

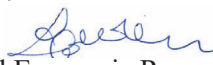
Memorandum



Date: November 4, 2025

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

Agenda Item No. 5(C)

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

Resolution No. R-1052-25

Subject: Designation of land at, near, or in the vicinity of N.W. 21st Street and N.W. 119th Court,
Sweetwater, FL 33172 as a Brownfield Area

Executive Summary

The purpose of this item is to designate the land located at, near, or in the vicinity of N.W. 21st Street and N.W. 119th Court, Sweetwater, FL 33172 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 lessee who controls the property, Costco Wholesale Corporation ("the Applicant") is applying for the brownfield area designation due to the presence of actual soil and groundwater contamination on the Subject Property, as defined below, likely resulting from its previous use related to solid waste. A brownfield area designation will allow the Applicant 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 Section 376.80 (2)(c), Florida Statutes. Therefore, the attached application and supporting material is being submitted by the Applicant for consideration of approval.

Recommendation

It is recommended that the Board of County Commissioners ("Board") designate the land located at, near, or in the vicinity of N.W. 21st Street and N.W. 119th Court, Sweetwater, FL 33172 and further specified in Exhibit 2 to the resolution, as a brownfield area.

According to the application, Costco proposes to redevelop and rehabilitate the property located at, near, or in the vicinity of N.W. 21st Street and N.W. 119th Court, Sweetwater, FL 33172 further identified by Folio numbers 25-3936-000-00010, 25-3936-000-0027, 25-3936-000-0018 and 25-3936-000-0026 (together, the "Subject Property"). The project proposes to develop/construct a 158,588 square feet membership warehouse with an ancillary fueling facility.

The developer is projecting a total investment of approximately \$118 million and the creation of 350 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 (RER). 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, near or in the vicinity of N.W. 21st Street and N.W. 119th Court, Sweetwater, FL 33172 in Commission District 12, represented by Juan Carlos Bermudez. The proposed

area is identified by folio numbers 25-3936-000-0010, 25-3936-000-0027, 25-3936-000-0018, and 25-3936-000-0026. As explained in Attachment A to this memorandum, although the Subject Property is within the boundaries of the City of Sweetwater, the Subject Property is located within an Area of Countywide Significance as to which the County has regulatory jurisdiction.

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.

The Applicant 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 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. The Property is currently undergoing assessment under process numbers SW-1576, SW-1574, SW-1577, and SW-1578. The contamination on the Property, along with the costs and obstacles associated with remediating it, have significantly complicated redevelopment of the Property.

The Applicant proposes to develop 20 acres of land to construct a 158,588 square feet membership warehouse and ancillary fueling facility.

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 the Applicant 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.”

The Applicant satisfies Section 376.80(2)(c)(1) because it leases the Property that the Applicant is requesting be designated as a Brownfield and has agreed to rehabilitate and redevelop the Property.

(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.”

With approximately 158,588 square feet of membership warehouse use, the Project is anticipated to create more than 5 permanent, full-time jobs at the Property that are 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, well in excess of the statutory requirements enumerated above. (This number does not include the temporary construction jobs generated over the development period, which are expected to be significant in and of themselves).

In addition, the rehabilitation of the Property and development of the Project will result in the payment of significant payroll taxes and salaries, thereby benefitting the local economy and increasing the economic productivity of the area.

(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.”

As explained in Attachment A to this memorandum, the Project is generally consistent with the County’s Comprehensive Development Master Plan and is a permissible use under chapter 33 (the Zoning Code) of the Code of Miami-Dade County, Florida. Under the CDMP, the Property is planned for Restricted Industrial and Office, which specifically includes warehouse uses. Furthermore, the Property is zoned GU (Interim), trended IU-1 (Industrial, Light Manufacturing District), which allows membership warehouse uses within the Restricted Industrial and Office designation on the CDMP Future Land Use 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.”

Notice will be provided pursuant to Section 376.80(2)(c)(4) by the Applicant to neighbors and nearby residents of the Property of its intent to hold a community meeting to discuss its plans to rehabilitate and revitalize the Property. The community meeting will be at a publicly accessible location, in the vicinity of the Property to afford an opportunity for the public to comment and make suggestions regarding the Project. The Applicant proposes the community meeting to take place after the first public hearing, but before the second public hearing. The Applicant will furnish actual evidence of publication of the notice and of the meeting once the notice and meeting have taken place. 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.”

The Applicant satisfies Section 376.80(2)(c)(5) because it possesses the necessary funding to commence and complete construction of the Project. The Applicant specializes in the development and operation of membership warehouse facilities, operating more than 900 warehouses worldwide. As of 2025, the Applicant is ranked 12th on the Fortune 500 list of the largest U.S. corporations by total revenue, demonstrating that it has the financial resources to undertake until completion the required site rehabilitation and redevelopment of the Project.

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

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



September 17, 2025

RECOMMENDATION SUMMARY		
Commission District	12	
Applicant	Costco Wholesale Corporation	
Request	Brownfield Area Designation of parcels with Folios No. 25-3936-000-0010, 25-3936-000-0027, 25-3639-000-0018, and 25-3936-000-0026 pursuant to Chapter 376.80(2)(c), Florida Statutes.	
Location	Southwest corner of NW 21 st Street and NW 119 th Court, Miami-Dade County, Florida 33172	
Property Size	±20 acres	
Existing Zoning	GU	
Existing Land Use	Vacant	
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). 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 (CDMP).	
NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Future Land Use Designation
North	GU (Interim District; trended to IU-	Restricted Industrial and Office

	1); Vacant	
South	GU (Interim District; trended to IU-1), RTZ-Dolphin (Rapid Transit Zone); Vacant	Restricted Industrial and Office
East	GU (Interim District; trended to IU-1); Shopping center and sport venue, and car sales	Business and Office
West	GU (Interim District; trended to IU-1) Pasture land	Restricted Industrial and Office

Background:

Costco Wholesale Corporation (“the Applicant”) filed an application for a Brownfield designation for four parcels identified by Folio Nos. 25-3936-000-0010, 25-3936-000-0027, 25-3936-000-0018, 25-3936-000-0026. The applicant proposes to develop a 158,588 square foot membership warehouse with an ancillary vehicle fueling facility and liquor store.

Pursuant to Section 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 for a permissible land use under the applicable local land development regulations.

Staff Analysis:

The subject parcels are designated as Restricted Industrial and Office on the Adopted 2030-2040 Land Use Plan map of the Miami-Dade County CDMF and zoned GU (Interim District). A few years ago they were annexed into the City of Sweetwater but remain under County jurisdiction as an Area of Countywide Significance based on the terms of the annexation and Sec. 20-8.6(c) of the County Code. The applicant proposes to develop a 158,588 square foot membership warehouse with ancillary fueling facility and liquor store.

The subject site proposed for designation contains vacant lots. The 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.

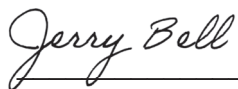
As mentioned previously, this application is proposing an ancillary fueling facility. The subject site is located within the Northwest Wellfield Protection Area, but a variance was granted by the Environmental Quality Control Board (EQCB Order No. 25-26) to establish a gas station and fuel storage for emergency generators.

Manufacturing operations, maintenance and repair facilities, warehouses, mini-warehouses, office buildings, wholesale showrooms, distribution centers, and similar uses are permitted in areas designated as "Industrial and Office" on the LUP map. A zoning verification letter (Zoning Verification #J2018000321) indicates that the subject parcels were trending to the IU-1 (Industrial, Light Manufacturing District). In the IU-1 zoning district, warehouses and membership warehouses are among the permissible land uses.

Miami-Dade County has regulatory jurisdiction over the subject parcels and surrounding properties as an Area of Countywide Significance, pursuant to Section 20-8 of the Miami-Dade County Code, Board of County Commissioners (Board) Resolution R-1192-21, adopted December 2021, that designated the area as an 'Area of Countywide Significance,' and Board Ordinance No. 21-141, which approved the City of Sweetwater's "West Annexation Area" annexation application that expanded the City's boundaries to include properties between NW 117 Avenue and NW 137 Avenue and between NW 12 Street and NW 25 Street (including the subject parcels). Section 20-8.6(c) states "*Jurisdiction for purposes of comprehensive planning, zoning and building and other development approvals (including but not limited to land use, site plan approvals, issuance of building permits, building inspections, issuance of certificates of occupancy, zoning applications, special exceptions, variances, building or zoning moratoria, and all other types of functions typically performed by the departments responsible for building, planning and/or zoning), water and sewer installations, compliance with environmental regulations, and utility regulation shall be and are hereby vested in Miami-Dade County regardless of any municipal code, charter, or ordinance provision to the contrary. If an "Area or Facility of Countywide Significance" is located in an area which is sought to be annexed to a municipality or incorporated, the County shall not transfer operation, maintenance, or regulatory jurisdiction of such Area or Facility to a municipality, unless expressly permitted herein.*"

In addition, Resolution R-1192-21 approved an interlocal agreement between the City of Sweetwater and the County in connection with the annexation that also refers to the County's retention of regulatory jurisdiction over the above referenced 'Area of Countywide Significance'. The proposed membership warehouse development would be compatible with the adjacent Business and Office and Restricted Industrial and Office uses.

Based on the foregoing, this Department finds that the membership warehouse project, as proposed, would generally be consistent with the goals, objectives, and policies of the CDMP and is permissible under the referenced land development regulations.



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

JB:GR:js



MEMORANDUM

(Revised)

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

DATE: November 4, 2025

FROM: 
Glen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 5(C)

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
- ☐ Applicable legislation requires more than a majority vote (i.e., 2/3's present ____, 2/3 membership ____, 3/5's ____, unanimous ____, majority plus one ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3) (h) or (4)(c) ____, CDMP 9 vote requirement per 2-116.1(4)(c) (2) ____) 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(C)
11-4-25

RESOLUTION NO. _____ R-1052-25

RESOLUTION TAKING ACTION, AFTER PUBLIC HEARINGS, ON PROPOSAL OF COSTCO WHOLESALE CORPORATION TO DESIGNATE REAL PROPERTY LOCATED AT, NEAR, OR IN THE VICINITY OF NW 21 STREET AND NW 119 COURT, SWEETWATER, FLORIDA, 33172, 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 Costco Wholesale Corporation, attached hereto as exhibit 1, to designate real property located at, near, or in the vicinity of NW 21 Street and NW 119 Court, Sweetwater, Florida 33172, identified by folio numbers 25-3936-000-0010, 25-3936-000-0027, 25-3936-0018, and 25-3936-000-0026, and further identified in exhibit 2 (the “subject property”), as a brownfield area known as “Costco Wholesale Corporation Green Reuse Area”; and

WHEREAS, although the subject property is within the boundaries of the City of Sweetwater, the subject property is located within an Area of Countywide Significance as to which the County has regulatory jurisdiction; 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 Costco Wholesale Corporation must establish for this Board to designate the subject property as a brownfield area, and finds that Costco Wholesale Corporation 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 Costco Wholesale Corporation 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 “Costco Wholesale Corporation 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 Department of Regulatory and Economic Resources, Division of Environmental Resources Management, or successor department, as the local pollution control program.

The foregoing resolution was offered by Commissioner **Oliver G. Gilbert, III**, who moved its adoption. The motion was seconded by Commissioner **Raquel A. Regalado** and upon being put to a vote, the vote was as follows:

Anthony Rodriguez, Chairman	aye		
Kionne L. McGhee, Vice Chairman	absent		
Marleine Bastien	aye	Juan Carlos Bermudez	aye
Sen. René García	aye	Oliver G. Gilbert, III	aye
Robert J. Gonzalez	aye	Keon Hardemon	aye
Danielle Cohen Higgins	aye	Eileen Higgins	aye
Natalie Milian Orbis	aye	Raquel A. Regalado	aye
Micky Steinberg	aye		

The Chairperson thereupon declared this resolution duly passed and adopted this 4th day of November, 2025. 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: **Basia Pruna**
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

CJW

Christopher J. Wahl



Kerri L. Barsh
 Telephone: 305.579.0772
barshk@gtlaw.com

August 15, 2025

Via Email

Ms. Freenette Williams
 Business Development Specialist
 Department of Regulatory & Economic Resources
 Planning Research & Economic Analysis Section
 111 NW 1st Street – 12th Floor
 Miami, FL 33128

Re: Request for Designation of Folio Nos. 25-3936-000-0010, 25-3936-000-0027, 25-3936-000-0018, and 25-3936-000-0026 (the “Property”) as a Brownfield Area

Dear Ms. Williams:

I am writing on behalf of Costco Wholesale Corporation to seek designation of the Property as a Brownfield Area pursuant to Florida’s Brownfield Development Act.

In support of the requested designation, I am attaching a copy of the Miami-Dade County Application for Brownfield Designation and associated Exhibits, including the legal description of the Property, the summary of the Environmental Conditions of the Property, and the Eligibility Statement. Together, these documents demonstrate the Property’s satisfaction of the applicable statutory requirements for Brownfield designation under Section 376.80(2)(c) of the Florida Statutes.

Upon your review of the Application and supporting documents, please contact me if I can be of further assistance.

Respectfully submitted,

Kerri L. Barsh

Kerri L. Barsh

Enclosures

ALBANY
 AMSTERDAM
 ATLANTA
 AUSTIN
 BERLIN[~]
 BOCA RATON
 BOSTON
 CHICAGO
 DALLAS
 DELAWARE
 DENVER
 FORT LAUDERDALE
 HOUSTON
 LAS VEGAS
 LONDON^{*}
 LOS ANGELES
 MEXICO CITY⁺
 MIAMI
 MILAN^{**}
 NEW JERSEY
 NEW YORK
 NORTHERN VIRGINIA
 ORANGE COUNTY
 ORLANDO
 PHILADELPHIA
 PHOENIX
 ROME^{**}
 SACRAMENTO
 SAN FRANCISCO
 SEOUL[~]
 SHANGHAI
 SILICON VALLEY
 TALLAHASSEE
 TAMPA
 TEL AVIV⁺
 TOKYO[±]
 WARSAW[~]
 WASHINGTON, D.C.
 WESTCHESTER COUNTY
 WEST PALM BEACH

[~] OPERATES AS
 GREENBERG TRAURIG GERMANY, LLP
⁺ OPERATES AS A
 SEPARATE UK REGISTERED LEGAL ENTITY
⁺ OPERATES AS
 GREENBERG TRAURIG, S.C.
^{**} STRATEGIC ALLIANCE
[~] OPERATES AS
 GREENBERG TRAURIG LLP
 FOREIGN LEGAL CONSULTANT OFFICE
⁺ A BRANCH OF
 GREENBERG TRAURIG, P.A.,
 FLORIDA, USA
[±] OPERATES AS
 GT TOKYO HORTSU JIMUSHO
[~] OPERATES AS
 GREENBERG TRAURIG GRZESIAK SP.K.

Brownfield Designation Eligibility Statement

Costco Wholesale Corporation (the “**Applicant**”) is proposing to develop and construct a membership warehouse with ancillary fueling facility (the “**Project**”), on real property located at, near, or in the vicinity of N.W. 21ST Street and NW 119TH Court, Sweetwater, Miami-Dade County, Florida 33172 as further identified by Folio Nos. 25-3936-000-0010, 25-3936-000-0027, 25-3936-000-0018, and 25-3936-000-0026 (the “**Property**”), as more particularly described in Exhibit A. The Project satisfies all five applicable Brownfields designation requirements as set forth in Section 376.80(2)(c), Florida Statutes (F.S.), as demonstrated in this Statement.

STATUTORY CRITERIA FOR DESIGNATION OF BROWNFIELD

1. **Agreement to Redevelop the Brownfield.** F.S. § 376.80(2)(c)(1) requires 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.”

The Applicant satisfies F.S. § 376.80(2)(c)(1) because it leases the Property that the Applicant is requesting be designated as a Brownfield and has agreed to rehabilitate and redevelop the Property.

2. **Economic Productivity and Job Creation.** F.S. § 376.80(2)(c)(2) requires 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 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.”

With approximately 158,588 square feet of membership warehouse use, the Project is anticipated to create more than 5 permanent, full-time jobs at the Property that are 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, well in excess of the statutory requirements enumerated above. (This number does not include the temporary construction jobs generated over the development period, which are expected to be significant in and of themselves).

In addition, the rehabilitation of the Property and development of the Project will result in the payment of significant payroll taxes and salaries, thereby benefitting the local economy and increasing the economic productivity of the area.

3. **Compliance with Local Land Development Regulations.** F.S. § 376.80(2)(C)(3) requires that “[t]he 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.”

The Project is consistent with the local comprehensive plan and is a permissible use under the applicable local land development regulations, in conformance with F.S. § 376.80(2)(c)(3). Under Miami-Dade County’s Comprehensive Development Master Plan (CDMP), the Property is planned for Restricted Industrial and Office, which specifically includes warehouse uses. Furthermore, the Property is zoned GU (Interim), trended IU-1 (Industrial, Light Manufacturing District), which allows membership warehouse uses within the Restricted Industrial and Office designation on the CDMP Future Land Use Map.

4. **Notice of Proposed Rehabilitation.** F.S. § 376.80(2)(c)(4) requires 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 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.”

Notice will be provided pursuant to F.S. § 376.80(2)(c)(4) by the Applicant to neighbors and nearby residents of the Property of its intent to hold a community meeting to discuss its plans to rehabilitate and revitalize the Property. The community meeting will be at a publicly accessible location, in the vicinity of the Property to afford an opportunity for the public to comment and make suggestions regarding the Project. The Applicant proposes the community meeting to take place after the first public hearing, but before the second public hearing. The Applicant will furnish actual evidence of publication of the notice and of the meeting once the notice and meeting have taken place.

5. **Financial Capability.** F.S. § 376.80(2)(c)(5) requires 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 of the brownfield site.”

The Applicant satisfies F.S. § 376.80(2)(c)(5) because it possesses the necessary funding to commence and complete construction of the Project. The Applicant specializes in the development and operation of membership warehouse facilities, operating more than 900

warehouses worldwide. As of 2025, the Applicant is ranked 12th on the Fortune 500 list of the largest U.S. corporations by total revenue, demonstrating that it has the financial resources to undertake until completion the required site rehabilitation and redevelopment of the Project.

6. **Brownfield Site.** F.S. § 376.79(4) defines a Brownfield Site as “real property, the expansion, redevelopment, or reuse of which may be complicated by actual or perceived environmental contamination.”

The Property qualifies as a Brownfield Site, as defined in F.S. § 376.79(4), because there is actual environmental contamination at the Property and such contamination has complicated redevelopment of the Property. Recent sampling activities have documented groundwater and soil contamination on the Property due to historic unpermitted solid waste operations.

The Property is currently undergoing assessment under DERM process number SW-1576, SW- 1574, SW- 1577, and SW-1578. Please see Exhibit B, for recent correspondence from DERM on the assessment activities. The contamination on the Property, along with the costs and obstacles associated with remediating it, have significantly complicated redevelopment of the Property.

CONCLUSION

This Statement of Eligibility has demonstrated that the Applicant meets the provisions of the Brownfield Redevelopment Act to designate the Property as a brownfield area pursuant to F.S. § 376.80(2)(c). Accordingly, Applicant respectfully requests that Miami-Dade County designate the Property a brownfield site.

Exhibit A

LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Miami-Dade, State of Florida, and is described as follows:

All or a portion of the following described land:

Parcel 1: The East half (e1/2) of the West half (w1/2) of the Southwest quarter (sw1/4) of the Northeast quarter (ne1/4) of Section 36, Township 53 South, Range 39 East, lying in Miami-Dade County, Florida.

Parcel 2: The Southwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of the Northeast 1/4 of Section 36, Township 53 South, Range 39 East, lying and being in Miami-Dade County, Florida.

Parcel 3: The South 1/2 of the West 1/2 of the East 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 36, Township 53 South, Range 39 East, lying and being in Miami-Dade County, Florida.

Parcel 4: The North 1/2 of the North 1/2 of the West 1/2 of the East 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 36, Township 53 South, Range 39 East, lying and being in Miami-Dade County, Florida.

Exhibit B

See DERM Review Letter dated July 30, 2025, to Property Owner, a copy of which is attached.



**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 Southwest corner of NW 21 Street and NW 119 Court

Property Name Costco West Dade

City Sweetwater State FL Zip Code 33172

Property Size (acres/square feet) 20 Acres /870,722.8 sq. ft.

Parcel Number(s) _____

Folio Number 25-3936-000-0010, 0027, 0018 & 0026

Zoning GU (INterim) trended IU-1 (Industrial, Light Manufacturing District)

DERM File Number SW-1576, SW-1574, SW-1577, and SW-1578

FDEP File Number _____

Name of Applicant's Interest in Property

_____	Owner
<u>X</u>	Tenant
_____	Under Contract
_____	Option to Purchase/Lease
_____	Letter of Intent
_____	Other (If so, please describe briefly: _____)

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

No.

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

N/A

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.

There are no outstanding property taxes due on the Property.

Describe all liens on the property.

Mortgage executed by Cimabian Incorporated, in favor of New Wave Loans Residential, LLC, recorded in Book 34224, Page 1322 of Official Records, was assigned to NWL 2016 Evergreen LP, by assignment recorded as Book 34237, Page 442 of Official Records, as affected by Modification Agreement recorded in Book 34764, Page 3446 of Official Records.

II. PROJECT DESCRIPTION

Briefly describe the project and the anticipated redevelopment plan.

The subject property is proposed for redevelopment with a 158,588 sq. ft. membership warehouse with ancillary fueling facility.

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

Historic unpermitted solid waste activities resulting in soil and groundwater contamination on the property.

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

Additional investigation of groundwater is ongoing, as required by DERM, along with site rehabilitation activities including the removal and proper disposal of impacted soil.

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 or a change to the County's Comprehensive Plan.

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 Costco Wholesale Corporation

Address 999 Lake Drive

City Issaquah State WA Zip Code 98027

Phone 703-885-4002 Fax _____ E-Mail johnalvarado@costco.com

Ownership Interest
in Property Tenant

Legal Status of the Applicant:

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

Name of current Property owner if different from Applicant Cimabian Incorporated

Address 6191 SW 106 Street

City Pinecrest State FL Zip Code 33156

Phone _____ Fax _____ E-Mail vsuriel@bravocos.com

Legal Status of the Current Property Owner (s):

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

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

IV. SERVICES TO BE PROVIDED

Have you requested a Brownfield Meeting prior to completing this application? ☐ 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 ☐ 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: August 15, 2025

Print / Type Name: Jeremy Hilsman, Corporate Counsel

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



Department of Regulatory and Economic Resources

Environmental Resources Management

701 NW 1st Court, 4th Floor

Miami, Florida 33136-3912

T 305-372-6700 F 305-372-6982

miamidade.gov

July 30, 2025

Vidal Suriel, President
Cimabian Inc.
6191 SW 106th Street
Miami, Florida 33156

VIA ELECTRONIC MAIL: vsuriel@bravocos.com

Re: Quarterly Groundwater Sampling Report (QSR, dated July 10, 2025 and received July 11, 2025), prepared by CEC Consulting Corp, and Civil Plans (dated July 17, 2025 and received July 24, 2025) prepared by Thomas Engineering Group for Cimabian Inc. Facility (Proposed Costco Wholesale West Dade) located at, near, or in the vicinity of NW 32nd Street and NW 121st Avenue, Miami, Miami-Dade County, Florida (Folio Nos. 30-3936-000-0026, 30-3936-000-0018, 30-3936-000-0027, and 30-3936-000-0010) (DERM File SW-1576, SW-1574, SW-1577, and SW-1578).

Dear Mr. Suriel:

Environmental Monitoring and Restoration Division (EMRD) of Miami-Dade County Department of Regulatory and Economic Resources-Division of Environmental Resources Management (DERM) has reviewed the above-referenced documents and offers the following comments:

QSR

1. The QSR is disapproved with the following comments:

- a. Two events of groundwater sampling were conducted based on Table 2 (June 12, 2025, and June 18, 2025). However, the QSR does not include the information for June 12, 2025 event (i.e., field sampling documentation, laboratory reports, etc.). Therefore, the missing information shall be provided.
- b. The boring logs for well installation shall be provided. In addition, the associated well construction logs are incomplete (i.e., missing casing, filter pack, seal length, etc.) and shall be corrected.
- c. Section 2.0 states that the wells re-installed have an average depth of 14 feet below land surface (bls). However, the well construction logs indicate the depth of wells ranges from 10.5 ft bls to 11.5 ft bls. Please clarify the inconsistency and/or revise the logs as applicable.
- d. As required previously, the handling of investigation derived waste (IDW) shall be provided, including drilling cuttings, purged groundwater for sampling and well development.
- e. The QSR continues to include the groundwater elevation contours incorrectly developed based on depth-to-water, in lieu of water table elevations. The incorrect map shall be corrected. See DERM's letter dated February 29, 2024 for guidance to develop groundwater elevation contours.
- f. DERM's comments provided on September 30, 2024 shall be addressed.

Based on the above, within 30 days of receipt of this letter, submit to DERM a Response to Comments for review. Please note that DERM will provide additional comments as applicable regarding the conclusions and recommendations in the QSR, once the above comments are addressed.

2. The QSR indicates that on-site stockpiles were re-used at the site or disposed of at Medley Landfill, and a report detailing the said activities will be submitted for DERM's review under a separate cover. Therefore, within 30 days of receipt of this letter, please submit the said document.

In addition, please note that the said site activities, including the monitoring well replacement and sampling conducted in June 2025, were conducted without DERM's prior approval or notifying DERM, and as such constitute unauthorized site rehabilitation activities (SRAs) and a violation of the orders of the Director as stated in the August 2, 2023 letter; specifically, "DERM shall be notified in writing a minimum of three (3) working days prior to the implementation of any sampling or field activities." and

MDC025

Section 24-44(2)(g) of Miami-Dade County Code which states in part "All technical plans, reports, proposals, or studies shall be submitted by the party or parties responsible for SRAs in accordance with the written orders of the Director, or the Director's designee, or as set forth herein. Please be advised that failure to adhere to the orders of the Director will result in enforcement action against the responsible party.

Drainage Plan (included in the above-referenced Civil Plans) and Proposed Development

3. Please be reminded that the response committed by the responsible party's representative Marcelo Law Group, P.A. on March 10, 2025 is past due as of July 3, 2025. The said response shall be submitted upon receipt of this letter. Please be advised that the said response, along with the submittal required in Comment 2 above, is crucial to the review of the drainage plan and other required approvals for the proposed development.
4. The drainage plan is disapproved based on the information provided. The following comments are offered:
 - a. Stormwater discharge features (i.e., exfiltration trenches, retention areas, etc.) are proposed in the areas where contaminants of concern concentrations exceed the applicable groundwater cleanup target levels (i.e., iron, manganese, total dissolved solids (TDS)) and/or with the area containing waste. Please be advised that Section 24-42 of Miami-Dade County Code prohibits stormwater discharge into areas of groundwater contamination when an adverse impact to an existing groundwater contamination plume (i.e., plume dispersion/migration) is expected. Based on the above, the proposed drainage design shall be further evaluated based on all available assessment data.
 - b. Based on the meeting discussion on March 28, 2025, additional soil, groundwater and methane gas assessment was conducted at the site. The assessment results shall be submitted for DERM's review. Accordingly, the drainage design shall consider the said results as appropriate, along with all historical assessment data and SRAs occurred. Please note that based on the proposed drainage design and available assessment data, additional assessment may be required to support the drainage design. If additional assessment is deemed to be necessary for drainage design, DERM recommends submitting a sampling plan for DERM's review and concurrence prior to conducting the assessment.
 - c. Please identify the locations of proposed pavement underdrain on the drainage plan. As shown in the detail on Sheet C-15.1, perforated piping is proposed. Please note that, the locations of these underdrain shall be evaluated with respect to groundwater contamination.
 - d. The specifications of R-tank and associated cross-section detail in relation to other connected stormwater features shall be provided. Please note that, if the said tank allows stormwater infiltration into ground, the said features shall also be evaluated with respect to groundwater contamination, similar to proposed exfiltration trenches and retention areas.
 - e. Please clarify that the trenches for those with a profile depicted as Detail 8 (Trench Detail) on Sheet C-15 are typical underground utility trenches (with solid piping and/or conduit). If perforated piping is proposed in any trenches, the trench locations shall be clearly depicted on the plan and shall be evaluated with respect to groundwater contamination, similar to exfiltration trenches.
 - f. The drainage plans shall also superimpose all sampling locations in next submittal. In addition, please clearly identify the property boundary and (if any) areas proposed for dedication.
 - g. Based on the assessment results submitted to DERM, as a recommendation, a background study may be conducted to demonstrate that the on-site iron groundwater concentrations are related to background conditions. If demonstrated, the stormwater discharge may be proposed in the areas absence of manganese and TDS contamination. Further, a sentinel well monitoring plan may be proposed, as appropriate.

5. As mentioned in Comment 2 above, various stockpiles were spread on-site; therefore, the existing grades changed due to the material spreading. Therefore, please confirm that the civil design is based on the current site conditions, specifically with respect to the estimated volume of material proposed for excavation (i.e., Sheet C-10, C-24, etc.), and volume of the fill to be imported. The cut and fill analysis may be revised as appropriate.
6. The civil plans depict the proposed improvements on adjacent rights-of-way (ROWs). If dedication is planned, a plat action shall be taken as applicable. All required approvals (i.e., zoning, setbacks, etc.) shall be obtained prior to development construction. Further, any portion of the site to be sold, transferred or dedicated (including for public right-of-way) shall be identified, and the receiving entity must be made aware of the contamination and accept any conveyance. If soil contamination, groundwater contamination, solid waste and/or methane is to be addressed via a No Further Action with Conditions (see Institutional Control Guidance at <https://www.miamidade.gov/environment/library/instructions/risk-based-corrective-action.pdf> and <https://floridadep.gov/waste/waste/content/institutional-controls-procedures-guidance>), each individual property owner will have to execute a restrictive covenant and each receiving entity must accept all applicable restrictions and responsibilities that are required following transfer of ownership. Please note that nothing stated herein may be interpreted to limit or restrict an engineer's or other professional's responsibility to prepare plans accurately and completely for proposed rights-of-way as well as any other projects or plans. For proposed dedications, any soil, groundwater or surface water contaminants or solid waste and/or methane must be disclosed to the receiving County or Municipality applicable department at the earliest stage possible; the presence of any such contamination and/or solid waste and/or methane impacts or a delay in disclosure of such contamination or impacts could result in the County declining to accept the proposed dedication, the need for the developer to reconfigure or change previously approved site plans, or other changes to the proposed development.
7. Please be advised of the applicable requirements provided in DERM's August 29, 2023 letter for proposed development (see attached).

Based on the above, a Response to Comments and multiple overdue documents shall be submitted to DERM for review, along with applicable review fees. Please note that next submittal shall also include an outstanding fee of \$430 for the current QSR review. Technical Reports (assessment, remediation, etc.) should be submitted via email to DERMPCD@miamidade.gov and Fangmei.zhang@miamidade.gov. For files too large for electronic transmittal, the public is requested to utilize Drop-Box or other equivalent FTP link.

Please be reminded that DERM shall be notified in writing a minimum of three (3) working days prior to the implementation of any sampling or field activities. Email notifications shall be directed to DERMPCD@miamidade.gov. Please include the DERM file number on all correspondence.

DERM has the option to split any samples deemed necessary with the consultant or laboratory at the subject site. The consultant collecting the samples shall perform field sampling work in accordance with the Standard Operating Procedures provided in Chapter 62-160, Florida Administrative Code (FAC), as amended. The laboratory analyzing the samples shall perform laboratory analyses pursuant to the National Environmental Laboratory Accreditation Program (NELAP) certification requirements. If the data submitted exhibits a substantial variance from DERM split sample analysis, a complete resampling using two independent certified laboratories will be required.

Failure to adhere to the items and timeframes stipulated above will result in enforcement action for this site.

Any person aggrieved by any action or decision of the DERM Director may appeal said action or decision to the Environmental Quality Control Board (EQCB) by filing a written notice of appeal along with submittal of

Mr. Suriel
SW-1576, SW-1574, SW-1577, and SW-1578
July 30, 2025
Page 4 of 4

the applicable fee, to the Code Coordination and Public Hearings Section of DERM within fifteen (15) days of the date of the action or decision by DERM.

If you have any questions concerning the above, please contact Fangmei Zhang, P.E. of EMRD at Fangmei.Zhang@miamidade.gov) or 305-372-6700.

Sincerely,

for

Wilbur Mayorga, P.E., Chief
Environmental Monitoring & Restoration Division, DERM

Enclosure

ec: Danielle Jimenez, Lorna Bucknor, Erin Lynn Westall, dermwatercontrol@miamidade.gov, Marsel Fakhrutdinov, P.E., – DERM
Gabriel Garcia (gabriel@ceconsultingcorp.com) – CEC Consulting Corp.
Erick Jackson (ejackson@thomaseg.com), Matt Cigale (mcigale@thomaseg.com) – Thomas Engineering Group



Department of Regulatory and Economic Resources

Environmental Resources Management

701 NW 1st Court, 4th Floor

Miami, Florida 33136-3912

T 305-372-6700 F 305-372-6982

miamidade.gov

August 29, 2023

Vidal Suriel, President
Cimabian Inc.
6191 SW 106th Street
Miami, Florida 33156

VIA ELECTRONIC MAIL: vsuriel@bravocos.com

Re: Soil Investigation Report (SIR, dated June 27, 2023 and received June 28, 2023) and Quarterly Groundwater Sampling Report (QSR, dated August 8, 2023 and received August 9, 2023), prepared by CEC Consulting Corp for Cimabian Inc. Facility (SW-1576, SW-1574, SW-1577, and SW-1578) located at, near, or in the vicinity of NW 32nd Street and NW 121st Avenue, Miami, Miami-Dade County, Florida (Folio Nos. 30-3936-000-0026, 30-3936-000-0018, 30-3936-000-0027, and 30-3936-000-0010).

Dear Mr. Suriel:

Environmental Monitoring and Restoration Division (EMRD) of Miami-Dade County Department of Regulatory and Economic Resources-Division of Environmental Resources Management (DERM) has reviewed the above-referenced documents and offers the following comments:

SIR

1. DERM does not object to the proposal to reuse the stockpiles that contained the concrete materials (SP-A45, -A56, -AB7, -A8, -B56, -B89) and dispose the material from other piles (SP-A34, -A67, -A9, -B2, -B10) at a permitted facility (i.e., Class I Landfill, etc.), considering the intended conditional closure approach. Please note the following:
 - a. The proposed source removal for the above-mentioned five stockpiles shall be conducted within 90 days of receipt of this letter. Subsequently, within 60 days of removal, a source removal report (SRR) shall be submitted for DERM's review and approval.
 - b. Based on the presence of buried waste across the site documented in the SIR, engineering controls shall be constructed to mitigate/minimize the potential direct exposure concern due to the buried waste and potential contaminated soil. Therefore, an Engineering Control Plan (ECP) shall be submitted for DERM's review and approval.
 - c. A Soil Reuse Plan describing the horizontal and vertical extent of the proposed reuse of the above-mentioned six stockpiles shall be submitted for DERM's review and approval.
 - d. DERM acknowledges that the site is planned to be re-developed (potentially for warehouses). Therefore, please provide the proposed redevelopment timeframe. Be advised that the above-required ECP and Soil Reuse Plan may consider the redevelopment site plan (e.g., concrete building pad as engineering control, etc.), depending on the redevelopment schedule.
2. Based on the presence of buried waste documented across the site, soil assessment shall be conducted pursuant to Chapter 24-44, Miami-Dade County Code. Please be advised that the scope of the soil assessment may consider the selected conditional closure approach (No Further Action with Conditions (NFAC)) and proposed ECP (required above). In addition, be advised that the property boundary shall meet the lower of direct exposure residential soil cleanup target levels (SCTLs) and leachability based on groundwater criteria pursuant to Chapter 24, Code of Miami-Dade County (the Code). In the event that boundary conditions are not met, additional assessment and remedial activities may be required to address potential off-site contamination.
3. DERM acknowledges that additional fill may be imported from a quarry for the need of future development. Please note that all soils imported shall be directly mined and imported from a certified quarry and the activities, along with a legible copy of truck tickets, shall be documented in a Soil Management Status Report and submitted for DERM's review periodically (e.g., monthly, etc.).

4. Please depict property line in future site plans as applicable. All figures shall be scaled and include a bar-scale, legend, and north arrow, as applicable.
5. Please be advised of the following for proposed redevelopment at the site:
 - a. A Soil Management Plan (SMP, to be reviewed and accepted by DERM) shall be required to establish proper soil handling procedure to be implemented during construction, including, but not limited to, excavation, relocation, stockpiling, importing, off-site disposal, etc. The SMP, at a minimum, shall include dust control and (if applicable) an air quality monitoring plan, a site-specific health and safety plan, nuisance evaluation and control measurements, tracking and documentation of soil movement.
 - b. Based on the presence of the waste at the site, a methane gas assessment may be required to evaluate the potential vapor intrusion into future buildings. Based on the results, methane gas mitigation system for future buildings may be required.
 - c. The provisions of Chapter 24, Miami-Dade County Code, prohibit stormwater disposal when an adverse impact to an existing groundwater contamination plume due to the disposal is expected. Therefore, the stormwater disposal systems (e.g., exfiltration trenches, etc.) shall not be placed within areas of groundwater contamination (or areas with buried solid waste) or causing adverse impact. Conveyance and stormwater collection systems (e.g., solid piping and catch basins) are acceptable despite the presence of contamination.
 - d. For construction dewatering activities, a dewatering plan shall also be submitted to PRS for review and approval. The plan shall demonstrate that contaminants plume will not be impacted, and contaminated groundwater will not be extracted. If contaminated water will be extracted, a contaminant treatment system shall be used prior to disposal of the dewatering effluent to ground/groundwater or surface waters. Further, the effluent shall not be disposed of in the areas with groundwater contamination. Alternatively, off-site disposal of the dewatering effluent shall be used using a liquid waste licensed transporter. Applicable permits shall be obtained for proposed dewatering.
 - e. On-site construction activities must not in any way interfere with groundwater and/or soil remediation at this site (e.g., construction of any buildings, etc.). Any new development shall facilitate access to areas requiring monitoring or remediation in the future.
 - f. Any utilities installed at or for the benefit of the property in areas of contamination shall be subject to Miami-Dade County requirements (or applicable guidance). Appropriate seal and piping material shall be used to avoid contact of contaminated groundwater and/or damage of the utilities.
 - g. Private wells (including irrigation and other water supply wells) extracting or potentially extracting water in a contaminated zone are prohibited. Water from on-site surface water bodies (i.e., stormwater retention pond), if connected with or contact contaminated groundwater, is not allowed for irrigation or other water supply use. Irrigation may be served by municipal water.

QSR

6. Based on historical data at MW-3, the groundwater contamination shall be further delineated (i.e., to the north) pursuant to Chapter 24-44 of the Code. Therefore, a shallow monitoring well shall be installed to the north of MW-3 and sampled for manganese (Mn), total dissolved solids (TDS) and iron. Please be advised that based on the sampling results, further requirements (i.e., further delineation and sampling) may apply. The vertical and horizontal extent of the contaminant plume(s) shall be fully delineated as appropriate.
7. DERM does not concur on the recommended modification to the groundwater monitoring plan previously approved at this time. Please note the following:

- a. Based on the significant different manganese concentrations at MW-1/1R and MW-7 in the September 19, 2022 event (the most recent available concentration, 24.6 ug/L and 470 ug/L, respectively), manganese at MW-7 shall be included in the monitoring plan, along with iron and TDS.
- b. MW-6 located at the southern property boundary shall continue to be monitored. However, the monitoring parameters may be reduced to include iron and TDS only.
- c. MW-5 and MW-8 shall be monitored for iron and TDS.
- d. DERM concurs on the recommendation at MW-3 to sample manganese, iron and TDS only.

Based on the above, the monitoring program shall be as follows:

<u>Monitoring Wells</u>	<u>Parameters</u>	<u>Frequency</u>
MW-3 and MW-7	Iron, Manganese (Mn), TDS	Quarterly
MW-5, MW-6, MW-8	Iron, TDS	Quarterly

Please be advised that based on the above-required soil and groundwater assessment results, the above-approved monitoring plan may be further modified to include additional sampling requirements. You may defer the required monitoring until the soil and groundwater contamination plumes are fully delineated as applicable. Therefore, please submit the QSR according to the schedule as stipulated above or confirm that the monitoring is deferred in next submittal.

8. The groundwater flow direction and groundwater elevation contour depicted on Figure 3 are incorrect based on the data shown on the said figure. For example, the arrow depicted on the said figure indicates the groundwater flows from lower towards higher elevation. The figures in future QSRs shall include proper contours and flow direction interpreted based on the water elevation data, as applicable. In addition, please note the following:
 - a. A table to summarize the historical groundwater elevation data shall be included in future QSRs, along with the top-of-casing elevations, and depth-to-water measurements at each location.
 - b. Clarify the unit of groundwater elevations (e.g., in ft, NGVD or another unit).
9. The volume purged (gallons) on the sampling logs were incorrect based on the purging duration and purge rate documented at each groundwater sampling log. For example, at MW-8, based on the time of the purging initiated (19:35), the volume purged at 19:39 and the subsequent readings should be 0.4 gallons, not the well volume calculated of 0.31 gallons. Therefore, the sampling logs shall be corrected and provided in next submittal.
10. Please note that Comment 4 of DERM's May 24, 2023 correspondence was not addressed. In addition, the following additional errors/deficiencies were noted in the above-referenced QSR, and shall be addressed in next submittal, as applicable:
 - a. The lead and manganese concentrations at MW-4 on Jan. 27, 2022 shall be 4.6 u ug/L and 22.3 ug/L, respectively, instead of 4.6 ug/L and 22 ug/L.
 - b. The iron concentration at MW-6 on May 31, 2023 should be estimated (flagged with "I"). Note that all qualifiers shall be included summary tables as applicable.
 - c. The ammonia concentration at MW-8 on May 31, 2023 should be 270 ug/L, not 260 ug/L.
 - d. The well installation date on New Well Construction Log for MW-1R is incorrect and should be 5/30/2023, instead of 5/31/2023.
 - e. In next submittal, please clarify how the investigation-derived waste (IDW) (i.e., well development and purged water) was managed during well installation and sampling.
11. Please be advised that the above-referenced documents shall be signed and sealed in accordance with Chapter 471, F.S., and Rule 61G15, FAC, for PEs and Chapter 492 F.S., and Rule 61G16, FAC, for PGs.

Since the documents were physically signed and sealed, DERM will need to receive the original hard copy of the documents to verify the certification. The scanned image of the documents was not sufficient for verification purposes.

Based on the comments above, within 60 days of receipt of this correspondence, a Response to Comments in an electronic PDF format (and a hardcopy if applicable) to address the above comments shall be submitted to DERM for review, along with an applicable review fee.

DERM shall be notified in writing a minimum of three (3) working days prior to the implementation of any sampling or field activities. Email notifications shall be directed to DERMPCD@miamidade.gov. Please include the DERM file number on all correspondence.

DERM has the option to split any samples deemed necessary with the consultant or laboratory at the subject site. The consultant collecting the samples shall perform field sampling work in accordance with the Standard Operating Procedures provided in Chapter 62-160, Florida Administrative Code (FAC), as amended. The laboratory analyzing the samples shall perform laboratory analyses pursuant to the National Environmental Laboratory Accreditation Program (NELAP) certification requirements. If the data submitted exhibits a substantial variance from DERM split sample analysis, a complete resampling using two independent certified laboratories will be required.

Failure to adhere to the items and timeframes stipulated above may result in enforcement action for this site.

Any person aggrieved by any action or decision of the DERM Director may appeal said action or decision to the Environmental Quality Control Board (EQCB) by filing a written notice of appeal along with submittal of the applicable fee, to the Code Coordination and Public Hearings Section of DERM within fifteen (15) days of the date of the action or decision by DERM.

Note that any portion of the site to be sold, transferred or dedicated (including for public right-of-way) shall be identified, and the receiving entity must be made aware of the contamination and accept any conveyance. If soil contamination, groundwater contamination, solid waste and/or methane is to be addressed via a No Further Action with Conditions (see Institutional Control Guidance at <https://www.miamidade.gov/environment/library/instructions/risk-based-corrective-action.pdf> and <https://floridadep.gov/waste/waste/content/institutional-controls-procedures-guidance>), each individual property owner will have to execute a restrictive covenant and each receiving entity must accept all applicable restrictions and responsibilities that are required following transfer of ownership. Please note that nothing stated herein may be interpreted to limit or restrict an engineer's or other professional's responsibility to prepare plans accurately and completely for proposed rights-of-way as well as any other projects or plans. For proposed dedications, any soil, groundwater or surface water contaminants or solid waste and/or methane must be disclosed to the receiving County or Municipality applicable department at the earliest stage possible; the presence of any such contamination and/or solid waste and/or methane impacts or a delay in disclosure of such contamination or impacts could result in the County declining to accept the proposed dedication, the need for the developer to reconfigure or change previously approved site plans, or other changes to the proposed development.

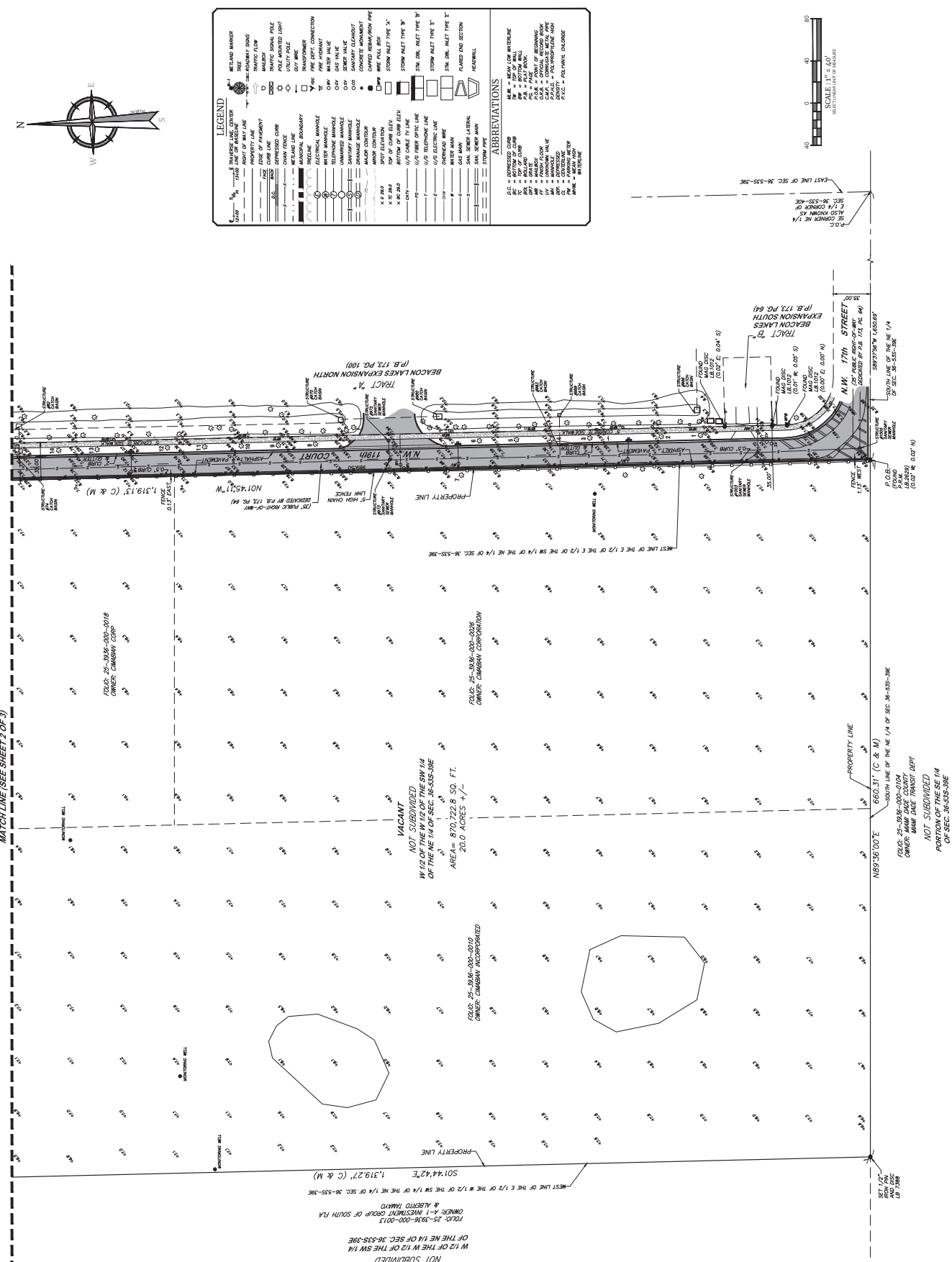
If you have any questions concerning the above, please contact Fangmei Zhang, PhD, P.E. of EMRD at Fangmei.Zhang@miamidade.gov) or 305-372-6700.

Sincerely,

 for
Date: 2023.08.29 13:33:21-04'00'

Wilbur Mayorga, P.E., Chief
Environmental Monitoring & Restoration Division, DERM

ec: Florian De Clercq, Danielle Jimenez, Lorna Bucknor, Erin Lynn Westall, and Alejandro Vergara – DERM
Gabriel Garcia (gabriel@ceconsultingcorp.com) – CEC Consulting Corp.



NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

DISCLOSURE OF INTEREST*

If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: Costco Wholesale Corporation

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>No disclosure is required as the equity interests in Costco are regularly</u>	<u></u>
<u>traded on an established securities market in the United States.</u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>

If a **TRUST or ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percent of Ownership</u>
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

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

NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

Signature: Barney Astin, Assistant Secretary
(Applicant)

Sworn to and subscribed before me this 4 day of August, 2025. Affiant is personally known to me or has produced herself in person as identification.

Caroline Amireh
(Notary Public)



My commission expires 10/31/2028

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) 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 every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a 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.

Supplement to Application Form Disclosure

Costco Wholesale, Inc. If the property is owned by a corporation, please fill in the below:

Officers	Date Assumed Duties	Residence Address*	Business Address
Ron Vacharis President & Chief Executive Office, Director	President 2/2022 CEO 1/2024		730 Lake Drive Issaquah, WA 98027
Gary Millerchip Executive Vice President & Chief Financial Officer	3/2024		730 Lake Drive Issaquah, WA 98027
John Sullivan General Counsel, Chief Compliance Officer & Corporate Secretary	3/2019		730 Lake Drive Issaquah, WA 98027
Claudine Adamo Executive Vice President, COO - Merchandising	2/2022		730 Lake Drive Issaquah, WA 98027
Patrick J. Callans Executive Vice President, Administration	1/2019		730 Lake Drive Issaquah, WA 98027
Caton Frates Executive Vice President, COO- Southwest Division	5/2022		730 Lake Drive Issaquah, WA 98027
James Klauer Executive Vice President, COO-Northern Division	11/2021		730 Lake Drive Issaquah, WA 98027
Pierre Riel Executive Vice President, COO - Canada & International Division	3/2022		730 Lake Drive Issaquah, WA 98027
Yoram B. Rubanenko Executive Vice President, COO - Eastern Division	2021		730 Lake Drive Issaquah, WA 98027
Russ Miller Senior Executive Vice President, COO - Warehouse Operations, U.S. & Mexico	5/2022		730 Lake Drive Issaquah, WA 98027
Marc-Andre Bally Senior Vice President, General Manager, Eastern Canada Region	3/2022		730 Lake Drive Issaquah, WA 98027
Greg Carter II Senior Vice President, General Manager - Los Angeles Region	5/2022		730 Lake Drive Issaquah, WA 98027
Richard Chang Senior Vice President, General Manager, Asia	8/2015		730 Lake Drive Issaquah, WA 98027
Wendy Davis Senior Vice President, General Manager - Southeast Region	9/2021		730 Lake Drive Issaquah, WA 98027
Darby Greek Senior Vice President, General Manager - Texas Region	4/2018		730 Lake Drive Issaquah, WA 98027
William Koza Senior Vice President, General Manager - Midwest Region	5/2022		730 Lake Drive Issaquah, WA 98027
Pietro Nenci Senior Vice President, General Manager - Northwest Region	3/2022		730 Lake Drive Issaquah, WA 98027

Kim Brown Senior Vice President, General Manager - Northwest Region	7/2024		730 Lake Drive Issaquah, WA 98027
Gino Dorico Senior Vice President, Country Manager -Canada	3/2022		730 Lake Drive Issaquah, WA 98027
Adam Self Senior Vice President, General Manager - Northeast Region	4/2020		730 Lake Drive Issaquah, WA 98027
Walt Shafer Senior Vice President, General Manager - Lincoln Premium Poultry	9/29/20		730 Lake Drive Issaquah, WA 98027
Louie Silveira Senior Vice President, General Manager - Europe	8/21		730 Lake Drive Issaquah, WA 98027
Frank Chislette Senior Vice President, General Manager - Eastern Canada Region			730 Lake Drive Issaquah, WA 98027
Sheri Flies Senior Vice President, Global Sustainability and Compliance	8/2023		730 Lake Drive Issaquah, WA 98027
Jeff Cole Senior Vice President, Costco Wholesale Industries & Business Development	10/2021		730 Lake Drive Issaquah, WA 98027
Sarah George Senior Vice President, Merchandising - Foods & Sundries	4/2020		730 Lake Drive Issaquah, WA 98027
Scott O'Brien Senior Vice President, Fresh Foods	11/2023		999 Lake Drive Issaquah, WA 98027
Tiffany Barbre Senior Vice President, Corporate Controller	7/2025		730 Lake Drive Issaquah, WA 98027
Daniel M. Hines Senior Vice President	10/2016		999 Lake Drive Issaquah, WA 98027

Controller			
Teresa Jones Executive Vice President, Depots & Traffic	7/2024		730 Lake Drive Issaquah, WA 98027
Yoon Kim Senior Vice President, Merchandising - Non-Foods	12/2019		730 Lake Drive Issaquah, WA 98027
David Messner Senior Vice President, Real Estate Development	6/2016		730 Lake Drive Issaquah, WA 98027
Ali Moayeri Senior Vice President, Construction & Purchasing	4/2004		730 Lake Drive Issaquah, WA 98027
Robert Parker Senior Vice President, Business Centers	10/2022		730 Lake Drive Issaquah, WA 98027
Geoff Shavey Senior Vice President, Merchandising- Non-Foods	3/2022		730 Lake Drive Issaquah, WA 98027
Richard Stephens Senior Vice President, Pharmacy	4/2021		730 Lake Drive Issaquah, WA 98027

Peter Gruening Senior Vice President, Membership, Marketing, Member Service Centers and Travel	11/2023		730 Lake Drive Issaquah, WA 98027
Mike Parrott Senior Vice President, Ecommerce			730 Lake Drive Issaquah, WA 98027
Brenda Weber Senior Vice President, Human Resources	10/2022		730 Lake Drive Issaquah, WA 98027
W. Richard Wilcox Senior Vice President, General Manager - Sand Diego Region	1/2016		730 Lake Drive Issaquah, WA 98027
Javier Polit Executive Vice President, CI&DO - Information Systems	12/2023		730 Lake Drive Issaquah, WA 98027
Terry Williams Senior Vice President, Merchandising Program Management and Training	12/2023		730 Lake Drive Issaquah, WA 98027

Board of Directors	Date Assumed Duties	Date Term Expires**	Residence Address*	Business Address
Hamilton E. James, Chairman	8/1988	All one year terms and they are elected annually		730 Lake Drive Issaquah, WA 98027
Susan Decker	10/2004	All one year terms and they are elected annually		730 Lake Drive Issaquah, WA 98027
Kenneth D. Denman	3/2017	All one year terms and they are elected annually		730 Lake Drive Issaquah, WA 98027
Helena Foulkes	8/2023	All one year terms and they are elected annually		730 Lake Drive Issaquah, WA 98027
Sally Jewell	1/2020	All one year terms and they are elected annually		730 Lake Drive Issaquah, WA 98027
Jeff Raikes	12/2008	All one year terms and they are elected annually		730 Lake Drive Issaquah, WA 98027
John W. Stanton	10/2015	All one year terms and they are elected annually		730 Lake Drive Issaquah, WA 98027
Ron Vachris	2/2022	All one year terms and they are elected annually		730 Lake Drive Issaquah, WA 98027
Maggie Wilderotter	10/2015	All one year terms and they are elected annually		730 Lake Drive Issaquah, WA 98027

*Per Section 27-3604 {c}(S)(A) {ix} of the Zoning Ordinance and Section 27-296(c)(l)(H) of the Prior Zoning Ordinance an owners that isa corporation listed on the national stock exchange shall be exempt fro the requirement to provide residential addresses of its offers and directors.

After recording return to:
Arnall Golden Gregory LLP
171 17th Street, NW, Suite 2100
Atlanta, Georgia 30363
Attention: Scott A. Fisher, Esq.

MEMORANDUM OF GROUND LEASE

17 THIS MEMORANDUM OF GROUND LEASE (the "**Memorandum**"), dated as of the day of September, 2025, is made by and between **CIMABIAN INCORPORATED**, a Florida corporation ("**Landlord**"), and **COSTCO WHOLESALE CORPORATION**, a Washington corporation ("**Tenant**") to be recorded in the Office of the Official Records of Miami-Dade County, Florida, and to give notice of the Ground Lease between Landlord and Tenant.

WITNESSETH:

WHEREAS, Landlord and Tenant entered into that certain Ground Lease dated January 16, 2025 (as previously amended and may hereafter be amended from time to time, the "**Ground Lease**"), pursuant to which Tenant leased from Landlord and Landlord has leased to Tenant, the Premises; and

WHEREAS, Landlord and Tenant desire to enter into this Memorandum in order to provide public record notice of the Ground Lease and certain provisions, rights and obligations of Landlord and Tenant with respect thereto.

NOW, THEREFORE, for and in consideration of the foregoing premises, the sum of Ten and No/100 Dollars (\$10.00), the covenants, representations, warranties and agreements set forth in the Lease and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto do hereby agree as follows:

1. **Capitalized Terms.** Capitalized terms not otherwise defined herein shall have the meanings ascribed to them in the Ground Lease.

2. Incorporation of Ground Lease. All parties are given notice of the Ground Lease and the terms and conditions described below.

3. Premises. Landlord has leased to Tenant, and Tenant has leased from Landlord (a) that certain real property comprising approximately twenty (20) acres, situated in the City of Sweetwater, County of Miami-Dade, State of Florida, legally described on Exhibit A attached hereto (the “**Property**”) and depicted on Exhibit B attached hereto, and (b) the non-exclusive right to use all rights, privileges, easements, tenements, hereditaments, improvements, licenses, appurtenances and other rights and benefits appurtenant to said real property. The Property and Tenant’s non-exclusive right to use the appurtenances and all Improvements now or hereafter located on the Property are hereinafter collectively referred to as the “**Premises**”.

4. Term and Renewal Options. The initial term of the Ground Lease (the “**Initial Term**”) is for thirty (30) Lease Years after the Rent Commencement Date.

Tenant shall have successive rights to extend the Term at the end of the Initial Term for five (5) successive periods of ten (10) years each, subject to and in accordance with the terms and conditions set forth more particularly in Section 1.2.2 of the Ground Lease.

5. Subletting and Assignment. Tenant may assign any interest in the Ground Lease or sublet the whole or any part of the Premises, subject to and in accordance with the terms and conditions set forth more particularly in Section 12 of the Ground Lease.

6. Exclusive Use. The Restricted Property is subject to the exclusive use covenants set forth in Section 1.8 and Exhibit G of the Ground Lease, which exclusive use covenants are as follows:

Subject to the exclusion described below for a Costco Facility or Business, Landlord hereby covenants and agrees for itself and Landlord’s Entities that:

- (a) No portion of any Restricted Property shall be used or operated:
 - (i) as a wholesale or retail general merchandise facility that has a merchandising concept based upon a relatively limited number of stock keeping units in a large number of product categories (the “**Merchandising Concept**”);
 - (ii) as a grocery store or supermarket, including, without limitation, a grocery store or supermarket that forms a part of or is otherwise integrated into a larger retail store, such as the business concepts commonly referred to as a “supercenter” or “hypermarket” (a “**Grocer**”);
 - (iii) as a wholesale or retail establishment selling wine, beer, spirits or other alcoholic beverages intended for off-premises consumption (“**Alcoholic Beverage Retailer**”);
 - (iv) as a “Walmart” store or “Walmart Supercenter” or any other store operated under the “Walmart” brand (a “**Walmart**”); or
 - (v) to support a facility operating under the Merchandising Concept, as a Grocer, as an Alcoholic Beverage Retailer or as a Walmart (i.e., for parking or other necessary improvements for such a facility).

(b) The Merchandising Concept restriction includes, but shall not be limited to: (i) any business that operates as a warehouse club; (ii) any business operated under the tradenames of Sam's, BJ's, Price Smart, Jetro or Smart and Final; and (iii) any business similar to those operated under the tradenames Costco, Sam's, BJ's, Price Smart, Jetro or Smart and Final. The Merchandising Concept restriction does not prohibit any of the following uses on any Restricted Property: (A) a specialty retail store that primarily sells goods in a few specific product categories, such as pet food, sporting goods, office supplies, home goods, home improvements, books, toys, party supplies, craft supplies, apparel, shoes, furniture, appliances or electronics; or (B) a traditional department store, discount department store or junior department store, such as Kohl's, Target or K Mart (but specifically excluding a Walmart).

(c) No portion of the Restricted Property may be used or operated as a car wash, motor vehicle fuel or service station, or motor vehicle tire sales, service or installation facility; provided that any motor vehicle tire sales, service or installation facility that is operated by and in connection with a general merchandise retail store or a traditional department store shall not be prohibited by this restriction.

(d) Notwithstanding anything to the contrary contained herein, in no event shall any of the prohibitions set forth in paragraphs (a), (b) or (c) above prohibit the Property or the Restricted Property from being used for or as a Costco Facility or Business.

(e) As used herein, the following terms shall have the following meaning:

(i) **"Restricted Property"** shall mean any property within ten (10) miles in any direction from the exterior boundaries of the Property that is currently or in the future owned by Landlord or Landlord's Entities.

(ii) **"Landlord's Entities"** means Landlord and any subsidiary, affiliate, parent or other entity that controls, is controlled by, or is under common control with Landlord.

(iii) A **"Costco Facility or Business"** shall mean any facility or business owned, leased, franchised, managed, operated or controlled by Costco Wholesale Corporation or by any affiliate of or successor to Costco Wholesale Corporation, including, without limitation, a Costco Wholesale warehouse club, Costco Wholesale business center, or any of the constituent or ancillary uses associated therewith. A Costco Facility or Business shall also include a facility or business that is owned or operated by a person or entity other than Costco Wholesale Corporation, or any affiliate of or successor to Costco Wholesale Corporation, but which facility or business is intended to be included as part of or otherwise integrated into a Costco Facility or Business, such as leased or licensed departments, or co-branded or ancillary uses.

(f) These restrictive covenants shall run with the title to the Restricted Property and shall be binding upon successors and assigns of Landlord and the applicable Landlord Entities with respect to the Restricted Property. Tenant shall have the right to record a document containing these restrictive covenants against the Premises and any other Restricted Property (whether currently owned or acquired after the date of the Ground Lease by Landlord or any other of Landlord's Entities).

(g) Landlord, on its own behalf and on behalf of each of Landlord's Entities, acknowledges that the breach of the foregoing restrictive covenants may cause immediate and irreparable harm for which damages are not an adequate remedy and that, to protect against such harm, Tenant

may seek and obtain from a court of competent jurisdiction the issuance of a restraining order or injunction to prohibit any actual or threatened breach. Such an action for a restraining order or injunction is in addition to and does not limit any and all other remedies provided by law or equity.

7. Successors. The covenants, conditions and agreements made and entered into by the parties hereto shall be binding upon and inure to the benefit of their respective heirs, administrators, executors, representatives, successors and assigns.

8. Conflicts with Ground Lease. This Memorandum is solely for notice and recording purposes and shall not be construed to alter, modify, expand, diminish or supplement the provisions of the Ground Lease. In the event of any inconsistency between the provisions of this Memorandum and the provisions of the Ground Lease, the provisions of the Ground Lease shall govern.

9. Counterparts. This Memorandum may be executed in multiple counterparts, each of which shall be deemed an original, and all of which together shall be deemed one and the same document.

[Signatures begin on following page]

IN WITNESS WHEREOF, the parties have executed this Memorandum of Lease Agreement as of the day and year first above written.

LANDLORD:

Signed in the presence of:

CIMABIAN INCORPORATED, a Florida corporation

By:

Name: VIDAL SURIEL

As its: PRESIDENT

(print name)

Noelia Calderon

[SEAL]

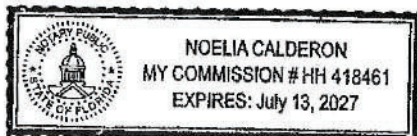
(print name)

Michelle Armstrong

STATE OF FLORIDA

COUNTY OF VOLUSIA

The foregoing instrument was signed, sealed, delivered, and acknowledged before me by means of ☒ physical presence or ☐ online notarization this 17 day of September, 2025, by Vidal Suriel as President of CIMABIAN INCORPORATED, a Florida corporation, on behalf of the company. Such person ☒ is personally known to me or ☐ has produced a _____ as identification.



Notary Public

My Commission Expires.

Noelia Calderon

[Signatures continue on following page]

TENANT:

Signed in the presence of:

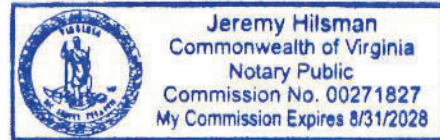
**COSTCO WHOLESALE
CORPORATION**, a Washington
corporation

Caroline Amireh
(print name): Caroline Amireh

By: Rainey L. Astin 
Name: Rainey L. Astin
Title: Assistant Secretary

Daniel Rosas
(print name): Daniel Rosas

[SEAL]



STATE OF VIRGINIA

COUNTY OF LOUDOUN

The foregoing instrument was signed, sealed, delivered, and acknowledged before me by means of ☒ physical presence or ☐ online notarization this 19th day of September, 2025, by Rainey L. Astin, as Assistant Secretary of **COSTCO WHOLESALE CORPORATION**, a Washington corporation, on behalf of the corporation. Such person ☒ is personally known to me or ☐ has produced a _____ as identification.

Jeremy Hillsman
Notary Public
My Commission Expires:

[End of signatures]

EXHIBIT A

Legal Description of the Property

PARCEL 1:

THE EAST HALF (E1/2) OF THE WEST HALF (W1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 36, TOWNSHIP 53 SOUTH, RANGE 39 EAST, LYING IN MIAMI-DADE COUNTY, FLORIDA. Folio No. 25-3936-000-0010

PARCEL 2:

THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 53 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA. Folio No. 25-3936-000-0018

PARCEL 3:

THE SOUTH 1/2 OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 53 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA. Folio No. 25-3936-000-0026

PARCEL 4:

THE NORTH 1/2 OF THE NORTH 1/2 OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 53 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA. Folio No. 25-3936-000-0027

Sketch of the Property



Williams, Freenette (RER)

From: BarshK@gtlaw.com
Sent: Wednesday, August 27, 2025 1:09 PM
To: Williams, Freenette (RER)
Subject: Application for Brownfield Designation --Investment and New Permanent Jobs Created

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Red Category

Good afternoon, Freenette.

I asked the Director of Real Estate for Costco for the investment in the project and new permanent jobs created and his response follows. I have highlighted the key numbers.

Thanks so much and please let me know if I can be of further assistance.

Best,
Kerri

From: John Alvarado <johnaalvarado@costco.com>
Sent: Tuesday, August 26, 2025 11:16:16 AM
To: Barsh, Kerri (Shld-Mia-Env) <BarshK@gtlaw.com>
Subject: Re: APPLICATION for Brownfield Designation

Hi Kerri,

We will invest \$118,671,274. This will include soft cost and lease cost.

We will create 350 New permanent jobs

John Alvarado
Director of Real Estate Development
Cell: 917-587-0281
Office: 703-885-4002

Join us for Costco's Annual CSF DC Fundraiser September 30, 2025
[CLICK HERE FOR EVENT DETAILS AND TO SUPPORT THE CAUSE!](#)

Hope this email finds you well. We are aiming for the October 21st BCC. Please complete the below highlighted numbers.

The developer is projecting a total investment of \$ **million** and the creation of **0** new permanent jobs. However, the capital investment and the construction outcomes are not guaranteed.

From: Williams, Freenette (RER) <Freenette.Williams@miamidade.gov>
Sent: Thursday, August 21, 2025 5:30 PM
To: BarshK@gtlaw.com
Subject: Re: APPLICATION for Brownfield Designation / West Dade -- Attached Survey

Received and thank you!

Free

From: BarshK@gtlaw.com <BarshK@gtlaw.com>
Sent: Thursday, August 21, 2025 5:08:02 PM
To: Williams, Freenette (RER) <Freenette.Williams@miamidade.gov>
Subject: RE: APPLICATION for Brownfield Designation / West Dade -- Attached Survey

Good afternoon, Freenette.

Please let me know if there is anything else needed to proceed. Thank YOU!

All the best,
Kerri

From: Williams, Freenette (RER) <Freenette.Williams@miamidade.gov>
Sent: Monday, August 18, 2025 8:26 AM
To: Barsh, Kerri (Shld-Mia-Env) <BarshK@gtlaw.com>
Subject: Re: APPLICATION for Brownfield Designation / West Dade -- Attached Survey

EXTERNAL TO GT

Hello!

Received and thank you!

From: BarshK@gtlaw.com <BarshK@gtlaw.com>
Sent: Sunday, August 17, 2025 7:17:55 PM
To: Williams, Freenette (RER) <freenette.williams@miamidade.gov>
Subject: APPLICATION for Brownfield Designation / West Dade -- Attached Survey

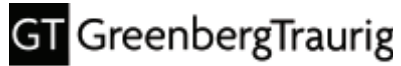
Sorry but this will be my final email tonight, Freenette.

I am not sure if it is required for the Application for Brownfield Designation, but, in addition to the items transmitted a short while ago, I am attaching a Survey of the Property subject to the Application.

Best,
Kerri

Kerri Barsh
Co-Chair, Environmental Practice

Greenberg Traurig, P.A.
333 S.E. 2nd Avenue | Suite 4400 | Miami, FL 33131
T +1 305.579.0772 | C 786-575-8828
BarshK@gtlaw.com | www.gtlaw.com | [View GT Biography](#)



If you are not an intended recipient of confidential and privileged information in this email, please delete it, notify us immediately at postmaster@gtlaw.com, and do not use or disseminate the information.

**Costco Wholesale Corporation - Costco West Dade Site
Proposed Brownfield Parcels
Miami-Dade County, Florida**



BROWNFIELD APPLICATION SITE



0 0.0275 0.055 0.11
Miles



Department of Regulatory and Economic Resources (RER)
Planning Research and Economic Analysis Section
September 2025

MDC052