

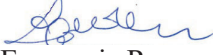
Memorandum



Date: October 6, 2026

To: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

Agenda Item No. 5(D)

From: Lourdes M. Gomez, Director 
Department of Regulatory and Economic Resources

Subject: Designation of Land Located at 7248 SW 42nd Terrace, Miami, FL 33155 as a
Brownfield Area

Executive Summary

The purpose of this item is to designate the land located at 7248 SW 42nd Terrace, Miami, FL 33155 as a brownfield area pursuant to Section 376.80, Florida Statutes. A brownfield area is defined as a contiguous area of one or more brownfields, some of which may not be contaminated, and which has been designated by a local government resolution. The property owner, AF R. Estate, LLC ("AF R.") is applying for the brownfield area designation due to the presence of actual contamination on the Subject Property likely resulting from its previous use related to the operation of an automotive repair facility. A brownfield area designation will allow AF R. to access certain regulatory and economic incentives to mitigate and manage the risk and expense associated with the contamination or the possibility of discovery of additional contamination and the necessary response. When a brownfield area is being proposed by a person other than the local government, the local government with jurisdiction over the proposed brownfield area shall provide notice and may adopt a resolution to designate the brownfield area. In considering a request for designation, a local government must evaluate and apply the criteria set forth in Chapter 376.80 (2)(c), Florida Statutes. Therefore, the attached application and supporting material is being submitted by AF R. for consideration of approval.

Recommendation

It is recommended that the Board of County Commissioners ("Board") designate the land located at 7248 SW 42nd Terrace, Miami, FL 33155 and further specified in Exhibit 2 to the resolution, as a brownfield area to be known as 7248 SW 42nd Terrace Green Reuse Area.

According to the application submitted by the property owner, AF R. proposes to redevelop and rehabilitate the property located at 7248 SW 42nd Terrace, Miami, FL 33155 further identified by Folio number 30-4023-021-0011 (the "Subject Property"). The project proposes to develop/construct a building with over 100,000 square feet of office and industrial space and 255 covered parking spaces.

The developer is projecting a total investment of \$40 million and the creation of 300 new permanent jobs. However, the capital investment and the construction outcomes are not guaranteed.

Pursuant to Ordinance No. 16-73, this quasi-judicial matter may be submitted directly for placement on the Board's meeting agenda by the Director of the Department of Regulatory and Economic Resources. Pursuant to section 376.80(1)(c)4., Florida Statutes, this matter requires two quasi-judicial public hearings before the Board, and the public hearings must be announced at a meeting of the Board before the actual public hearings.

Scope

The Subject Property is located at 7248 SW 42nd Terrace, Miami, FL 33155 in Commission District 6, represented by Commissioner Natalie Milian Orbis. The proposed area is identified by folio number 30-4023-021-0011.

Delegation of Authority

This item has no delegation of authority.

Fiscal Impact/Funding Source

Approval of this location as a brownfield area would not create a negative fiscal impact to the County.

Track Record/Monitor

Not applicable.

Background

A brownfield, as defined in Section 376.79(4) of the Florida Statutes, is real property, where the expansion, redevelopment or reuse of the property may be complicated by actual or perceived environmental contamination. A brownfield area is defined as a contiguous area of one or more brownfields, some of which may not be contaminated, and which has been designated by a local government resolution. Brownfields may include all or portions of community development areas, enterprise zones, empowerment zones, other such designated economically deprived communities and areas, and Environmental Protection Agency-designated brownfield pilot projects. The goal of the brownfield program is to significantly improve the utilization, general condition, and appearance of these sites. Once a property has been designated as a brownfield area by a local government, the property may be eligible for certain state-funded incentives.

AF R. submitted a proposal, attached to the resolution as exhibit 1, to designate the Subject Property as a brownfield area pursuant to Section 376.80, Florida Statutes. Under Section 376.80, the County shall designate a proposed site as a brownfield area if, after giving the notice and holding the public hearings required under that statute, the person who submitted the proposal establishes at the public hearing to adopt the resolution, that all five of the factors set forth in Section 376.80(2)(c) are satisfied.

The Department of Regulatory and Economic Resources (RER), Planning Division, has reviewed the proposal and is recommending that the Board designate the Subject Property as a brownfield area for the following reasons: The Subject Property qualifies as a “brownfield” under the definition set forth in Section 376.79(4), Florida Statutes because the redevelopment or reuse of the Subject Property may be complicated by the presence of actual environmental contamination, specifically arsenic, benzo(a) pyrene, benzo(a) pyrene equivalents, iron, and dieldrin which likely stems from past automotive repair activities associated with the Subject Property. AF R. proposes to develop 3.19 acres of land to construct a mixed-use project with industrial and office space.

Section 376.80(2)(c), Florida Statutes, sets forth the following criteria the project must establish for the County to designate the Subject Property as a brownfield. RER believes that AF R. proposal satisfies these criteria:

- (1) “A person who owns or controls a potential brownfield site is requesting the designation and has agreed to rehabilitate and redevelop the brownfield site.”

AF R. satisfies this criterion in that it currently owns the Subject Property and intends to redevelop and rehabilitate it under a Brownfield Site Rehabilitation Agreement with Miami-Dade County. Accordingly, AF R. meets this first criterion.

(2) “The 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 brownfield site rehabilitation 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 does not apply to the rehabilitation and redevelopment of a brownfield site that will provide affordable housing as defined in s. 420.0004 or the creation of recreational areas, conservation areas, or parks.”

AF R. satisfies this criterion in that the Project will result in significant economic productivity for the area. The budget for rehabilitation and redevelopment is in excess of \$40 million, which will be spent in part on local labor, contractors, consultants, construction materials, furnishings, infrastructure improvements, and impact fees.

In addition to the significant economic productivity to be generated by the construction work, the Project is anticipated to create up to 300 permanent, full-time equivalent positions not associated with the implementation of the rehabilitation agreement and not associated with redevelopment project demolition.

(3) “The redevelopment of the proposed brownfield site is consistent with the local comprehensive plan and is a permissible use under the applicable local land development regulations.”

AF R. satisfies this criterion because, as explained in Attachment A to this memorandum, the Subject Property is being developed for industrial and office use, which is permissible under the County zoning designation of IU-2 (industrial, heavy manufacturing district) and is consistent with the Restricted Industrial and Office designation under the County’s Comprehensive Development Master Plan Land Use Plan map.

(4) “Notice of the proposed rehabilitation of the brownfield area has been provided to neighbors and nearby residents of the proposed area to be designated pursuant to paragraph (1)(c), 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 subparagraph must be posted in the affected area.”

The Applicant is in the process of advertising and facilitating the community meetings. Proof of publication and posting will be provided to the County before Board approval of this item. To ensure that Section 376.80(2)(c)(4) is satisfied, Department staff will ensure that all required notice is provided for the public hearings.

(5) “The 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 of the brownfield site.”

According to the application, the total capital budget of more than \$40 million for the Project is to be fully funded through a combination of debt financing, equity, and the financial resources of AF R.’s affiliates and principals. Specifically, AF R.’s principals have significant experience managing and

Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners
Page No. 4

redeveloping property for a variety of uses throughout South Florida. The success of previous projects, the magnitude of the capital previously raised, the quality of the development previously achieved, and the resources of its principal provide reasonable assurances that AF R. has sufficient financial resources to implement and complete the rehabilitation agreement and redevelopment plan. It therefore satisfies the fifth criterion.

For the reasons above, RER is recommending that the Board designate the Subject Property as a brownfield area.

Attachment

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to the Board of County Commissioners**



August 10, 2026

RECOMMENDATION SUMMARY		
Commission District	6	
Applicant	AF R. Estate, LLC	
Request	Brownfield Area Designation of parcels with Folio 30-4023-021-0011 pursuant to Chapter 376.80(2)(c), Florida Statutes.	
Location	7248 SW 42 nd Ter, Miami-Dade County, Florida 33155	
Property Size	±3.19 acres	
Existing Zoning	IU-2 (Industrial, Heavy Manufacturing District)	
Existing Land Use	Vehicle storage, portable toilet supply, and senior health care facility	
2030-2040 CDMP Land Use Designation	Restricted Industrial and Office	
Applicable CDMP provision(s)	Restricted Industrial and Office: Industrial and Office areas designated as "Restricted" are areas where the range of uses and design of facilities are governed by special groundwater protection regulations. This category primarily affects "wellfield protection areas" designated in the Miami-Dade County Code (Chapter 24, Code of Miami-Dade County). Permitted uses should be generally limited office uses, but certain business, warehousing and manufacturing uses may be permitted, provided that the use employs best management practices, and the use does not involve the on-site use, handling, storage, manufacture or disposal of hazardous materials or waste as defined in Chapter 24 of the County Code. Provisions of the "Industrial and Office" category which allow and limit residential and business uses, TNDs and hotels also apply to the Restricted category. Quarrying and environmentally compatible ancillary uses may also be approved in these areas. The inclusion of this Restricted category on the LUP map does not preclude the application of these or similar use limitations to other land contained in the Industrial and Office or any other land use category where necessary to protect groundwater resources.	
Comprehensive Plan Consistency	Consistent with Land Use Plan map, interpretative text, goals, objectives, and policies of the Comprehensive Development Master Plan.	
NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Future Land Use Designation
North	IU-2 (Industrial, Heavy Manufacturing District); Pest control, medical laboratory	Restricted Industrial and Office

	testing, warehousing storage	
South	IU-2 (Industrial, Heavy Manufacturing District); Boat repair, vehicle painting/paint shop, warehousing storage, CSX railway.	Restricted Industrial and Office. Transportation (Row, Rail, Metrorail, Etc.)
East	IU-1 (Industrial, Light Manufacturing District); Vehicle storage, CSX railway.	Transportation (Row, Rail, Metrorail, Etc.)
West	IU-2 (Industrial, Heavy Manufacturing District); General healthcare facility, bird laboratory testing, legal services, warehousing storage	Restricted Industrial and Office

Background:

AF R. Estate, LLC, ("AF R.") filed an application for a Brownfield designation for one parcel identified by Folio No. 30-4023-021-0011. AF R. proposes to develop the subject parcel to contain a mix of industrial and office uses.

Pursuant to Chapter 376.80 (2)(c)(3) of the Florida Statutes, when designation of a brownfield area is proposed by persons other than a governmental entity, redevelopment of the proposed brownfield site must be consistent with the local comprehensive plan and be for a permissible land use under the applicable local land development regulations.

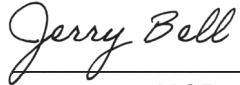
Staff Analysis:

The subject parcel is designated as "Restricted Industrial and Office" on the Adopted 2030-2040 Land Use Plan map of the Comprehensive Development Master Plan (CDMP). The subject parcel is located in unincorporated Miami-Dade County and is bordered by a CSX railroad to the east, and is approximately 1,900 feet (±0.36 miles) east of SR 826/Palmetto Expressway.

The subject site is currently developed and utilized as an automotive service and repair shop. The "Restricted Industrial and Office" land use designation generally limits the allowable uses to office uses, but certain business, such as warehousing and manufacturing uses may be permitted, provided that the use employs best management practices, and that the use does not involve the on-site use, handling, storage, manufacture or disposal of hazardous materials or waste as defined in Chapter 24 of the County Code. The applicant proposes to develop a project that will contain a building with over 100,000 square feet of office and industrial space and 255 covered parking spaces. The proposed development would be compatible with the adjacent uses provided that the use employs best management practices, and the use does not involve the on site use, handling, storage, manufacture or disposal of hazardous materials or waste as defined in Chapter 24 of the County Code .

Based on the foregoing, this Department finds that the mix of industrial and office uses, as proposed, would be generally consistent with the goals, objectives, and policies of the CDMP

and is permissible under the referenced land development regulations, subject to the requirements of the Restricted Industrial and Office land use designation.



Jerry Bell, AICP, Assistant Director for Planning
Planning Division
Miami-Dade County
Department of Regulatory and Economic Resources

JB:GR:AD:js



MEMORANDUM

(Revised)

TO: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

DATE: October 6, 2026

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 5(D)

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
- ☐ Statement of social equity required
- ☐ Ordinance creating a new board requires detailed County Mayor's report for public hearing
- ☒ No committee review
- ☐ Requires more than a majority vote (i.e., 2/3's present ____, 2/3 membership ____, 3/5's ____, unanimous ____, majority plus one ____, CDMP 7 votes (majority of membership) ____, CDMP 2/3 members present but not less than 7 votes (majority of membership) ____, CDMP 9 votes (2/3 membership) ____) 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(D)
10-6-26

RESOLUTION NO. _____

RESOLUTION TAKING ACTION, AFTER PUBLIC HEARINGS, ON PROPOSAL OF AF R. ESTATE, LLC TO DESIGNATE REAL PROPERTY LOCATED AT 7248 SW 42 TERRACE, MIAMI-DADE COUNTY, FLORIDA 33155, AS A BROWNFIELD AREA PURSUANT TO SECTION 376.80, FLORIDA STATUTES

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference; and

WHEREAS, brownfields are defined under section 376.79(4), Florida Statutes, as “real property, the expansion, redevelopment, or reuse of which may be complicated by actual or perceived environmental contamination”; and

WHEREAS, sections 376.77–376.85, Florida Statutes, hereinafter referred to as the “Brownfields Redevelopment Act,” provide that local governments may designate brownfield areas, which are defined in part as “a contiguous area of one or more brownfields, some of which may not be contaminated, and which has been designated by a local government by resolution,” for the purpose of encouraging economic development and environmental remediation; and

WHEREAS, this Board has reviewed the proposal submitted by AF R. Estate, LLC, attached hereto as exhibit 1, to designate real property located at 7248 SW 42 Terrace, Miami-Dade County, Florida 33155, identified by folio number 30-4023-021-0011, and further identified in exhibit 2 (the “subject property”), as a brownfield area known as “7248 SW 42nd Terrace Green Reuse Area”; and

WHEREAS, this Board finds that the subject property qualifies as a brownfield within the meaning of section 376.79(4), Florida Statutes; and

WHEREAS, this Board has considered the factors set forth in section 376.80(2)(c), Florida Statutes, which AF R. Estate, LLC must establish for this Board to designate the subject property as a brownfield area, and finds that AF R. Estate, LLC has established all of those factors; and

WHEREAS, this Board has complied with the notice, public hearing, and other requirements set forth in section 376.80, Florida Statutes,

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

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

Section 2. This Board accepts the proposal submitted by AF R. Estate, LLC and designates the real property identified in exhibit 2, attached hereto and incorporated herein by reference, as a brownfield area under the Brownfields Redevelopment Act. This brownfield area shall be known as “7248 SW 42nd Terrace Green Reuse Area.” This 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, Florida Statutes, or for any other costs.

Section 3. This Board directs the County Mayor or County Mayor’s designee, within 30 days of the adoption of this resolution, to transmit a certified copy of this resolution to the Florida Department of Environmental Protection and to maintain a certified copy of this resolution on file with the County department currently acting as the local pollution control program.

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:

Anthony Rodriguez, Chairman
Kionne L. McGhee, Vice Chairman

Marleine Bastien	Juan Carlos Bermudez
Sen. René García	Oliver G. Gilbert, III
Robert J. Gonzalez	Keon Hardemon
Danielle Cohen Higgins	Vicki L. Lopez
Natalie Milian Orbis	Raquel A. Regalado
Micky Steinberg	

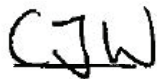
The Chairperson thereupon declared this resolution duly passed and adopted this 6th day of October, 2026. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the Board.

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

JUAN FERNANDEZ-BARQUIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.



Christopher J. Wahl

EXHIBIT 1 TO THE RESOLUTION

THE GOLDSTEIN ENVIRONMENTAL LAW FIRM, P.A. *Brownfields, Transactions, Due Diligence, Development, Permitting, Cleanups & Compliance*

2100 Ponce de Leon Boulevard, Suite 710
Coral Gables, Florida 33134
Telephone: (305) 777-1680
www.goldsteinenvlaw.com

Brett C. Brumund, Esq.
Direct Dial: (305) 640-5300
Email: bbrumund@goldsteinenvlaw.com

July 15, 2026

Via Email

Ms. Freenette Williams, Business Development Specialist
Office of Economic Development and International Trade
111 NW 1st Street – 19th Floor
Miami, FL 33128

Re: Request for Designation of the Property Located at 7248 SW 42nd Terrace, Miami-Dade County, FL 33155, Folio Number 30-4023-021-0011, as a Green Reuse Area Pursuant to §376.80(2)(c), Florida Statutes

Dear Ms. Williams:

On behalf of AF R. Estate, LLC (“AF R.”), we are pleased to submit this Request for Designation of the parcel located at 7248 SW 42nd Terrace, Miami-Dade County, FL 33155, occupying the parcel with Folio Number 30-4023-021-0011 (the “Subject Property”), as a Green Reuse Area pursuant to Chapter 376.80(2)(c), Florida Statutes.¹

When fully redeveloped as the 7248 SW 42nd Terrace development (the “Project”), the Subject Property will contain a mix of industrial and office use in an area currently zoned for 7300 Industrial – Heavy Manufacturing and IU-2 industrial, heavy manufacturing district pursuant to Article XXX of the Miami-Dade County (the “County”) Code and the Comprehensive Development Master Plan Land Use Plan map. The legal description and property card depicting the location of the Subject Property are enclosed herein at Exhibit B.

AF R. is applying for this designation due to the presence of actual contamination on the Subject Property likely resulting from its historical use as an automotive repair facility and its location adjacent to a railroad corridor to the east and to waste handling facilities to the north and west. This has required, and will continue to require, that AF R. incur significant time and expense for technical,

¹ A copy of the Miami-Dade County (the “County”) Application for Brownfield Designation is enclosed at Exhibit A.

engineering, and legal consultants in order to properly conduct environmental assessment and remediation, if necessary. The designation has is a key part of the Project's ultimate viability by enabling AF R. to access certain regulatory and economic incentives to mitigate and manage the risk and expense associated with the discovery of contamination and the necessary response. It is also key to furthering the County's vision for the future of the nearby areas around the Subject Property as it is located directly adjacent to the Glenvar Heights Brownfield Area and nearby the Ludlam Trail Phase II Green Reuse Area and the Bird Road Corridor District.

In considering a request for this type of designation, a local government must evaluate and apply the criteria set forth in Chapter 376.80(2)(c), Florida Statutes. As reflected in the Statement of Eligibility incorporated herein at Exhibit C, AF R. meets such statutory criteria. Accordingly, based on the foregoing, we respectfully request that staff recommend approval. Of course, as you evaluate the application and supporting materials, please feel free to contact us with any questions or should further information be required. Thank you.

Very truly yours,

THE GOLDSTEIN ENVIRONMENTAL LAW FIRM, P.A.

A handwritten signature in blue ink, appearing to read "B. Brumund", followed by a horizontal line.

Brett C. Brumund, Esq.
/bcb

Enclosures

cc: AF R. Estate, LLC
Michael R. Goldstein, Esq., Environmental Counsel for AF R. Estate, LLC

Exhibit A



**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 (305) 375-1254 and ask for a Brownfield Representative.

I. PROPERTY INFORMATION

Property Address 7428 SW 42nd Terrace

Property Name 7428 SW 42nd Terrace

City Miami State FL Zip Code 33155

Property Size (acres/square feet) 3.19 acres

Parcel Number(s) N/A

Folio Number 30-4023-021-0011

Zoning 7300 Industrial – Heavy Manufacturing; IU-2 industrial, heavy manufacturing

DERM File Number _____

FDEP File Number _____

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?

The property is not subject to an enforcement action.

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

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.

N/A

Describe all liens on the property.

N/A

II. PROJECT DESCRIPTION

Briefly describe the project and the anticipated redevelopment plan.

The 7428 SW 42nd Terrace Green Reuse Area project is a mixed-use project that will contain a building with over 100,000 square feet of office and industrial space and 255 covered parking spaces.

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

Onsite soil and groundwater is impacted by arsenic, benzo(a) pyrene, benzo(a)pyrene equivalents, iron, and dieldrin above the Soil Cleanup Target Levels. The soil and groundwater impacts are likely the result of historical use of the property as an automotive repair facility and its location adjacent to a railroad and other industrial properties.

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

AF R. must now carefully address the presence of the contaminated soil and groundwater through continued site investigation activities and measures that may include removing contaminated material, encapsulating contaminated material, and/or imposing restrictions on the future use of the Property's soil and groundwater. Remediation will consist of risk-based corrective action in pursuit of conditional closure under Chapter 62-780, Florida Administrative Code.

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).

The project will not require a change in zoning.

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 AF R. Estate, LLC

Address 4960 SW 72nd Ave, Unit 201

City Miami State FL Zip Code 33155

Phone (305) 640-5300 Fax N/A E-Mail bbrumund@goldsteinenvlaw.com

Ownership Interest
in Property Owner

Legal Status of the Applicant:

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

Name of current Property owner if different from Applicant N/A

Address _____

City _____ State _____ Zip Code _____

Phone _____ Fax _____ E-Mail _____

Legal Status of the Current Property Owner (s): Same as Applicant

_____ 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):

Return completed form and attachments to:

Office of Economic Development and International Trade

111 NW 1st Street – 19th Floor

Miami, FL 33128

305 375-1254

<http://www.miamidade.gov/oedit/>

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: 06/17/2026

Print / Type Name: Anthony Alexander Armas

FOR OFFICIAL USE ONLY

Applicant Received by: _____ Date: _____

Application Completeness Reviewed by: _____

_____ Application Complete _____ Application Incomplete

Specify reason(s) below:

Applicant Contacted on: _____

Applicant Phone Number: _____

Applicant E-mail: _____

Date corrected information received to complete application (if applicable):

Signature of Reviewer: _____ Date: _____

As of 12/11/09

Exhibit B

Folio: 30-4023-021-0011

Sub-Division: DAVMOR SUB

Property Address: 7248 SW 42 TER

Owner: AF R ESTATE LLC

LEGAL DESCRIPTION:

Tract "A", less the West 494 feet thereof, of "DAVMOR SUBDIVISION", according to the Plat thereof as recorded in Pla1 Book 82, at Page 98, of the Public Records of Miami-Dade County, Florida.

LOT SIZE 138971 SQ FT
OR 19540-2779 0301 1



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 04/09/2026

PROPERTY INFORMATION	
Folio	30-4023-021-0011
Property Address	7248 SW 42 TER MIAMI, FL 33155-0000
Owner	AF R ESTATE LLC
Mailing Address	4960 SW 72 AVE UNIT 201 MIAMI, FL 33155
Primary Zone	7300 INDUSTRIAL - HEAVY MFG
Primary Land Use	4132 LIGHT MANUFACTURING : LIGHT MFG & FOOD PROCESSING
Beds / Baths /Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	7,388 Sq.Ft
Living Area	7,388 Sq.Ft
Adjusted Area	7,388 Sq.Ft
Lot Size	138,971 Sq.Ft
Year Built	1991

ASSESSMENT INFORMATION				
Year	2025	2024	2023	
Land Value	\$6,253,695	\$6,253,695	\$5,446,932	
Building Value	\$33,423	\$1,000	\$229,397	
Extra Feature Value	\$0	\$128,580	\$130,434	
Market Value	\$6,287,118	\$6,383,275	\$5,806,763	
Assessed Value	\$4,968,785	\$4,517,078	\$4,106,435	

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
Non-Homestead Cap	Assessment Reduction	\$1,318,333	\$1,866,197	\$1,700,328
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

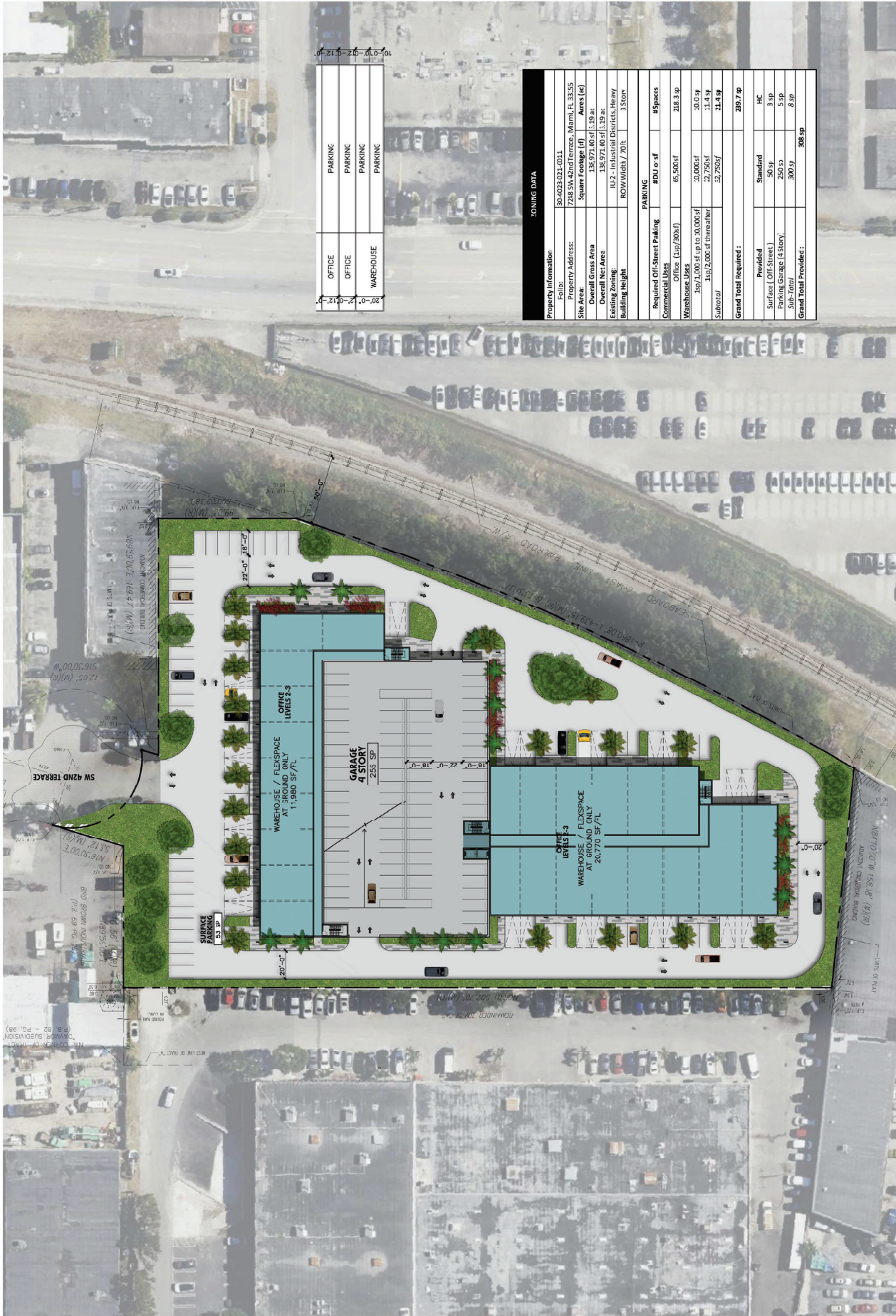
SHORT LEGAL DESCRIPTION	
DAVOR SUB	
PB 82-98	
TRACT A LESS W494FT THEREOF	
LOT SIZE 138971 SQ FT	
OR 19540-2779 0301 1	



TAXABLE VALUE INFORMATION				
Year	2025	2024	2023	
COUNTY				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$4,968,785	\$4,517,078	\$4,106,435	
SCHOOL BOARD				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$6,287,118	\$6,383,275	\$5,806,763	
CITY				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$0	\$0	\$0	
REGIONAL				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$4,968,785	\$4,517,078	\$4,106,435	

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
01/06/2012	\$2,300,000	27969-3552	Qual by exam of deed
03/01/2001	\$1,100,000	19540-2779	Sales which are qualified
10/01/1990	\$885,900	14762-996	Sales which are qualified

The information contained herein is for ad valorem tax assessment purposes only. The Property Appraiser of Miami-Dade County is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser of Miami-Dade County and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <https://www.miamidadepa.gov/pa/disclaimer.page>



0'-21'-0"	0'-21'-0"	0'-21'-0"	0'-21'-0"
0'-21'-0"	0'-21'-0"	0'-21'-0"	0'-21'-0"
0'-21'-0"	0'-21'-0"	0'-21'-0"	0'-21'-0"
0'-21'-0"	0'-21'-0"	0'-21'-0"	0'-21'-0"

ZONING DATA						
Property Information						
Parcel:	30-0233-021-0211					
Property Address:	7248 SW 42nd Terrace, Miami, FL 33155					
Site Area:	138,971.00 sf ± 3.19 ac	Acreft (ac)				
Overall Gross Area	138,971.00 sf ± 3.19 ac					
Overall Net Area	138,971.00 sf ± 3.19 ac					
Existing Zoning:	UJ2 - Industrial Districts Heavy					
Building Height	ROW/HEIGHT / 20 ft	3 Story				
PARKING						
Required Off-Street Parking	#DU or sf	#Spaces				
Commercial Office	(110/300sf)	65,500sf	218.3 sp			
Warehouse Uses						
150/1,000 sf up to 10,000sf	10,000sf	10.0 sp				
150/2,000 sf thereafter	12,750sf	11.4 sp				
Subtotal		21.4 sp				
Grand Total Required :		239.7 sp				
Provided						
Surface (Off-Street)	Standard	HC				
Parking Garage (4 Story)	50 sp					
Surface (On-Street)	200 sp	5 sp				
Grand Total Provided :		200 sp	8 sp	308 sp		

MDC025



Copyrights 2021 | moodis architects, LLC | All Rights Reserved

4855 SW 75th Avenue
Miami, Florida 33155
T: 786.379.8882
F: 786.501.5151
www.moodisarchitects.com

7248 SW 42 Terrace
Miami, Florida

ZONING STUDY
Site Plan

09/16/
04/2023
SCALE: 1"=30'



ALL RENDERINGS/PICTURES SHOWN ARE FOR ILLUSTRATION PURPOSE ONLY AND MAY NOT ACCURATELY REFLECT FINISHED PRODUCT.

MDC026

ZONING STUDY
Rendering

7248 SW 42 Terrace
Miami, Florida

495151
9/7/2023
SCALE: 1" = 30'



modis
architects

4955 SW 75th Avenue
Miami, Florida 33155
T: 786-879-8882
F: 786-550-1515
www.modisarchitects.com

Copyright © 2021 | MODIS ARCHITECTS, LLC | All Rights Reserved

Exhibit C

Green Reuse Area Designation Eligibility Statement

7248 SW 42nd Terrace Green Reuse Area
7428 SW 42nd Terrace, Miami-Dade County, FL 33155
Folio Number 30-4023-021-0011

AF R. Estate, LLC (“AF R.”) proposes to redevelop and rehabilitate one parcel of land located in an area zoned for industrial—heavy manufacturing use, at 7248 SW 42nd Terrace, Miami-Dade County, FL 33155, Folio Number 30-4023-021-0011 (the “Subject Property”). When the redevelopment and rehabilitation is complete, the Subject Property will contain a building with over 100,000 square feet of office and industrial space and 255 covered parking spaces (the “Project”). As demonstrated herein, the Project meets all five of the applicable brownfield area designation criteria set forth at Section 376.80(2)(c), Florida Statutes.¹ In addition, the Subject Property meets the definition of a “brownfield” pursuant to Section 376.79(4), Florida Statutes.

I. Subject Property Satisfies the Statutory Criteria for Designation

1. Agreement to Redevelop the Brownfield Site. As the first requirement for designation, Florida Statutes § 376.80(2)(c)(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.”

AF R. satisfies this criterion in that it currently owns the Subject Property and intends to redevelop and rehabilitate it under a Brownfield Site Rehabilitation Agreement with Miami-Dade County Department of Regulatory and Economic Resources, Division of Environmental Management (“DERM”).² Accordingly, AF R. meets this first criterion.

2. Economic Productivity. As the second requirement for designation, Florida Statutes § 376.80(2)(c)(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 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. 420.0004 or the creation of recreational areas, conservation areas, or parks.”

AF R. satisfies this criterion in that the Project will result in significant economic productivity for the area. The budget for rehabilitation and redevelopment is in excess of \$40 million, which will be spent in part on local labor, contractors, consultants, construction materials, furnishings, infrastructure improvements, and impact fees. This work will support approximately 100 temporary construction jobs over the period of development. The construction workers will spend a percentage of their salaries at local merchants who, in turn, will reinvest locally in their respective businesses, as well as the businesses of other local merchants.

In addition to the significant economic productivity to be generated by the construction work, the Project is anticipated to create up to 300 permanent, full-time equivalent positions not associated with the implementation of the rehabilitation agreement and not associated with redevelopment project demolition or construction activities. This includes permanent jobs that will facilitate operation of the development itself, and jobs associated with new office tenants. Such job creation will result in the payment of significant payroll taxes and salaries, thereby benefiting the local economy and increasing the economic productivity of the area. Accordingly, AF R. meets this second criterion.

¹ A copy of § 376.80, Florida Statutes, can be found at [Attachment A](#) to this Eligibility Statement.

² The deed for the parcel making up the Subject Property can be found at [Attachment B](#) to this Eligibility Statement.

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)(c)(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."

AF R. satisfies this criterion as the Subject Property is being developed for industrial and office use which is consistent with the use it is currently zoned for 7300 Industrial – Heavy Manufacturing and IU-2 industrial, heavy manufacturing district pursuant to Article XXX of the Miami-Dade County (the "County") Code and the Comprehensive Development Master Plan Land Use Plan map. The Project is also consistent with the County's vision for the future of the nearby areas around the Subject Property as it is located directly adjacent to the Glenvar Heights Brownfield Area and nearby the Ludlam Trail Phase II Green Reuse Area and the Bird Road Corridor District. Accordingly, AF R. meets this third criterion.

4. Public Notice and Comment. Florida Statutes § 376.80(2)(c)(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 posted in the affected area." Additional notice requirements pertaining to applicants other than a governmental entity can be found at Florida Statutes § 376.80(1)(c)(4)(b) and consist of publication in a newspaper of general circulation in the area, publication in ethnic newspapers or local community bulletins, and announcement at a scheduled meeting of the local governing body before the actual public hearing.

AF R. satisfies this criterion as it will satisfy all applicable notice and opportunity to comment requirements established by Florida Statutes § 376.80(2)(c)(4) and § 376.80(1)(c)(4)(b) as follows:

- (i) a community meeting for purposes of affording interested parties the opportunity to provide comments and suggestions about the potential designation will be held on a date to be announced;*
- (ii) notice of the request to designate the Subject Property a Brownfield Area and of the community meeting will be posted at the Subject Property;*
- (iii) notice of the request to designate the Subject Property a Brownfield Area and of the community meeting will be published in the Miami Herald; and*
- (iv) notice of the request to designate the Subject Property a Brownfield Area and of the community meeting will be published in in El Nuevo Herald.*

All notices contained substantially the following narrative:

Representatives for AF R. Estate, LLC will hold a community meeting, date and location to be announced. The purpose of community meeting is to afford interested parties the opportunity to provide comments and suggestions about the potential designation of the parcel of land located at 7428 SW 42nd Terrace, Miami-Dade County, FL 33155, identified by folio no. 30-4023-021-0011, as a Green Reuse Area. The designation is being made pursuant to Section 376.80, Florida Statutes, of Florida's Brownfield Redevelopment Act, and will involve two public hearings before the Miami-Dade County Board of County Commissioners, dates to be announced. The community meeting will also address future development and rehabilitation activities planned for the site.

The community meeting, which will also address future development and rehabilitation activities planned for the site, is free and open to all members of the public. For additional information, or to provide comments and suggestions regarding designation, development, or rehabilitation at any time before or after the meeting date, please contact AF R.'s representative, Brett C. Brumund who can be reached by phone at (305) 640-5300, by email at bbrumund@goldsteinenvlaw.com, and/or U.S. Mail at The Goldstein Environmental Law Firm, P.A., 2100 Ponce de Leon Blvd., Suite 710, Coral Gables, FL 33134.

Proof of publication and posting will be provided to the County.

Accordingly, AF R. meets this fourth criterion.

5. Reasonable Financial Assurance. As the fifth requirement for designation, Florida Statutes § 376.80(2)(c)(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."

The total capital budget of more than \$40 million for the Project is to be fully funded through a combination of debt financing, equity, and the financial resources of AF R.'s affiliates and principals.³ Specifically, AF R.'s principals have significant experience managing and redeveloping property for a variety of uses throughout South Florida. The success of previous projects, the magnitude of the capital previously raised, the quality of the development previously achieved, and the resources of its principal provide reasonable assurances that AF R. has sufficient financial resources to implement and complete the rehabilitation agreement and redevelopment plan. It therefore satisfies the fifth criterion.

II. Subject Property Meets the Definition of Brownfield Site

Section 376.79(4), Florida Statutes, defines "brownfield" to mean "any real property, the expansion, redevelopment, or reuse of which may be complicated by actual or perceived environmental contamination and which has not yet entered into a brownfield site rehabilitation agreement pursuant to s. 376.80(5)." The facts here clearly reflect that the Subject Property falls within the definition of the term "brownfield" in that actual contamination is present in soil and groundwater on the Subject Property as a result of its former use as an automotive repair facility. This presence of contamination has significantly complicated redevelopment for AF R. by increasing exposure to environmental and regulatory liability.

Specifically, the analytical results reported on May 2, 2025, by Terracon Consultants, Inc. ("Terracon") of soil samples from limited site investigation activities on the Subject Property reported that arsenic, benzo(a)pyrene ("BaP"), and benzo(a)pyrene equivalents are present in concentrations in excess of direct exposure Soil Cleanup Target Levels ("SCTLs").⁴ Additionally, the analytical results of soil samples collected from the Subject Property reported the presence of iron and dieldrin above the leachability based on groundwater criteria SCTL. Finally, the analytical results of groundwater samples reported the presence of iron above the Groundwater Cleanup Target Level ("GCTL").

The contamination identified by Terracon and UES is consistent with the Subject Property's historical use as an automotive repair facility which generated waste oil, coolant, and used batteries and used a solvent wash tank, an underground oil/water separator, and underground hydraulic lifts. This contamination also is consistent with the Subject Property's location adjacent to a railroad corridor where typically these operations included the use of railroad ties that were chemically treated with arsenic, rail beds that were maintained with pesticides and herbicides which may contain arsenic, and locomotives that generated fuel combustion products. Furthermore, there were numerous documented environmental violations for waste handling at properties to the north and west of the Subject Property which may have contributed to contamination at the Subject Property.

AF R. must now carefully address the presence of the contaminated soil and groundwater through continued site investigation activities and by eventually undertaking measures that may include removing the contaminated material, encapsulating contaminated material, and/or imposing restrictions on the future use of the Subject Property's underlying soil and groundwater. As such, AF R. faces significant additional redevelopment costs that are difficult to quantify at the start of redevelopment and must also work within a strict regulatory

³ Please see Attachment C for a letter from AF R. Estate, LLC dated May 19, 2026, certifying AF R. has sufficient financial resources to complete cleanup and redevelopment.

⁴ Please see Attachment D for an excerpt from Terracon's Limited Site Investigation report dated May 2, 2025.

framework that exists to ensure contamination is properly and safely managed. To accomplish this, AF R. will be required to carefully manage the contamination at all stages of the redevelopment, imposing great legal and financial risk, by incorporating design and construction changes on the Project that would not be required but for the presence of actual contamination.⁵

In sum, the presence of contamination imposes a material level of regulatory, construction, health, and legal liability risk, complicates redevelopment efforts, and requires significant time and money for environmental, engineering, and legal consultants to properly investigate and address. Accordingly, this designation, if granted, will allow AF R. to access limited but important state-based economic incentives to help underwrite the unanticipated and unbudgeted costs associated with managing the environmental risk as well as, generally, to put the Project to a more certain financial ground. In this sense, the designation will not only play a critical role in the successful redevelopment of the Subject Property, but also in the larger revitalization efforts for this area of the County.

Based on all the foregoing, the Subject Property clearly falls within the definition of “brownfield site” as set forth in § 376.79(4), Florida Statutes.

III. Conclusion

AF R. has demonstrated that the Subject Property meets the definition of a “brownfield site” and that it satisfies the five statutory criteria for designation. Accordingly, designation of the Subject Property as a brownfield area pursuant to § 376.80(2)(c), Florida Statutes, of Florida’s Brownfield Redevelopment Act is appropriate.

⁵ Onsite soil contamination will also require special handling and very specific regulatory approvals. Soil management during construction activities would be subject to a level of environmental review and scrutiny that would not otherwise apply to a clean site, in addition to considerable extra costs and scheduling delays. These risks and expenses greatly complicate redevelopment of the Subject Property. The presence of contaminated groundwater may result in significant redevelopment complications involving the way in which construction dewatering is conducted when near or on a contaminant plume, in which case, extraordinary measures (at great cost) must be implemented to ensure that the contaminant plume isn’t drawn towards a clean area, which would spread or “exacerbate” contamination.

Attachment A

Select Year: 2025 ▼

The 2025 Florida Statutes

Title XXVIII

NATURAL RESOURCES; CONSERVATION,
RECLAMATION, AND USE

Chapter 376

POLLUTANT DISCHARGE PREVENTION
AND REMOVAL

[View Entire
Chapter](#)

376.80 Brownfield program administration process.—

(1) The following general procedures apply to brownfield designations:

(a) The local government with jurisdiction over a proposed brownfield area shall designate such area pursuant to this section.

(b) For a brownfield area designation proposed by:

1. The jurisdictional local government, the designation criteria under paragraph (2)(a) apply, except if the local government proposes to designate as a brownfield area a specified redevelopment area as provided in paragraph (2)(b).

2. Any person, other than a governmental entity, including, but not limited to, individuals, corporations, partnerships, limited liability companies, community-based organizations, or not-for-profit corporations, the designation criteria under paragraph (2)(c) apply.

(c) Except as otherwise provided, the following provisions apply to all proposed brownfield area designations:

1. Notification to department following adoption.—A local government with jurisdiction over the brownfield area must notify the department, and, if applicable, the local pollution control program under s. [403.182](#), of its decision to designate a brownfield area for rehabilitation for the purposes of ss. [376.77-376.86](#). The notification must include a resolution adopted by the local government body. The local government shall notify the department, and, if applicable, the local pollution control program under s. [403.182](#), of the designation within 30 days after adoption of the resolution.

2. Resolution adoption.—The brownfield area designation must be carried out by a resolution adopted by the jurisdictional local government, which includes a map adequate to clearly delineate exactly which parcels are to be included in the brownfield area or alternatively a less-detailed map accompanied by a detailed legal description of the brownfield area. For municipalities, the governing body shall adopt the resolution in accordance with the procedures outlined in s. [166.041](#), except that the procedures for the public hearings on the proposed resolution must be in the form established in s. [166.041\(3\)\(c\)2](#). For counties, the governing body shall adopt the resolution in accordance with the procedures outlined in s. [125.66](#), except that the procedures for the public hearings on the proposed resolution must be in the form established in s. [125.66\(5\)\(b\)](#).

3. Right to be removed from proposed brownfield area.—If a property owner within the area proposed for designation by the local government requests in writing to have his or her property removed from the proposed designation, the local government must grant the request.

4. Notice and public hearing requirements for designation of a proposed brownfield area outside a redevelopment area or by a nongovernmental entity. Compliance with the following provisions is required before designation of a proposed brownfield area under paragraph (2)(a) or paragraph (2)(c):

a. At least one of the required public hearings must be conducted as closely as is reasonably practicable to the area to be designated to provide an opportunity for public input on the size of the area, the objectives for rehabilitation, job opportunities and economic developments anticipated, neighborhood residents' considerations, and other relevant local concerns.

b. Notice of a public hearing must be made in a newspaper of general circulation in the area, must be made in ethnic newspapers or local community bulletins, must be posted in the affected area, and must be announced at a scheduled meeting of the local governing body before the actual public hearing.

(2)(a) *Local government-proposed brownfield area designation outside specified redevelopment areas.*—If a local government proposes to designate a brownfield area that is outside a community redevelopment area, enterprise zone, empowerment zone, closed military base, or designated brownfield pilot project area, the local government shall provide notice, adopt the resolution, and conduct public hearings pursuant to paragraph (1)(c). At a public hearing to designate the proposed brownfield area, the local government must consider:

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

(b) *Local government-proposed brownfield area designation within specified redevelopment areas.*—Paragraph (a) does not apply to a proposed brownfield area if the local government proposes to designate the brownfield area inside a community redevelopment area, enterprise zone, empowerment zone, closed military base, or designated brownfield pilot project area and the local government complies with paragraph (1)(c).

(c) *Brownfield area designation proposed by persons other than a governmental entity.*—For designation of a brownfield area that is proposed by a person other than the local government, the local government with jurisdiction over the proposed brownfield area shall provide notice and adopt a resolution to designate the brownfield area pursuant to paragraph (1)(c) if, at the public hearing to adopt the resolution, the person establishes all of the following:

1. A person who owns or controls a potential brownfield site is requesting the designation and has agreed to rehabilitate and redevelop the brownfield site.
2. The 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 brownfield site rehabilitation 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 does not apply to the rehabilitation and redevelopment of a brownfield site that will provide affordable housing as defined in s. 420.0004 or the creation of recreational areas, conservation areas, or parks.
3. The redevelopment of the proposed brownfield site is consistent with the local comprehensive plan and is a permissible use under the applicable local land development regulations.
4. Notice of the proposed rehabilitation of the brownfield area has been provided to neighbors and nearby residents of the proposed area to be designated pursuant to paragraph (1)(c), 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 subparagraph must be posted in the affected area.
5. The 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 of the brownfield site.

(d) *Negotiation of brownfield site rehabilitation agreement.*—The designation of a brownfield area and the identification of a person responsible for brownfield site rehabilitation simply entitles the identified person to negotiate a brownfield site rehabilitation agreement with the department or approved local pollution control program.

(3) When there is a person responsible for brownfield site rehabilitation, the local government must notify the department of the identity of that person. If the agency or person who will be responsible for the coordination

changes during the approval process specified in subsections (4), (5), and (6), the department or the affected approved local pollution control program must notify the affected local government when the change occurs.

(4) Local governments or persons responsible for rehabilitation and redevelopment of brownfield areas must establish an advisory committee or use an existing advisory committee that has formally expressed its intent to address redevelopment of the specific brownfield area for the purpose of improving public participation and receiving public comments on rehabilitation and redevelopment of the brownfield area, future land use, local employment opportunities, community safety, and environmental justice. Such advisory committee should include residents within or adjacent to the brownfield area, businesses operating within the brownfield area, and others deemed appropriate. The person responsible for brownfield site rehabilitation must notify the advisory committee of the intent to rehabilitate and redevelop the site before executing the brownfield site rehabilitation agreement, and provide the committee with a copy of the draft plan for site rehabilitation which addresses elements required by subsection (5). This includes disclosing potential reuse of the property as well as site rehabilitation activities, if any, to be performed. The advisory committee shall review any proposed redevelopment agreements prepared pursuant to paragraph (5)(i) and provide comments, if appropriate, to the board of the local government with jurisdiction over the brownfield area. The advisory committee must receive a copy of the executed brownfield site rehabilitation agreement. When the person responsible for brownfield site rehabilitation submits a site assessment report or the technical document containing the proposed course of action following site assessment to the department or the local pollution control program for review, the person responsible for brownfield site rehabilitation must hold a meeting or attend a regularly scheduled meeting to inform the advisory committee of the findings and recommendations in the site assessment report or the technical document containing the proposed course of action following site assessment.

(5) The person responsible for brownfield site rehabilitation must enter into a brownfield site rehabilitation agreement with the department or an approved local pollution control program if actual contamination exists at the brownfield site. The brownfield site rehabilitation agreement must include:

(a) A brownfield site rehabilitation schedule, including milestones for completion of site rehabilitation tasks and submittal of technical reports and rehabilitation plans as agreed upon by the parties to the agreement.

(b) A commitment to conduct site rehabilitation activities under the observation of professional engineers or geologists who are registered in accordance with the requirements of chapter 471 or chapter 492, respectively. Submittals provided by the person responsible for brownfield site rehabilitation must be signed and sealed by a professional engineer registered under chapter 471, or a professional geologist registered under chapter 492, certifying that the submittal and associated work comply with the law and rules of the department and those governing the profession. In addition, upon completion of the approved remedial action, the department shall require a professional engineer registered under chapter 471 or a professional geologist registered under chapter 492 to certify that the corrective action was, to the best of his or her knowledge, completed in substantial conformance with the plans and specifications approved by the department.

(c) A commitment to conduct site rehabilitation in accordance with department quality assurance rules.

(d) A commitment to conduct site rehabilitation consistent with state, federal, and local laws and consistent with the brownfield site contamination cleanup criteria in s. 376.81, including any applicable requirements for risk-based corrective action.

(e) Timeframes for the department's review of technical reports and plans submitted in accordance with the agreement. The department shall make every effort to adhere to established agency goals for reasonable timeframes for review of such documents.

(f) A commitment to secure site access for the department or approved local pollution control program to all brownfield sites within the eligible brownfield area for activities associated with site rehabilitation.

(g) Other provisions that the person responsible for brownfield site rehabilitation and the department agree upon, that are consistent with ss. 376.77-376.86, and that will improve or enhance the brownfield site rehabilitation process.

(h) A commitment to consider appropriate pollution prevention measures and to implement those that the person responsible for brownfield site rehabilitation determines are reasonable and cost-effective, taking into

account the ultimate use or uses of the brownfield site. Such measures may include improved inventory or production controls and procedures for preventing loss, spills, and leaks of hazardous waste and materials, and include goals for the reduction of releases of toxic materials.

(i) Certification that the person responsible for brownfield site rehabilitation has consulted with the local government with jurisdiction over the brownfield area about the proposed redevelopment of the brownfield site, that the local government is in agreement with or approves the proposed redevelopment, and that the proposed redevelopment complies with applicable laws and requirements for such redevelopment. Certification shall be accomplished by referencing or providing a legally recorded or officially approved land use or site plan, a development order or approval, a building permit, or a similar official document issued by the local government that reflects the local government's approval of proposed redevelopment of the brownfield site; providing a copy of the local government resolution designating the brownfield area that contains the proposed redevelopment of the brownfield site; or providing a letter from the local government that describes the proposed redevelopment of the brownfield site and expresses the local government's agreement with or approval of the proposed redevelopment.

(6) Any contractor performing site rehabilitation program tasks must demonstrate to the department that the contractor:

- (a) Meets all certification and license requirements imposed by law; and
- (b) Will conduct sample collection and analyses pursuant to department rules.

(7) During the cleanup process, if the department or local program fails to complete review of a technical document within the timeframe specified in the brownfield site rehabilitation agreement, the person responsible for brownfield site rehabilitation may proceed to the next site rehabilitation task. However, the person responsible for brownfield site rehabilitation does so at its own risk and may be required by the department or local program to complete additional work on a previous task. Exceptions to this subsection include requests for "no further action," "monitoring only proposals," and feasibility studies, which must be approved prior to implementation.

(8) If the person responsible for brownfield site rehabilitation fails to comply with the brownfield site rehabilitation agreement, the department shall allow 90 days for the person responsible for brownfield site rehabilitation to return to compliance with the provision at issue or to negotiate a modification to the brownfield site rehabilitation agreement with the department for good cause shown. If an imminent hazard exists, the 90-day grace period shall not apply. If the project is not returned to compliance with the brownfield site rehabilitation agreement and a modification cannot be negotiated, the immunity provisions of s. 376.82 are revoked.

(9) The department is specifically authorized and encouraged to enter into delegation agreements with local pollution control programs approved under s. 403.182 to administer the brownfield program within their jurisdictions, thereby maximizing the integration of this process with the other local development processes needed to facilitate redevelopment of a brownfield area. When determining whether a delegation pursuant to this subsection of all or part of the brownfield program to a local pollution control program is appropriate, the department shall consider the following. The local pollution control program must:

- (a) Have and maintain the administrative organization, staff, and financial and other resources to effectively and efficiently implement and enforce the statutory requirements of the delegated brownfield program; and
- (b) Provide for the enforcement of the requirements of the delegated brownfield program, and for notice and a right to challenge governmental action, by appropriate administrative and judicial process, which shall be specified in the delegation.

The local pollution control program shall not be delegated authority to take action on or to make decisions regarding any brownfield site on land owned by the local government. Any delegation agreement entered into pursuant to this subsection shall contain such terms and conditions necessary to ensure the effective and efficient administration and enforcement of the statutory requirements of the brownfield program as established by the act and the relevant rules and other criteria of the department.

(10) Local governments are encouraged to use the full range of economic and tax incentives available to facilitate and promote the rehabilitation of brownfield areas, to help eliminate the public health and

environmental hazards, and to promote the creation of jobs and economic development in these previously run-down, blighted, and underutilized areas.

(11)(a) The Legislature finds and declares that:

1. Brownfield site rehabilitation and redevelopment can improve the overall health of a community and the quality of life for communities, including for individuals living in such communities.
2. The community health benefits of brownfield site rehabilitation and redevelopment should be better measured in order to achieve the legislative intent as expressed in s. ~~376.78~~.
3. There is a need in this state to define and better measure the community health benefits of brownfield site rehabilitation and redevelopment.
4. Funding sources should be established to support efforts by the state and local governments, in collaboration with local health departments, community health providers, and nonprofit organizations, to evaluate the community health benefits of brownfield site rehabilitation and redevelopment.

(b) Local governments may and are encouraged to evaluate the community health benefits and effects of brownfield site rehabilitation and redevelopment in connection with brownfield areas located within their jurisdictions. Factors that may be evaluated and monitored before and after brownfield site rehabilitation and redevelopment include, but are not limited to:

1. Health status, disease distribution, and quality of life measures regarding populations living in or around brownfield sites that have been rehabilitated and redeveloped.
2. Access to primary and other health care or health services for persons living in or around brownfield sites that have been rehabilitated and redeveloped.
3. Any new or increased access to open, green, park, or other recreational spaces that provide recreational opportunities for individuals living in or around brownfield sites that have been rehabilitated and redeveloped.
4. Other factors described in rules adopted by the Department of Environmental Protection or the Department of Health, as applicable.

(c) The Department of Health may and is encouraged to assist local governments, in collaboration with local health departments, community health providers, and nonprofit organizations, in evaluating the community health benefits of brownfield site rehabilitation and redevelopment.

(12) A local government that designates a brownfield area pursuant to this section is not required to use the term “brownfield area” within the name of the brownfield area designated by the local government.

History.—s. 4, ch. 97-277; s. 3, ch. 98-75; s. 11, ch. 2000-317; s. 2, ch. 2004-40; s. 44, ch. 2005-2; s. 7, ch. 2006-291; s. 5, ch. 2008-239; s. 2, ch. 2014-114; s. 11, ch. 2023-309.

Attachment B



CFN 2012R0045780
DR Bk 27969 Pgs 3552 - 3553 (2pgs)
RECORDED 01/23/2012 09:40:05
DEED DOC TAX 13,800.00
SURTAX 10,350.00
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY:
NELSON C. KESHEN, ESQ.
9155 S. Dadeland Blvd. Suite 1718
Miami, FL 33156

Parcel Id: 30-4023-021-0011

WARRANTY DEED

THIS DEED, made this 6th day of January, 2012, between REM Real Estate Investments, Inc., a Florida corporation, as "GRANTOR", and AF R.ESTATE, LLC, a Florida limited liability company, as "GRANTEE", whose post office address is 6723 SW 92 Avenue, Suite 201, Miami, Florida 33155.

(Wherever used herein, the terms "GRANTOR" and "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of partnerships and corporations.)

WITNESSETH:

That the GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid to GRANTOR by said GRANTEE, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the GRANTEE the following described real property located and situated in the County of Miami-Dade, State of Florida, and all rights and interest of the Grantor in such real property, to wit:

Tract A, less the West 494 feet thereof, of DAVMOR SUBDIVISION, according to the Plat thereof as recorded in Plat Book 82, Page 98, of the Public Records of Miami-Dade County, Florida

This conveyance is subject to the following:

1. Conditions, restrictions, limitations, dedications, existing zoning ordinances and easements of record but not seeking to reimpose the same.
2. Taxes and assessments for the year 2012, and subsequent years.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

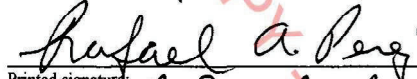
TO HAVE AND TO HOLD the same in fee simple forever.

THE GRANTOR hereby fully warrants the title to the said real property, and will defend the same, against the lawful claims of all persons and that said land is free of all encumbrances except those set forth herein and taxes accruing subsequent to **December 31, 2011**.

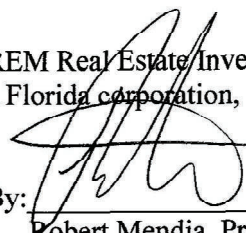
IN WITNESS WHEREOF, the GRANTOR has signed and sealed these presents the day and year first above written.

Signed, Sealed and Delivered
In the Presence of:


Printed signature: Holly Jackson


Printed signature: Rafael A. Perez

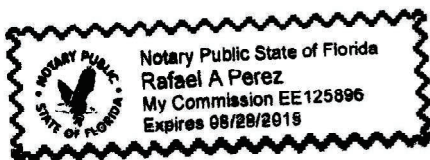
REM Real Estate Investments, Inc.
a Florida corporation,

By: 
Robert Mendia, President
6723 SW 92 Avenue
Miami, Florida 33173

STATE OF FLORIDA)
 Miami-Dade) SS:
COUNTY OF ~~LEE~~)

The foregoing instrument was subscribed and acknowledged before me this 6th day of January, 2012, Robert Mendia as President of REM Real Estate Investments, Inc., a Florida corporation, who acknowledged that he executed the foregoing Deed for and on behalf of said Corporation after having been duly authorized to do so. He ☐ is personally known to me, or ☐ he produced his Florida driver's license as identification


Notary Public, State of Florida



Attachment C

AF R. ESTATE, LLC
4960 SW 72nd Avenue, Suite 201, Miami, FL 33155

May 19, 2026

Ms. Freenette William, Business Development Specialist
Office of Economic Development and International
Trade 111 NW 1st Street – 19th Floor
Miami, FL 33128

**Re: Demonstration of Reasonable Financial Assurances in Connection with
Application for Brownfield Area Designation for AF R. Estate, LLC**

Dear Ms. Williams:

This letter is being submitted in connection with the pending application for a brownfield area designation for AF R. Estate, LLC (the “Company”) that is being filed with Miami-Dade County (the “County”) by The Goldstein Environmental Law Firm, P.A. The purpose of this letter is to provide reasonable assurance that the Company has sufficient financial resources to implement the rehabilitation and redevelopment plan (the “Project”) for the property identified by County folio number 30-4023-021-0011 (the “Subject Property”). Accordingly, please note the following:

- The Company acquired the Subject Property and owns the fee outright.
- The Company is adequately capitalized and has sufficient liquidity and access to financing to fund the expected \$40 million cost to rehabilitate and redevelop the Subject Property.
- The Company and its affiliates have significant experience developing, constructing, and managing development projects and has cultivated relationships with financial institutions necessary to raise additional capital as needed.

In addition, in my capacity as Director for the Company and based upon my personal knowledge, I certify that the Company has sufficient financial resources to implement and complete the rehabilitation agreement and redevelopment plan at the Subject Property as referenced above.

Thank you in advance for your continuing assistance with this matter and for the County’s support for this important project.

Sincerely,

A handwritten signature in black ink, appearing to be 'AF R. Estate, LLC', written over a horizontal line.

Attachment D

**Executive Summary
Limited Site Investigation
Proposed Commercial Facility
7248 SW 42nd Terrace
Miami, Miami-Dade County, Florida
Terracon Project Number 34247207
May 2, 2025**

This Limited Site Investigation (LSI) was performed in general accordance with the scope of services outlined in the Terracon Consultants, Inc. (Terracon) Proposal No. P34247207R2 dated January 9, 2025. The purpose of this LSI is to assess site conditions for the presence of chemicals of concern associated with the identified recognized environmental conditions (RECs) and/or site concerns identified in Universal Engineering Science (UES)'s Phase I Environmental Site Assessment (ESA) dated June 21, 2024, and the soil and groundwater analytical results reported in UES's Phase II ESA dated August 14, 2024.

The property is located at 7248 SW 42nd Terrace in Miami, Miami-Dade County, FL 33155 and is further identified by the Miami Dade County Property Appraiser's office with Folio #30-4023-021-0011, (hereinafter, referred to as the site). The site encompasses approximately 3.19 acres and is comprised of an asphalt parking lot, landscape areas, and a 7,388- square foot (sf) single-story building.

Exhibit 1 which was reproduced from a portion of the United States Geological Survey (USGS) 7.5-minute series topographic map, shows the location of the site. The site and surrounding properties are depicted on the Site Diagram included as Exhibit 2.

According to a Phase I Environmental Site Assessment performed by Universal Engineering Services (UES) and dated June 21, 2024, the site previously consisted of a portion of Coral Lake in the northwest corner of site, and undeveloped and vegetated land from as early as 1938 (earliest aerial photograph). Coral lake was filled by the early 1960s, and the site remained undeveloped and vegetated. In the early 1970s the site was partially cleared and graded with vehicle storage on the northern half of the site. Storage of unknown items was evident along the southern property boundary. From the late 1970s through the mid-1980s a majority of the site was utilized as a parking lot, with the easternmost and southernmost portions of the site remaining vacant. The site was developed with the present-day commercial structure and asphalt driveways/parking lots in the early 1990s. The subject property has remained relatively unchanged since the early 1990s.

The following recognized environmental conditions (RECs) and/or site concerns were reported in the UES Phase I Environmental Site Assessment dated June 21, 2024:

- Unknown source of fill material used in the filling and regrading of Coral Lake.
- Former onsite automobile shop operations with violations regarding proper housekeeping and reported underground hydraulic lifts without proper closure documentation.
- The long-term presence of infrastructure and potential leaching of compounds associated with the eastern adjoining railroad.
- Improper storage of petroleum products and vehicle maintenance/repair operations within the vicinity of the site at the west adjoining Amaya Roofing Corp facility.

- Former operations as an auto repair/maintenance facility and reported industrial waste permit violations within the vicinity of the site at the west adjoining D&DA Ornamental Iron & Welding Corp; Motors, Inc; Autobahn Service facility.
- Former impacts to soil and groundwater, former presence of an underground storage tank (UST) without a proper Tank Closure Assessment Report (TCAR), and former operations as a pesticide application business upgradient of the site at the north adjoining Truly Nolen of America Inc facility.
- Operations as a photo processing facility using stock chemical concentrate and other solutions, numerous reported violations associated with waste disposal, and upgradient location with respect to the site at the adjoining north Photo Pro, Inc. facility.
- Former operations as an auto repair/maintenance facility, violations related to poor housekeeping, unauthorized exterior ground storage, and upgradient location with respect to the site at the northwest adjoining Auto Pro Body Tech, Inc. facility.
- Auto repair/maintenance operations and numerous violations consisting of poor housekeeping and car washing activities upgradient of the site at the Mel's Reset Corp. facility.
- Former presence of USTs and an above ground storage tank (AST) containing petroleum products without a TCAR upgradient and within proximity to the site at the north HP Masonry Inc; Patterson Masonry facility.
- Former dry-cleaning operations and lack of available regulatory records within proximity to the site at the east Terra Rosa PA facility.
- Historical fueling operations with no regulatory oversight at the former northwest upgradient Pappys Automotive Center facility.

A Limited Phase II Environmental Site Assessment was conducted by UES in July and August of 2024 which consisted of seven (7) soil borings, with soil screening/sampling, which were converted to temporary shallow groundwater monitoring wells along with the installation of one deep temporary groundwater monitoring well. Additionally, eight (8) groundwater samples were collected.

OVA field screening of the soil samples at each sample depth interval (0-0.5', 0.5'-2' & 2'-4') did not exceed 0.0 parts per million (ppm).

Analytical results of the soil samples collected indicated the following exceedances:

SB-1:

- Dieldrin was reported at a concentration of 0.0090 I milligrams per kilogram (mg/kg), above the leachability based on groundwater criteria (LBGC) SCTL of 0.002 mg/kg.

SB-2:

- The concentrations of Benzo(a)pyrene (0.44 mg/kg) and Benzo(a)pyrene equivalents (0.598 mg/kg) were reported above the Residential Direct Exposure (DER) SCTL of 0.1 mg/kg.

SB-4:

- The concentration of Arsenic (2.3 mg/kg) reported above the DER SCTL of 2.1.
- The concentrations of Benzo(a)pyrene (0.13 I mg/kg) and Benzo(a)pyrene equivalents (0.219 mg/kg) reported above the DER SCTL of 0.1 mg/kg.
- The concentration of Dieldrin (0.0030 I) was reported above the LBGC SCTL of 0.002 mg/kg.
- The concentration of Petroleum Range Organics (1160 mg/kg) was reported above the LBGC SCTL of 340 mg/kg and the DER limit of 460 mg/kg.

SB-6:

- The concentrations of Benzo(a)pyrene (0.47 mg/kg) and Benzo(a)pyrene equivalents (0.635 mg/kg) exceeded their respective DER SCTL of 0.1 mg/kg.

SB-7:

- The concentration of Arsenic (4.8 mg/kg) was reported above the DER SCTL of 2.1 mg/kg.

Analytical results of the groundwater samples collected indicated that the concentration of Arsenic [15 micrograms per liter (ug/l)] was detected in sample TMW-6, above the groundwater cleanup target level (GCTL) of 10 ug/l.

Groundwater flow direction was not determined during the UES Limited Phase II ESA.

Assessment Scope of Work

Investigation efforts were undertaken to further assess the site for environmental impacts that appear to be present as a result of the RECs and/or site concerns identified by UES, as well as those not yet identified, through the collection and analysis of soil and groundwater samples collected from designated locations of concern. Terracon environmental personnel coordinated with a Florida licensed water well contractor using a direct push technology (DPT) drilling rig to advance soil borings and install temporary monitoring wells and intermediate groundwater sampling points at specified locations. The locations of soil borings and temporary monitoring wells are shown in Exhibit 3.

The scope of work completed was consistent for the areas of concern to ensure that soil and groundwater were uniformly assessed. Soil and groundwater samples were collected for laboratory analysis of the appropriate constituents of concern.

Soil

Soil samples were screened in the field in support of laboratory analysis and were collected in general accordance with Florida Department of Environmental Protection (DEP) / Standard Operating Procedures (SOP) 001/01, FS3000. Soil samples were retrieved in 4 -foot acetate liners from the direct push soil borings and separated into 2-foot sections for visual inspection. Select samples were field screened for volatile organic vapors using a properly calibrated organic vapor analyzer (OVA) equipped with a Photo Ionization Detector (PID). Observations of staining, odor, lithology, and OVA readings will be presented on soil boring logs.

Soil samples were collected for laboratory analysis from the 0-0.5 foot, the 0.5-2 foot, the 2-4 foot, and 4-6 foot intervals bgs (depending on the depth to groundwater) from all of the following soil boring locations and associated step outs: SB-1, SB-2, SB-4, SB-6, SB-7, and SB-8. Additionally, soil samples were collected from:

- SB-9 at the 0-2 foot, 2-4 foot, 4-6 foot, and 6-8, and 6-16 foot depth intervals.
- SB-10 at the 2-4 foot, 6-8 foot, and 6-16 foot intervals.
- SB-11 at the 0-2 foot, 2-4 foot, 4-5 foot, 5-7 foot, and 5-15 foot intervals.

Samples were placed into pre-cleaned, laboratory provided containers, stored in a chest with ice and delivered using chain-of-custody protocol to a Florida Department of Health (FDOH)-certified and National Environmental Laboratory Accreditation Program (NELAP) compliant subcontracted

laboratory for analysis of the parameters of concern. The samples collected were analyzed for the following parameters:

Parameters	Soil Boring Location and Sample Interval	
Volatile Organic Compounds (VOCs) by EPA Method 8260	SB-6N (0-0.5, 0.5-2, 2-4, 4-6) SB-6S (0-0.5, 0.5-2, 2-4, 4-6) SB-8 (0-0.5, 0.5-2, 2-4, 4-6) SB-10 (2-4, 6-8)	SB-6R (0-0.5, 0.5-2, 2-4, 4-6) SB-6W (0-0.5, 0.5-2, 2-4, 4-6) SB-9 (4-6, 6-8) SB-11 (2-4, 5-7)
Polynuclear Aromatic Hydrocarbons (PAHs) by EPA Method 8270	SB-2 E (0-0.5, 0.5-2, 2-4, 4-6) SB-2 S (0-0.5, 0.5-2, 2-4, 4-6) SB-4 E (0-0.5, 0.5-2, 2-4, 4-6) SB-4 S (0-0.5, 0.5-2, 2-4, 4-6) SB-6 N (0-0.5, 0.5-2, 2-4, 4-6) SB-6 S (0-0.5, 0.5-2, 2-4, 4-6) SB-8 (0-0.5, 0.5-2, 2-4, 4-6) SB-10 (2-4, 6-16)	SB-2 N (0-0.5, 0.5-2, 2-4, 4-6) SB-2 W (0-0.5, 0.5-2, 2-4, 4-6) SB-4 N (0-0.5, 0.5-2, 2-4, 4-6) SB-4 W (0-0.5, 0.5-2, 2-4, 4-6) SB-6 R (0-0.5, 0.5-2, 2-4, 4-6) SB-6 W (0-0.5, 0.5-2, 2-4, 4-6) SB-9 (0-2, 4-6, 6-16) SB-11 (0-2, 2-4, 4-5, 5-15)
Arsenic by EPA Method 6010	SB-4 E (0-0.5, 0.5-2, 2-4, 4-6) SB-4 S (0-0.5, 0.5-2, 2-4, 4-6) SB-7 E (0-0.5, 0.5-2, 2-4, 4-6) SB-7 S (0-0.5, 0.5-2, 2-4, 4-6)	SB-4 N (0-0.5, 0.5-2, 2-4, 4-6) SB-4 W (0-0.5, 0.5-2, 2-4, 4-6) SB-7 N (0-0.5, 0.5-2, 2-4, 4-6) SB-7 W (0-0.5, 0.5-2, 2-4, 4-6)
Total Recoverable Petroleum Hydrocarbons (TRPH)	SB-4 E (0-0.5, 0.5-2, 2-4, 4-6) SB-4 S (0-0.5, 0.5-2, 2-4, 4-6) SB-8 (0-0.5, 0.5-2, 2-4, 4-6) SB-10 (2-4, 6-16)	SB-4 N (0-0.5, 0.5-2, 2-4, 4-6) SB-4 W (0-0.5, 0.5-2, 2-4, 4-6) SB-9 (0-2, 4-6, 6-16) SB-11 (0-2, 2-4, 5-15)
Organochlorine Pesticides (OCPs) by EPA Method 8081	SB-1 E (0-0.5, 0.5-2, 2-4, 4-6) SB-1 S (0-0.5, 0.5-2, 2-4, 4-6) SB-4 E (0-0.5, 0.5-2, 2-4, 4-6) SB-4 S (0-0.5, 0.5-2, 2-4, 4-6) SB-9 (0-2, 4-6, 6-16) SB-11 (0-2, 2-4, 4-5, 5-15)	SB-1 N (0-0.5, 0.5-2, 2-4, 4-6) SB-1 W (0-0.5, 0.5-2, 2-4, 4-6) SB-4 N (0-0.5, 0.5-2, 2-4, 4-6) SB-4 W (0-0.5, 0.5-2, 2-4, 4-6) SB-10 (2-4, 6-16)
13 Priority Pollutant Metals (PPM) by EPA Method 6010/7470	SB-8 (0.0.5, 0.5-2, 2-4, 4-6) SB-10 (2-4, 6-16)	SB-9 (0-2, 4-6, 6-16) SB-11 (0-2, 2-4, 4-5, 5-15)
Iron and Aluminum by EPA Method 6010	SB-9 (0-2, 4-6, 6-16) SB-11 (0-2, 2-4, 4-5, 5-15)	SB-10 (2-4, 6-16)

Groundwater

Monitoring well Installation

Terracon supervised the installation of five shallow temporary monitoring wells. In addition, two intermediate depth groundwater samples were collected using a Geoprobe® Screen Point Sampler. The temporary monitoring wells and Geoprobe® Screen Point Sampler were installed to facilitate the collection of groundwater samples.

The monitoring wells were installed to a maximum depth of 15 feet bgs utilizing a DPT rig. The monitoring wells were installed such that the screened interval extends a minimum of 6 feet beneath the groundwater interface.

The monitoring wells were constructed as follows:

- Installation of 10-foot 1-inch diameter, 0.010-inch machine slotted polyvinyl chloride (PVC) well screen with a threaded bottom cap.
- Installation of 1-inch diameter, threaded, flush-joint PVC riser pipe extending to surface grade.
- Placement of well graded 20/30 silica sand for annular sand pack to a height of approximately 1-foot above the screened interval to just below ground surface.
- Placement of a neat cement grout plug at the surface, and finish the monitoring well with a watertight locking cap.

Two intermediate depth groundwater samples were collected using a Geoprobe® Screen Point Sampler. The intermediate groundwater samples were collected using a Geoprobe® Screen Point Sampler, which was driven to 29 feet bgs using standard Geoprobe® rods. The screen was held in position while the rods and a sheath covering the screened interval was retracted to expose the screen for sample collection. The screen sheath formed a mechanical annular seal above the screen interval and allowed the collection of the groundwater sample from a specific depth interval without the installation of a PVC riser, well screen, and grout seal.

Groundwater Sampling

Groundwater samples were collected in general accordance with FDEP / SOP 001/01, FS2200, where a peristaltic pump is utilized to draw groundwater to the surface for introduction into parameter specific samples provided by the laboratory. Stability data including pH, temperature, conductivity, dissolved oxygen and turbidity were collected and provided groundwater sampling logs will be prepared for each sampling location.

Samples were placed into pre-cleaned, laboratory provided containers, stored in a chest with ice and delivered using chain-of-custody protocol to a FDOH-certified and NELAP compliant subcontracted laboratory for analysis of the parameters of concern.

The samples collected from TMW-8, TMW-9, TMW-9D, TMW-11, and TMW-11D on February 18-19, 2025, and the sample collected from TMW-10 on February 24, 2025, were submitted for laboratory analysis of the following parameters:

- VOCs by EPA Method 8260D.
- PAH by EPA Method 8270-SIM.
- TRPH by FLPRO Method.
- PPM, Iron and Aluminum by EPA Method 6010/7470.
- OCPs by EPA Method 8081.

The sample collected from temporary monitoring well TMW-6R on February 19, 2025, was analyzed for Arsenic by EPA Method 6010.

Summary/ Findings

The LSI included the advancement of soil borings for the collection of soil samples and the collection of groundwater samples from temporary monitoring wells from new locations and locations that previously reported groundwater concentrations above GCTLs. The objective was to assess current soil and groundwater quality to understand if concentrations of tested parameters are above laboratory reporting limits in soil and groundwater samples collected from the site, as well as to identify construction issues that may result from the presence of the impacted materials and affect construction timeframes and costs. These construction considerations may include, but not be limited to soil management with dust control and air monitoring, construction dewatering, source removal, stormwater drainage, regulatory oversight, and potential soil and groundwater remediation.

Lithology - Observations

The lithology of soil samples collected from the soil borings generally consisted of fill material from below surface grade to a depth of approximately 0.5 to 1-foot bgs. The lithology of soil samples collected from the soil borings generally consisted of a light grey/dark grey and tan/brown fine sand with limerock from approximately 1 to 6-foot bgs followed by light grey fine sand with limerock from 6 to 16-foot bgs. The lithology of soil samples collected from the unsaturated and saturated zones within the locations assessed did not exhibit visual or olfactory indications of petroleum hydrocarbon impact.

Groundwater was observed at a depth of approximately 5.5-7.5 feet bgs.

Soil

OVA Field Screening

Field screening with the PID reported a maximum reading of 1,805 parts per million (ppm) from the 0-0.5' interval at the soil sample location SB-6W. In addition, field screening with the PID reported elevated readings in soil samples collected from soil boring locations SB-6S (<10 to 19 ppm), SB-6R (32 to 117 ppm), SB-9 (252 to 1,771 ppm), SB-10 (1,186 to 1,443) and SB-11 (276 to 396 ppm) above the water table interface. According to the FDEP, soil samples reporting OVA readings above 10 ppm are to be further evaluated for potential impacts. OVA data reported for the soil samples collected on February 17-18, 2025, are summarized in Table 1.

Laboratory Analytical Results

Soil and groundwater analytical results reported for the tested chemicals of concern (COC) were compared to soil and groundwater Cleanup Target Levels (SCTLs and GCTLs) as specified in Chapter 62-777, Florida Administrative Code (F.A.C.) and Chapter 24 Miami Dade County Code (MDCC). Table 2 provides a summary of the soil analytical results and Table 3 provides a summary of the groundwater analytical results. A summary of the soil and groundwater analytical results are illustrated on Exhibits 4 and 5, respectively.

Soil

Analytical results of soil samples collected from soil borings on February 17-18, 2025, reported the presence of the following tested parameters at concentrations above their respective SCTLs.

- SB-1E (2-4')
 - Dieldrin was reported at a concentration of 0.0048 I which is above the LBGC SCTL of 0.002 mg/kg.
- SB-1E (4-6')
 - Dieldrin was reported at a concentration of 0.0045 I which is above the LBGC SCTL of 0.002 mg/kg.
- SB-1N (4-6')
 - Dieldrin was reported at a concentration of 0.0047 I which is above the LBGC SCTL of 0.002 mg/kg.
- SB-1S (4-6')
 - Dieldrin was reported at a concentration of 0.0045 I which is above the LBGC SCTL of 0.002 mg/kg.
- SB-2N (2-4')
 - The total Benzo(a)pyrene equivalents of 0.2 mg/kg was reported above the DER SCTL of 0.1 mg/kg following input into the Benzo(a)pyrene Conversion Table.
- SB-2S (0-0.5)
 - Benzo(a)pyrene was reported at a concentration of 0.56 mg/kg which is above the DER SCTL of 0.1 mg/kg.
 - The total Benzo(a)pyrene equivalents of 0.8 mg/kg was reported above the DER SCTL of 0.1 mg/kg and the Industrial Direct Exposure SCTL of 0.7 mg/kg following input into the Benzo(a)pyrene Conversion Table.
- SB-4E (0-0.5)
 - Benzo(a)pyrene was reported at a concentration of 0.12 mg/kg between the laboratory method detection limit and practical quantitation limit which is above the DER SCTL of 0.1 mg/kg.
 - The total Benzo(a)pyrene equivalents of 0.2 mg/kg was reported above the DER SCTL of 0.1 mg/kg following input into the Benzo(a)pyrene Conversion Table.
- SB-4E (2-4')
 - Arsenic was reported at a concentration of 3.1 mg/kg which is above the DER SCTL of 2.1 mg/kg.
 - Dieldrin was reported at a concentration of 0.0022 I mg/kg which is above the LBGC SCTL.
- SB-4E (4-6')
 - Arsenic was reported at a concentration of 2.7 mg/kg which is above the DER SCTL of 2.1 mg/kg.
 - Benzo(a)pyrene was reported at a concentration of 0.13 I mg/kg which is above the DER SCTL of 0.1 mg/kg.
 - Dieldrin was reported at a concentration of 0.0026 I mg/kg which is above the LBGC SCTL.
 - The total Benzo(a)pyrene equivalents of 0.2 mg/kg was reported above the DER SCTL of 0.1 mg/kg following input into the Benzo(a)pyrene Conversion Table.
 - TRPH was reported at a concentration of 888 mg/kg which is above the LBGC SCTL of 340 mg/kg and the DER SCTL of 460 mg/kg.
- SB-4N (0-0.5)
 - Benzo(a)pyrene was reported at a concentration of 0.48 mg/kg which is above the DER SCTL of 0.1 mg/kg.

- The total Benzo(a)pyrene equivalents of 0.6 mg/kg was reported above the DER SCTL of 0.1 mg/kg following input into the Benzo(a)pyrene Conversion Table.
- SB-4N (2-4)
 - Dieldrin was reported at a concentration of 0.025 mg/kg which is above the LBGC SCTL.
- SB-4N (4-6)
 - Benzo(a)pyrene was reported at a concentration of 0.60 mg/kg which is above the DER SCTL of 0.1 mg/kg.
 - The total Benzo(a)pyrene equivalents of 0.8 mg/kg was reported above the DER SCTL of 0.1 mg/kg and the Industrial Direct Exposure SCTL of 0.7 mg/kg following input into the Benzo(a)pyrene Conversion Table.
- SB-4S (0.5-2)
 - Benzo(a)pyrene was reported at a concentration of 0.22I mg/kg between the laboratory method detection limit and practical quantitation limit which is above the DER SCTL of 0.1 mg/kg.
 - The total Benzo(a)pyrene equivalents of 0.3 mg/kg was reported above the DER SCTL of 0.1 mg/kg following input into the Benzo(a)pyrene Conversion Table.
 - Dieldrin was reported at a concentration of 0.0024 I mg/kg which is above the LBGC SCTL.
- SB-4S (2-4)
 - Arsenic was reported at a concentration of 7.4 mg/kg which is above the DER SCTL of 2.1 mg/kg.
 - Benzo(a)pyrene was reported at a concentration of 0.13I mg/kg between the laboratory method detection limit and practical quantitation limit which is above the DER SCTL of 0.1 mg/kg.
 - The total Benzo(a)pyrene equivalents of 0.2 mg/kg was reported above the DER SCTL of 0.1 mg/kg following input into the Benzo(a)pyrene Conversion Table.
 - TRPH was reported at a concentration of 672 mg/kg which is above the LBGC SCTL of 340 mg/kg and the DER SCTL of 460 mg/kg.
 - Dieldrin was reported at a concentration of 0.0042 I mg/kg which is above the LBGC SCTL.
- SB-4S (4-6)
 - Arsenic was reported at a concentration of 4.0 mg/kg which is above the DER SCTL of 2.1 mg/kg.
 - Benzo(a)pyrene was reported at a concentration of 0.23 I mg/kg between the laboratory method detection limit and practical quantitation limit which is above the DER SCTL of 0.1 mg/kg.
 - The total Benzo(a)pyrene equivalents of 0.3 mg/kg was reported above the DER SCTL of 0.1 mg/kg following input into the Benzo(a)pyrene Conversion Table.
 - TRPH was reported at a concentration of 2,300 mg/kg which is above the LBGC SCTL of 340 mg/kg and the DER SCTL of 460 mg/kg.
 - Dieldrin was reported at a concentration of 0.0024 I mg/kg which is above the LBGC SCTL.
- SB-4W (0.5-2)
 - Arsenic was reported at a concentration of 2.7 mg/kg which is above the DER SCTL of 2.1 mg/kg.
 - Benzo(a)pyrene was reported at a concentration of 0.11 I mg/kg between the laboratory method detection limit and practical quantitation limit which is above the DER SCTL of 0.1 mg/kg.
 - The total Benzo(a)pyrene equivalents of 0.2 mg/kg was reported above the DER SCTL of 0.1 mg/kg following input into the Benzo(a)pyrene Conversion Table.

- SB-4W (2-4)
 - Arsenic was reported at a concentration of 3.3 mg/kg which is above the DER SCTL of 2.1 mg/kg.
 - Benzo(a)pyrene was reported at a concentration of 0.34 I mg/kg between the laboratory method detection limit and practical quantitation limit which is above the DER SCTL of 0.1 mg/kg.
 - The total Benzo(a)pyrene equivalents of 0.5 mg/kg was reported above the DER SCTL of 0.1 mg/kg following input into the Benzo(a)pyrene Conversion Table.
 - TRPH was reported at a concentration of 1,350 mg/kg which is above the LBGC SCTL of 340 mg/kg and the DER SCTL of 460 mg/kg.
 - Dieldrin was reported at a concentration of 0.0052 I mg/kg which is above the LBGC SCTL.
- SB-6N (0-0.5)
 - Benzo(a)pyrene was reported at a concentration of 0.14 mg/kg which is above the DER SCTL of 0.1 mg/kg.
 - The total Benzo(a)pyrene equivalents of 0.2 mg/kg was reported above the DER SCTL of 0.1 mg/kg following input into the Benzo(a)pyrene Conversion Table.
- SB-6R (0-0.5)
 - Benzo(a)pyrene was reported at a concentration of 0.20 I mg/kg between the laboratory method detection limit and practical quantitation limit which is above the DER SCTL of 0.1 mg/kg.
 - The total Benzo(a)pyrene equivalents of 0.3 mg/kg was reported above the DER SCTL of 0.1 mg/kg following input into the Benzo(a)pyrene Conversion Table.
- SB-6S (0-0.5)
 - Benzo(a)pyrene was reported at a concentration of 0.55 mg/kg which is above the DER SCTL of 0.1 mg/kg.
 - The total Benzo(a)pyrene equivalents of 0.8 mg/kg was reported above the DER SCTL of 0.1 mg/kg and the Industrial Direct Exposure SCTL of 0.7 mg/kg following input into the Benzo(a)pyrene Conversion Table.
- SB-6W (0-0.5)
 - Benzo(a)pyrene was reported at a concentration of 0.20I mg/kg which is above the DER SCTL of 0.1 mg/kg.
 - The total Benzo(a)pyrene equivalents of 0.3 mg/kg was reported above the DER SCTL of 0.1 mg/kg following input into the Benzo(a)pyrene Conversion Table.
- SB-6W (0.5-2)
 - Benzo(a)pyrene was reported at a concentration of 0.20I mg/kg which is above the DER SCTL of 0.1 mg/kg.
 - The total Benzo(a)pyrene equivalents of 0.3 mg/kg was reported above the DER SCTL of 0.1 mg/kg following input into the Benzo(a)pyrene Conversion Table.
- SB-7N (2-4)
 - Arsenic was reported at a concentration of 5.1 mg/kg which is above the DER SCTL of 2.1 mg/kg.
- SB-7S (2-4)
 - Arsenic was reported at a concentration of 6.0 mg/kg which is above the DER SCTL of 2.1 mg/kg.
- SB-7S (4-6)
 - Arsenic was reported at a concentration of 3.5 mg/kg which is above the DER SCTL of 2.1 mg/kg.

- SB-9 (0-2')
 - Iron was reported at a concentration of 2,870 mg/kg which is above the LBGC SCTL of 0.67 mg/kg.
 - Benzo(a)pyrene was reported at a concentration of 0.36 I which is above the DER SCTL of 0.1 mg/kg. The total Benzo(a)pyrene equivalents of 0.5 mg/kg was reported above the DER SCTL of 0.1 mg/kg following input into the Benzo(a)pyrene Conversion Table.
- SB-9 (4-6')
 - Iron was reported at a concentration of 926 mg/kg which is above the LBGC SCTL of 0.67 mg/kg.
 - Benzo(a)pyrene was reported at a concentration of 0.11 I which is above the DER SCTL of 0.1 mg/kg.
 - The total Benzo(a)pyrene equivalents of 0.2 mg/kg was reported above the DER SCTL of 0.1 mg/kg following input into the Benzo(a)pyrene Conversion Table.
- SB-9 (6-16')
- SB-10 (2-4)
 - Iron was reported at a concentration of 1,380 mg/kg which is above the LBGC SCTL of 0.67 mg/kg.
 - Benzo(a)pyrene was reported at a concentration of 0.13 I which is above the DER SCTL of 0.1 mg/kg.
 - The total Benzo(a)pyrene equivalents of 0.2 mg/kg was reported above the DER SCTL of 0.1 mg/kg following input into the Benzo(a)pyrene Conversion Table.
- SB-10 (6-16)
- SB-11 (0-2')
 - Iron was reported at a concentration of 1350 mg/kg which is above the LBGC SCTL of 0.67 mg/kg.
 - Dieldrin was reported at a concentration of 0.0046 which is above the LBGC SCTL of 0.002 mg/kg.
- SB-11 (2-4')
- SB-11 (4-5')
- SB-11 (5-15')

Analytical results reported TPHCWG concentrations below the respective SCTLs for the soil samples collected from soil boring locations SB-4S and SB-4W from the 2-4 and 4-6 foot intervals.

Analytical results reported that several parameters were qualified with an "I" flag. Constituent concentrations qualified with an I-flag, if present, indicates the concentration is between the laboratory method detection limit (MDL) and the laboratory practical quantitation limit (PQL).

Groundwater

Analytical results of the groundwater samples collected from temporary monitoring wells and intermediate sampler points at the site from February 17-19, 2025, reported the presence of the following parameters at concentrations above their respective GCTLs:

- TMW-10
 - Iron was reported at a concentration of 3,950 ug/l, which is above the GCTL of 300 ug/l and the Natural Attenuation Default Concentration (NADC) of 3,000 ug/l.
- TMW-11D
 - Iron was reported at a concentration of 1,480 ug/l, which is above the GCTL of 300 ug/l.

Analytical results reported that several parameters were qualified with an "I" flag, indicating that these concentrations are between the laboratory MDL and the laboratory PQL.

Conclusions

Soil

Terracon has completed the LSI to assess soil and groundwater quality at the site to assist in developing an understanding of current subsurface environmental quality and the potential impact to redevelopment of the site. Analytical results of soil samples collected from the site reported the presence of Arsenic, Benzo(a)pyrene and Benzo(a)pyrene Equivalents at concentrations in excess of their DER exposure SCTLs. Additionally, analytical results of soil samples collected from the site reported the presence of Iron and Dieldrin above the LBGC SCTL. Arsenic does not have leachability based on groundwater SCTLs, and the potential for leachability may need to be calculated on a site-specific basis.

Based on the TRPH analytical results reported for soil samples SB-4W (2-4) (1,350 mg/kg) and SB-4S (4-6) (2,300 mg/kg), the samples were selected for analysis by TPHCWG. The analytical results were reported below respective SCTLs. Therefore, further assessment of TRPH concentrations is not necessary at the site since the range of hydrocarbon compounds do not pose a human health risk.

Groundwater

Analytical results of groundwater samples collected from one of the five temporary monitoring wells and one of the two intermediate sampler points at the site reported the presence of Iron above the GCTL and NADC limits in the shallow (TMW-10) and intermediate (TMW-11D) intervals.

Recommendations

Based on the findings of the LSI, further investigation of the site is recommended at this time. The presence of tested parameters reported at concentrations above their respective soil and groundwater CTLs may need to be reported to Miami-Dade County Department of Regulatory and Economic Resources, Division of Environmental Resources Management (DERM). If notification is conducted, DERM may require the preparation and submittal of a Site Assessment. We recommend obtaining the advice of counsel regarding notification considerations as the process has specific requirements.

The presence of impacted materials at a site has implications that should be considered in planning site development efforts to understand potential effects on time, budget, and regulatory approval. These regulatory and construction considerations are provided as preliminary items that need to be further developed in light of site-specific conditions.

Regulatory Assessment/ Approval

If it is determined that DERM be notified of the tested parameters reported above their respective soil and groundwater CTLs, then the development of a site closure strategy should be developed that supports development goals, as best possible, and enables the development to incorporate items that would support the remediation/ closure process. Sites with similar conditions are developed and No Further Action with Conditions is granted utilizing engineering and institutional controls (deed restriction and use limitations/protections such as pavement, capped and clean fill layers, or restricted use of groundwater) that are put in place during construction to protect the general public and the environment.

Soil Management

As part of site development, a Soil Management Plan (SMP) will be required to properly manage impacted soils. The SMP will provide the development team with tools and directions for dust control and proper handling of materials to protect the environment and the health and safety of workers, comply with regulatory requirements and properly dispose of impacted excess soils during site development. Terracon can prepare the SMP and related plans for submittal to DERM.

Dewatering

In the event that dewatering is required/ proposed for general site development, appropriate approvals must be obtained from DERM, and generated groundwater must be managed and treated properly or properly disposed with documentation of the work conducted. Terracon can assist with permitting, and potential treatment, for the dewatering of impacted groundwater.

Stormwater Management

DERM evaluates site on a case by case basis during the permitting process and may request an assessment of soil and groundwater quality within the vicinity of proposed stormwater features. At sites with similar subsurface conditions, a review of the Paving and Grading Plan to be prepared for the site should take into account the soil and groundwater impacts documented at the site. As further evaluation is conducted for the site, areas clear of impacted soil and/or groundwater may be identified for proposed stormwater exfiltration. If groundwater impact is identified in the shallow interval in the vicinity of proposed stormwater structures, one possible option may be to evaluate the intermediate interval (i.e., 20 to 25 feet bgs) for groundwater impact and then design a deeper exfiltration trench with an impermeable liner. Terracon can work with the design team and DERM to develop an appropriate solution for the exfiltration of stormwater.

TABLES

**Table 1- OVA Summary Table
Proposed Commercial Property
Miami, Florida
Terracon Project No. 34247207**

SAMPLE			OVA Reading (ppm)	COMMENTS
SOIL SAMPLE	DATE	SAMPLE INTERVAL (feet)		
SB-6N	2/18/2025	0-0.5'	<10	no staining or odors encountered
		0.5-2'	<10	no staining or odors encountered
		2-4'	<10	no staining or odors encountered
		4-6'	<10	no staining or odors encountered
SB-6W	2/18/2025	0-0.5'	1805	no staining or odors encountered
		0.5-2'	335	no staining or odors encountered
		2-4'	340	no staining or odors encountered
		4-6'	<10	no staining or odors encountered
SB-6S	2/18/2025	0-0.5'	19	no staining or odors encountered
		0.5-2'	<10	no staining or odors encountered
		2-4'	<10	no staining or odors encountered
		4-6'	<10	no staining or odors encountered
SB-6R	2/18/2025	0-0.5'	117	no staining or odors encountered
		0.5-2'	52	no staining or odors encountered
		2-4'	32	no staining or odors encountered
		4-6'	58	no staining or odors encountered
SB-8	2/17/2025	0-2'	<10	no staining or odors encountered
		2-4'	<10	no staining or odors encountered
		4-6'	<10	no staining or odors encountered
SB-9	2/17/2025	0-2'	1532	no staining or odors encountered
		2-4'	979	no staining or odors encountered
		4-6'	1771	no staining or odors encountered
		6-8'	252	no staining or odors encountered
SB-10	2/17/2025	0-2'	1186	no staining or odors encountered
		2-4'	1345	no staining or odors encountered
		4-6'	1213	no staining or odors encountered
		6-8'	1443	no staining or odors encountered
SB-11	2/17/2025	0-2'	276	no staining or odors encountered
		2-4'	346	no staining or odors encountered
		4-5'	342	no staining or odors encountered
		5-7'	396	no staining or odors encountered

Notes: Depth to water measured approximately 5- 8 feet below ground surface (bgs).

Table 2 - Soil Analytical Results
Proposed Commercial Property
Miami, FL
Terracon Project No. 34247207

Sample ID	Miami Dade County Chapter 24 Soil Cleanup Target Levels				SB-1 N (0-0.5)	SB-1 N (0.5-2)	SB-1 N (2-4)	SB-1 N (4-6)	SB-1 S (0-0.5)	SB-1 S (0.5-2)	SB-1 S (2-4)	SB-1 S (4-6)	SB-1 E (0-0.5)	SB-1 E (0.5-2)	SB-1 E (2-4)	SB-1 E (4-6)	SB-1 W (0-0.5)	SB-1 W (0.5-2)	SB-1 W (2-4)	SB-1 W (4-6)	SB-2 N (0-0.5)	SB-2 N (2-4)	SB-2 N (4-6)	SB-2 S (0-0.5)
	Leachability Based on Groundwater Criteria	Direct Exposure Residential	Direct Exposure Commercial / Industrial	Leachability Based on Groundwater Criteria																				
Metals by EPA Method 6010.7471																								
Aluminum		80,000	370		NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Antimony	5.4	27	12		NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Arsenic		12			NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Beryllium	63	120	1,400		NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Cadmium	7.5	1,700			NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Chromium	38	210	470		NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Copper		150	89,000		NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Iron	0.67	53,000			NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Lead		400			NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Nickel	130	340	35,000		NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Selenium	5.2	440	11,000		NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Silver	17	410	8,200		NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Thallium	2.8	150			NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Zinc		26,000	530,000		NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Mercury	2.1	3	17		NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Organochlorine Pesticides by EPA Method 8091																								
1,4-DDB	5.3	4.2	22		0.00079 U	0.00079 U	0.029	0.072	0.037	0.31	0.016 U	0.0032 U	0.00060 U	0.024 U	0.045	0.036	0.00684 U	0.00681 U	0.0037 U	0.00017 U	0.00017 U	0.00017 U	NS	NS
1,4-DBP	18	2.8	15		0.0034 U	0.00070 U	0.022	0.38	0.016 U	0.16	0.020	0.040	0.00071 U	0.011 U	0.047	0.051	0.00074 U	0.00074 U	0.0062 U	0.0024 U	0.0024 U	0.0024 U	NS	NS
Alrin	0.2	0.06	0.3		0.0018 U	0.00018 U	0.018	0.022	0.0018 U	0.018	0.018 U	0.0037 U	0.0018 U	0.018 U	0.019 U	0.020	0.0018 U	0.0018 U	0.00038 U	0.0018 U	0.00038 U	0.00038 U	NS	NS
Chlordane (Technical)	9.5	2.8	14		0.0015 U	0.0014 U	0.0015 U	0.0015 U	0.0016 U	0.0045 U	0.0015 U	0.0012 U	0.0014 U	0.0028 U	0.0021 U	0.0045 U	0.0015 U	0.0015 U	0.0015 U	0.00031 U	0.0015 U	0.00031 U	NS	NS
Dieldrin	0.002	0.06	0.3		0.0006 U	0.00079 U	0.0006 U	0.0025 U	0.0020 U	0.0020 U	0.0021 U	0.0004 U	0.0008 U	0.0016 U	0.0008 U	0.0008 U	0.0008 U	0.0008 U	0.00043 U	0.0008 U	0.00043 U	0.00043 U	NS	NS
Endosulfan I					0.00098 U	0.00079 U	0.00098 U	0.0010 U	0.00091 U	0.00091 U	0.00091 U	0.00016 U	0.00060 U	0.0016 U	0.00095 U	0.00095 U	0.00094 U	0.00094 U	0.00095 U	0.00016 U	0.00095 U	0.00016 U	NS	NS
Endosulfan II					0.0007 U	0.0007 U	0.0007 U	0.0007 U	0.0007 U	0.0007 U	0.0007 U	0.0007 U	0.0007 U	0.0007 U	0.0007 U	0.0007 U	0.0007 U	0.0007 U	0.0007 U	0.0007 U	0.0007 U	0.0007 U	NS	NS
Endosulfan sulfate					0.0011 U	0.0011 U	0.0012 U	0.0014 U	0.0011 U	0.0011 U	0.0012 U	0.0002 U	0.0011 U	0.0022 U	0.0012 U	0.0022 U	0.0011 U	0.0011 U	0.00075 U	0.00075 U	0.00075 U	0.00075 U	NS	NS
Endosulfan sulfate					0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	NS	NS
Endosulfan sulfate					0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	NS	NS
Endosulfan sulfate					0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	NS	NS
Endosulfan sulfate					0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	NS	NS
Endosulfan sulfate					0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	NS	NS
Endosulfan sulfate					0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	NS	NS
Endosulfan sulfate					0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	NS	NS
Endosulfan sulfate					0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	NS	NS
Endosulfan sulfate					0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	NS	NS
Endosulfan sulfate					0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	NS	NS
Endosulfan sulfate					0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	NS	NS
Endosulfan sulfate					0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	NS	NS
Endosulfan sulfate					0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	NS	NS
Endosulfan sulfate					0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	NS	NS
Endosulfan sulfate					0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	NS	NS
Endosulfan sulfate					0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	NS	NS
Endosulfan sulfate					0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	NS	NS
Endosulfan sulfate					0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	NS	NS
Endosulfan sulfate					0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	NS	NS
Endosulfan sulfate					0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	NS	NS
Endosulfan sulfate					0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	NS	NS
Endosulfan sulfate					0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	NS	NS
Endosulfan sulfate					0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	NS	

Table 2 - Soil Analytical Results
Proposed Commercial Property
Miami, FL
Terrason Project No. 34247207

Sample ID	Miami Dade County Chapter 24 Soil Cleanup Target Levels				SB-1 N (0-0.5)	SB-1 N (0.5-2)	SB-1 N (2-4)	SB-1 N (4-6)	SB-1 S (0-0.5)	SB-1 S (0.5-2)	SB-1 S (2-4)	SB-1 S (4-6)	SB-1 E (0-0.5)	SB-1 E (0.5-2)	SB-1 E (2-4)	SB-1 E (4-6)	SB-1 W (0-0.5)	SB-1 W (0.5-2)	SB-1 W (2-4)	SB-1 W (4-6)	SB-2 N (0-0.5)	SB-2 N (0.5-2)	SB-2 N (2-4)	SB-2 N (4-6)	SB-2 S (0-0.5)
	Leachability Groundwater Criteria	Direct Exposure Residential	Direct Exposure Commercial/ Industrial	Direct Exposure Industrial																					
Sample Collection Date				2/18/2025	2/18/2025	2/18/2025	2/18/2025	2/18/2025	2/18/2025	2/18/2025	2/18/2025	2/18/2025	2/18/2025	2/18/2025	2/18/2025	2/18/2025	2/18/2025	2/18/2025	2/18/2025	2/18/2025	2/18/2025	2/18/2025	2/18/2025	2/18/2025	2/18/2025
4-Methyl-2-pentanone (MIBK)				2.6	4,300	44,000	63,000	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Acetone				25	11,000			NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Acetonitrile				0.007	1.2	1.7		NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Benzene								NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Bromobenzene								NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Bromochloromethane				0.6	95	530		NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Bromodichloromethane				0.004	1.5	2.2		NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Bromodibromomethane				0.03	48	93		NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Bromonitroethane				0.03	1.5	4.9		NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Carbon disulfide				5.5	270	1,500		NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Carbon tetrachloride				0.4	0.5	0.7		NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Carbon tetrachloride				0.04				NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Chlorobenzene				1.3	120	650		NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Chloroethane				0.05	3.9	5.4		NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Chloroform				0.4	0.4	0.6		NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Chloromethane				0.02	4	5.7		NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Dibromochloromethane				0.003	1.5	2.3		NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Dibromodichloromethane				0.3	96	240		NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Dibromomethane				44	77	410		NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Dibromonitroethane				0.1	1.5	5.0		NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Ethylbenzene				0.5	1,500	9,200		NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Iodomethane								NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Isopropylbenzene (Cumene)				0.2	220	1,200		NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Methyl-tert-butyl ether				0.09	4,400	24,000		NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Methylene Chloride				0.02	17	26		NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Styrene				3.6	3,900	23,000		NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Tetrachloroethene				0.03	18	6.8		NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Trichloroethene				0.03	7.50	60,000		NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Trichloromethane				0.03	6.4	9.3		NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Trichlorobromomethane				33	270	1,500		NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Triethylamine								NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Triethylamine				0.4	320	1,700		NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Triethylamine				0.007	0.2	0.8		NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Triethylamine				0.2	130	700		NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Triethylamine				0.4				NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Triethylamine								NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Triethylamine								NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Triethylamine								NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Triethylamine								NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Triethylamine								NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Triethylamine								NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Triethylamine								NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Triethylamine								NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Triethylamine								NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Triethylamine								NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Triethylamine								NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Triethylamine								NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Triethylamine								NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Triethylamine								NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Triethylamine								NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Triethylamine								NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Triethylamine								NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Triethylamine								NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Triethylamine								NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Triethylamine								NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Triethylamine								NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Triethylamine								NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Triethylamine								NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Triethylamine								NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Triethylamine								NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Triethylamine								NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Triethylamine								NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Triethylamine								NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Triethylamine								NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Triethylamine								NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Triethylamine								NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Triethylamine								NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS</

Table 2 - Soil Analytical Results
Proposed Commercial Property
Miami, FL
Terracon Project No. 34247207

Sample ID	Miami Dade County Chapter 24 Soil Cleanup Target Levels			SB-1 N (0-0.5) 2/18/2025	SB-1 N (2-4) 2/18/2025	SB-1 N (4-6) 2/18/2025	SB-1 S (0-0.5) 2/18/2025	SB-1 S (2-4) 2/18/2025	SB-1 S (4-6) 2/18/2025	SB-1 E (0-0.5) 2/18/2025	SB-1 E (2-4) 2/18/2025	SB-1 E (4-6) 2/18/2025	SB-1 W (0-0.5) 2/18/2025	SB-1 W (2-4) 2/18/2025	SB-1 W (4-6) 2/18/2025	SB-2 N (0-0.5) 2/18/2025	SB-2 N (2-4) 2/18/2025	SB-2 N (4-6) 2/18/2025	SB-2 S (0-0.5) 2/18/2025
	Leachability Based on Groundwater Criteria	Direct Exposure Residential	Direct Exposure Commercial/ Industrial																
Sample Collection Date																			
Total Recoverable Petroleum Hydrocarbons by																			
E-PRO Method																			
Petroleum Range Organics				340	460	2,700	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Criteria: Working Group																			
Aliphatic (C-09-C09)				470	6,200	33,000	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Aliphatic (C-09-C09)				1,300	8,700	46,000	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Aliphatic (C-09-C10)				7,000	850	4,800	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Aliphatic (C-10-C12)				51,000	1,700	10,000	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Aliphatic (C-12-C16)				2,000	2,000	21,000	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Aliphatic (C-16-C20)				34	340	1,800	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Aromatic (C-09-C07)				59	460	3,700	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Aromatic (C-07-C08)				340	460	2,700	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Aromatic (C-08-C10)				520	900	5,900	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Aromatic (C-10-C12)				1,000	1,500	12,000	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Aromatic (C-12-C20)				3,200	1,300	11,000	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Aromatic (C-24-C25)				25,000	2,300	40,000	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
TPH Total (C05-C29)																			

All results reported in milligrams per kilogram (mg/kg)

NS - Not sampled.

BOLD exceeds its residential direct exposure limit of Chapter 24 of the Miami

Dade County Code,

BOLD ITALICIZED CONCENTRATION exceeds its commercial direct exposure limit of Chapter 24

BOLD ITALICIZED CONCENTRATION with an " " beside it exceeds its leachability limit

Chapter 24 of the Miami Dade County Code,

flag indicates concentration was below the method detection limit (MDL).

flag indicates concentration was between the MDL and practical quantitation limit (PQL).

MDC060

Table 2 - Soil Analytical Results
Proposed Commercial Property
Miami, FL
Terracon Project No. 34247207

[illegible]

Table 2 - Soil Analytical Results
Proposed Commercial Property
Miami, FL
Terracon Project No. 34247207

Sample ID	Miami Dade County Chapter 24 Soil Cleanup Target Levels			SB-4 E (2-4) 2/18/2025	SB-4 E (4-6) 2/18/2025	SB-4 W (0-0.5) 2/18/2025	SB-4 W (0.5-2) 2/18/2025	SB-4 W (2-4) 2/18/2025	SB-4 W (4-6) 2/18/2025	SB-4 R (0-0.5) 2/18/2025	SB-4 R (0.5-2) 2/18/2025	SB-4 R (2-4) 2/18/2025	SB-4 R (4-6) 2/18/2025	SB-4 N (0-0.5) 2/18/2025	SB-4 N (0.5-2) 2/18/2025	SB-4 N (2-4) 2/18/2025	SB-4 N (4-6) 2/18/2025	SB-4 S (0-0.5) 2/18/2025	SB-4 S (0.5-2) 2/18/2025	SB-4 S (2-4) 2/18/2025	SB-4 S (4-6) 2/18/2025	SB-6 W (0-0.5) 2/18/2025	SB-6 W (0.5-2) 2/18/2025	SB-6 W (2-4) 2/18/2025
	Leachability Based on Groundwater Criteria	Direct Exposure Residential	Direct Exposure Commercial / Industrial																					
Sample Collection Date 2/18/2025	Total Recoverable Petroleum Hydrocarbons by FL-PRO Method			340	460	2,700																		
	Petroleum Range Organics (C1-C10)																							
Sample Collection Date 2/18/2025	Total Recoverable Petroleum Hydrocarbons by Criteria Working Group			470	6,200	33,000																		
	Aliphatic (<0.05-C08)																							
Sample Collection Date 2/18/2025	Total Recoverable Petroleum Hydrocarbons by Criteria Working Group			1,300	8,700	46,000																		
	Aliphatic (<0.08-C10)																							
Sample Collection Date 2/18/2025	Total Recoverable Petroleum Hydrocarbons by Criteria Working Group			7,000	850	4,800																		
	Aliphatic (<0.10-C12)																							
Sample Collection Date 2/18/2025	Total Recoverable Petroleum Hydrocarbons by Criteria Working Group			51,000	1,700	10,000																		
	Aliphatic (<0.12-C16)																							
Sample Collection Date 2/18/2025	Total Recoverable Petroleum Hydrocarbons by Criteria Working Group			21,000	2,800	21,000																		
	Aliphatic (<0.15-C20)																							
Sample Collection Date 2/18/2025	Total Recoverable Petroleum Hydrocarbons by Criteria Working Group			34	340	1,800																		
	Aromatic (<0.05-C07)																							
Sample Collection Date 2/18/2025	Total Recoverable Petroleum Hydrocarbons by Criteria Working Group			59	460	3,700																		
	Aromatic (<0.07-C08)																							
Sample Collection Date 2/18/2025	Total Recoverable Petroleum Hydrocarbons by Criteria Working Group			340	460	2,700																		
	Aromatic (<0.08-C10)																							
Sample Collection Date 2/18/2025	Total Recoverable Petroleum Hydrocarbons by Criteria Working Group			520	900	5,600																		
	Aromatic (<0.10-C12)																							
Sample Collection Date 2/18/2025	Total Recoverable Petroleum Hydrocarbons by Criteria Working Group			1,000	1,500	12,000																		
	Aromatic (<0.12-C16)																							
Sample Collection Date 2/18/2025	Total Recoverable Petroleum Hydrocarbons by Criteria Working Group			3,200	1,300	11,000																		
	Aromatic (<0.15-C21)																							
Sample Collection Date 2/18/2025	Total Recoverable Petroleum Hydrocarbons by Criteria Working Group			25,000	2,300	40,000																		
	Aromatic (<0.22-C35)																							
Sample Collection Date 2/18/2025	Total Recoverable Petroleum Hydrocarbons by Criteria Working Group			NS	NS	NS																		
	Aromatic (<0.25-C37)																							
Notes:				All results reported in milligrams per kilogram (mg/kg)																				
				NS - Not sampled.																				
				BOLDED CONCENTRATION exceeds its residential direct exposure limit of Chapter 24 of the Miami Dade County Code.																				
				BOLDED ITALICIZED CONCENTRATION exceeds its commercial direct exposure limit of Chapter 24 of the Miami Dade County Code.																				
				BOLDED ITALICIZED CONCENTRATION with an ** beside it exceeds its leachability limit of Chapter 24 of the Miami Dade County Code.																				
				** Flag indicates concentration was below the method detection limit (MDL).																				
				** Flag indicates concentration was between the MDL and practical quantitation limit (PQL).																				

Table 2 - Soil Analytical Results
Proposed Commercial Property
Miami, FL
Terracon Project No. 34247207

Sample ID	Miami Dade County Chapter 24 Soil Cleanup Target Levels		SB-6 W (4-6) 2/18/2025	SB-7 N (0-0.5) 2/18/2025	SB-7 N (0.5-2) 2/18/2025	SB-7 N (2-4) 2/18/2025	SB-7 N (4-6) 2/18/2025	SB-7 S (0-0.5) 2/18/2025	SB-7 S (0.5-2) 2/18/2025	SB-7 S (2-4) 2/18/2025	SB-7 S (4-6) 2/18/2025	SB-7 E (0-0.5) 2/18/2025	SB-7 E (0.5-2) 2/18/2025	SB-7 E (2-4) 2/18/2025	SB-7 E (4-6) 2/18/2025	SB-7 W (0-0.5) 2/18/2025	SB-7 W (0.5-2) 2/18/2025	SB-7 W (2-4) 2/18/2025	SB-7 W (4-6) 2/18/2025	SB-8 (0.0-5) 02/17/2025	SB-8 (0.5-2) 02/17/2025	SB-8 (2-4) 02/17/2025	SB-8 (4-6) 02/17/2025
	Leachability Based on Groundwater Criteria	Direct Exposure Commercial / Residential																					
Sample Collection Date																							
Total Recoverable Petroleum Hydrocarbons by FL-PRO Method																							
Petroleum Range Organics		340	460	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	19.9	62.7	71.5	18.3
Total Recoverable Petroleum Hydrocarbons				NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Criteria Wording Group				NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Aliphatic (C10-C15)		470	6,200	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Aliphatic (C16-C21)		1,300	6,700	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Aliphatic (C22-C31)		7,000	850	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Aliphatic (C32-C41)		51,000	10,000	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Aliphatic (C42-C51)		2,800	21,000	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Aromatic (C10-C15)		NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Aromatic (C16-C21)		NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Aromatic (C22-C31)		34	340	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Aromatic (C32-C41)		59	490	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Aromatic (C42-C51)		340	460	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Aromatic (C52-C61)		520	900	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Aromatic (C62-C71)		1,000	1,500	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Aromatic (C72-C81)		3,200	1,300	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Aromatic (C82-C91)		25,000	2,300	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
TPH Total (C05-C91)				NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS

All results reported in milligrams per kilogram (mg/kg)

NS - Not sampled.

BOLDED CONCENTRATION exceeds its residential direct exposure limit of Chapter 24 of the Miami

Dade County Code.

BOLDED ITALICIZED CONCENTRATION exceeds its commercial direct exposure limit of Chapter 24

of the Miami Dade County Code.

BOLDED ITALICIZED CONCENTRATION with an ** beside it exceeds its leachability limit

of Chapter 24 of the Miami Dade County Code.

** indicates concentration was below the method detection limit (MDL).

*** indicates concentration was between the MDL and practical quantitation limit (PQL).

WDC069

Table 2 - Soil Analytical Results
Proposed Commercial Property
Miami, FL
Terracon Project No. 34247207

Sample ID	Miami Dade County Chapter 24 Soil Cleanup Target Levels			SB-9 (0-2)	SB-9 (4-6)	SB-9 (6-16)	SB-9 (6-4)	SB-10 (0-2)	SB-10 (6-16)	SB-10 (6-4)	SB-11 (0-2)	SB-11 (2-4)	SB-11 (4-6)	SB-11 (5-15)	SB-11 (5-7)
	Leachability Based on Groundwater Criteria	Direct Exposure Residential	Direct Exposure Commercial / Industrial												
Metals by EPA Method 6010.7471				02/17/2025	02/17/2025	02/17/2025	02/17/2025	02/17/2025	02/17/2025	02/17/2025	02/17/2025	02/17/2025	02/17/2025	02/17/2025	02/17/2025
Aluminum	5.4	80,000	3050	0.51 I	582	185	NS	1500	976	NS	1640	2380	2210	651	NS
Antimony	27	370		0.35 U	0.54 U	0.54 U	NS	0.48 U	0.64 I	NS	0.35 U	1.0	0.85 I	0.42 U	NS
Arsenic	2.1	12	2.8	1.2	1.2	0.36 U	NS	1.2	1.3	NS	0.77	3.0	2.9	0.47 I	NS
Beryllium	63	120	1,400	0.081	0.015 I	0.013 U	NS	0.071	0.026 I	NS	0.088	0.19	0.15	0.012 I	NS
Cadmium	82	1,700	0.50 U	1.8 U	1.8 U	1.8 U	NS	1.8 U	2.0 U	NS	1.2 U	0.32 U	0.65 U	1.4 U	NS
Chromium	38	210	470	3.8	3.8	1.9	NS	5.8	5.4	NS	6.2	12.8	11.0	2.8	NS
Copper	159	89,000	6.4	6.4	0.18 U	0.18 U	NS	6.8	6.7	NS	6.8	16.1	25.6	0.54	NS
Iron	0.67	53,000	2870**	656**	61.5**	NS	NS	1380**	1700**	NS	1350**	18700**	14500**	335**	NS
Lead	400	1,400	47.5	3.2	0.36 U	0.36 U	NS	16.2	46.1	NS	24.7	52.2	28.0	0.34 I	NS
Nickel	130	340	35,000	2.5	0.84	0.53 I	NS	2.0	3.2	NS	1.9	3.8	2.9	0.71	NS
Selenium	5.2	440	11,000	0.38 U	0.53 U	0.54 U	NS	0.48 U	0.59 U	NS	0.35 U	0.48 U	0.47 U	0.42 U	NS
Silver	17	410	8,200	0.055 U	0.078 U	0.080 U	NS	0.071 U	0.086 U	NS	0.051 U	0.11 I	0.095 I	0.082 U	NS
Thallium	6.1	150	0.68 U	0.54 U	0.48 U	0.48 U	NS	0.45 U	0.48 U	NS	0.61 U	0.85 U	0.65 U	0.75 U	NS
Zinc	26,000	630,000	1,300	721	26.9	0.17	NS	26.9	68.7	NS	48.1	186	64.5	23.0 U	NS
Mercurox	2.1	3	17	0.028	0.028	0.017	NS	0.033	0.048	NS	0.045	0.068	0.032	0.065 I	NS
Organochlorine Pesticides by EPA Method 8081				02/17/2025	02/17/2025	02/17/2025	02/17/2025	02/17/2025	02/17/2025	02/17/2025	02/17/2025	02/17/2025	02/17/2025	02/17/2025	02/17/2025
4,4'-DDD	5.8	4.2	22	0.0084 U	0.00018 U	0.00019 U	NS	0.062	0.012	NS	0.00016 U	0.00088 U	0.00018 U	0.00017 U	NS
4,4'-DDE	18	2.8	15	0.0052 I	0.00046 U	0.00017 U	NS	0.015	0.0054	NS	0.00022	0.00052 U	0.00016 U	0.00015 U	NS
4,4'-DDEE	1.0	0.06	0.3	0.0015 U	0.00024 U	0.00025 U	NS	0.0018 U	0.00093 U	NS	0.00036 U	0.0020 U	0.00041 U	0.00036 U	NS
Alrin	0.2	0.06	0.3	0.0015 U	0.00024 U	0.00025 U	NS	0.0018 U	0.00093 U	NS	0.00036 U	0.0020 U	0.00041 U	0.00036 U	NS
Chlordane (Technical)	9.6	2.8	14	0.28	0.012 U	0.013 U	NS	0.071 I	0.027 U	NS	0.046**	0.0021 I*	0.0012 U	0.011 U	NS
Dieldrin	0.002	0.06	0.3	0.0015 U	0.00032 U	0.00033 U	NS	0.0014 U	0.00071 U	NS	0.00032 U	0.00032 U	0.00032 U	0.00032 U	NS
Endosulfan I	0.0024 U			0.00084 U	0.00045 U	0.00047 U	NS	0.00082 U	0.00040 U	NS	0.00040 U	0.00088 U	0.00018 U	0.00017 U	NS
Endosulfan II	0.0024 U			0.00084 U	0.00045 U	0.00047 U	NS	0.00082 U	0.00040 U	NS	0.00040 U	0.00088 U	0.00018 U	0.00017 U	NS
Endosulfan sulfate	1	25	510	0.0074 U	0.00016 U	0.00017 U	NS	0.00072 U	0.00035 U	NS	0.00072 U	0.00077 U	0.00016 U	0.00015 U	NS
Endrin	0.0018 I			0.00025 U	0.00026 U	0.00027 U	NS	0.0011 U	0.00035 U	NS	0.0011 U	0.00035 U	0.00026 U	0.00024 U	NS
Endrin sulfate	0.0018 I			0.00025 U	0.00026 U	0.00027 U	NS	0.0011 U	0.00035 U	NS	0.0011 U	0.00035 U	0.00026 U	0.00024 U	NS
Endrin sulfate	0.0018 I			0.00025 U	0.00026 U	0.00027 U	NS	0.0011 U	0.00035 U	NS	0.0011 U	0.00035 U	0.00026 U	0.00024 U	NS
Endrin sulfate	0.0018 I			0.00025 U	0.00026 U	0.00027 U	NS	0.0011 U	0.00035 U	NS	0.0011 U	0.00035 U	0.00026 U	0.00024 U	NS
Endrin sulfate	0.0018 I			0.00025 U	0.00026 U	0.00027 U	NS	0.0011 U	0.00035 U	NS	0.0011 U	0.00035 U	0.00026 U	0.00024 U	NS
Endrin sulfate	0.0018 I			0.00025 U	0.00026 U	0.00027 U	NS	0.0011 U	0.00035 U	NS	0.0011 U	0.00035 U	0.00026 U	0.00024 U	NS
Endrin sulfate	0.0018 I			0.00025 U	0.00026 U	0.00027 U	NS	0.0011 U	0.00035 U	NS	0.0011 U	0.00035 U	0.00026 U	0.00024 U	NS
Endrin sulfate	0.0018 I			0.00025 U	0.00026 U	0.00027 U	NS	0.0011 U	0.00035 U	NS	0.0011 U	0.00035 U	0.00026 U	0.00024 U	NS
Endrin sulfate	0.0018 I			0.00025 U	0.00026 U	0.00027 U	NS	0.0011 U	0.00035 U	NS	0.0011 U	0.00035 U	0.00026 U	0.00024 U	NS
Endrin sulfate	0.0018 I			0.00025 U	0.00026 U	0.00027 U	NS	0.0011 U	0.00035 U	NS	0.0011 U	0.00035 U	0.00026 U	0.00024 U	NS
Endrin sulfate	0.0018 I			0.00025 U	0.00026 U	0.00027 U	NS	0.0011 U	0.00035 U	NS	0.0011 U	0.00035 U	0.00026 U	0.00024 U	NS
Endrin sulfate	0.0018 I			0.00025 U	0.00026 U	0.00027 U	NS	0.0011 U	0.00035 U	NS	0.0011 U	0.00035 U	0.00026 U	0.00024 U	NS
Endrin sulfate	0.0018 I			0.00025 U	0.00026 U	0.00027 U	NS	0.0011 U	0.00035 U	NS	0.0011 U	0.00035 U	0.00026 U	0.00024 U	NS
Endrin sulfate	0.0018 I			0.00025 U	0.00026 U	0.00027 U	NS	0.0011 U	0.00035 U	NS	0.0011 U	0.00035 U	0.00026 U	0.00024 U	NS
Endrin sulfate	0.0018 I			0.00025 U	0.00026 U	0.00027 U	NS	0.0011 U	0.00035 U	NS	0.0011 U	0.00035 U	0.00026 U	0.00024 U	NS
Endrin sulfate	0.0018 I			0.00025 U	0.00026 U	0.00027 U	NS	0.0011 U	0.00035 U	NS	0.0011 U	0.00035 U	0.00026 U	0.00024 U	NS
Endrin sulfate	0.0018 I			0.00025 U	0.00026 U	0.00027 U	NS	0.0011 U	0.00035 U	NS	0.0011 U	0.00035 U	0.00026 U	0.00024 U	NS
Endrin sulfate	0.0018 I			0.00025 U	0.00026 U	0.00027 U	NS	0.0011 U	0.00035 U	NS	0.0011 U	0.00035 U	0.00026 U	0.00024 U	NS
Endrin sulfate	0.0018 I			0.00025 U	0.00026 U	0.00027 U	NS	0.0011 U	0.00035 U	NS	0.0011 U	0.00035 U	0.00026 U	0.00024 U	NS
Endrin sulfate	0.0018 I			0.00025 U	0.00026 U	0.00027 U	NS	0.0011 U	0.00035 U	NS	0.0011 U	0.00035 U	0.00026 U	0.00024 U	NS
Endrin sulfate	0.0018 I			0.00025 U	0.00026 U	0.00027 U	NS	0.0011 U	0.00035 U	NS	0.0011 U	0.00035 U	0.00026 U	0.00024 U	NS
Endrin sulfate	0.0018 I			0.00025 U	0.00026 U	0.00027 U	NS	0.0011 U	0.00035 U	NS	0.0011 U	0.00035 U	0.00026 U	0.00024 U	NS
Endrin sulfate	0.0018 I			0.00025 U	0.00026 U	0.00027 U	NS	0.0011 U	0.00035 U	NS	0.0011 U	0.00035 U	0.00026 U	0.00024 U	NS
Endrin sulfate	0.0018 I			0.00025 U	0.00026 U	0.00027 U	NS	0.0011 U	0.00035 U	NS	0.0011 U	0.00035 U	0.00026 U	0.00024 U	NS
Endrin sulfate	0.0018 I			0.00025 U	0.00026 U	0.00027 U	NS	0.0011 U	0.00035 U	NS	0.0011 U	0.00035 U	0.00026 U	0.00024 U	NS
Endrin sulfate	0.0018 I			0.00025 U	0.00026 U	0.00027 U	NS	0.0011 U	0.00035 U	NS	0.0011 U	0.00035 U	0.00026 U	0.00024 U	NS
Endrin sulfate	0.0018 I			0.00025 U	0.00026 U	0.00027 U	NS	0.0011 U	0.00035 U	NS	0.0011 U	0.00035 U	0.00026 U	0.00024 U	NS
Endrin sulfate	0.0018 I			0.00025 U	0.00026 U	0.00027 U	NS	0.0011 U	0.00035 U	NS	0.0011 U	0.00035 U	0.00026 U	0.00024 U	NS
Endrin sulfate	0.0018 I			0.00025 U	0.00026 U	0.00027 U	NS	0.0011 U	0.00035 U	NS	0.0011 U	0.00035 U	0.00026 U	0.00024 U	NS
Endrin sulfate	0.0018 I			0.00025 U	0.00026 U	0.00027 U	NS	0.0011 U	0.00035 U	NS	0.0011 U	0.00035 U	0.00026 U	0.00024 U	NS
Endrin sulfate	0.0018 I			0.00025 U	0.00026 U	0.00027 U	NS	0.0011 U	0.00035 U	NS	0.0011 U	0.00035 U	0.00026 U	0.00024 U	NS
Endrin sulfate	0.0018 I			0.00025 U	0.00026 U	0.00027 U	NS	0.0011 U	0.00035 U	NS	0.0011 U	0.00035 U	0.00026 U	0.00024 U	NS
Endrin sulfate	0.0018 I			0.00025 U	0.00026 U	0.00027 U	NS	0.0011 U	0.00035 U	NS	0.0011 U	0.00035 U	0.00026 U	0.00024 U	NS
Endrin sulfate	0.0018 I			0.00025 U	0.00026 U	0.00027 U	NS	0.0011 U	0.00035 U	NS	0.0011 U	0.00035 U	0.00026 U	0.00024 U	NS
Endrin sulfate	0.0018 I			0.00025 U	0.00026 U	0.00027 U	NS	0.0011 U	0.00035 U	NS	0.0011 U	0.00035 U	0.00026 U	0.00024 U	NS
Endrin sulfate	0.0018 I			0.00025 U	0.00026 U	0.00027 U	NS	0.0011 U	0.00035 U	NS	0.0011 U	0.00035 U	0.00026 U	0.00024 U	NS
Endrin sulfate	0.0018 I			0.00025 U	0.00026 U	0.00027 U	NS	0.0011 U	0.00035 U	NS	0.0011 U	0.00035 U	0.00026 U	0.00024 U	NS
Endrin sulfate	0.0018 I			0.00025 U	0.00026 U	0.00027 U	NS	0.0011 U	0.00035 U	NS	0.0011 U	0.00035 U	0.00026 U	0.00024 U	NS
Endrin sulfate	0.0018 I			0.00025 U	0.00026 U	0.00027 U	NS	0.0011 U	0.00035 U	NS	0.0011 U	0.00035 U	0.00026 U	0.00024 U	NS
Endrin sulfate	0.0018 I			0.00025 U	0.00026 U	0.00027 U	NS	0.0011 U	0.00035 U	NS	0.0011 U	0.00035 U	0.00026 U	0.00024 U	NS
Endrin sulfate	0.0018 I			0.00025 U	0.00026 U	0.00027 U	NS	0.0011 U	0.00035 U	NS	0.0011 U	0.00035 U	0.00026 U	0.00024 U	NS
Endrin sulfate	0.0018 I			0.00025 U	0.00026 U	0.00027 U	NS	0.0011 U	0.00035 U	NS	0.0011 U	0.00035 U			

**Table 2 - Soil Analytical Results
Proposed Commercial Property
Miami, FL
Terracon Project No. 34247207**

[illegible]

Table 2 - Soil Analytical Results
Proposed Commercial Property
Miami, FL
Terracon Project No. 34247207

Sample ID	Miami Dade County Chapter 24 Soil Cleanup Target Levels			SB-9 (0-2)	SB-9 (4-6)	SB-9 (6-16)	SB-9 (6-6)	SB-10 (0-4)	SB-10 (6-16)	SB-10 (6-6)	SB-11 (0-2)	SB-11 (2-4)	SB-11 (4-6)	SB-11 (6-16)	SB-11 (6-7)
	Leachability Based on Groundwater Criteria	Direct Exposure Residential	Direct Exposure Commercial / Industrial												
Sample Collection Date															
Total Recoverable Petroleum Hydrocarbons by															
Petroleum Range Organics															
Total Recoverable Petroleum Hydrocarbons															
Criteria Working Group															
Aliphatic (C08-C06)	470	6,200	33,000	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Aliphatic (C06-C08)	1,300	8,700	46,000	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Aliphatic (C08-C10)	7,000	850	4,800	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Aliphatic (C10-C12)	51,000	1,700	10,000	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Aliphatic (C12-C16)	2,000	2,000	21,000	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Aliphatic (C16-C20)	34	340	1,800	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Aromatic (C07-C07)	59	400	3,700	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Aromatic (C08-C10)	340	460	2,700	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Aromatic (C10-C12)	520	900	5,900	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Aromatic (C12-C16)	1,000	1,500	12,000	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Aromatic (C16-C21)	3,200	1,300	11,000	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Aromatic (C21-C25)	25,000	2,300	40,000	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
TPH Total (C05-C25)															

All results reported in milligrams per kilogram (mg/kg)

NS - Not sampled.

Dade County Code,

BOLDED CONCENTRATION exceeds its residential direct exposure limit of Chapter 24 of the Miami

BOLDED ITALICIZED CONCENTRATION exceeds its commercial direct exposure limit of Chapter 24

BOLDED ITALICIZED CONCENTRATION with an " " inside it exceeds its leachability limit

of Chapter 24 of the Miami Dade County Code.

"U" flag indicates concentration was below the method detection limit (MDL).

"I" flag indicates concentration was between the MDL and practical quantitation limit (POL).

Benzo(a)pyrene Conversion Table

For Direct Exposure	Soil Cleanup	Target Levels
---------------------	--------------	---------------

Instructions can be found below the table

SCTL Type	Value	Units
Residential Direct Exposure SCTL	0.1	mg/kg
Industrial Direct Exposure SCTL	0.7	mg/kg
Alternative SCTL (Optional)		mg/kg
Site Specific Background (Optional)		mg/kg

TEF = Toxic Equivalency Factor

[illegible]

Proposed Commercial Property
7248 SW 42nd Terrace
Miami, FL
Terracon Project No. 34247207

Benzo(a)pyrene Conversion Table

For Direct Exposure Soil Cleanup Target Levels

Instructions can be found below the table

Facility/Site Name:	Proposed Commercial Property
Site Location:	7248 SW 42nd Terrace, Miami, FL
Facility/Site ID No.:	

SCTL Type	Value	Units
Residential Direct Exposure SCTL	0.1	mg/kg
Industrial Direct Exposure SCTL	0.7	mg/kg
Alternative SCTL (Optional)		mg/kg
Site Specific Background (Optional)		mg/kg

TEF = Toxic Equivalency Factor

		SB-2 N (0-0.5)	SB-2 N (2-4)	SB-2 S (0-0.5)	SB-2 S (2-4)	SB-2 E (0-0.5)	SB-2 E (2-4)	SB-4 N (0-0.5)	SB-4 N (0.5-2)	SB-4 N (2-4)	SB-4 N (4-6)
Soil Sample #	Sample Date	2/18/2025	2/18/2025	2/18/2025	2/18/2025	2/18/2025	2/18/2025	2/18/2025	2/18/2025	2/18/2025	2/18/2025
Sample Location:	Depth (ft):	0-0.5	2-4'	0-0.5	2-4'	0-0.5	2-4'	0-0.5	0.5-2'	2-4'	4-6'
Contaminant Concentrations											
Contaminant	TEF	SB-2 N (0-0.5) (mg/kg)	SB-2 N (2-4) (mg/kg)	SB-2 S (0-0.5) (mg/kg)	SB-2 S (2-4) (mg/kg)	SB-2 E (0-0.5) (mg/kg)	SB-2 E (2-4) (mg/kg)	SB-4 N (0-0.5) (mg/kg)	SB-4 N (0.5-2) (mg/kg)	SB-4 N (2-4) (mg/kg)	SB-4 N (4-6) (mg/kg)
Benzo(a)pyrene	1.0	0.0475	0.1	0.56	0.027	0.0445	0.0095	0.48	0.037	0.045	0.6
Benzo(a)anthracene	0.1	0.11	0.12	0.47	0.032	0.08	0.026	0.35	0.036	0.11	0.72
Benzo(b)fluoranthene	0.1	0.05	0.15	0.87	0.043	0.048	0.025	0.8	0.052	0.0485	0.84
Benzo(k)fluoranthene	0.01	0.074	0.16	0.66	0.037	0.024	0.021	0.32	0.027	0.0485	0.34
Chrysene	0.001	0.0445	0.0265	0.0415	0.009	0.0415	0.009	0.66	0.035	0.053	0.76
Dibenz(a,h)anthracene	1.0	0.0435	0.064	0.39	0.018	0.0415	0.009	0.00415	0.00425	0.042	0.0285
Indeno(1,2,3-cd)pyrene	0.1					0.041	0.009	0.24	0.017	0.0415	0.21
Benzo(a)pyrene Equivalents											
Contaminant	TEF	SB-2 N (0-0.5) (mg/kg)	SB-2 N (2-4) (mg/kg)	SB-2 S (0-0.5) (mg/kg)	SB-2 S (2-4) (mg/kg)	SB-2 E (0-0.5) (mg/kg)	SB-2 E (2-4) (mg/kg)	SB-4 N (0-0.5) (mg/kg)	SB-4 N (0.5-2) (mg/kg)	SB-4 N (2-4) (mg/kg)	SB-4 N (4-6) (mg/kg)
Benzo(a)pyrene	1.0	0.0475	0.1000	0.5600	0.0270	0.0445	0.0095	0.4800	0.0370	0.0450	0.6000
Benzo(a)anthracene	0.1	0.0100	0.0120	0.0470	0.0032	0.0080	0.0026	0.0350	0.0036	0.0110	0.0720
Benzo(b)fluoranthene	0.1	0.0110	0.0150	0.0870	0.0043	0.0048	0.0025	0.0800	0.0052	0.0049	0.0840
Benzo(k)fluoranthene	0.01	0.0005	0.0007	0.0033	0.0001	0.0005	0.0001	0.0032	0.0003	0.0005	0.0034
Chrysene	0.001	0.0001	0.0002	0.0007	0.0000	0.0000	0.0000	0.0007	0.0000	0.0001	0.0008
Dibenz(a,h)anthracene	1.0	0.0445	0.0265	0.0415	0.0090	0.0415	0.0090	0.0042	0.0043	0.0420	0.0285
Indeno(1,2,3-cd)pyrene	0.1	0.0044	0.0064	0.0390	0.0018	0.0041	0.0009	0.0240	0.0017	0.0042	0.0210
Total Equivalents											
Total Benzo(a)pyrene Equivalents		0.1	0.2	0.8	0.0	0.1	0.0	0.6	0.1	0.1	0.8
Comparisons to SCTLs											
Does This Sample Exceed:		SB-2 N (0-0.5) (mg/kg)	SB-2 N (2-4) (mg/kg)	SB-2 S (0-0.5) (mg/kg)	SB-2 S (2-4) (mg/kg)	SB-2 E (0-0.5) (mg/kg)	SB-2 E (2-4) (mg/kg)	SB-4 N (0-0.5) (mg/kg)	SB-4 N (0.5-2) (mg/kg)	SB-4 N (2-4) (mg/kg)	SB-4 N (4-6) (mg/kg)
The Residential Direct Exposure SCTL of 0.1 mg/kg?		OK	EXCEEDS	EXCEEDS	OK	OK	OK	EXCEEDS	OK	OK	EXCEEDS
The Industrial Direct Exposure SCTL of 0.7 mg/kg?		OK	OK	EXCEEDS	OK	OK	OK	OK	OK	OK	EXCEEDS
No Alternative SCTL Given		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
No Site Specific Background Given		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Proposed Commercial Property
7248 SW 42nd Terrace
Miami, FL
Terracon Project No. 34247207

Benzo(a)pyrene Conversion Table

For Direct Exposure Soil Cleanup Target Levels

Instructions can be found below the table

Facility/Site Name:	Proposed Commercial Property
Site Location:	7248 SW 42nd Terrace, Miami, FL
Facility/Site ID No.:	

SCTL Type	Value	Units
Residential Direct Exposure SCTL	0.1	mg/kg
Industrial Direct Exposure SCTL	0.7	mg/kg
Alternative SCTL (Optional)		mg/kg
Site Specific Background (Optional)		mg/kg

TEF = Toxic Equivalency Factor

Contaminant Concentrations											
Soil Sample #	SB-4 S (0-0.5)	SB-4 S (0.5-2)	SB-4 S (2-4)	SB-4 S (4-6)	SB-4 E (0-0.5)	SB-4 E (0.5-2)	SB-4 E (2-4)	SB-4 E (4-6)	SB-4 W (0-0.5)	SB-4 W (0.5-2)	SB-4 W (0.5-2)
Sample Date	2/18/2025	2/18/2025	2/18/2025	2/18/2025	2/18/2025	2/18/2025	2/18/2025	2/18/2025	2/18/2025	2/18/2025	45706.52014
Sample Location:											
Depth (ft):	0-0.5	0.5-2'	2-4'	4-6'	0-0.5	0.5-2'	2-4'	4-6'	0-0.5	0.5-2'	0.5-2'
Contaminant	TEF	SB-4 S (0-0.5)	SB-4 S (0.5-2)	SB-4 S (2-4)	SB-4 S (4-6)	SB-4 E (0-0.5)	SB-4 E (0.5-2)	SB-4 E (2-4)	SB-4 E (4-6)	SB-4 W (0-0.5)	SB-4 W (0.5-2)
Benzo(a)pyrene	1.0	0.042	0.22	0.13	0.23	0.12	0.087	0.047	0.13	0.0455	0.11
Benzo(a)anthracene	0.1	0.034	0.18	0.027	0.2	0.12	0.087	0.071	0.12	0.086	0.11
Benzo(b)fluoranthene	0.1	0.065	0.35	0.18	0.41	0.19	0.14	0.05	0.18	0.098	0.11
Benzo(k)fluoranthene	0.01	0.031	0.12	0.055	0.15	0.081	0.06	0.05	0.055	0.0485	0.0495
Chrysene	0.001	0.056	0.28	0.091	0.33	0.16	0.099	0.025	0.11	0.059	0.086
Dibenz(a,h)anthracene	1.0	0.0041	0.0415	0.0465	0.0445	0.0042	0.0043	0.0435	0.0485	0.042	0.043
Indeno(1,2,3-cd)pyrene	0.1	0.019	0.096	0.046	0.044	0.035	0.021	0.043	0.048	0.0415	0.0425
Benzo(a)pyrene Equivalents											
Contaminant	TEF	SB-4 S (0-0.5)	SB-4 S (0.5-2)	SB-4 S (2-4)	SB-4 S (4-6)	SB-4 E (0-0.5)	SB-4 E (0.5-2)	SB-4 E (2-4)	SB-4 E (4-6)	SB-4 W (0-0.5)	SB-4 W (0.5-2)
Benzo(a)pyrene	1.0	0.0420	0.2200	0.1300	0.2300	0.1200	0.0870	0.0470	0.1300	0.0455	0.1100
Benzo(a)anthracene	0.1	0.0034	0.0180	0.0027	0.0200	0.0120	0.0087	0.0071	0.0120	0.0086	0.0110
Benzo(b)fluoranthene	0.1	0.0065	0.0350	0.0180	0.0410	0.0190	0.0140	0.0050	0.0180	0.0098	0.0110
Benzo(k)fluoranthene	0.01	0.0003	0.0012	0.0006	0.0015	0.0008	0.0006	0.0005	0.0006	0.0005	0.0005
Chrysene	0.001	0.0001	0.0003	0.0001	0.0003	0.0002	0.0001	0.0000	0.0001	0.0001	0.0001
Dibenz(a,h)anthracene	1.0	0.0041	0.0415	0.0465	0.0445	0.0042	0.0043	0.0435	0.0485	0.0420	0.0430
Indeno(1,2,3-cd)pyrene	0.1	0.0019	0.0096	0.0046	0.0044	0.0035	0.0021	0.0043	0.0048	0.0042	0.0043
Total Benzo(a)pyrene Equivalents											
		0.1	0.3	0.2	0.3	0.2	0.1	0.1	0.2	0.1	0.2
Comparisons to SCTLs											
Does This Sample Exceed:	SB-4 S (0-0.5)	SB-4 S (0.5-2)	SB-4 S (2-4)	SB-4 S (4-6)	SB-4 E (0-0.5)	SB-4 E (0.5-2)	SB-4 E (2-4)	SB-4 E (4-6)	SB-4 W (0-0.5)	SB-4 W (0.5-2)	SB-4 W (0.5-2)
The Residential Direct Exposure SCTL of 0.1 mg/kg?	OK	EXCEEDS	EXCEEDS	EXCEEDS	EXCEEDS	OK	OK	EXCEEDS	OK	OK	EXCEEDS
The Industrial Direct Exposure SCTL of 0.7 mg/kg?	OK	OK	OK	OK	OK	OK	OK	OK	OK	OK	OK
No Alternative SCTL Given	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
No Site Specific Background Given	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Proposed Commercial Property
7248 SW 42nd Terrace
Miami, FL
Terracon Project No. 34247207

Benzo(a)pyrene Conversion Table

For Direct Exposure Soil Cleanup Target Levels

Instructions can be found below the table

Facility/Site Name:	Proposed Commercial Property
Site Location:	7248 SW 42nd Terrace, Miami, FL
Facility/Site ID No.:	

SCTL Type	Value	Units
Residential Direct Exposure SCTL	0.1	mg/kg
Industrial Direct Exposure SCTL	0.7	mg/kg
Alternative SCTL (Optional)		mg/kg
Site Specific Background (Optional)		mg/kg

TEF = Toxic Equivalency Factor

Soil Sample #	SB-4 W (2-4)	SB-6 N (0-0.5)	SB-6 N (0.5-2)	SB-6 R (0-0.5)	SB-6 R (0.5-2)	SB-6 W (0-0.5)	SB-6 W (0.5-2)	SB-6 W (2-4)	SB-6 S (0-0.5)	SB-6 S (0.5-2)
Sample Date	2/18/2025	2/18/2025	2/18/2025	2/18/2025	2/18/2025	2/18/2025	2/18/2025	2/18/2025	2/18/2025	2/18/2025
Sample Location:										
Depth (ft):	2-4'	0-0.5	0.5-2'	0-0.5	0.5-2'	0-0.5	0.5-2'	2-4'	0-0.5	0.5-2'

Contaminant Concentrations										
Contaminant	TEF	SB-4 W (2-4) (mg/kg)	SB-6 N (0-0.5) (mg/kg)	SB-6 N (0.5-2) (mg/kg)	SB-6 R (0-0.5) (mg/kg)	SB-6 R (0.5-2) (mg/kg)	SB-6 W (0-0.5) (mg/kg)	SB-6 W (0.5-2) (mg/kg)	SB-6 W (2-4) (mg/kg)	SB-6 S (0.5-2) (mg/kg)
Benzo(a)pyrene	1.0	0.34	0.14	0.03	0.2	0.014	0.2	0.2	0.079	0.047
Benzo(a)anthracene	0.1	0.32	0.11	0.034	0.18	0.017	0.23	0.27	0.07	0.1
Benzo(b)fluoranthene	0.1	0.49	0.26	0.061	0.33	0.028	0.31	0.27	0.091	0.05
Benzo(k)fluoranthene	0.01	0.19	0.092	0.018	0.13	0.005	0.13	0.099	0.046	0.05
Chrysene	0.001	0.34	0.14	0.033	0.21	0.016	0.22	0.19	0.054	0.075
Dibenz(a,h)anthracene	1.0	0.047	0.0042	0.0043	0.041	0.00445	0.0405	0.0425	0.0085	0.0435
Indeno(1,2,3-cd)pyrene	0.1	0.13	0.069	0.014	0.12	0.0044	0.15	0.11	0.051	0.043

Benzo(a)pyrene Equivalents										
Contaminant	TEF	SB-4 W (2-4) (mg/kg)	SB-6 N (0-0.5) (mg/kg)	SB-6 N (0.5-2) (mg/kg)	SB-6 R (0-0.5) (mg/kg)	SB-6 R (0.5-2) (mg/kg)	SB-6 W (0-0.5) (mg/kg)	SB-6 W (0.5-2) (mg/kg)	SB-6 W (2-4) (mg/kg)	SB-6 S (0.5-2) (mg/kg)
Benzo(a)pyrene	1.0	0.3400	0.1400	0.0300	0.2000	0.0140	0.2000	0.2000	0.0790	0.0470
Benzo(a)anthracene	0.1	0.0320	0.0110	0.0034	0.0180	0.0017	0.0230	0.0270	0.0070	0.0100
Benzo(b)fluoranthene	0.1	0.0490	0.0260	0.0061	0.0330	0.0028	0.0310	0.0270	0.0091	0.0050
Benzo(k)fluoranthene	0.01	0.0019	0.0009	0.0002	0.0013	0.0001	0.0013	0.0010	0.0005	0.0005
Chrysene	0.001	0.0003	0.0001	0.0000	0.0002	0.0000	0.0002	0.0002	0.0001	0.0001
Dibenz(a,h)anthracene	1.0	0.0470	0.0042	0.0043	0.0410	0.0045	0.0405	0.0425	0.0085	0.0435
Indeno(1,2,3-cd)pyrene	0.1	0.0130	0.0069	0.0014	0.0120	0.0004	0.0150	0.0110	0.0051	0.0043

Total Equivalents										
Total Benzo(a)pyrene Equivalents		0.5	0.2	0.0	0.3	0.0	0.3	0.3	0.1	0.1

Comparisons to SCTLs										
Does This Sample Exceed:	SB-4 W (2-4) (mg/kg)	SB-6 N (0-0.5) (mg/kg)	SB-6 N (0.5-2) (mg/kg)	SB-6 R (0-0.5) (mg/kg)	SB-6 R (0.5-2) (mg/kg)	SB-6 W (0-0.5) (mg/kg)	SB-6 W (0.5-2) (mg/kg)	SB-6 W (2-4) (mg/kg)	SB-6 S (0-0.5) (mg/kg)	SB-6 S (0.5-2) (mg/kg)
The Residential Direct Exposure SCTL of 0.1 mg/kg?	EXCEEDS	EXCEEDS	OK	EXCEEDS	OK	EXCEEDS	EXCEEDS	OK	EXCEEDS	OK
The Industrial Direct Exposure SCTL of 0.7 mg/kg?	OK	OK	OK	OK	OK	OK	OK	OK	EXCEEDS	OK
No Alternative SCTL Given	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
No Site Specific Background Given	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Table 3 - Groundwater Analytical Results
Proposed Commercial Property
Miami, FL
Terracon Project No. 34247207

Sample ID	Miami Dade County Chapter 24 Groundwater Cleanup Target Levels	Miami Dade County Chapter 24 Natural Attenuation Default Source Concentrations	TMW-6R	TMW-8	TMW-9	TMW-9D	TMW-10	TMW-11	TMW-11D
Sample Collection Date			02/19/2025	02/19/2025	02/19/2025	02/17/2025	02/24/2025	02/19/2025	02/18/2025
Metals by EPA Method 6010/7470									
Aluminum	200	2,000	NS	97.0 I	30.7 U	50.3 I	36.1 I	30.7 U	37.2 I
Antimony	6	60	NS	5.5 U	5.5 U	5.5 U	5.5 U	5.5 U	5.5 U
Arsenic	10	100	3.4 U	3.4 U	3.4 U	3.4 U	3.4 U	3.4 U	3.4 U
Beryllium	4	40	NS	0.17 U	0.17 U	0.17 U	0.17 U	0.17 U	0.17 U
Cadmium	5	50	NS	0.33 U	0.33 U	0.33 U	0.33 U	0.33 U	0.33 U
Chromium	100	1,000	NS	1.9 I	1.7 U	1.7 U	1.7 U	1.7 U	1.7 U
Copper	1,000	10,000	NS	2.6 U	2.6 U	2.6 U	2.6 U	3.7 I	2.6 U
Iron	300	3,000	NS	25.0 U	89.4	564	3950	138	1480
Lead	15	150	NS	2.1 U	2.1 U	2.1 U	2.1 U	2.1 U	2.1 U
Nickel	100	1,000	NS	1.5 I	1.0 U	1.4 I	1.0 U	1.0 U	1.7 I
Selenium	50	500	NS	3.9 U	3.9 U	3.9 U	3.9 U	3.9 U	3.9 U
Silver	100	1,000	NS	1.0 U	1.0 U	1.0 U	1.0 U	1.0 U	1.0 U
Thallium	2	20	NS	2.9 U	2.9 U	2.9 U	2.9 U	2.9 U	2.9 U
Zinc	5,000	50,000	NS	11.0 U	11.0 U	11.0 U	11.0 U	16.4 I	11.0 U
Mercury	2	20	NS	0.14 U	0.14 U	0.14 U	0.14 U	0.14 U	0.14 U
Organochlorine Pesticides by EPA Method 8081									
4,4'-DDD	0.1	10	NS	0.0025 U	0.0025 U	0.0026 U	0.0025 U	0.0025 U	0.0025 U
4,4'-DDE	0.1	10	NS	0.0047 U	0.0047 U	0.0048 U	0.0047 U	0.0047 U	0.0047 U
4,4'-DDT	0.1	10	NS	0.0048 U	0.0048 U	0.0049 U	0.0048 U	0.0048 U	0.0048 U
Aldrin	0.002	0.2	NS	0.0087 U	0.0087 U	0.0088 U	0.0086 U	0.0087 U	0.0087 U
Chlordane (Technical)	2	200	NS	0.23 U	0.23 U	0.23 U	0.23 U	0.23 U	0.23 U
Dieldrin	0.002	0.2	NS	0.0019 U	0.0019 U	0.0019 U	0.0019 U	0.0019 U	0.0019 U
Endosulfan I			NS	0.0048 U	0.0048 U	0.0049 U	0.0048 U	0.0048 U	0.0048 U
Endosulfan II			NS	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U	0.0038 U
Endosulfan sulfate			NS	0.0025 U	0.0025 U	0.0026 U	0.0025 U	0.0025 U	0.0025 U
Endrin	2	20	NS	0.0041 U	0.0040 U	0.0041 U	0.0040 U	0.0041 U	0.0041 U
Endrin aldehyde			NS	0.0034 U	0.0034 U	0.0034 U	0.0034 U	0.0034 U	0.0034 U
Endrin ketone			NS	0.0047 U	0.0047 U	0.0048 U	0.0047 U	0.0047 U	0.0047 U
Heptachlor	0.4	40	NS	0.0058 U	0.0058 U	0.0058 U	0.0058 U	0.0058 U	0.0058 U
Heptachlor epoxide	0.2	20	NS	0.0027 U	0.0027 U	0.0028 U	0.0027 U	0.0027 U	0.0027 U
Methoxychlor	40	400	NS	0.0040 U	0.0040 U	0.0040 U	0.0039 U	0.0040 U	0.0040 U
Toxaphene	3	300	NS	0.24 U	0.24 U	0.24 U	0.23 U	0.24 U	0.24 U
alpha-BHC	0.006	0.6	NS	0.0020 U	0.0020 U	0.0020 U	0.0020 U	0.0020 U	0.0020 U
beta-BHC	0.02	2	NS	0.019 U	0.019 U	0.019 U	0.019 U	0.019 U	0.019 U
delta-BHC	2.1	21	NS	0.0093 U	0.0093 U	0.0094 U	0.0093 U	0.0093 U	0.0093 U
gamma-BHC (Lindane)	0.2	20	NS	0.0050 U	0.0050 U	0.0051 U	0.0050 U	0.0050 U	0.0050 U
Volatile Organic Compounds by EPA Method 8260									
1,1,1,2-Tetrachloroethane	1.3	130	NS	0.32 U	0.32 U	0.32 U	0.32 U	0.32 U	0.32 U
1,1,1-Trichloroethane	200	2,000	NS	0.30 U	0.30 U	0.30 U	0.30 U	0.30 U	0.30 U
1,1,2,2-Tetrachloroethane	0.2	20	NS	0.59 U	0.59 U	0.59 U	0.59 U	0.59 U	0.59 U
1,1,2-Trichloroethane	5	500	NS	0.30 U	0.30 U	0.30 U	0.30 U	0.30 U	0.30 U
1,1-Dichloroethane	70	700	NS	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U
1,1-Dichloroethene	7	70	NS	0.59 U	0.59 U	0.59 U	0.59 U	0.59 U	0.59 U
1,1-Dichloropropene			NS	0.66 U	0.66 U	0.66 U	0.66 U	0.66 U	0.66 U
1,2,3-Trichlorobenzene	70	700	NS	1.1 U	1.1 U	1.1 U	1.1 U	1.1 U	1.1 U
1,2,3-Trichloropropane	0.02	2	NS	0.53 U	0.53 U	0.53 U	0.53 U	0.53 U	0.53 U
1,2,3-Trimethylbenzene	10	100	NS	0.51 U	0.51 U	0.51 U	0.51 U	0.51 U	0.51 U
1,2,4-Trichlorobenzene	70	700	NS	0.76 U	0.76 U	0.76 U	0.76 U	0.76 U	0.76 U
1,2,4-Trimethylbenzene	10	100	NS	0.24 U	0.24 U	0.24 U	0.24 U	0.24 U	0.24 U
1,2-Dichlorobenzene	600	6,000	NS	0.60 U	0.60 U	0.60 U	0.60 U	0.60 U	0.60 U
1,2-Dichloroethane	3	300	NS	0.27 U	0.27 U	0.27 U	0.27 U	0.27 U	0.27 U
1,2-Dichloropropane	5	500	NS	0.23 U	0.23 U	0.23 U	0.23 U	0.23 U	0.23 U
1,3,5-Trimethylbenzene	10	100	NS	0.24 U	0.24 U	0.24 U	0.24 U	0.24 U	0.24 U
1,3-Dichlorobenzene	210	2,100	NS	0.33 U	0.33 U	0.33 U	0.33 U	0.33 U	0.33 U
1,3-Dichloropropane	0.4		NS	0.26 U	0.26 U	0.26 U	0.26 U	0.26 U	0.26 U
1,4-Dichlorobenzene	75	7,500	NS	0.28 U	0.28 U	0.28 U	0.28 U	0.28 U	0.28 U
2,2-Dichloropropane			NS	0.59 U	0.59 U	0.59 U	0.59 U	0.59 U	0.59 U
2-Butanone (MEK)	4,200	42,000	NS	6.7 U	6.7 U	6.7 U	6.7 U	6.7 U	6.7 U
2-Chloroethylvinyl ether			NS	6.1 U	6.1 U	6.1 U	6.1 U	6.1 U	6.1 U
2-Chlorotoluene	140	1,400	NS	0.28 U	0.28 U	0.28 U	0.28 U	0.28 U	0.28 U
2-Hexanone	280	2,800	NS	6.6 U	6.6 U	6.6 U	6.6 U	6.6 U	6.6 U
4-Chlorotoluene	140	1,400	NS	0.22 U	0.22 U	0.22 U	0.22 U	0.22 U	0.22 U
4-Methyl-2-pentanone (MIBK)	560	5,600	NS	7.5 U	7.5 U	7.5 U	7.5 U	7.5 U	7.5 U
Acetone	6,300	63,000	NS	8.7 U	8.7 U	8.7 U	8.7 U	8.7 U	8.7 U
Acetonitrile	42		NS	12.2 U	12.2 U	12.2 U	12.2 U	12.2 U	12.2 U
Benzene	1	100	NS	0.30 U	0.30 U	0.30 U	0.30 U	0.30 U	0.30 U
Bromobenzene			NS	0.21 U	0.21 U	0.21 U	0.21 U	0.21 U	0.21 U
Bromochloromethane	91	910	NS	0.37 U	0.37 U	0.37 U	0.37 U	0.37 U	0.37 U
Bromodichloromethane	0.6	60	NS	0.19 U	0.19 U	0.19 U	0.19 U	0.19 U	0.19 U
Bromoform	4.4	440	NS	0.48 U	0.48 U	0.48 U	0.48 U	0.48 U	0.48 U
Bromomethane	9.8	98	NS	3.9 U	3.9 U	3.9 U	3.9 U	3.9 U	3.9 U
Carbon disulfide	700	7,000	NS	1.8 U	1.8 U	1.8 U	1.8 U	1.8 U	1.8 U
Carbon tetrachloride	3	300	NS	0.44 U	0.44 U	0.44 U	0.44 U	0.44 U	0.44 U
Chlorobenzene	100	1,000	NS	0.35 U	0.35 U	0.35 U	0.35 U	0.35 U	0.35 U
Chloroethane	12	1,200	NS	3.7 U	3.7 U	3.7 U	3.7 U	3.7 U	3.7 U
Chloroform	70	700	NS	0.56 U	0.56 U	0.56 U	0.56 U	0.56 U	0.56 U
Chloromethane	2.7	270	NS	0.43 U	0.43 U	0.43 U	0.43 U	0.43 U	0.43 U
Dibromochloromethane	0.4	40	NS	0.45 U	0.45 U	0.45 U	0.45 U	0.45 U	0.45 U
Dibromomethane	70		NS	0.68 U	0.68 U	0.68 U	0.68 U	0.68 U	0.68 U
Dichlorodifluoromethane	1,400	14,000	NS	0.80 U	0.80 U	0.80 U	0.80 U	0.80 U	0.80 U
Ethylbenzene	30	300	NS	0.30 U	0.30 U	0.30 U	0.30 U	0.30 U	0.30 U
Iodomethane			NS	3.6 U	3.6 U	3.6 U	3.6 U	3.6 U	3.6 U
Isopropylbenzene (Cumene)	0.8	8	NS	0.30 U	0.30 U	0.30 U	0.30 U	0.30 U	0.30 U
Methyl-tert-butyl ether	20	200	NS	1.2 U	1.2 U	1.2 U	1.2 U	1.2 U	1.2 U
Methylene Chloride	5	500	NS	1.7 U	1.7 U	1.7 U	1.7 U	1.7 U	1.7 U
Styrene	100	1,000	NS	0.26 U	0.26 U	0.26 U	0.26 U	0.26 U	0.26 U
Tetrachloroethene	3	300	NS	0.38 U	0.38 U	0.38 U	0.38 U	0.38 U	0.38 U
Toluene	40	400	NS	0.33 U	0.33 U	0.33 U	0.33 U	0.33 U	0.33 U
Trichloroethene	3	300	NS	0.36 U	0.36 U	0.36 U	0.36 U	0.36 U	0.36 U
Trichlorofluoromethane	2,100	21,000	NS	0.72 U	0.72 U	0.72 U	0.72 U	0.72 U	0.72 U
Vinyl acetate	88	880	NS	1.8 U	1.8 U	1.8 U	1.8 U	1.8 U	1.8 U
Vinyl chloride	1	100	NS	0.39 U	0.39 U	0.39 U	0.39 U	0.39 U	0.39 U
Xylene (Total)	20	200	NS	2.1 U	2.1 U	2.1 U	2.1 U	2.1 U	2.1 U
cis-1,2-Dichloroethene	70	700	NS	0.27 U	0.27 U	0.27 U	0.27 U	0.27 U	0.27 U
cis-1,3-Dichloropropene	0.4	40	NS	0.17 U	0.17 U	0.17 U	0.17 U	0.17 U	0.17 U
m,p-Xylene			NS	0.75 U	0.75 U	0.75 U	0.75 U	0.75 U	0.75 U
n-Butylbenzene			NS	0.44 U	0.44 U	0.44 U	0.44 U	0.44 U	0.44 U
n-Propylbenzene			NS	0.37 U	0.37 U	0.37 U	0.37 U	0.37 U	0.37 U
o-Xylene			NS	0.57 U	0.57 U	0.57 U	0.57 U	0.57 U	0.57 U
p-Isopropyltoluene			NS	3.8 U	3.8 U	3.8 U	4.2 I	3.8 U	3.8 U
sec-Butylbenzene	280	2,800	NS	0.43 U	0.43 U	0.43 U	0.43 U	0.43 U	0.43 U
tert-Butylbenzene			NS	0.26 U	0.26 U	0.26 U	0.26 U	0.26 U	0.26 U
trans-1,2-Dichloroethene	100	1,000	NS	0.23 U	0.23 U	0.23 U	0.23 U	0.23 U	0.23 U
trans-1,3-Dichloropropene	0.4	40	NS	0.37 U	0.37 U	0.37 U	0.37 U	0.37 U	0.37 U

Table 3 - Groundwater Analytical Results
Proposed Commercial Property
Miami, FL
Terracon Project No. 34247207

Sample ID	Miami Dade County Chapter 24 Groundwater Cleanup Target Levels	Miami Dade County Chapter 24 Natural Attenuation Default Source Concentrations	TMW-6R	TMW-8	TMW-9	TMW-9D	TMW-10	TMW-11	TMW-11D
Sample Collection Date			02/19/2025	02/19/2025	02/19/2025	02/17/2025	02/24/2025	02/19/2025	02/18/2025
Polynuclear Aromatic Hydrocarbons by EPA Method 8270									
1-Methylnaphthalene	28	280	NS	0,038 U	0,037 U	0,039 U	0,042 U	0,037 U	0,036 U
2-Methylnaphthalene	28	280	NS	0,066 U	0,065 U	0,068 U	0,074 U	0,065 U	0,064 U
Acenaphthene	20	200	NS	0,018 U	0,018 U	0,019 U	0,41 I	0,018 U	0,018 U
Acenaphthylene	210	2,100	NS	0,030 U	0,029 U	0,031 U	0,034 U	0,029 U	0,029 U
Anthracene	2,100	21,000	NS	0,019 U	0,019 U	0,020 U	0,022 U	0,019 U	0,019 U
Benzo(a)anthracene	0,05	5	NS	0,019 U	0,019 U	0,020 U	0,022 U	0,019 U	0,019 U
Benzo(a)pyrene	0,2	20	NS	0,020 U	0,020 U	0,021 U	0,023 U	0,020 U	0,020 U
Benzo(b)fluoranthene	0,05	5	NS	0,026 U	0,026 U	0,027 U	0,029 U	0,026 U	0,025 U
Benzo(g,h,i)perylene	210	2,100	NS	0,022 U	0,022 U	0,023 U	0,025 U	0,022 U	0,022 U
Benzo(k)fluoranthene	0,5	50	NS	0,023 U	0,023 U	0,024 U	0,026 U	0,023 U	0,022 U
Chrysene	4,8	480	NS	0,025 U	0,025 U	0,026 U	0,028 U	0,025 U	0,024 U
Dibenz(a,h)anthracene	0,005	0,5	NS	0,024 U	0,024 U	0,025 U	0,027 U	0,024 U	0,023 U
Fluoranthene	280	2,800	NS	0,018 U	0,044 I	0,018 U	0,050 I	0,12 I	0,017 U
Fluorene	280	2,800	NS	0,017 U	0,016 U	0,017 U	0,22 I	0,016 U	0,016 U
Indeno(1,2,3-cd)pyrene	0,05	5	NS	0,023 U	0,023 U	0,024 U	0,026 U	0,023 U	0,022 U
Naphthalene	14	140	NS	0,28 U	0,27 U	0,29 U	0,31 U	0,28 U	0,27 U
Phenanthrene	210	2,100	NS	0,018 U	0,070 I	0,019 U	0,034 I	0,033 I	0,018 U
Pyrene	210	2,100	NS	0,031 U	0,032 I	0,032 U	0,048 I	0,091 I	0,030 U
Total Recoverable Petroleum Hydrocarbons by FL-PRO Method									
Petroleum Range Organics	5,000	50,000	NS	760 U	740 U	730 U	800 U	770 U	780 U

Notes:

All units are reported in micrograms per liter (ug/L).

BOLDED CONCENTRATION exceeds its Groundwater Cleanup Target Level (GCTL).

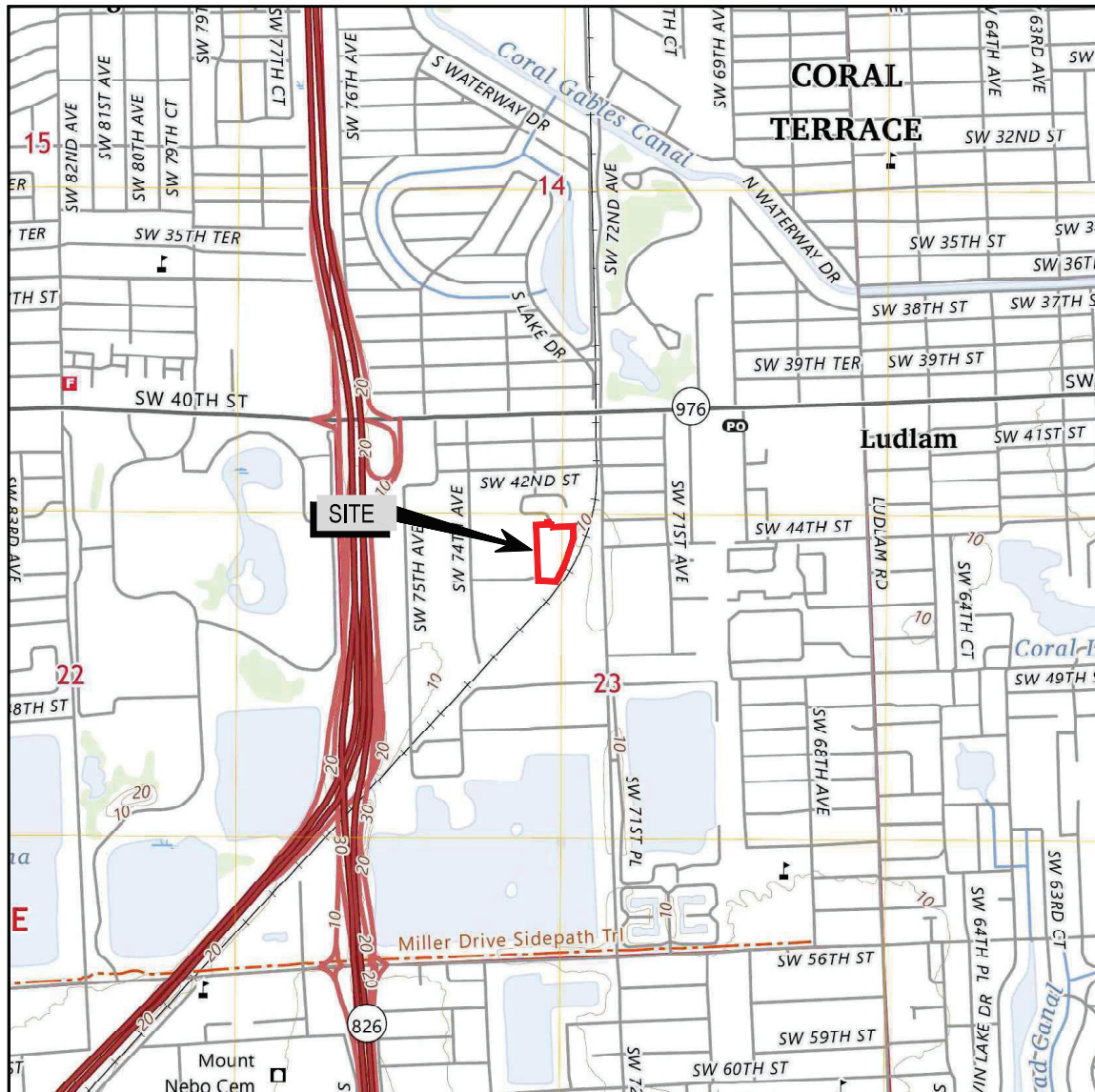
BOLDED ITALICIZED CONCENTRATION exceeds its Natural Attenuation Default Concentration.

"U" flag indicates concentration was below the method detection limit (MDL).

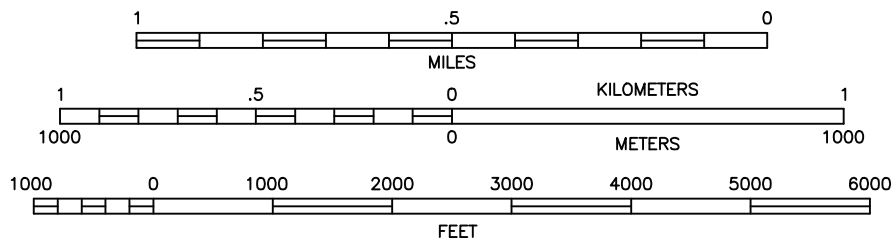
"I" flag indicates concentration was between the MDL and practical quantitation limit (POL).

NS - Not sampled.

UNITED STATES – DEPARTMENT OF THE INTERIOR – GEOLOGICAL SURVEY



SCALE 1:24 000



CONTOUR INTERVAL 10 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

QUADRANGLE
SOUTH MIAMI, FLORIDA
2024

7.5-MINUTE SERIES (TOPOGRAPHIC)
SECTION 23, TOWNSHIP 54 SOUTH, RANGE 40 EAST

Project Mngr:	FF
Drawn By:	CF
Checked By:	EC
Approved By:	DN
Project No.	34247207
Scale:	AS SHOWN
File No.	34247207
Date:	03/12/25



TOPOGRAPHIC VICINITY MAP

PROPOSED COMMERCIAL FACILITY
7248 SOUTHWEST 42ND TERRACE
MIAMI, MIAMI-DADE COUNTY, FLORIDA

EXHIBIT

1

MDC079

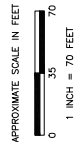


MDC080

LEGEND



APPROXIMATE SUBJECT PROPERTY BOUNDARY



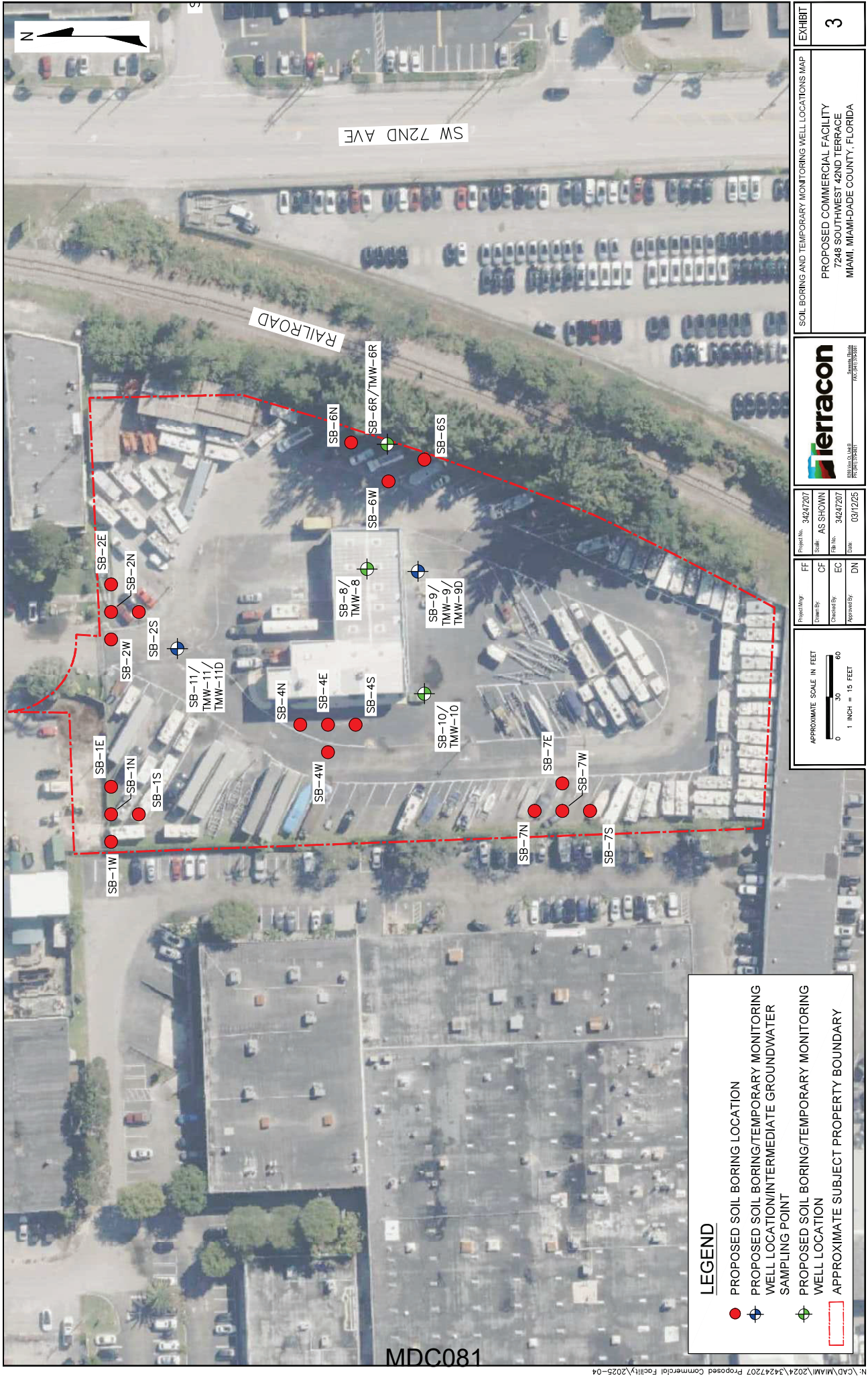
Project No.	34247207
Scale	AS SHOWN
File No.	34247207
Date	03/12/25
Prepared By	FF
Checked By	CF
Approved By	EC
Drawn By	DN



SITE DIAGRAM

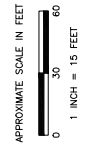
PROPOSED COMMERCIAL FACILITY
7248 SOUTHWEST 42ND TERRACE
MIAMI, MIAMI-DADE COUNTY, FLORIDA

EXHIBIT
2



LEGEND

- PROPOSED SOIL BORING LOCATION
- PROPOSED SOIL BORING/TEMPORARY MONITORING WELL LOCATION/INTERMEDIATE GROUNDWATER SAMPLING POINT
- PROPOSED SOIL BORING/TEMPORARY MONITORING WELL LOCATION
- APPROXIMATE SUBJECT PROPERTY BOUNDARY

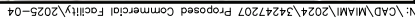


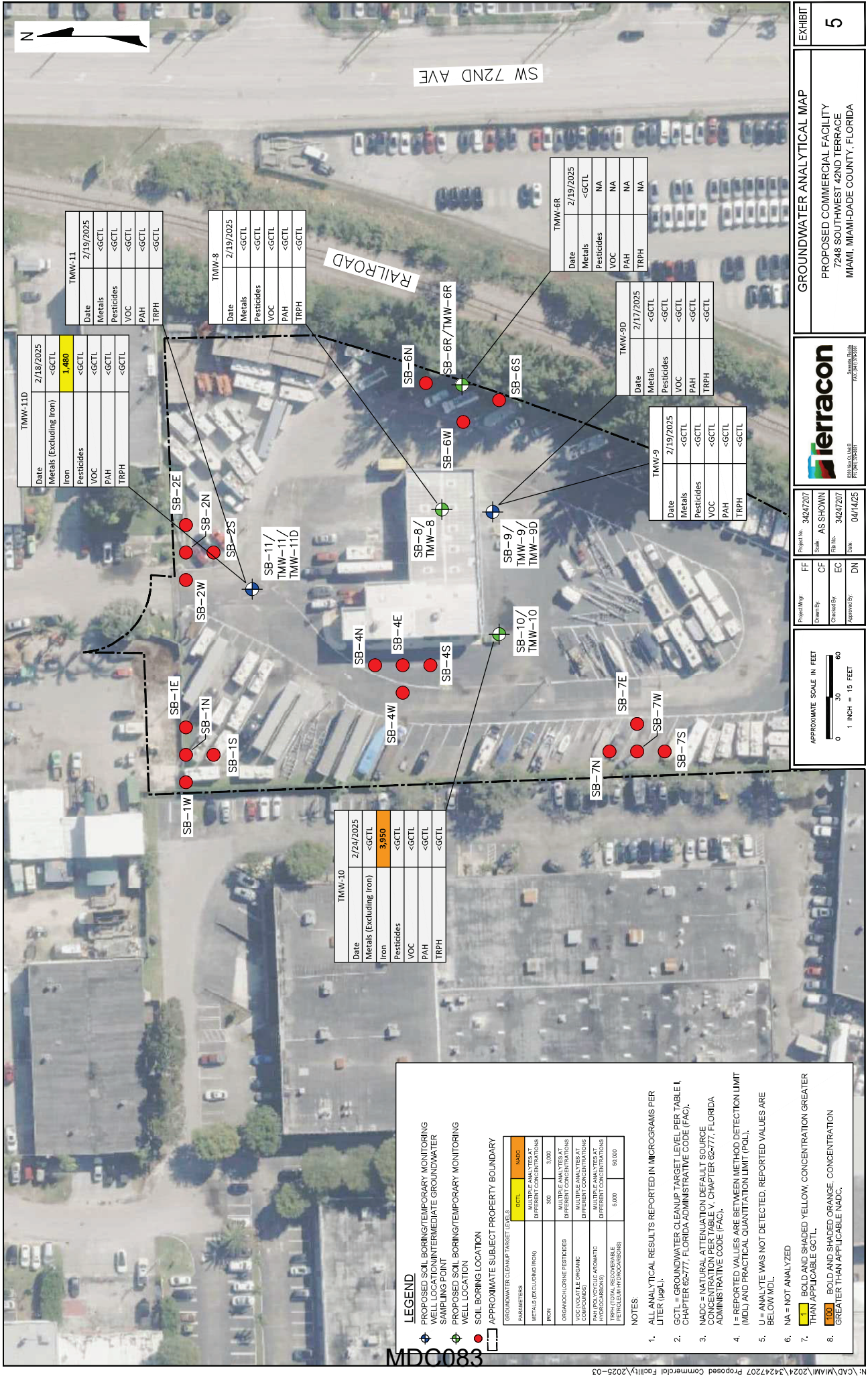
Project No.	34247207
Scale	AS SHOWN
File No.	34247207
Date	03/12/25
Prepared By	DN
Checked By	EC
Drawn By	CF
FF	

Terracon
3281 Van O'Neil Blvd
P.O. Box 173587
Miami, FL 33173-5881
Phone: (305) 375-8881
Fax: (305) 375-8881

SOIL BORING AND TEMPORARY MONITORING WELL LOCATIONS MAP	EXHIBIT
PROPOSED COMMERCIAL FACILITY 7248 SOUTHWEST 42ND TERRACE MIAMI, MIAMI-DADE COUNTY, FLORIDA	3

MDC081





3261 Mac O'Neil Dr
P.O. Box 173587
Miami, FL 33116-3587
Phone: 305.441.1581
Fax: 305.441.1582

Project No. 34247207
Scale: AS SHOWN
Drawn By: 34247207
Checked By: 34247207
Approved By: 04/14/25

Project No. 34247207
Scale: AS SHOWN
Drawn By: 34247207
Checked By: 34247207
Approved By: 04/14/25

Project No. 34247207
Scale: AS SHOWN
Drawn By: 34247207
Checked By: 34247207
Approved By: 04/14/25

GROUNDWATER ANALYTICAL MAP

PROPOSED COMMERCIAL FACILITY
7248 SOUTHWEST 42ND TERRACE
MIAMI, MIAMI-DADE COUNTY, FLORIDA

EXHIBIT 5

EXHIBITS

Disclosure of Interest

This form or a facsimile must be filed by all applicants having an ownership interest in any real property covered by an application to amend the Land Use Plan map. Submit this form with your application. Attach additional sheets where necessary.

1. APPLICANT (S) NAME AND ADDRESS:

APPLICANT A: AF R. Estate, LLC - 4960 SW 72nd Ave, Unit 201, Miami, FL 33155

APPLICANT B:

APPLICANT C:

APPLICANT D:

APPLICANT E:

APPLICANT F:

APPLICANT G:

Use the above alphabetical designation for applicants in completing Sections 2 and 3, below.

- 2. PROPERTY DESCRIPTION:** Provide the following information for all properties in the application area and indicate those properties in which the applicant has an interest. Complete information must be provided for each parcel.

APPLICANT	OWNER OF RECORD	FOLIO NUMBER	SIZE IN ACRES
A	AF R. Estate, LLC	30-4023-021-0011	3.19 acres

- 3. For each applicant, check the appropriate column to indicate the NATURE OF THE APPLICANT'S INTEREST in the property identified in Section 2 above.**

APPLICANT	OWNER	LESSEE	CONTRACT PURCHASE	FOR OTHER(Attach Explanation)
A	YES			

4. DISCLOSURE OF APPLICANT'S INTEREST: Complete all appropriate sections and indicate N/A for each section that is not applicable.

- a.** If the applicant is an **INDIVIDUAL** (natural person) list the applicant and all other individual owners below and the percentage of interest held by each.

<u>INDIVIDUAL'S NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>
N/A	

- b.** If the applicant is a **CORPORATION**, list the corporation's name, the name and address of the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders, consist of another corporation (s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.]

CORPORATION NAME: N/A

<u>NAME, ADDRESS, AND OFFICE (if applicable)</u>	<u>PERCENTAGE OF STOCK</u>
N/A	

- c.** If the applicant is a **TRUSTEE**, list the trustee's name, the name and address of the beneficiaries of the trust, and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), partnership(s), or other similar entities, further disclosure shall be required which discloses the identity of the individual (s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUSTEES NAME: _____

<u>BENEFICIARY'S NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>
N/A	

- d. If the applicant is a **PARTNERSHIP or LIMITED PARTNERSHIP**, list the name of the partnership, the name and address of the principals of the partnership, including general and limited partners and the percentage of interest held by each partner. [Note: where the partner (s) consist of another partnership(s), corporation (s) trust (s) or other similar entities, further disclosure shall be required which discloses the identity of the individual (s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP NAME: AF R. Estate, LLC

<u>NAME AND ADDRESS OF PARTNERS</u>		<u>PERCENTAGE OF INTEREST</u>
A. Jose Manuel Armas Jr. 2019 Irrevocable Trust 4960 SW 72 nd Ave, Ste. 201, Miami, FL 33155		33 1/3%
B. Carolina Armas Bustamante 2019 Irrevocable Trust 4960 SW 72 nd Ave, Ste. 201, Miami, FL 33155		33 1/3%
C. Anthony Alexander Armas 2019 Irrevocable Trust 4960 SW 72 nd Ave, Ste. 201, Miami, FL 33155		33 1/3%
<u>BENEFICIARIES OF THE ABOVE TRUSTS</u>		<u>PERCENTAGE OF INTEREST</u>
A. Jose Manuel Armas Jr. 4960 SW 72 nd Ave, Ste. 201, Miami, FL 33155		100%
B. Carolina Armas Bustamante 4960 SW 72 nd Ave, Ste. 201, Miami, FL 33155		100%
C. Anthony Alexander Armas 4960 SW 72 nd Ave, Ste. 201, Miami, FL 33155		100%

- e. If the applicant is party to a **CONTRACT FOR PURCHASE**, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: where the principal officers, stockholders, beneficiaries, or partners consist of another corporation, trust, partnership, or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

<u>NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>
N/A	

Date of Contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers if a corporation, partnership, or trust.

5. DISCLOSURE OF OWNER'S INTEREST: Complete only if an entity other than the applicant is the owner of record as shown on 2.a., above.

- a. If the owner is an **INDIVIDUAL** (natural person) list the applicant and all other individual owners below and the percentage of interest held by each.

INDIVIDUAL'S NAME AND ADDRESS

PERCENTAGE OF
INTEREST

N/A

- b. If the owner is a **CORPORATION**, list the corporation's name, the name and address of the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders consist of another corporation(s), trustee(s) partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.]

CORPORATION NAME: See Disclosure of Applicant's Interest

NAME, ADDRESS, AND OFFICE (if applicable)

PERCENTAGE OF
STOCK

N/A

-
-
- c. If the owner is a **TRUSTEE**, and list the trustee's name, the name and address of the beneficiaries of the trust and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUSTEE'S NAME: _____

<u>BENEFICIARY'S NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>
N/A	

- d. If the owner is a **PARTNERSHIP or LIMITED PARTNERSHIP**, list the name of the partnership, the name and address of the principals of the partnership, including general and limited partners, and the percentage of interest held by each. [Note: where the partner(s) consist of another partnership(s), corporation(s) trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP NAME: _____

<u>NAME AND ADDRESS OF PARTNERS</u>	<u>PERCENTAGE OF OWNERSHIP</u>
N/A	

- e. If the owner is party to a **CONTRACT FOR PURCHASE**, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers,

[illegible]

Date of Contract:

ENTITIES REGULARLY TRADED ON AN ESTABLISHED SECURITIES, PENSION FUNDS OR PENSION TRUSTS OF MORE THAN FIVE THOUSAND (5,000) OWNERSHIP INTERESTS

Disclosure shall not be required of any entity, the equity interest in which are regularly traded on an established securities market in the United States or other country; or pension funds or pension trusts of more than five thousand (5,000) ownership interests; any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests including all interests at each level of ownership, and no one pension or entity holds more than a total of five (5) percent of the ownership interest in the partnership, corporation or trust; or of any entity, the ownership interest of which are held in a partnership, corporation or trust consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and behalf.

Applicant's Signature and Printed Name
(Complete one signature page per applicant)

Signature _____

Printed Name Anthony Alexander Armas

State of Florida
County of Miami-Dade

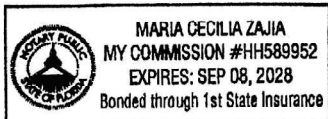
Sworn to (or affirmed) and subscribed before me by means of *(how the individual appeared check one): (how the individual appeared check one):*

☒ physical presence ☐ online notarization this 5 day of August, 2026.
(date) (month)(year)

by Anthony Alexander Armas
(name of individual swearing or affirming)

as Manager for AF R. ESTATE, LLC
(type of authority, e.g., Officer, Attorney-in Fact)(Name of party on behalf of whom executed)

Individual identified by: ☒ personal knowledge ☐ satisfactory evidence _____
(type)



(affix Florida Notary Seal above)

Maria Cecilia Zajia
(Signature of Notary Public)

Maria Cecilia Zajia
(typed, printed, or stamped name of Notary Public)

My Commission Expires: September, 08 2028

Proposed Brownfield Parcel
Folio: 3040230210011
Miami-Dade County, Florida

MAP ID	FOLIO	PARCEL SIZE	
		SQ. FT.	ACRES
1	30-4023-021-0011	138,971	3.19



BROWNFIELD APPLICATION SITE



0 87.5 175 350
Feet



Department of Regulatory and Economic Resources (RER)
Planning Research and Economic Analysis Section
August 2026