from the date of notification of award (will be in the case of being awarded) to complete the required documentation.

The referenced budget is U.S. \$ 300,000.00 (three hundred thousand dollars of United States of America), excluding taxes. The bidder THE CONTRACTOR agrees to perform, finish and deliver the whole object of the contract, in within 20 calendar weeks from receipt of the advance payment. The advance payment is made by the CONTRACTOR within fifteen (15) days of the signing of the contract, provided that the Contractor delivers the collateral for the advance payment, within eleven (11) days from the date of the signing of contract. If the contract is awarded this period and therefore delay the advance payment, regardless of the contract period starts on the fifteenth day from the date of signing of the contract. Otherwise, if the Contractor receives the warranty within the period of eleven (11) days mentioned above, and delays the advance payment, the contract period will run from the date that the actual payment is made. The term of the Contract shall be in accordance with the timetable included in the offer of THE CONTRACTOR.

The general conditions of this competition are:

- 1- Specifications are available at no cost, in the portal www.cementochimborazo.com, only bidder that is awarded, upon receipt of notification of award, the entity will pay the value of USD 500 (500 dollars U.S.).
- 2- Those interested can ask questions on schedule in the specifications (deadline) that the effect is an addendum. The Technical Committee will absorb the questions and make the necessary clarifications to tight schedule.
- 3- The technical offer will be filed with the Secretary of the Technical Committee, located in San Juan Chico Km 14 Vía a Costa Rica, Ecuador, on the date and time indicated in these statements, in addition, should include the printed form containing the financial bid, the bid opening will be one hour later from the scheduled time for receipt of technical bids.
- 4- The bid must be submitted for the complete job, with partial breakdowns by item.
- 5- The bid evaluation will be conducted using rating parameters specified in the Contract Documents.
- 6- Contract payments are made from own funds from the budget Cemento Chimborazo CA certification with imported Budget No. IN-0053-2011, as follows:
50% of contract amount, as payment on signing of the contract and submission of collateral.
40% once they have completed the assembly, installation and testing to the satisfaction of the supervisor and the administrator of the contract with the signature of the provisional receipt delivery.
10% after 15 day trial in normal operation and after signing the final acceptance certificate delivery.
- 7- This procedure is regulated by the provisions of Resolution GOR-CH-001-2010 and document INCOF No. DE-2011-2010 approving the specific business and if pertinent LOGNCP will be observed, its General Regulation, the resolutions of INCOF and Conditions.

San Juan Chico, 04 July 2011

David Morán Olmos, MBA
GENERAL MANAGER
CEMENTO CHIMBORAZO C.A.

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23

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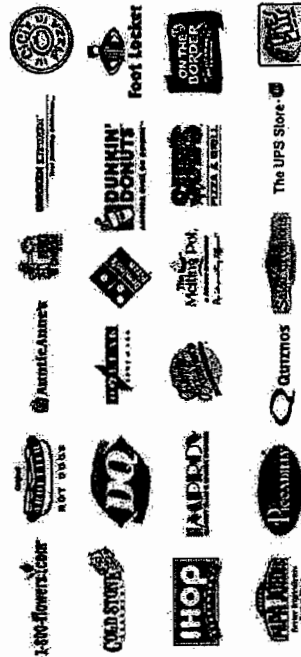


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CIRC1361

NOTICE OF COMMUNITY MEETING IN CONNECTION WITH PROPOSED BROWNFIELD SITE

MIRABELLA ASSOCIATES, LTD ("MIRABELLA") WILL HOLD A COMMUNITY MEETING ON THURSDAY, JULY 14, 2011, FROM 6:00 P.M. TO 8:00 P.M. FOR THE PURPOSE OF AFFORDING ALL INTERESTED PARTIES THE OPPORTUNITY TO PROVIDE COMMENTS AND SUGGESTIONS ABOUT THE POTENTIAL BROWNFIELD DESIGNATION OF, AND RELATED REHABILITATION ACTIVITIES ASSOCIATED WITH, PROPERTY LOCATED AT 12900 SW 252ND TERRACE, PRINCETON, FL 33032.

THE MEETING WILL BE HELD AT THE TUSCANY PLACE CLUBHOUSE, 25400 SW 137TH AVENUE, HOMESTEAD, FLORIDA 33032, AND IS FREE AND OPEN TO ALL MEMBERS OF THE PUBLIC.

REPRESENTATIVES FOR MIRABELLA WILL BE AVAILABLE TO EXPLAIN THE BASIS FOR ITS REQUEST FOR BROWNFIELD DESIGNATION AND HOW SUCH DESIGNATION RELATES TO THE DEVELOPMENT AND REHABILITATION OF THE PROPERTY.

FOR MORE INFORMATION REGARDING THE PUBLIC MEETING, DIRECTIONS, OR TO PROVIDE COMMENTS AND SUGGESTIONS, PLEASE CONTACT MICHAEL R. GOLDSTEIN BY EMAIL AT MICHAEL.GOLDSTEIN@AKERMAN.COM, BY U.S. MAIL AT C/O AKERMAN SENTERFITT, ONE SOUTHEAST THIRD AVENUE, 25TH FLOOR., MIAMI, FL 33131, OR BY TELEPHONE AT (305) 982-5570.

July is Smart Irrigation Month

More water is used in July than any other month, and much of that water goes toward keeping lawns and landscaping green. Miami-Dade's Water and Sewer Department offers valuable water-saving tips that will also produce financial savings.

Single-family homeowners and Homeowner Associations can get free evaluations of their in-ground irrigation systems and rebates if recommendations are implemented as a part of the Irrigation System Evaluation and Rebate Program.

Visit www.miamidade.gov/conservation
to get started today!

For more information
about conservation, call 3-1-1.



**NOTICE OF COMMUNITY MEETING IN CONNECTION WITH PROPOSED
BROWNFIELD SITE**

MIRABELLA I ASSOCIATES, LTD ("MIRABELLA") WILL HOLD A COMMUNITY MEETING ON THURSDAY, JULY 14, 2011, FROM 6:00 P.M. TO 8:00 P.M. FOR THE PURPOSE OF AFFORDING ALL INTERESTED PARTIES THE OPPORTUNITY TO PROVIDE COMMENTS AND SUGGESTIONS ABOUT THE POTENTIAL BROWNFIELD DESIGNATION BY MIAMI-DADE COUNTY ("COUNTY") OF, AND RELATED REHABILITATION ACTIVITIES ASSOCIATED WITH, PROPERTY LOCATED AT 12900 SW 253RD TERRACE, PRINCETON, FL 33032.

THE MEETING WILL BE HELD AT THE TUSCANY PLACE CLUBHOUSE, 25400 SW 137TH AVENUE, HOMESTEAD, FLORIDA 33032, AND IS FREE AND OPEN TO ALL MEMBERS OF THE PUBLIC.

REPRESENTATIVES FOR MIRABELLA WILL BE AVAILABLE TO EXPLAIN THE BASIS FOR ITS REQUEST FOR BROWNFIELD DESIGNATION AND HOW SUCH DESIGNATION RELATES TO THE DEVELOPMENT AND REHABILITATION OF THE PROPERTY.

FOR MORE INFORMATION REGARDING THE PUBLIC MEETING, DIRECTIONS, OR TO PROVIDE COMMENTS AND SUGGESTIONS, PLEASE CONTACT MICHAEL R. GOLDSTEIN BY EMAIL AT MICHAEL.GOLDSTEIN@AKERMAN.COM, BY U.S. MAIL AT C/O AKERMAN SENTERFITT, ONE SOUTHEAST THIRD AVENUE, 25TH FLOOR., MIAMI, FL 33131, OR BY TELEPHONE AT (305) 982-5570.

Brownfields Designation Eligibility Statement

This Mirabella Apartments development satisfies each of the five applicable Brownfields designation criteria set forth at Section 376.80(2)(b), Florida Statutes, as discussed in the following paragraphs.

1. Agreement to Redevelop the Brownfield Site. As the first requirement for designation, Florida Statutes § 376.80(2)(b)(1) provides that "[a] person who owns or controls a potential brownfield site is requesting the designation and has agreed to rehabilitate and redevelop the brownfield site."

Mirabella satisfies this criterion in that it owns the Subject Property, is requesting that the Subject Property be designated a Brownfield, and has agreed to redevelop and, as necessary, rehabilitate the Subject Property. A copy of the Property Card demonstrating ownership is enclosed as Exhibit A.

2. Economic Productivity. As the second requirement for designation, Florida Statutes § 376.80(2)(b)(2) provides that "[t]he rehabilitation and redevelopment of the proposed brownfield site will result in economic productivity of the area, along with the creation of at least 5 new permanent jobs at the brownfield site that are full-time equivalent positions not associated with the implementation of the rehabilitation agreement or an agreement and that are not associated with redevelopment project demolition or construction activities pursuant to the redevelopment of the proposed brownfield site or area. However, the job creation requirement shall not apply to the rehabilitation and redevelopment of a brownfield site that will provide affordable housing as defined in s. 20.0004 or the creation of recreational areas, conservation areas, or parks."

Mirabella satisfies this second criterion in that, when fully developed, the project will have created 12 full time equivalent jobs and have supported over 200 temporary construction jobs. Such job creation will result in the payment of payroll taxes and salaries, which, in turn, will benefit the local economy and increase the productivity of the area. In addition, the total capital cost of the project is estimated at approximately \$34 million, with a significant portion of that amount being spent on local labor, contractors, consultants, construction materials, and impact fees. Furthermore, it is estimated that the Subject Property will generate up to \$1.65 million in local taxes and other forms of revenue for local government.

3. Consistency with Local Comprehensive Plan and Permittable Use Under Local Land Development Regulations. As the third requirement for designation, Florida Statutes § 376.80(2)(b)(3) provides that "[t]he redevelopment of the proposed brownfield site is consistent with the local comprehensive plan and is a permittable use under the applicable local land development regulations."

Mirabella satisfies this third criterion in that the intended use is consistent with current zoning and the local comprehensive plan and, in fact, the project has already received site plan approval and all related development approvals.

4. Public Notice and Comment. Florida Statutes § 376.80(2)(b)(4) stipulates that "[n]otice of the proposed rehabilitation of the brownfield area has been provided to neighbors and nearby residents of the proposed area to be designated, and the person proposing the area for designation has afforded to those receiving notice the opportunity for comments and suggestions about rehabilitation. Notice pursuant to this subsection must be made in a newspaper of general

circulation in the area, at least 16 square inches in size, and the notice must be posted in the affected area." To satisfy these public notice and comment requirements, the developer is required to hold a public meeting concerning the proposed rehabilitation, provide notice to neighbors and nearby residents, and afford those attending the public meeting an opportunity for comments and suggestions about the proposed rehabilitation.

Mirabella satisfies this fourth criterion in that it is convening the required public meeting on July 14, 2011, at 25400 S.W. 137th Avenue, Homestead, Florida. A copy of the notice to be published in the Miami Herald and posted at the Subject Property the week of July 4th, both in accordance with the statute, is enclosed as Exhibit B. Proof of publication and posting will be provided to the Miami-Dade County Office of Economic Development & International Trade under separate cover the week of July 11th.

5. Reasonable Financial Assurance. As the fifth requirement for designation, Florida Statutes § 376.80(2)(b)(5) provides that "[t]he person proposing the area for designation has provided reasonable assurance that he or she has sufficient financial resources to implement and complete the rehabilitation agreement and redevelopment plan."

Mirabella satisfies this fifth and final criterion in that it has secured all of the capital necessary to fund the project, including \$16.8 million in tax credit equity and \$4.8 million in permanent debt from J.P. Morgan Chase & Co., an award of \$4.25 million of local subsidy provided by Miami-Dade County, and financing from 9% tax credits and TCAP (Federal Stimulus Funds) provided by the Florida Housing Finance Corporation. In addition, the Mirabella principals have an 18-year track record of successfully financing projects like this one, including over 5,000 units of affordable housing in Miami-Dade County and over 2,500 units of affordable housing in Broward County.

Exhibit A

Property Card

**Show Me:**

Property Taxes

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Today's Date: 06/30/2011 Last Update: 06/28/2011 Tax Year: 2010

Folio Number: 30 69260300010 UNINC. DADE CO.

Owner's Name: MIRABELLA I ASSOC LTD

Property Address:

Mailing Information :

MIRABELLA I ASSOC LTD

2100 HOLLYWOOD BLVD

HOLLYWOOD FL

33020

Legal Description :

MIRABELLA

PB 168-069 T-23019

TR A

LOT SIZE 459775 SQ FT ML

[To view 2010 Tax Notice/Memorandum click here](#)**2010 Taxes are in paid status.**

Amounts due are subject to change without notice.

Contact Information

E-Mail:

[proptax@
miamidade.gov](mailto:proptax@miamidade.gov)

(305) 270-4916

Downtown Office:
140 W Flagler St.,
Room 101
Miami, FL 33130

Office Hours:

Mon - Fri

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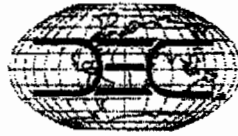
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E-mail your comments, questions and suggestions to [Webmaster](#)

Exhibit B

Public Notice of Community Meeting

GEOTECHNICAL
ENVIRONMENTAL
HYDROGEOLOGY
ASBESTOS



TESTING LABORATORIES
DRILLING SERVICES
INSPECTION SERVICES
ROOFING

DYNATECH ENGINEERING CORP.

Miami, April 30, 2010

Mr. Max Cruz
THE CORNERSTONE GROUP
2100 Hollywood Boulevard
Hollywood, FL 33020

Re: PRINCETONIAN MOBILE HOME PARK @
12900 SW 253rd Terrace
Miami-Dade, FL

Dear Mr. Cruz:

Pursuant to your request, DYNATECH ENGINEERING CORPORATION (DEC) is pleased to submit two originals of our Phase I Environmental Site Assessment (ESA) for the above referenced project. This report outlines the findings of our site reconnaissance, historical land use research, review of governmental records and interviews. Our site investigation was performed in accordance with the requirements of the Standards and Practices for All Appropriate Inquiries (AAI): Final Rule (40 CFR Part 312) and the American Society for Testing and Materials (ASTM 1527-05).

We appreciate this opportunity to provide professional consulting services to you. Please contact us should you have any questions concerning this report.

Sincerely yours,

James
Howell

Digitally signed by James Howell
DN: cn=James Howell, o=Dynatech
Engineering, ou,
email=jhowell@dynatechengineering.com,
c=US
Date: 2010.05.11 12:15:40 -0400

Wissam Naamani, P.E.
DYNATECH ENGINEERING CORPORATION
Florida-Licensed Professional Engineer No. 39584
Asbestos Consultant No. EA-0045
WN/jh

750 West 84th Street, Hialeah, FL 33014-3618 • Phone: (305) 828-7499 • Fax: (305) 828-9598
E-mail: Dynatech@bellsouth.net • www.DynatechEngineering.com

**REPORT OF
ENVIRONMENTAL SITE ASSESSMENT
PHASE I**

FOR:

**PRINCETONIAN MOBILE HOME PARK @
12900 SW 253rd Terrace
Miami-Dade, FL.**

PREPARED FOR:

**THE CORNERSTONE GROUP
2100 Hollywood Boulevard
Hollywood, FL 33020**

PREPARED BY:

**DYNATECH ENGINEERING CORP.
Geotechnical, Environmental
Consultants
(305) 828-7499**

Miami, April 30, 2010

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EXECUTIVE SUMMARY

Pursuant to the request of Mr. Max Cruz, DYNATECH ENGINEERING CORPORATION (DEC) completed a Phase I Environmental Site Assessment for the above referenced project. The purpose of our study was to evaluate the subject property relative to hazardous waste contamination in accordance with the Comprehensive Environmental Response Compensation and Liability Act (CERCLA), also known as the Superfund, as amended by the Superfund Amendments and Reauthorization Act (SARA).

The scope of our auditing procedures were developed to meet lending institutions requirements and satisfy the obligations for an "Innocent Land Owner" defense as described in Section 101 (35) B of CERCLA and substantial compliance with the American Society for Testing and Materials (ASTM) document titled Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM E-1527-05), and in general accordance with the United States Environmental Protection Agency's All Appropriate Inquiry (AAI) rule. To accomplish this, DEC's personnel performed the following tasks:

- A- Physical site inspection and photographs of subject and neighboring properties.
- B- Review of available Federal, State and County's Environmental Files pertaining to the subject property.
- C- Review of available city directory records to identify past and present usage.
- D- Review of available present and former aerial photographs dating back to 1963.
- E- Preparation of this report to document our findings and recommendations.

Pursuant to our field investigation, record review, meetings and discussion with various county and private personnel, the following is a summary of potential Environmental concerns encountered at the subject site at the time of our inspection.

- A. Hazardous Substances : None Observed.
- B. P.C.B.'s : None Observed.
- C. Petroleum Products : None Observed.
- D. Solid Waste : None Observed.
- E. Pesticides : None Observed.

The subject property is better described as:

FOLIO No. 30-6926-000-0050 (25120 SW 127th Avenue a.k.a. 12900 SW 253rd Terrace)

"Portion of NE ¼ beginning SW corner of SE ¼ of NE ¼ west 77.71 feet North 27 DEG West 1507.35 feet East 772.45 feet North 405 feet East 750 feet South 470 feet East 29.59 feet South 73 DEG West 430 feet South 16 DEG, Lots 13 & 14, Block 2 of MORRIS HOMESITES NO 2 SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 15, Page 8, of the Public Records of Miami-Dade County, FL", and measures approximately ±37.02 acres of land.

The subject property consisted of vacant land (used for light agricultural purposes) until 1971, when the land was cleared for the development of the subject mobile home park. The residential complex was completed in 1972 and has always been known as *PRINCETONIAN MOBILE HOME PARK*. The subject site is presently occupied by a one-story leasing office structure (12900 SW 253rd Terrace), a swimming pool, a basketball court/playground, and 200+ mobile home pads and associated mobile homes.

During our site inspection, no signs of hazardous substances use, handling, manufacturing or storage were evident.

Abutting/adjacent/contiguous properties were also investigated to the extent accessible from the public right of way and were found in good condition with no immediate environmental concern due to their distance from the subject site at the time of our inspection.

Off site property records within ½ mile of the subject property were reviewed and do not presently pose an environmental concern due to their distance from the subject site at the time of our inspection. An ASTM approximate minimum search distance is included in the appendix.

Based on the above findings, it is the opinion of Dynatech Engineering Corporation that the subject property revealed no evidence of Recognized Environmental Conditions (REC's) during our site inspection. Therefore, no further assessment is warranted at this time.

I. INTRODUCTION:

Pursuant to the request of Mr. Max Cruz, DYNATECH ENGINEERING CORPORATION completed a Phase I Environmental Site Assessment for the study site located at 12900 SW 253rd Terrace, Miami-Dade, Florida.

The purpose of our study was to evaluate the referenced site relative to hazardous waste contamination in accordance with the Comprehensive Environmental Response Compensation and Liability Act (CERCLA), also known as the SUPERFUND, as amended by the Superfund Amendments and Reauthorization Act (SARA).

It is our intent to expose any potential environmental liability; all but the most exhaustive surveys could not detect isolated incidents. Future occurrences cannot be controlled; therefore, DYNATECH ENGINEERING CORPORATION does not hold itself responsible for future liabilities.

The scope of our auditing procedures were developed to meet lending institutions requirements and satisfy the obligations for an "innocent land owner" defense as described in section 101 (35) B CERCLA and substantial compliance with the American Society for Standards and Materials (ASTM) Standard Procedures E1527-05 and AAI rule. To accomplish this, DYNATECH ENGINEERING CORPORATION performed the following tasks (construction drawings were not provided for our review and are not part of the scope of work):

- On-site inspection of the subject and neighboring properties.
- Interview of on-site and neighboring sites personnel and tenants (when available).
- Review of available city directory records to identify past and present usage.
- Review of Federal, State and Local agencies environmental records.
- Review of available Historical aerial photographs dating back to 1963.
- Photographs of the subject and neighboring properties.
- Preparation of this report to document our findings.

II. FIELD RECONNAISSANCE

II.a. Site Inspection:

On April 23rd, 2010, our Environmental Professionals conducted a walk through and visual site inspection of the property located at 12900 SW 253rd Terrace, Miami-Dade, Florida, and its neighboring properties to determine existing physical conditions, soil discoloration, dumps, and/or odors.

Access to the site is from SW 127th Avenue to SW 252nd Terrace; west on SW 252nd Terrace to the subject site. The subject site is located on the north side of SW 256th Street and west of SW 127th Avenue.

Based on our site inspection and discussion with site personnel, the subject property consists of ±37.02 acres, and is occupied by the *PRINCETONIAN MOBILE HOME PARK*. The site consists of 200+ mobile home pads, a one-story leasing office, a swimming pool, and a basketball court/playground.

Construction of the building employed reinforced concrete footings and slabs, block walls, and a sloped roof. The HVAC system for the building consists of central A/C units. No elevators or emergency generators were observed on the subject property.

II.b. Local Geology and Hydrology:

Hydrology of the site consists of the Biscayne Aquifer. This Aquifer supplies all municipal water supply systems from South Palm Beach County southward including the system for the Florida Keys which is supplied chiefly by pipeline from the mainland.

It is a highly permeable wedge-shaped unconfined aquifer that is more than 200 feet thick in coastal Broward County and thins to an edge 35 to 40 miles inland in the Everglades. The aquifer forms an important unit of the hydrology system in Southeast Florida, which is managed by the South Florida Water Management District (SFWMD).

The Biscayne Aquifer is composed of limestone, sandstone and sand. In South and West Miami-Dade County the aquifer is primarily limestone and sandstone. In North Miami-Dade County, Broward County and South Palm Beach Counties the aquifer is primarily sand. Generally, the sand content increases to the north and east.

Infiltration of rainfall through surface materials and seepage from canals and the water conservation areas are the principal means of recharging the Biscayne Aquifer. Recharge by rainfall is greatest from June through November, the rainy season. Recharge from the canals is greatest during the dry season, December through May, when the canal levels are higher than adjacent levels in the aquifer.

The regional ground-water flow direction of the Biscayne aquifer is generally southeast (Leach et al., 1972). This regional flow pattern may be locally distorted due to baseflow to and from surface water bodies and concentrated pumping in wellfields.

The Biscayne Aquifer in Miami-Dade and Broward Counties is designated as a G-II aquifer by the FDEP. A G-II aquifer is classified as containing potable water with a total dissolved solids (TDS) concentration of less than 10,000 milligrams per liter (mg/L).

Values of permeability for the Biscayne aquifer average between 50,000 and 70,000 gallons per day/square foot (gpd/ft²), while the values for transmissivity average between 3 million and 5 million gallons per day/foot (gpd/ft).

The storage coefficient of this material ranges from 0.10 to 0.35 and averages 0.20 (Parker, 1951). These values are based on the full saturated thickness of the aquifer. The porosity of this material is approximately 0.20 (Fetter, 1980). The Miocene-aged, Hawthorn, and Tamiami formations are considered to be the base of the Biscayne Aquifer.

II.c. Surface Waters:

Surface waters such as rivers, streams, lakes, and ponds are important because they are potential waste dumps and they provide a conduit for off site contaminants to migrate on site and, conversely, for on site contaminants to migrate off site. No surface waters were observed on the subject site. The *PRINCETON CANAL* was observed west of the subject site; however, this hydrological feature does not pose an environmental concern to the site.

II.d. DryCleaning Operations:

Drycleaning operations are not performed on or in the immediate vicinity of the subject property.

II.e. Paving & Drainage:

Parking for the site is provided throughout the property. Drainage for the site is provided through on-site pervious ground percolation. No catch basins were observed on site. Vegetation on site consisted of low grass, trees and bushes. All vegetation on site appeared in good condition with no signs of distress.

II.f. Asbestos:

Due to the age of the subject building and prevalent use of Asbestos-Containing Building Materials (ACBM), Dynatech Engineering Corp. is of the opinion that all suspect building materials are not likely to be ACM. On February 7th 2007, DEC conducted an Asbestos Building Survey at the subject property; based on laboratory analysis, no asbestos fibers were found in secured bulk samples.

Although the dangers associated with the use of asbestos have been evident for quite some time, its superior fire resisting and insulating abilities practically dictated its use until very recently.

Between 1900 and 1980, it has been estimated that more than 30 million tons of asbestos were used in the United States.

Prior to any disturbance caused by renovation or demolition, a comprehensive asbestos building survey shall be conducted by an asbestos surveyor under the direction of a Florida-licensed asbestos consultant to verify if building materials contain asbestos. Please note, on February 7th 2007, DEC conducted an Asbestos Building Survey at the subject property; based on laboratory analysis, no asbestos fibers were found in secured bulk samples. The leasing office is not located within the planned development portion of the project as per plans submitted by the *CORNERSTONE GROUP*.

In November 20, 1990 the United States Environmental Protection Agency (EPA) issued its final rule for 40 CFR Part 61, the National Emission Standards for Hazardous Air Pollutants (NESHAP). There are four asbestos-containing materials response actions:

- 1) Asbestos removal and disposal
- 2) Asbestos enclosure
- 3) Asbestos encapsulation
- 4) Operations and maintenance plan

The above actions are based on the type of asbestos-containing material found in the facility and physical assessment as well as potential for disturbance and health hazards.

II.g. Lead Based Paint:

The presence of lead-based paint in housing represents the most significant hazard remaining for lead poisoning, particularly for young children. Until 1940, lead was the primary additive in house paints to help increase the paint's durability, covering ability and brilliance. Manufacturers began removing lead from their paints when the harmful effects of lead became known. In 1978, the United States banned the use of lead pigments in paints. Unfortunately, that did not cure the problem since half of the homes in the United States today were built before 1960 and one-third, before 1940. There are presently two ways to test for lead-based paint. These are through laboratory analysis of paint chips and by Portable X-ray Fluorescence (XRF) analyzers. The building's painted surfaces were found in good condition however, this environmental concern can only be determined through testing.

II.h. Lead & Copper in Drinking Water:

The EPA establishes maximum contaminant levels (MCL's) for a wide variety of chemicals present in drinking water. These MCL's are based upon health and economic considerations. In addition, for each of these substances, EPA publishes maximum contaminant level goals (MCLG's), which are based solely upon public health. MCL requirements apply to public water systems, which include the traditional suppliers of water to communities as well as those manufacturing plants that provide their own source of drinking water to employees and visitors.

The most common health hazard in drinking water is lead and copper. This hazard is specifically significant in older residential buildings. This environmental concern can only be determined through testing.

II.i. Aboveground/Underground Fuel Storage Tanks (AST's/UST's):

Efforts were made to locate evidence of any Aboveground Storage Tanks (AST's) and/or Underground Storage Tanks (UST's), which may be or have been present at the subject property. Specific attention was focused on identifying equipment related to tanks, filler necks, vent lines, pumps, or any other visual indications of AST's and UST's. The potential for undetected UST's always exists. However, no easily identifiable evidence of fuel AST's or UST's were readily observed during our site inspection.

II.j. Radon:

Radon is a radioactive, colorless, odorless, naturally-occurring gas that seeps through the soil, rock, water, and collects in homes. More specifically, radon gas is produced when certain naturally-radioactive minerals break down or decay.

Sections 307 and 309 of the Indoor Radon Abatement Act of 1988 (IRAA) directed the EPA to list and identify areas of the U.S. with the potential for elevated indoor radon levels. The EPA's Map of Radon Zones assigns each of the 3,141 counties in the U.S. to one of three zones based on radon potential (the map was developed using five factors to determine radon potential: indoor radon measurements, geology, aerial radioactivity, soil permeability, and foundation type):

- Zone 1 counties have a predicted average indoor radon screening level greater than 4 pCi/L (picocuries per liter)
- Zone 2 counties have a predicted average indoor radon screening level between 2 and 4 pCi/L
- Zone 3 counties have a predicted average indoor radon screening level less than 2 pCi/L

According to the USEPA Map of Radon Zones, the subject property's county (Miami-Dade) is designated as Zone 2 for radon potential. Zone 2 counties have a predicted average indoor radon screening level between 2 and 4 pCi/L. The USEPA recommends further assessment for radon gas levels at or above 4.0 pCi/L.

Based on these levels, the Miami-Dade County area is considered a low to moderate potential area for radon. As a result, no radon testing is warranted.

II.k. High Voltage Power Lines:

Power lines are a major source of electromagnetic radiation that produces Extremely Low Frequency waves (ELF's). ELF's have been receiving increasing attention as potential health hazards. Studies show that ELF's cause health problems such as impairing human functions by slowing heart rates and altering brain waves. The human immune, circulation and psychological systems can be impacted by increased stress from bodily magnetic penetrations. Testing for electromagnetic radiation is available utilizing electronic gaussmeter equipment. No high voltage power lines were observed on site.

II.l. Pesticides/Herbicides:

The site was surveyed for the use of pesticides and/or herbicides. These are chemical products developed to eradicate a target species. Pesticides have been developed to control insects, weeds, bacteria, fungi, and rodents. Since these materials are "designated poisons," they pose a toxic health hazard if they are misused or improperly disposed.

The USEPA regulates the manufacturing and use of pesticides under the Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA). Under this Act, all pesticides products must be registered and may not be sold unless it bears an EPA-approved label and registration number. No heavy pesticides use or storage was observed on site.

II.m. Hazardous Materials/Waste:

Hazardous materials have a potential to cause contamination to a property or its surroundings should it be released into the environment by a spill, fire, or intentional disposal. The improper disposal of hazardous substances can also result in contamination of soil, groundwater, or surface water. During our site inspection, no hazardous materials handling were observed on site.

II.n. Polychlorinated Biphenyls (PCB's):

During our site inspection, Florida Power and Light (FP&L) pad mounted transformers were observed throughout the property. The transformers and pad appeared in good condition with no signs of deterioration or leaks.

Even though the use of Polychlorinated Biphenyls (PCB's) in the manufacturing of transformers was discontinued in 1977, some transformers are likely to contain PCB. A PCB transformer containing 500 parts per million (PPM) or greater of PCB is regulated by the USEPA and the D.E.P.

Based on the information provided by FP&L in the past, all PCB-contaminated transformers were removed. FP&L will test individual transformers at the request of the owner. In addition, FP&L assumes responsibility for the proper clean-up of any spills associated with their transformers.

II.o. Neighboring Properties:

Neighboring properties were also investigated to the extent accessible from the public right of way to determine their effect on the subject property. The neighboring properties are as follows:

To the North:	One-Story Residential Homes
To the South:	SW 256 th Street/ Residential Homes
To the East:	Residential Homes
To the West:	Princeton Canal/Vacant Land

All neighboring sites were investigated to the extent accessible from the public right of way and do not presently pose an immediate environmental concern due to their distance from the subject property. However, should soil or groundwater contamination occur in the future at the subject site from any off site source, the FDEP would require the Contamination source owner or responsible parties to initiate contamination assessment and remedial action. If the contaminant plume is found to extend to the study site, it is possible that the subject property owner would be requested to allow the installation of one or more groundwater monitoring wells. Contaminated groundwater would be pumped and treated from a recovery well at the point source. This remediation would continue until the groundwater meets regulatory standards and clean closure status is granted by the regulatory agency.

III. REVIEW OF MIAMI-DADE COUNTY D.E.R.M. ENVIRONMENTAL RECORDS

On April 26th, 2010, our Environmental Engineers visited the Miami-Dade County Department of Environmental Resources Management (DERM) and investigated their records in reference to the subject property. The following departments were contacted:

III.a. Storage Tank Section:

The storage tank section maintains records of all registered underground and aboveground storage tanks in the county. A review of the DERM Storage Tank Section files to verify compliance with Chapter 62-762, Florida Administrative Code (F.A.C.) revealed that the subject property was not listed.

Additionally, the Florida Department of Environmental Protection (FDEP) Bureau of Petroleum Storage Systems Storage Tank/Contaminated Facility Search files were reviewed. These records identify all facilities that fall within a $\frac{3}{4}$ mile latitude/longitude radius of the subject property that have a reported discharge. However, based on site diagrams, analytical results, and groundwater flow direction, these facilities have not adversely impacted the subject study site during their daily operational activities and/or remediation activities performed.

III.b. Industrial Waste/Facilities Section:

The Industrial Waste/Facilities Section maintains records of all facilities that have been permitted or have contamination problems due to hazardous substances. Both Industrial Waste and Hazardous Facilities files were reviewed to determine if any hazardous material permits or violations were issued to any tenant at the site. The site was not listed.

Properties within a radius search are presented in the appendix. These records identify all facilities that fall within a latitude/longitude radius of the subject property that have a reported discharge. However, based on site diagrams, analytical results, and groundwater flow direction, these facilities have not adversely impacted the subject study site during their daily operational activities and/or remediation activities performed.

III.c. Solid Waste Section:

The Solid Waste Section maintains records of former and actively permitted sites with legal and illegal landfills or dumps in the County. A review of present and former solid waste disposal sites, indicated that the site is not located within any former known dump area.

III.d. Water Supply/Control Section:

A review of the Cone of Influence of groundwater pumping stations revealed that the subject property is located within the cone of influence of the WITTKOP PARK water treatment plant wellfield. Businesses in the cone of influence of a wellfield may need special permits for handling hazardous substances. It is recommended that any property within or close to the boundary lines of a wellfield, receive verification from the wellfield program of Miami-Dade County DERM for permit requirements.

III.e. Water and Sewer:

Mr. Max Cruz (property contact) indicated that the subject site is served by city water and sewer. Water and sewer utilities and allocations must be investigated with the local water and sewer department during the due diligence process for future use.

It is recommended that any property that will be subject to storage or use of hazardous substances (or if sanitary sewer connections are a critical element for the user of the subject property), receive verification from the DERM and the Miami-Dade Water and Sewer Department (WASD) for permit requirements during the due diligence process. In order to determine if a property is in fact connected to water and sanitary sewer systems, physical testing (dye and smoke testing), video cameras, and plumbing snakes, must be conducted accordingly by a Florida-licensed plumbing contractor. This must be accomplished during the due diligence process.

III.f. Code Enforcement Section:

The Code Enforcement Section maintains records of all environmental violations along with status report. A review of Miami-Dade County Enforcement files indicated that the site was not listed. Properties within a radius search are presented in the appendix. These sites do not present an immediate environmental concern due to their distance from the subject property.

III.g. Environmental Land Use Restrictions (Wetlands):

The site is not located within any presently designated Jurisdictional wetland area, according to the maps published by the DERM as of the date of this report. Wetlands in Miami-Dade County provide direct recharge of water to the Biscayne Aquifer, the county's sole source of drinking water. It is recommended that any property within or close to the boundary lines of the wetland maps published by Miami-Dade County, receive verification from the wetland permitting program of the DERM as to the wetland permit is required for all work within the specific wetlands. It should be noted that permits from the U.S. Army Corps of Engineers and the Florida Department of Environmental Protection (FDEP) may also be required for work within Miami-Dade County's Wetland areas. The lack of a presently designated jurisdictional wetland area does not, in any way, imply that there are no wetlands in the subject property unless a specific delineation by a wetland consultant has been completed for a site.

III.h. Air Section:

The Air Section maintains records of air pollution permits in the County. A review of the DERM's Air Section files indicated that there are presently no active Air Pollution violations issued to the subject site.

IV. HISTORICAL RESEARCH

IV.a. Aerial Photographs:

As part of our background information search, a review of available aerial 26-56-39 was conducted by our environmental professionals to determine and evaluate the previous usage of the property. Available aerial photographs from 1963 through 2009 were reviewed. Based on our aerial reviews, no indications of suspicious activities were observed on site.

IV.b. City Directory and Sanborn Maps Reviews:

The Miami-Dade County Main Public Library maintains a collection of Bresser's, Hill-Donnelly, and Polk's Cross-Index Reference Directories, as well as Sanborn Fire Insurance Maps. Available maps and directories at the time of our visit were reviewed to aid in the historical research of the site. A review of the city directories revealed that the subject site has always been used for residential purposes.

In the late nineteenth century, the Sanborn Company began preparing maps of central business districts for use by fire insurance companies; these maps were periodically updated and expanded throughout the twentieth century, and often indicated construction materials of specific building structures and the location of fuel storage tanks. A review of the City of Miami Sanborn Map revealed that no coverage existed for the subject study site.

IV.c. Data Gaps and Data Failure:

The presence of data gaps may require our Environmental Professional to opine that there may be conditions at the subject site that are indicative of releases or threatened releases, depending on the significance of the data gaps. The E 1527-05 Standard includes the federal definition of data gaps as "a lack of or inability to obtain information required by the standards and practices listed in the regulation despite good faith efforts by the Environmental Professional or prospective landowner to gather such information".

On the other hand, data failure is a type of data gap, which occurs when all of the standard historical sources that are reasonably ascertainable and likely to be useful have been reviewed by the Environmental Professional, but have not been conclusive enough to meet the objective of the EPA's AAI rule. Identified data gaps may need to be addressed through standard Phase II-type sampling in order to preserve CERCLA liability defenses. There is always the possibility of data gaps due to incomplete government and private records. However, no substantial data failure was recognized.

IV.d. Interviews:

Mr. Max Cruz was interviewed in regards to historical uses of the site. Based on our conversation and to the best of his knowledge, Mr. Cruz is not aware of any water wells, septic tank systems, oil/water separators, and/or landfilling or quarrying activities on the subject study site. Furthermore, he was not aware of any pending, threatened, or past environmental litigation, proceedings, or notices of potential violations of environmental laws or liability in connection with the subject site.

IV.e. Tribal Records:

A review of the Tribal Records Map revealed no documentation pertaining to Indian-administered lands within a one-mile radius of the subject property.

V. USER-PROVIDED INFORMATION

The User's Questionnaire specifically outlines a property's representative obligations under the AAI rule for providing the following information to our Environmental Professional. Mr. Cruz (property contact) was interviewed and provided the following responses:

V.a. Environmental Clean-up Liens Filed or Recorded Against the Site:

Mr. Cruz indicated that to the best of his knowledge, no environmental liens presently exist against the subject property.

V.b. Activity and Use Limitations in Place on the Site:

One significant focus of the pre-transaction environmental inquiry outlined under the AAI rule is on the Activity and Use Limitation (AUL's). AUL's play a significant role in a property purchaser's ability to qualify for CERCLA liability protection under the 2002 Brownfield Amendments. If an AUL exists on a property, the owner will be responsible for being aware of these restrictions, as well as complying with them over time. Mr. Cruz indicated that No Activity and Use Limitations (AUL's), conveyances, or deed restrictions are known to exist at the subject site.

V.c. Specialized Knowledge or Experience Related to the Property or Nearby Property:

Mr. Cruz indicated no specialized knowledge about the subject site.

V.d. Relationship of the Purchase Price Being Paid for the Property to its Value if Not Contaminated:

No additional information was provided to our Environmental Professional regarding a significant reduction in the purchase price to value equation.

V.e. Commonly Known or Reasonably Ascertainable Information About the Property:

No commonly known or reasonably ascertainable records, beyond those of the interviews and public records review were provided by the user.

V.f. Any Obvious Indications Pointing to the Presence or Likely Presence of Contamination at the Property:

Mr. Cruz indicated that no obvious indication pointing to the presence or likely presence of contamination was evident on the subject property.

V.g. Previous Environmental Reports:

No previous environmental reports were provided to our Environmental Professionals.

VI. FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) Environmental Records Review:

The Florida Department of Environmental Protection (FDEP) Bureau of Information System maintains records of sites with environmental permits, violations and remediations in the State of Florida. A review of the FDEP list of environmental records through a radius search revealed that there are presently no active records for the subject property. Neighboring sites are listed in the appendix. The following lists were reviewed:

FDEP - Leaking Underground Storage Tank (LUST)

LUST records contain an inventory of reported leaking underground tanks and of sites having applied to the State of Florida Early Detection Incentive (EDI) Program or the Florida Petroleum Liability Insurance Program (FLIRP) or the Abandoned Tank Restoration Program (ATRP).

FDEP - Solid Waste Facility directory/Landfill Sites (SWF/LS)

SWF/LS records typically contain an inventory of solid waste disposal facilities or landfills in the State of Florida.

FDEP - State Hazardous Waste Sites (SHWS)

SHWS records are the state's equivalent to the EPA's CERCLIS sites. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for clean up using state funds (state equivalent of SUPERFUND) are identified along with sites where clean up will be paid for by potentially responsible parties.

FDEP - Registered Underground Storage Tanks (UST)

UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Facilities listed are identified as being sites of an underground and/or aboveground storage tanks.

Available State Regulatory databases of properties near the subject site were obtained from the State of Florida Department of Environmental Protection. A summary of the State agency databases are as follows:

ASTM STANDARD E-1527-05 RECORD SEARCH	
List of Standard Environmental Record Searched	Minimum Search Distance Required (Miles)
State Leaking Underground Storage Tanks (LUST)	0.5 Mile
Solid Waste Facility Directory/Landfill Sites (SWF/LS)	0.5 Mile
State Hazardous Waste Sites (SHWS)	1.0 Mile
State Registered Underground Storage Tanks (UST's)	Subject & Neighboring Properties

Enclosed find a print-out for the ASTM radius search, including all the historical records review along with the ASTM required distances and any actions taken. Please note that none of the listed sites pose an environmental concern to the study site due to their distance, magnitude, and groundwater flow, as well as the time of occurrence.

All neighboring properties were found in good condition with no immediate environmental threat to the subject site. However, should soil or groundwater contamination occur in the future at the subject site from any off site source, the USEPA would require the Contamination source owner or responsible parties to initiate contamination assessment and remedial action. If the contaminant plume is found to extend to the study site, it is possible that the subject property owner would be requested to allow the installation of one or more groundwater monitoring wells. Contaminated groundwater would be pumped and treated from a recovery well at the point source. This remediation would continue until the groundwater meets regulatory standards and clean closure status is granted by the regulatory agency.

VII. UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (USEPA) Environmental Record Review:

The United States Environmental Protection Agency (USEPA), Bureau of Information Systems maintains records for sites with environmental permits, violations and remediation state by state. A review of the USEPA list of environmental records through a radius search revealed that there are presently No active records for the subject property. Neighboring sites are listed in the appendix. The following lists were reviewed:

USEPA - Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS)

CERCLIS records contain information on sites identified by the USEPA as abandoned, inactive or uncontrolled hazardous waste sites which may require clean up.

USEPA - Emergency Response Notification System (ERNS)

ERNS records contain stored information on reported releases of oil and hazardous substances. Source: USEPA and the National Response Center of the US Coast Guard.

USEPA - National Priority List (NPL)

NPL is a subset of CERCLIS and identifies over 1,200 sites for priority clean up under the SUPERFUND program.

USEPA - Resources Conservation and Recovery Information System (RCRIS)

RCRIS / RCRA / HWDMS include the Resource Conservation and Recovery Information System and RCRA Hazardous Waste Data Management System. RCRA / HWDMS includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resources Conservation and Recovery Act (RCRA).

Available Federal Regulatory databases of properties near the subject site were obtained from the EPA Geographic Information Query System. A summary of the EPA Agency databases are as follows:

ASTM STANDARD E-1527-05 RECORDS SEARCH	
List of Standard Environmental Record Search	Minimum Search Distance (Miles)
Federal CERCLIS	0.5 Mile
Federal ERNS	Subject & Neighboring Properties
Federal NPL	1.0 Mile
Federal RCRIS	1.0 Mile

Enclosed find a print-out for the ASTM radius search, including all the historical records review along with the ASTM required distances and any actions taken. Please note that none of the listed sites pose an environmental concern to the study site due to their distance, magnitude, and groundwater flow, as well as the time of occurrence.

All neighboring properties were found in good condition with no immediate environmental threat to the subject site. However, should soil or groundwater contamination occur in the future at the subject site from any off site source, the USEPA would require the Contamination source owner or responsible parties to initiate contamination assessment and remedial action. If the contaminant plume is found to extend to the study site, it is possible that the subject property owner would be requested to allow the installation of one or more groundwater monitoring wells. Contaminated groundwater would be pumped and treated from a recovery well at the point source. This remediation would continue until the groundwater meets regulatory standards and clean closure status is granted by the regulatory agency.

VIII. PHOTOGRAPHS:

Photographs are included as part of our Phase I Environmental Site Assessment. Pictures are taken of the subject site, neighboring sites and when applicable, any other sites in the area which could affect the subject property.

The pictures show the property exactly as observed by our certified Environmental Inspector at the time of the inspection to document present conditions. Enclosed please find copies of all photographs in the appendix of the report.

IX. DISCUSSION AND RECOMMENDATIONS:

Based on our investigation, review of aerial photographs dating back to 1963, historical search, Federal, state, county and in-house environmental records, it is evident that the subject property is better described as:

FOLIO No. 30-6926-000-0050 (25120 SW 127th Avenue a.k.a. 12900 SW 253rd Terrace)

“Portion of NE ¼ beginning SW corner of SE ¼ of NE ¼ west 77.71 feet North 27 DEG West 1507.35 feet East 772.45 feet North 405 feet East 750 feet South 470 feet East 29.59 feet South 73 DEG West 430 feet South 16 DEG, Lots 13 & 14, Block 2 of MORRIS HOMESITES NO 2 SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 15, Page 8, of the Public Records of Miami-Dade County, FL”, and measures approximately ±37.02 acres of land.

The subject property consisted of vacant land (used for light agricultural purposes) until 1971, when the land was cleared for the development of the subject mobile home park. The residential complex was completed in 1972 and has always been known as *PRINCETONIAN MOBILE HOME PARK*. The subject site is presently occupied by a one-story leasing office structure (12900 SW 253rd Terrace), a swimming pool, a basketball court/playground, and 200+ mobile home pads and associated mobile homes.

During our site inspection, no signs of hazardous substances use, handling, manufacturing or storage were evident.

Abutting/adjacent/contiguous properties were also investigated to the extent accessible from the public right of way and were found in good condition with no immediate environmental concern due to their distance from the subject sites at the time of our inspection.

Off site properties within ½ mile of the subject property were investigated and do not presently pose an environmental concern due to their distance from the subject site at the time of our inspection. An ASTM approximate minimum search distance is included in the appendix.

Because property owners are ultimately responsible for potential liabilities associated with environmental concerns on their properties, Dynatech Engineering Corporation recommends that the property owner develops in conjunction with all tenants, an environmental management plan. The purpose of this plan should be to monitor the handling and storage of hazardous substances.

X. SUMMARY:

A Phase I Environmental Site Assessment (ESA) was initiated by DYNATECH ENGINEERING CORPORATION to reflect present conditions of the site relative to any hazardous contamination. Based on our visual field inspection, review of Federal, State, and Local Agencies records, it is evident that the subject property revealed no evidence of Recognized Environmental Conditions (REC's) at the time of our inspection. Therefore, no further assessment is warranted at this time.

Our Environmental Professionals meet the requirements of the Standards and Practices for All Appropriate Inquiries: Final Rule (40 CFR Part 312), as well as the standards set forth in the ASTM E 1507-05 Phase I ESA Process, and have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. Our Environmental Professionals have developed and performed the All Appropriate Inquiries in conformance with the Standards and Practices set forth in 40 CFR 312.

It has been a pleasure serving you at this phase of your project and look forward to doing so in the near future. Please feel free to contact us if we may be of further service to you.

Sincerely yours,

James
Howell

Digitally signed by James Howell
DN: cn=James Howell, o=Dynatech
Engineering, st=FL
email=jhowell@dynatechengineering.com
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Date: 2016.05.11 16:16:27 -0400

Wissam Naamani, P.E.
DYNATECH ENGINEERING CORPORATION
Florida-Licensed Professional Engineer No. 39584
Asbestos Consultant No. EA-0045
Special Inspector No. 757
WN/jh

XI. LIMITATION

This report was prepared under a contract with THE CORNERSTONE GROUP for the study site located at 12900 SW 253rd Terrace, Miami-Dade, Florida. This report cannot be used by any other entity without our expressed written authorization. DYNATECH ENGINEERING CORPORATION (DEC) cannot comment on the subsurface soil and groundwater conditions since no physical testing of soils or groundwater was conducted at the site.

The presence or lack of contaminants should not be concluded without proper testing. As per ASTM E-1527, asbestos, radon, lead-based paint or any other testing, wetland delineation, natural forest communities, floodplain analysis, mold/mildew, and archaeological assessment are specifically excluded from this study and are not part of the scope of work. Nothing in this report should be construed as prohibiting or discouraging testing. The opinions and conclusions in this report are based on the information available to DEC at the time of the site inspection.

DEC does not warrant the accuracy or completeness of the information provided by the sources referenced in this report. However, no audit can identify all potential areas of concern. The possibility of illegal or unreported occurrences prior or after our site inspection always presents a potential risk of contamination. DEC shall not be accountable for potential sources of contamination which may have evaded its discovery due to the inaccuracy of public records and/or the inability to readily observe Recognized Environmental Conditions (REC's) stemming from overgrown vegetation, flooded areas, vehicles, limited access to the subject site, etc. The opinions about the condition of the property do not constitute a warranty of any kind.

Due to the inherent limits of time and cost, uncertainty about site conditions will always remain. DEC shall have no liability, in contract, tort or otherwise, for any inaccuracy, defect or omission in interpreting this report and shall not in any event have any liability for lost profits or any other indirect, special, incidental, consequential, exemplary or punitive damages. DEC has no obligation to amend its conclusions or recommendations after the date of this report. The summary is not to be used alone. The report must be read in its entirety. By accepting this report, the client understands and accepts the above conditions.